

POST AGENDA PUBLISHED
Public Comment 05.10.2024 THRU 05.13.2024
05.14.2024 Planning Commission
PDP-23-34 /555 Kelly Avenue

Linda Goldstein – 05/10/2024
Alexa Dahl – 05/10/2024
Dave Schorr – 05/12/2024
Lynette Curthoys – 05/10/2024
R. Moshe – 05/12/2024
Pastor Sue – 05/12/2024
Julian Castro – 05/13/2024
Julie Gerth – 05/13/2024
Nancy Nogal – 05/13/2024
Eric DeBoade – 05/13/2024
Nick Gonzalez – 05/13/2024
Sandy Vella – 05/13/2024

From: Linda B. Goldstein
Sent: Friday, May 10, 2024 12:29 PM
To: Jessica Blair
Subject: 555 Kelly

Jessica Blair,
HMB City Clerk

As a resident of Half Moon Bay for 22 years I am absolutely in support of 555 Kelly. Our Senior Farm Workers deserve a decent home. 555 Kelly is an ideal location for them, near downtown. The building itself is not a sore thumb as some are saying, instead it's architecturally an enhancement of the area. Parking isn't as much of a problem as some are fearing. This is because most of the Farm Workers don't have cars. They ride bicycles or walk.

Thank you for the opportunity to speak out in support of ALAS .

Linda B. Goldstein,
Coastside Jewish Community
Coastside Faith in Action

From: Alexa Tondreau Dahl
Date: May 10, 2024 at 3:00:22 PM PDT
To: Jessica Blair
Subject: 555 Kelly Avenue - letter

May 10, 2014

To the Half Moon Bay Planning Commission:

I have recently read with great interest in the news about the affordable housing project at 555 Kelly Avenue. While I may not be a resident of Half Moon Bay this story has moved me greatly and I feel I must speak out on behalf of the applicants who wish to create housing for the area's senior farmworkers.

As a San Mateo County resident I am angry and disappointed at the egregious delay in affordable and equitable housing for our farmworkers, and it is my hope that you will vote to move this project forward as quickly as possible to honor these men and women and their vital contribution to our community.

This project honors the agricultural heritage of the region and demonstrates a commitment to support the entire community, including those hard working members who have labored in our fields for decades and deserve to reside in homes that are clean, safe, and comfortable. To choose otherwise is to relegate these community members to a lesser status.

Furthermore, the project at 555 Kelly Avenue affirmatively furthers fair housing in Half Moon Bay. It is required for the city to meet this legal obligation without unnecessary obstruction or delay. Your actions are adding costs and delays to this process. The project design of 555 Kelly Avenue is in keeping with the style of downtown and I believe it will improve the overall character of the area.

Please vote to approve affordable housing at 555 Kelly Avenue and affirm once and for all that Half Moon Bay is a place that cares for all of its residents.

Sincerely,

Alexa Tondreau Dahl
Redwood City, CA.

From: mail@1stvoice.com
To: Jessica Blair; Bridget Jett
Cc: Matthew Chidester; 'Ray Mueller' <rmueller@smcgov.org>

Sun 5/12/2024 4:33 AM

Hello Jessica –

I am copying here a comment I made to NextDoor, which is not an official City communication channel. Specifically, this was in response to an ongoing discussion about the 555 Kelly project, and in reference to the 5/10/24 letter to the City from the State DHCD.

More specificity from City Counsel (legal) is again requested, now for the 4th time.

Can there legally be a local preference?

Can there legally be a farmworker preference? (see next question)

Can agricultural workers be considered “Essential Workers” as the term is applied in other jurisdictions? Are there specific examples of this as precedent?

My post to NextDoor follows, to be considered as public comment to PC, City Council, staff, City Manager.

Thank you,
Dave Schorr

Jack, thank you for posting that letter. Please note that a local preference is nowhere in there. In other words, low income seniors from anywhere may apply for housing in this project, and there is no selection criteria in writing to make a preference for local, however you may choose to define that term (HMB, Coastside, County, entire State?). Reading the document carefully, I can find no language that mandates or specifically allows preference for farmworkers in particular, only the "Housing for Essential Workers" clause being applied. That clause suggests prioritizing for WORKING farmworkers, rather than retired farmworkers (as was originally proposed for this project), since a retired worker, in any field, can hardly be deemed "essential" to the local community. We would need to see a definition of "Essential Worker", and determine from a legal perspective if farmworkers (active or retired) are covered - my understanding is that this language is usually used for WORKING firefighters, law enforcement, and teachers, to keep them in the community. If we arbitrarily expand the use of the term "Essential Worker" to include farmworkers, well, then, how about house cleaners, fast food workers, hospitality workers, etc? They do important work as well. With all due respect, it has been said that "farmworkers put food on our table" - but in reality, many (most?) active and retired farmworkers in this area are/were in the cut and live flower industry, and you must admit it really is a stretch to call growing flowers an "Essential Worker". Are we going to ask if the housing applicant grew

artichokes vs daffodils? Just trying to apply terminology fairly, objectively, legally, and evenly here. From the outset this project was promoted as serving the farmworkers of this area, that was the hook for it. But as the City attorney said in the Planning Commission meeting a few weeks ago, that idea of a local preference is "aspirational". That is quite far from a promise or guarantee. One reason I raise these issues is that they are better resolved now - because if there is any wiggle room, for example, someone (or some random law firm) taking exception to flower growers being called "Essential" in order to get them into this housing, lawsuits are sure to follow. That's just the world we live in. If it is legal to make a local preference for agricultural active or retired, let's see that explicitly in writing, and proceed.

May 10, 2024

Planning Commission
501 Main Street
Half Moon Bay, CA 94019

Re: Support for Affordable Senior Housing and ALAS Farmworker Resource Center (555 Kelly)

Dear Honorable Planning Commissioners:

I'm writing as a resident of Half Moon Bay in support of the project that is proposed by Mercy Housing and ALAS at 555 Kelly. I have a professional background in environmental planning and impact analysis and have lived and worked on the coast since 1996. I understand the precedent-setting nature of this project and the complexities of implementing state housing mandates in the context of the legal requirements of the Coastal Act. I appreciate the thought and care that has gone into designing this important project.

I also share your moral imperative to build farmworker housing while also protecting what is unique about our small Coastside community. I love our charming downtown, our coastal trail and beaches, and our open natural areas and agricultural lands.

I'm also incredibly proud of what we've accomplished as a community in building our beautiful library, event center, senior housing and resource centers, the resource centers of Abundant Grace and ALAS, the homeless shelter, the new incubator space on Main Street, the Pride Center, and other amenities to meet the changing needs of our thriving community. In Half Moon Bay we can do hard things in support of the community.

Appropriately designed, multifamily, in-fill residential development in the town center is exactly what Half Moon Bay needs to preserve the beauty and character of our unique town. It allows us to build affordable housing while preserving our precious farmland and open space. It reduces traffic because fewer and shorter vehicle trips are required to access the amenities and services in our town. The project is a Coastal Act priority use, a Local Priority Use, and will not affect coastal or ridgeline views or access to the coast. It will not add traffic to Highway 92 or the congested Highway 1 corridor through the Midcoast.

After listening to the presentations at the beginning of the Planning Commission meeting on April 23, I believe the design of the building is compatible with our downtown setting and the project should be approved as compliant with the Coastal Act and our Local Coastal Land Use Plan, and a welcome addition to our community.

The project cannot be denied based on its height or lack of parking, but the applicant has considered these important community concerns in the design of the project. While it would be the tallest building in town, the substantial setback of the 5th floor will make the façade of the building only marginally taller than the event center across the street and will not appear dramatically out of scale with the other tall buildings in the downtown area. The architect has incorporated design elements to further make the project compatible with the character of the surrounding area.

I live and work near the site and on the vast majority of days and times, there is ample parking and limited traffic in this area. Traffic and parking congestion in the area is event-driven and episodic and can likely be managed by coordination between other community land uses in the area. And there will be some days when it can't be, but that seems worth it to me to have a facility like this available to support and house senior farmworkers 24/7.

While the project is not within the community gateway designation, it would be an appropriate addition to the segment of Kelly Avenue between Highway 1 and Main Street, along with Abundant Grace that reflects our town values, the event center that shows our commitment to youth sports and community, our middle school, our historic Catholic church, Mac Dutra Park, and the iconic Cunha grocery store with its beautiful mural tribute to farmworkers and agriculture.

Some speakers at the meeting I attended advocated for moving the project to another site, but as I learned at the meeting, we need a "yes and" strategy for farmworker housing in San Mateo County. We need 555 Kelly. We need the Stone Pine Road project. And we need any future project that may be developed at the retired nursery site that was mentioned in the April 23rd meeting.

Lastly, it's important to show the state and the world that Half Moon Bay can do hard things. We can recover from the horror of the mass shooting and respond to it in a thoughtful, positive, and supportive way.

Thanks for all you do and for considering my thoughts as you make this important decision for our town.

Sincerely,

Lynette Curthoys
Half Moon Bay



May 12, 2024

Dear Members of the Half Moon Bay Planning Commission,

As I'm sure you've been deluged by letters and comments expressing a multiplicity of strongly held opinions about 555 Kelly, I will keep the following remarks brief.

I need not make a moral case for a project that will benefit our senior farmworkers. It has already been made by many others. The objections to this project have more to do with the impact it will have on traffic, parking, and aesthetics in the location that has been chosen.

I appreciate your careful deliberations, understanding that there will always be downsides to any action taken, and there will always be loud and angry opposition. The Governor's threat of legal action is an additional factor that must weigh heavily on your minds.

Any decision you make will cause people to be unhappy, and many will blame you for a long time to come. This is the unfortunate consequence of being in a leadership position. How you choose to mediate between the opposing views is how you will be remembered.

There is a very famous story of two rabbis who lived 2,000 years ago; their names were Hillel and Shammai. Hillel was known to be more lenient; Shammai was known to be more strict.

It happened that a gentile came to Shammai and said, "I will convert to Judaism if you can teach me the entire Torah while standing on one foot (i.e., in a very short time)." Shammai drove him away with a builder's measuring stick that was in his hand. The man then went to Hillel with the same request. Hillel said to him: **"The kind of behavior that you experience to be hurtful and hateful, do not do to your neighbor.** That is the essence of the Torah; the rest is commentary. Now go and study it." The man became a convert and a student of Hillel.

If you ask anyone if they have heard of these two rabbis, probably nine out of ten people who recognize either name will recognize Hillel and not Shammai. Jewish legal decisions have long favored the rulings of Hillel and his disciples, primarily for their willingness to consider the views of their opponents before their own. You are likely to be remembered in this way, as well.

Thank you for your leadership and your willingness to serve the best interests of our community.

Your partner in service,

Rabbi Moshe Heyn
Spiritual Leader, Coastside Jewish Community

Half Moon Bay, CA 94019
May 12, 2024

Dear Members of the Half Moon Bay Planning Commission,

We, as faith leaders in Half Moon Bay, are writing to you in support of the Senior Farmworker Housing being proposed for 555 Kelly and we would like to encourage you to approve the project at your next meeting on May 14.

While many people in Half Moon Bay have the luxury of enjoying the charm of our coastal town and the beauty of the seashore in comfort, there are also many of our hardworking neighbors who are currently living in deplorable conditions like the ones that surfaced with last year's tragic shooting. How can we stand by and do nothing? We have before us an opportunity to not only make a difference in how these hardworking people live, but also to show the world who we are as a community and how we care for our people.

Mother Teresa once wrote, "Nakedness is not only for a piece of cloth. Nakedness is for human dignity, for respect. Homelessness is not only for a home made of bricks. Homelessness is being rejected, unwanted, unloved, uncared for, having forgotten what is human love, what is human touch."

We are arguing about more than bricks and parking spaces. We are arguing about human dignity and who among us counts and who doesn't. We are arguing about whose needs will be rejected and whose wants will be prioritized. The architects have taken great pains to incorporate the feedback they received from the entire community into their design. The building that has been proposed for 555 Kelly is beautiful and will be a positive addition to our town. Our community needs more affordable housing. Our senior farm workers need more love, care and respect. Please approve this project.

Thank you,

The Reverend Susan B. Holland, Coastside Lutheran Church

Rabbi Moshe Heyn, Coastside Jewish Community

The Reverend Lisa Warner-Carey

The Rev. Dr. Bonnie Ring, Associate Minister, Holy Family Episcopal Church

Ken Myers, Sr Warden, Holy Family Episcopal Church

Sara Hayden, Jr Warden, Holy Family Episcopal Church

Noreen Cooper Heavlin, chair, Unitarian Universalist Coastside Community

Bill Heavlin, a principal lay leader, Unitarian Universalist Coastside Community

Joanne Rokosky, member Coastside Faith in Action and Unitarian Universalist Coastside Community

Eric DeBode, Abundant Grace Coastside Worker



May 13, 2024

City of Half Moon Bay
Planning Commission
501 Main Street
Half Moon Bay, CA 94019

RE: In Support of 555 Kelly Avenue Farmworker Housing Development

Dear Members of the City of Half Moon Bay Planning Commission:

On behalf of the Latino Community Foundation, the nation's largest Latino-serving foundation, I offer my strong support for the affordable housing project at 555 Kelly Avenue in Half Moon Bay, California.

Earlier this year, I had the opportunity to visit the proposed site for this project and hear from community leaders on the importance of dignified living for the community's senior farmworkers. I was moved to see how members of this city, especially under the leadership of the local nonprofit Ayudando Latinos a Soñar, came together to fulfill this vision following a mass shooting that shook the community.

I trust that the overwhelming calls from the community will motivate you to continue moving this project forward. The Latino Community Foundation has long stood with the people of Half Moon Bay, and we join them yet again to advocate for the farmworkers who this city, and our nation, owe a debt of gratitude.

With deep respect,

A handwritten signature in black ink, appearing to read "JC", with a stylized flourish extending from the bottom left.

Julián Castro
Chief Executive Officer

From: Julie Gerth
To:555 Kelly - Mercy/ALAS/City

Mon 5/13/2024 1:11 PM

Dear Half Moon Bay Planning Commissioners and Staff,

While the need for affordable housing is undeniable, as a 25-year city resident, I urge you to intelligently weigh and strive to balance ALL the needs of our community before deciding on the final scope of the building being considered next to our only community center.

I have been a member of the Coastside Community Orchestra for over 10 years and served on its board, and I want to make sure you are aware of how an organization like ours uses Ted Adcock on a weekly basis. For most of the school year, about 40 musicians practice on Wednesday evenings, 7:30 - 9:30 p.m., at the community center. If any other activity is going on at the middle school or Cabrillo Event Center, it can be very difficult to park. For some period in past years, there was even a medical clinic going on at the same time across the parking lot.

At least half of our longtime member-musicians are over 65, some with disabilities, and hauling instruments, some very large and also of considerable value. For half of the year, we are parking and walking with our instruments in the dark. And, yes, we've had some falls.

From what I have seen of the designs of a proposed five-story apartment building, which will require its own parking, I am not sure you have fully assessed the impact on how a community activity center is used by groups like CCO that also contribute to the welfare of the city. When the Coastside Community Orchestra played its 40th anniversary matinee concert last spring at the Ted Adcock Center, parking was of course required for all the musicians as well as 100+ members of the audience — and just on the heels of the farmers market.

And, as we all know, there are not a lot of places on the Coastside for a group of 40 musicians, or 40 people of any organization for that matter, to meet on a weekly basis. This has been an issue with many groups ever since I moved here in 1996. I have also belonged to the Half Moon Bay branch of American Association of University Women over this period. We have also used the Ted Adcock Center for luncheons and special events. I believe the city even spent precious dollars to refurbish the kitchen there so that it could be used for civic organizations such as AAUW. When an AAUW event is taking place (and in that case we are usually awarding scholarships to local students thereby benefiting the larger community) we expect, on average, 50-60 members plus guests who need to park and walk — again with a majority of members over 65 years old. Yes, the library has answered some of the need for meeting space, but it can't handle it all — and must close at 8 p.m.

I encourage you to get a complete picture of how the community center is used — especially by groups that contribute to the quality of life for all Coastsiders —and to balance those needs to allow for a vibrant, active citizenry.

Sincerely,
JULIE GERTH
HMB Resident
Half Moon Bay, CA 94019

From: Nancy Nagel
Date: May 13, 2024 at 1:51:46 PM PDT
To: Jessica Blair
Subject: 555 Kelly Avenue

Please forward to members of the Planning Commission.

Dear Honorable Planning Commission Members:

I am writing in support of 555 Kelly Ave.,

The development will serve senior farmworkers, a population with extremely limited access to quality, affordable housing in today's economy.

This project could be a shining example for the whole County. The applicants have held multiple community meetings about this. The stated concern about parking ignores that most or all of the residents would not be car-owners.

Please please remain conscious of the fact that the need and the good that would come from this project far exceed any disadvantages.

Thank you for your leadership on these critical housing and community issues.

Please join me in supporting 555 Kelly Ave.

Sincerely,

Nancy Nagel

San Carlos Resident and Faith in Action Bay Area leader

May 13, 2024

Dear Honorable Planning Commissioners,

I'm feeling like I'm watching a slow train wreck as the planning commission nears the end of their deliberation and vote on 555 Kelly, and then sends the proposal over to the City Council. So much has changed in just the past few weeks. Now I don't know if the commission will approve it or if the votes are there on the council to move forward.

I used to feel confident that this would be approved; after all, we have delayed meeting the legal requirements for affordable housing for decades, then there was the mass shooting in 2023 that unveiled for all to see the continued appalling living conditions of the farmworker community. Calls from all quarters acknowledged the time was long overdue to respond with affordable housing. And this time the focus was on senior farmworkers - surely an easy project to support: they have worked many years and long hours doing physically demanding, skilled, grossly underpaid work.

I feel like some early missteps and a lack of meetings has led to some misunderstandings. The city staff were directed by City Council to act quickly, and the community echoed that desire in their disbelief and frustration that this could take more than 5 years. So the city moved at a quick pace. Further, state statute waives certain requirements for projects that are 100% affordable, which this is. Mind you, when the city sent out its Request for Qualifications only one developer responded, Mercy. This means that there is not likely to be a rush of affordable housing development. Further, it's only 100% affordable housing developments that received these waivers, so fears that Half Moon Bay will be inundated with 7-story apartment buildings are not well founded.

Our town has a great history of quality senior services, and this has a lot of appeal. Originally the proposal was for a boxy looking building with 40 studio apartments. Public comments sought a more attractive architectural design and a small number of one and two bedroom apartments. This led to a much better version of the building, and a partial fifth story.

Also after initial community meetings, the architects moved the 1 ½ story entrance structure from the church-facing side to the street, which led to a softer front side that faced Kelly Ave. They incorporated a pleasant color scheme, window dressing and a modern design. The architects also cleverly set back the fifth story to the North and East sides which are not visible from Kelly Ave, so it appears 4 stories from the street. The final design is very attractive and the 1 ½ story entrance connects to the boxy blue protrusion in front of the Boys and Girls Club building.

There is some criticism of the design, the fifth story, and lack of parking. I don't know how we address architectural design, even critics haven't been specific about what exactly they want. I've studied the renderings and find them very appealing. I love the smaller 1 ½ story area that affords a private outdoor space off the street for tenants. I am thankful the fifth story is set back from the street. The addition of one and two bedroom units is wonderful. I think eight two-bedroom units

is not excessive, and I am certain that some tenants will need in-home care at some point, and what better than their (likely over 55-year old) child moving in to assist so they can age in place?

The design has created 18 parking spaces on the first floor and architects have also laid out plans that allow for 17 more spaces in front of the Ted Adcock Center, showing they are hearing the community's call for taking parking needs seriously.

While some have said that if they cut out the first floor parking they could keep it to four stories, Mercy has been clear that they don't put housing units on the first floor of their buildings because they have learned that they need the space for storage and services to tenants. Since their expertise is not with farmworkers, they have found a great partner in ALAS, well known for their cultural work, farmworker supports, and therapy-based services to the local farmworker community. Mercy has stated they are very committed to having ALAS as a partner, that they need ALAS and their expertise. I think that is a great plan, and quite similar to the first floor services at the Senior Center in the 900 block of South Main Street.

The architectural advisory committee and the larger community have each had two meetings with Mercy and their architects. Many of their concerns, but not all, have been addressed, taken into consideration and are reflected in the current design. So what's the problem, why would this be a struggle?

My sense is that we all get into a head-space sometimes where even though we see the big picture, we get more focused on a particular aspect of a project and camps form. There have been misunderstandings on all sides. It's very delicate and subtle. It must be acknowledged that our planning commission and the city planner have worked very hard over the years to make a project like this possible. They are members of our community, they are volunteers, and their goal is to approve quality developments for our community. There is no place for personal attacks from either side in my opinion. We must all work together for good. That said, some have been quick to point out that meetings have been far more tame than one would find in other cities. Some of the tensions are blown out of proportion - as often happens in small town politics. We must also be fair and acknowledge that this building is going to be here a long, long time. We all want it to endure the years and be appreciated by future generations. It's a significant and serious project.

Further, some people still think there is not enough parking, others are concerned that a few more units could be created if the 8 two-bedroom units were eliminated. I think the parking issue has been mitigated, and it is a value to have a small number of two-bedroom units for the more needy seniors. I wish we had enough space so all of the units were two-bedroom, that's what I would want if I were moving in there. But we have what we have and we are where we are.

We have to ask ourselves now whether this project has depth and value, purpose and benefit, beauty and utility. Due to the waivers given 100% affordable development projects, we can't consider height, density or parking. But we do. The waivers are a statewide law to address the fact that many smaller communities have been able to avoid developing affordable housing for their lower income members, coming up with all sorts of reasons. So the waivers are meant to help us meet our affordable housing goals in the next several years. It's worth it to consider that

our city will be fined by the state if we don't meet the required amount of affordable housing by 2035.

I think the architects cleverly hide part of the fifth floor from the street, although it will be visible from the North side of downtown. It's really not that dense of a project so that's not an issue, and the parking has been addressed with care. Overall, the building is aesthetically appealing and fits into our local architectural styles, which, honestly, are many and varied. It will be a beautiful addition to our town's character, and is a fitting project addressing a deeply held community concern for our farm worker community.

Although some feel rushed, the outcome is a great project, with important services led by Mercy and ALAS, and handily located on a bus line and close to downtown stores, markets, and restaurants. I think it is worthy of us being proud of this effort, and worthy of approval from the planning commission and city council.

Do people still have reservations, and desire to see some design changes? Yes, but the overwhelming majority of our community approves and wants this project to succeed and be built. I happily add my voice to that call. I think we should look beyond the few issues we disagree on, most of which are legally not supposed to be considered in our deliberations. We can deal with actual, real outcomes after the project is done. Look what this project means to the people who will live there, and consider how much better our whole community will feel once this is open. I would feel so sad if we missed this opportunity.

A lot of this might feel like an affront to our Coastsides spirit of independence, but while we may be on the peninsula, we are still part of the main. And the struggling workers are in need; justifiable, demonstrable need, of affordable housing. It's time to move forward and approve 555 Kelly Ave.

Thank you,

Eric DeBode
Half Moon Bay

May 13, 2024

Dear Half Moon Bay Planning Commission,

My name is Nick Gonzalez and I am a lifelong resident of San Mateo County and current law student at UC Law San Francisco. I am sending this letter to strongly urge for the swift approval of the pending 40-unit project for farmworker housing at 555 Kelly Avenue in Half Moon Bay.

I join numerous nonprofits, farmworker-serving organizations, and elected officials in calling for this project's approval. Even [Governor Newsom](#) has called for this project's approval and promises to hold the City of Half Moon Bay accountable if it does not grant approval in a manner consistent with state housing law.

Just last year, a tragic shooting in Half Moon Bay claimed the lives of multiple farmworkers and highlighted the root causes of abject poverty that has plagued local farmworkers for generations. Among those root causes, farmworkers continue to struggle with a lack of housing and resources that meet their needs. This project at 555 Kelly Avenue promises to mitigate some of the very causes that led to that tragedy by providing 40 units of 100 percent affordable housing and access to community resources that directly support their health and well-being.

The reasons given for opposing this project are frivolous and inconsistent with state law. For concerns over the neighborhood character, California's Housing Accountability Act prohibits subjective standards such as the neighborhood's character from being a basis for disapproving developments like this project. For concerns over the project's height and parking, California's density bonus laws entitle this project to a height increase of up to three additional stories and prohibit cities from imposing parking requirements on projects like this one. The Commission should also beware that state housing law prohibits cities from conducting more than five hearings on projects that meets all objective standards. This is relevant here because this project meets all objective standards and the Commission will soon hold this project's third hearing.

Height requirements and parking concerns cannot not trump the public's interest in having farmworkers from living reasonably close to where they work. The agricultural sector of Half Moon Bay's economy thrives on the backs of its farmworkers who also struggle the most to find stable housing in California's wealthiest county. As such, this project would serve San Mateo County's public interest in having a healthy agricultural workforce live near the agriculture they cultivate. I strongly urge this Commission to approve the project for the good of the community, our County, and the farmworkers who make us stronger.

Sincerely,
Nick Gonzalez

A handwritten signature in black ink, appearing to read 'Nick Gonzalez', written in a cursive style.

From: Sandy Vella

To: Bridget Jett

Mon 5/13/2024 3:23 PM

To whom it may concern:

I am a Half Moon Bay resident, who has lived on the coast for 62 years. I own and I have lived at my current house in Half Moon Bay for over 24 years.

I'd like to submit my concerns, comments, and suggestions on the proposed Sr. Farmworker Building for 555 Kelly Ave, Half Moon Bay, CA.

The building footprint is way too big and has too many stories for its location; which will change the character of the town that we all love. As a result, traffic and parking will be negatively impacted creating increased gridlock. Why is the building being proposed only at that location? Not sure how many units there will be, but I suspect occupancy numbers per unit will be more than designed for; again impacting traffic and parking. I also wonder why this building is allocated only for senior farmworkers, and not others who need bootstrapping like graduating seniors, or other classifications of workers like those who have moved out of town due to high rent/mortgages? Maybe it is way too late to consider, but are we "fixing" this the wrong way? Should the State of California provide wage subsidies instead of building a specialized building, so a worker can just rent a place? Maybe it isn't the state who should provide the funding at all, but maybe the US Gov't should provide housing subsidies for farmworkers? If this building just for Sr. farm workers, how will we track adherence that only farmworkers live in the building? Are there restrictions to this policy? For example once farm workers move careers or retire do they have to move out? If one of their family works in another industry can they live in the apartment? Who will check if there are violations? It seems like if we had the Government cut a check to an eligible worker or person we can avoid these issues. Also due to increased population density in one building, will there be an increased need for gov't services? Who pays for that increase in services, Half Moon Bay or the State or Fed Gov't? Is there an increase expected in Half Moon Bay Property taxes now or in the future? I thought I heard increased taxes were being considered by Half Moon Bay anyway? Can we afford this? How much does this cost?

I am not in favor of this size of housing at this location, whether subsidized or not.

Many thanks for the consideration.

Regards,
Sandy Vella
Half Moon Bay, CA 94019