

Technical Report Appendix C: Housing Resources

The Half Moon Bay Local Coastal Land Use Plan (LCLUP) / General Plan land use designations and policy provide ample sites and support for residential development to meet the city’s share of the region’s future housing needs. Although located within a large metropolitan area, Half Moon Bay is a small town with rural qualities, including active coastal agriculture land uses and a lack of high-quality transit. As such, the City’s housing needs cannot be accommodated with traditional urban approaches employed by San Mateo County’s bayside cities, where high-density development can often be concentrated near transit centers and other resource areas. Instead, the City’s approach must be much more nuanced. The City, being wholly within the Coastal Zone, is obligated by the California Coastal Act and its certified Local Coastal Program (LCP) to prioritize certain land uses, including agriculture, public recreation, and a range of services to support coastal visitors. These industries offer lower wage jobs, which being set in the landscape of the very high-cost greater Bay Area, makes it extremely challenging for employees of these industries to afford housing on the Coastside. The City’s housing resources are sensitive to these conditions as presented in the technical report.

REGIONAL HOUSING NEEDS ALLOCATION - RHNA

For the Cycle 6 Housing Element, the City of Half Moon Bay was allocated 480 units. These units are divided by income category, based on the 2022 San Mateo County Area Median Income (AMI) of \$166,000.¹ The 480 units include 285 lower-income units (181 at very low income, or less than 50 percent of AMI, and 104 at low income, or 50-80 percent of AMI), 54 moderate-income units (80-120 percent of AMI), and 141 above-moderate-income units (more than 120 percent of AMI) as part of its Regional Housing Needs Allocation (RHNA).

Table C-1: Half Moon Bay Cycle 6 RHNA

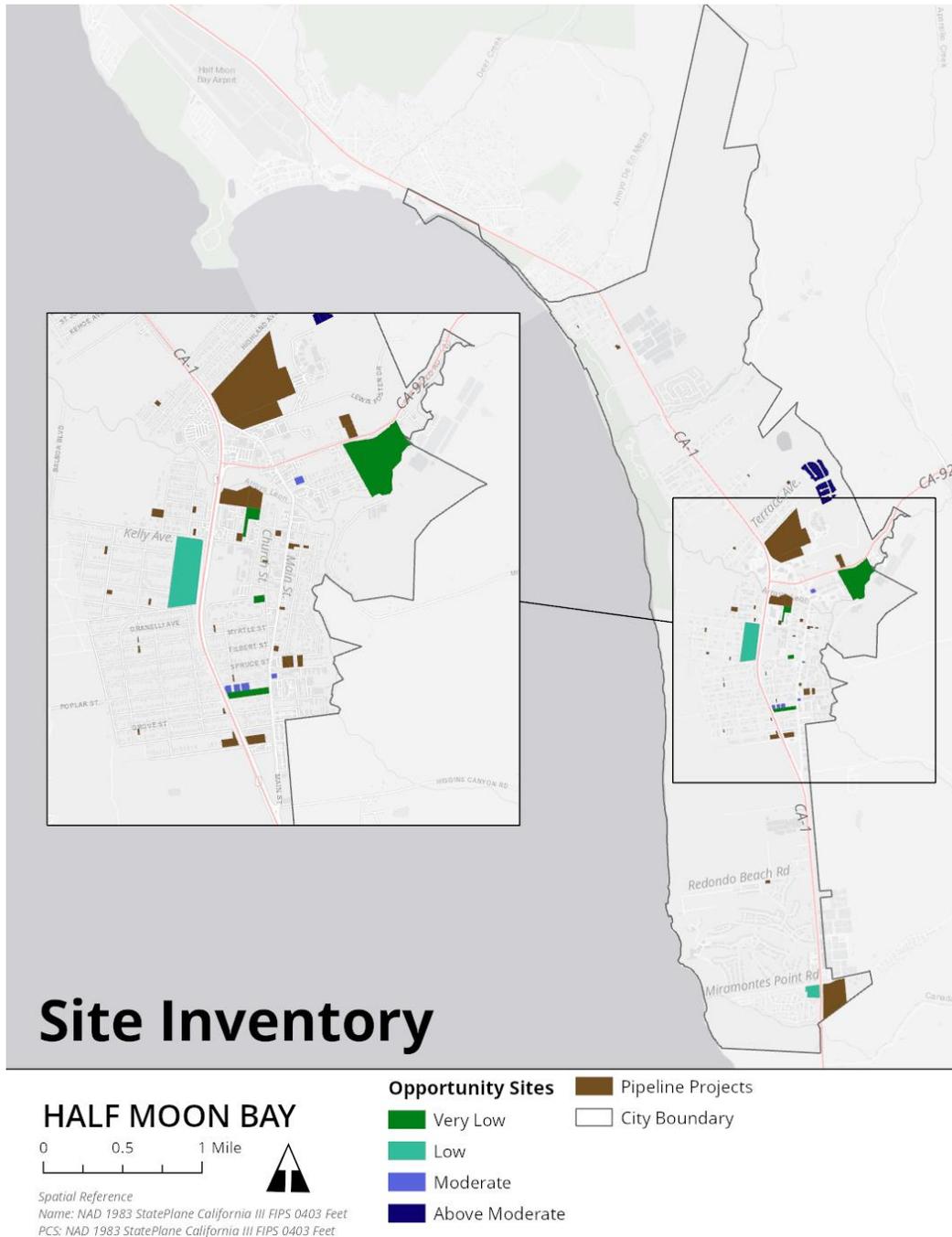
	Income Category				
	Lower		Moderate	Above Moderate	Total
	Very Low	Low			
Proportion of Area Median Income	0%-50% AMI	50%-80% AMI	80%-120% AMI	> 120% AMI	
Allocation	181	104	54	141	480

Source: Association of Bay Area Governments, “Adopted Final RHNA Plan” (December 2021)

¹ 2022 San Mateo County Income Limits (HUD: April 18, 2022): <https://www.smcgov.org/media/126576/download?inline>

The City will fulfill this RHNA from three sources: Pipeline Projects, Housing Opportunity Sites, and accessory dwelling units (ADUs). Pipeline Projects and Housing Opportunity Sites are mapped in Figure C-1.

Figure C-1: Pipeline Projects and Housing Opportunity Sites



Source: City of Half Moon Bay

The California Department of Housing and Community Development (HCD) recommends that jurisdictions create a buffer in the housing element inventory of at least 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower-income RHNA, to ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period.² Half Moon Bay’s Cycle 6 Housing Element has buffers of 34% for lower-income units, 257% for moderate-income units, and 72% for above moderate-income units.

Table C-2: Meeting RHNA

	Income Category				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	181	104	54	141	480
Total Units	2501	159	1343	239	782
Pipeline	62	25	70	185	342
ADUs	34	34	34	10	112
Housing Opportunity Sites	154 5	100	30 29	44	328
Surplus Units	70	55	79	98	302
Buffer	398%	53%	1468%	70%	

Source: City of Half Moon Bay

HOUSING SITES INVENTORY - MEETING CYCLE 6 RHNA

Half Moon Bay will meet its housing needs and exceed RHNA obligations with sites from 37 Pipeline Projects, 12 Housing Opportunity Sites, and 112 ADUs. A parcel-by-parcel inventory of the Pipeline Projects and Housing Opportunity Sites is available at the end of this technical report.

² HCD Division of Housing Policy Development “Housing Element Site Inventory Guidebook Government Code Section 65583.2” (HCD: June 10, 2020), p.22. Available at https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

Pipeline Projects

Half Moon Bay currently has 37 pipeline projects, meaning projects in the city’s development “pipeline” between formal proposal and receiving a certificate of occupancy. These 37 projects (comprising 48 parcels) contain 342 units: 87 allocated for lower-income units (62 very low and 25 low), 70 allocated for moderate-income units, and 185 allocated for above moderate-income units.

As it relates to the project pipeline, the Technical Report on Constraints provided in Appendix B presents additional details about the California Coastal Act in the Governmental Constraints discussion. The Coastal Act regulates land use within the California Coastal Zone. Half Moon Bay is wholly within the California Coastal Zone and therefore the Coastal Act heavily affects the City’s land use planning context and regulations for new development. To approve development within the Coastal Zone’s boundary, a local jurisdiction must prepare an LCP subject to California Coastal Commission certification. Once the LCP is certified the local jurisdiction can then process coastal development permits. Most housing development in the Coastal Zone requires that a coastal development permit be approved to advance. Another constraint identified is the City’s residential growth control measure. 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 up to 1.5% 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 voter initiative “Measure D” in 1999 and subsequent certification by the Coastal Commission in 2009, as well as recertification with the 2020 LCLUP update in 2021. Because it is a ballot measure approved by the voters, Measure D can only be amended by a vote of the people (and subsequent certification by the Coastal Commission) or through State legislation. A more detailed discussion of Measure D can be found later in the Government Constraints chapter, in the section titled Residential Growth Limitation Ordinance.

Table C-3: Pipeline Projects Overview

	Income Category			
	Lower	Moderate	Above Moderate	Total
RHNA	285	54	141	480
Pipeline	87	70	185	342

Source: City of Half Moon Bay

The majority of these projects are small-scale developments of fewer than 10 units. There are five larger developments ranging from 15 to 167 units: Projects A, D, ~~AE, AG, and AH~~, AI, and AJ.

The complete table of pipeline projects, their addresses, their unit allocations, and their current pipeline status is below:

Table C-4: Pipeline Projects

Site		Income Category					Pipeline Status*
		Total	Very Low	Low	Mod	Above Mod	
A	Seymour Street @ HWY 1 (APN 064-352-150)	20	4	4	12	0	EIR for an associated hotel in review; 4 duplexes totaling 8 units, plus ADUs <u>Anticipated completion: 2026</u>
B	555-565 & 575 Seymour Street (APNs 064-342- 360370 , 370380)	2	0	0	0	2	565 : Active planning application; 575 -2 SF <u>Anticipated completion: 2026-</u> 575 : BP Pending <u>Anticipated completion: 2025</u>
C	415 Purissima Street 650 Mill Street (APN 056-164-050)	5	0	1	4	0	Under construction, Mixed-use with 5 units over commercial <u>Anticipated Completion: 2024</u>
D	320 Church Street (APNs 056-150-010, -020)	15	2	2	0	11	CDP pending; deed restriction recorded for 2 very low- and 2 low-income units <u>Anticipated completion: 2026-</u>
E	403 Chesterfield St. (APN 056-055-110)	1	0	0	0	1	CDP pending <u>Measure D under review</u> <u>Anticipated completion: 2026</u>
F	574 Magnolia Street (APN 064-342-230)	1	0	0	0	1	CDP issued <u>expired</u>

Site		Income Category					Pipeline Status*
		Total	Very Low	Low	Mod	Above Mod	
G	433 Main Street (APN 056-166-110)	6	0	2	2	2	BP Pending, Mixed-use with 6 units over commercial <u>Anticipated completion: 2025</u>
H	700 Monte Vista Ln. (APNs 056-210-370, 380)	6	0	2	2	2	Measure D issued <u>Anticipated completion: 2026</u>
I	700 Block Monte Vista Lane (APN 056-210-390)	2	0	0	1	1	Measure D issued <u>Anticipated completion: 2026</u>
J	2778 Pullman Ave. (APN 048-133-040)	1	0	0	0	1	BP pending <u>Completed in 2024</u>
K	698 Terrace Avenue (APN 056-081-390)	1	0	0	0	1	<u>Completed in 2024</u> BP issued
L	549 Grove Street (APN 064-261-300)	1	0	0	0	1	BP pending <u>Under construction</u> <u>Anticipated completion: 2024</u>
M	341 Myrtle Street (APN 064-061-280)	1	0	0	0	1	<u>Under construction</u> <u>Anticipated completion: 2024</u> BP pending
N	909 Grandview Bl. (APN 048-264-250)	1	0	0	0	1	<u>Completed in 2024</u> BP pending
O	336 Myrtle Street (APN 064-062-570)	1	0	0	0	1	<u>Completed in 2024</u> BP plan check
P	650 Mill Street <u>300 Main Street</u> (APN 056-164-050 <u>056-163-080</u>)	<u>5</u> 1	0	<u>0</u> 9	1	<u>4</u> 0	<u>Conversion of existing bed and breakfast units into apartments, under construction, anticipated completion in 2025</u> BP issued

Site		Income Category					Pipeline Status*
		Total	Very Low	Low	Mod	Above Mod	
Q	493 Kelly Avenue (APN 056-141-430)	1	0	0	0	1	Under construction <u>Anticipated completion: 2025</u>
R	655 Potter Avenue (APN 056-108-170)	1	0	0	0	1	BP plan check issued <u>Anticipated completion: 2025</u>
S	795 Main Street (APN 056-192-160)	2	0	0	2	0	BP plan check BP Issued <u>Anticipated completion: 2024</u>
T	727 Main Street (APN 056-192-210)	1	0	0	0	1	BP issued Completed in 2023
U	0 Miramontes Ave. (APN 056-102-070)	1	0	0	0	1	CDP pending BP issued <u>Anticipated completion: 2025</u>
V	0 Purissima Street (APN 056-171-130)	1	0	0	0	1	CDP pending <u>Anticipated completion: 2026</u>
W	2411 Cabrillo Hwy. S (APN 066-082-050)	7	4	3	0	0	Prelim review complete first 3 units CDP under review for first 3 units <u>Anticipated completion: 2026</u>
X	8 Jenna Lane (APN 056-072-390)	1	0	0	0	1	CDP pending BP issued <u>Anticipated completion: 2026</u>
Y	390 Redondo B. Rd. (APN 066-092-870)	1	0	0	0	1	BP issued <u>Anticipated completion: 2024</u>
Z	563 Myrtle Road (APN 064-103-220)	1	0	0	0	1	BP issued <u>Anticipated completion: 2024</u>

Site		Income Category					Pipeline Status*
		Total	Very Low	Low	Mod	Above Mod	
AA	435 Johnston Street (APN 056-168-080)	1	0	0	0	1	Measure D issued; Use Permit pending <u>Completed in 2024</u>
AB	316 Grove Street (APN 064-222-250)	1	0	0	0	1	Measure D Issued <u>CDP under review</u> <u>Anticipated completion: 2026</u>
AC	63 Guerrero Avenue (APN 048-085-250)	1	0	0	0	1	BP issued <u>Anticipated completion: 2026</u>
AD	419 Garcia Avenue (APN 056-118-190)	1	0	0	0	1	CDP Issued <u>BP under review</u> <u>Anticipated completion: 2026</u>
AE	716 Monte Vista Ln. (APN 056-210-180)	1	0	0	0	1	Measure D Issued (*July 29, 2021); Flag lot subdivision <u>Anticipated completion: 2027</u>
AF	Poplar Street & 4 th (APN 064-271-290)	1	0	0	0	1	Measure D Issued (Aug 1, 2021) <u>BP under review</u> <u>Anticipated completion: 2027</u>
AG	219 Pilarcitos Road (APN 056-141-330)	3	0	0	3	0	CDP issued; Check BP Status <u>BP issued</u> <u>Anticipated completion: 2027</u>
AH	250 San Mateo Road (APNs 056-310-190, 056-230-170)	32	0	0	32	0	Prelim app complete, CDP pending <u>CDP under review</u> <u>Anticipated completion: 2027</u>

Site		Income Category					Pipeline Status*
		Total	Very Low	Low	Mod	Above Mod	
AI	75 Main Street (APNs 056-310-120, 056-310-080)	167	12	11	11	133	Prelim application complete with 250 units; 40 affordable units. <u>Anticipated completion unknown, waiting for formal submittal</u>
AJ	555 Kelly Avenue (APNs 056-150-200, -220)	40	40	0	0	0	City-owned site; <u>CDP under review, 100% affordable to very low-income farmworker households.</u> <u>Anticipated completion in 2027</u> prelim application received via RFQ process. Needs zoning amendment; not in Cycle 5 Housing Element; 100% affordable to very low-income farmworker households.
AK	201-208 Carnoustie Court (APNs 066-670-010, -020, -030, -040, -050, -060, -070, -080)	8	0	0	0	8	Under Construction, Carnoustie Court Development <u>Completed in 2023</u>
TOTAL		342	52	35	70	185	

Source: City of Half Moon Bay

*KEY: **BP** = Building Permit; **CDP** = Coastal Development Permit; **Measure D** = Growth Limit Allocation

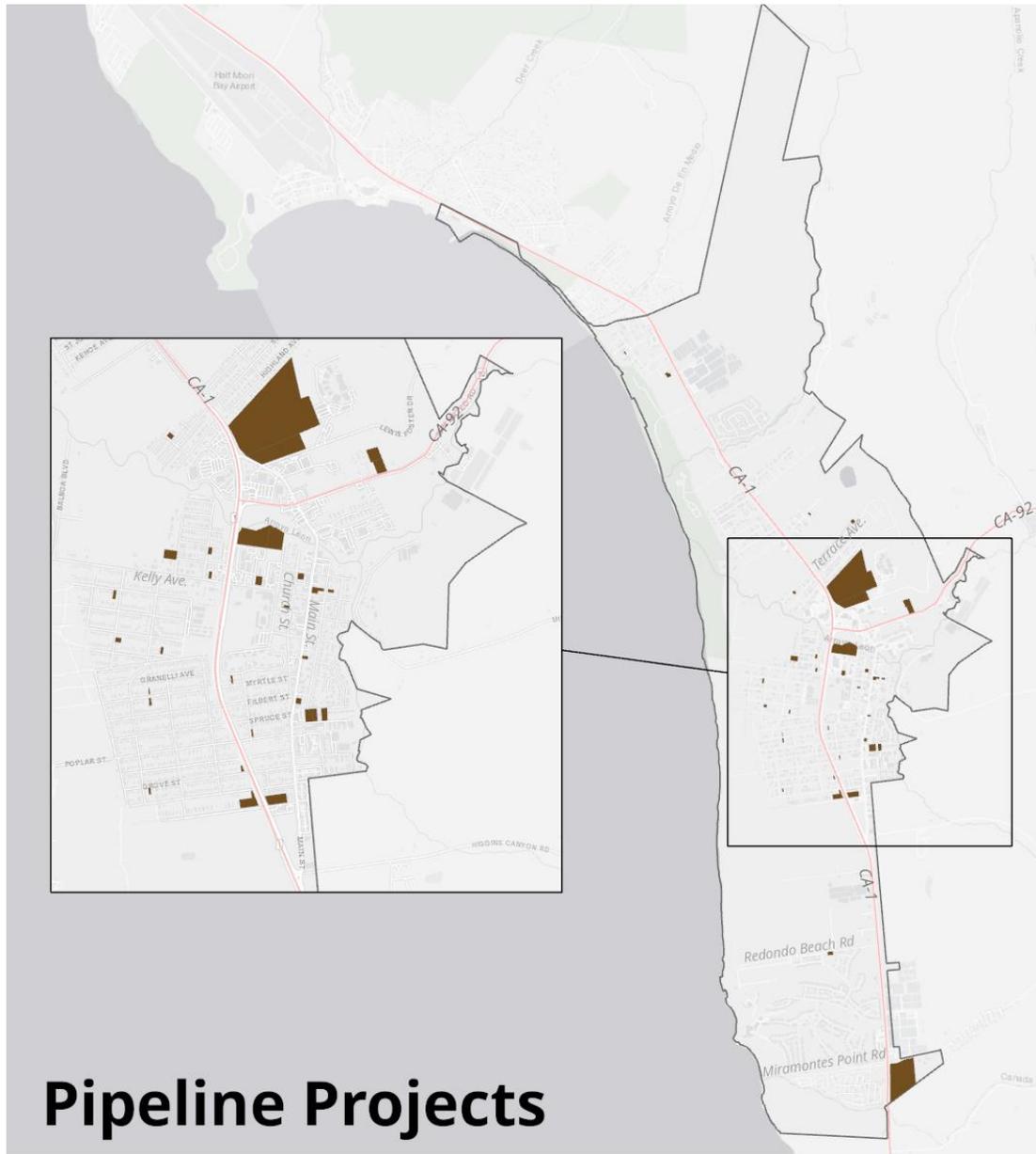
*Sites A, D, H, W, AI, and AJ already have, or will have, recorded affordability agreements.

**Sites C and G include small fully accessible units that the City understands will be affordable to low-income households based on from communication with owners/developers. The City cannot require affordable agreements for these units despite effort made to offer concessions.

Notably, constraints already have, or may affect, some of these larger projects.

- Site A (Seymour Street @ Highway 1): Development of this site is being considered in an environmental impact report (EIR) as part of a larger development for a new hotel project. Thus, it is constrained from the perspective of a regulatory process that would otherwise likely qualify for an exemption under the California Environmental Quality Act (CEQA).
- Site D (320 Church Street): This site was previously subject to significant permitting hurdles, including an appeal to the Coastal Commission. Fortunately, the subdivision is fully entitled and the remaining permitting is underway and moving along.
- Site AH (250 San Mateo Road): This 32-unit expansion of Hilltop Mobile Home Park is progressing through the entitlement process. The City is working with the applicant to determine if a CEQA exemption can be supported with evidence. Sometimes CEQA exemptions require a limited level of environmental review to establish evidence to ensure that the project is eligible for the exemption.
- Site AI (75 Main Street): The Podesta Planned Development site at about 34 acres is the largest of the City's housing sites. The site has been in agricultural use and contains an agricultural irrigation pond which will have to be treated as a wetland with an associated 100-foot buffer per Coastal Act requirements. Portions of the site also have relatively steep slopes. Fortunately, with ample site area, these constraints can be worked into the site plan.
- Site AJ (555 Kelly Avenue): Permitting is moving forward for this City-owned property. Notably, the applicant is expected to submit a formal planning application in fall 2023; project financing is unfunded and dependent on various State and County funding sources being approved within the next two years including IIG, SERNA, County NOFA, etc. The primary constraint will be the on-going need for operational subsidies to support the extremely low-income population that will benefit from these urgently needed units.

Figure C-2: Pipeline Projects



Pipeline Projects

HALF MOON BAY



Spatial Reference
 Name: NAD 1983 StatePlane California III FIPS 0403 Feet
 PCS: NAD 1983 StatePlane California III FIPS 0403 Feet

- Pipeline Projects
- City Boundary

Source: City of Half Moon Bay

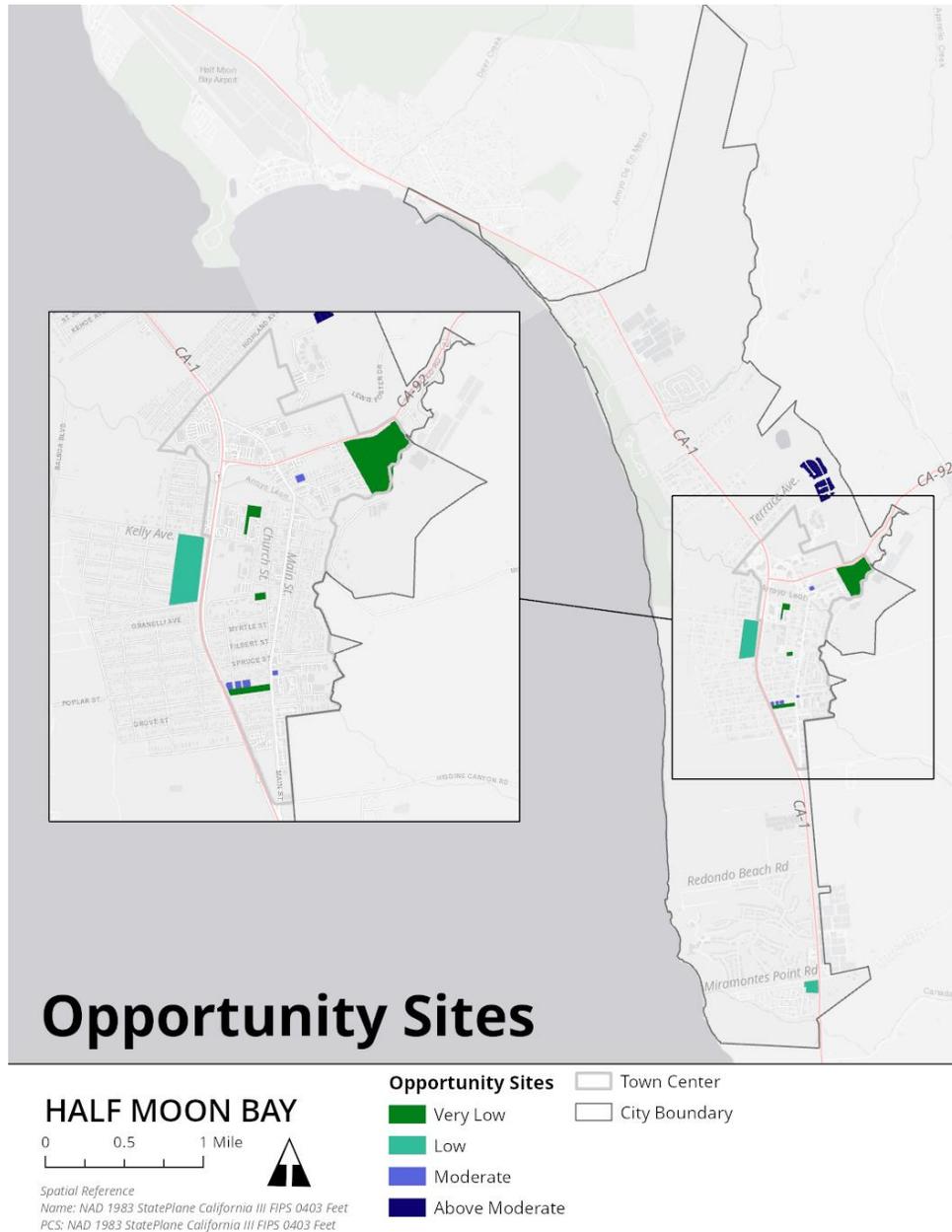
None of the Pipeline Projects are developing on sites that currently include residential units subject to an affordability agreement. No phasing or dropouts are anticipated. In Half Moon Bay,

several project applicants drop out after Measure D issuances but it is very rare for any drop outs after CDP submittal. Only Site F, 574 Magnolia Street (1 above moderate income unit) had a CDP expire.

Housing Opportunity Sites

The Site Inventory includes 12 Housing Opportunity Sites comprised of 60 parcels. These sites have capacity for 328 units: 255 allocated for lower-income units (155 very low and 100 low), 29 allocated for moderate-income units, and 44 allocated for above moderate-income units. Most of the Housing Opportunity Sites are located within or near the Town Center with proximity to resources, thus fostering a more inclusive community with access to opportunities for residents.

Figure C-3: Housing Opportunity Sites by Affordability



Source: City of Half Moon Bay

Table C-5: Housing Opportunity Sites

Site #	Address/Site	LCLUP/General Plan	Existing Zoning	Realistic Unit Capacity	Affordability Allocation	Site Type*
1	880 Stone Pine Road (APN 056-260-180)	PF	U-R	50	Very Low	TC and

						pending WHO
2	498 Kelly Avenue (APN 056-181-010)	PF	P-S	60	Low	WHO
3	300 Block Church Street (APN 056-150-020)	PF	P-S	52	Very Low	TC and WHO
4	0 Block Stone Pine Road (APN 056-250-070)	C-G	C-G	9	Moderate	TC
5	101 Canada Cove Avenue (APN 066-081-190)	MHP	MHP	40	Low	MHP
6	740 Purissima Street (APN 056-182-090)	R-H	R-2	12	Very Low Moderate	TC
7	895 Main Street (APN 056-210-130)	C-G	C-D	4	Moderate	TC
8	500 Block Poplar Street (APNs 064-244-030, -040)	R-H	R-2	5	Moderate	TC
9	604 Poplar Street (APNs 064-272-010, -020, and - 030)	R-H	R-2	5	Moderate	TC
10	600 Block Poplar Street (APNs 064-272-170, -180, -190, -200)	R-H	R-2	6	Moderate	TC
11	940 Main Street (APN 064-272-100)	R-H	R-2	41	Very Low	TC
12	Pacific Ridge Phases 2 & 3 (APNs 056-580-010 to -180, 056-570-010 to -260)	PD	PUD	44	Above Moderate	Other

Source: City of Half Moon Bay

*KEY: **TC** = Town Center; **WHO** = Workforce Housing Overlay; **MHP** = Mobile Home Park; **Other** = Known Developer Interest

Site Identification

The City has been working on site identification for the Cycle 6 Housing Element for several years. The LCLUP was recently comprehensively updated and adopted by City Council in 2020 and certified by the California Coastal Commission in April 2021. Because the City is located wholly within the Coastal Zone, the LCLUP serves as the City's General Plan Land Use Element. Therefore, in updating the LCLUP, which has a 2040 planning horizon, the City assumed that the LCLUP would need to provide adequate sites for at least two RHNA cycles. The City also assumed that RHNA would probably increase, but only to an extent that would fit within the City's residential growth limits certified by the Coastal Commission. Overall, for the 2040 planning horizon, residential development was planned for market rate development of neighborhood infill sites, expansion of mobile home parks, affordable housing development of Workforce Housing Overlay (WHO) sites, and multi-family and mixed-use development in the Town Center. These last three categories comprise most of the Cycle 6 Housing Element Opportunity Sites. Broadly, the intent is to couple the types, locations, and affordability levels of new housing with the Coastside's special housing needs; all while managing the footprint of development to comply with the California Coastal Act.

The justification for selection of the Housing Opportunity Sites is straightforward:

Manufactured/Mobile Homes (MHP): Mobile homes comprise over 10% of the City's housing stock. They are much more affordable than other types of detached housing and whole neighborhoods can be developed relatively quickly. Expansion of one mobile home park is proceeding and thus is included with Pipeline Projects. Expansion of another mobile home park is included as an Opportunity Site.

Workforce Housing Overlay (WHO): By definition, development in the WHO land use designation must be affordable. These sites are in agricultural areas, and in and around the Town Center. This overlay designation was created specifically to address affordable housing needs for farmworkers, service workers, and other workforce housing needs. All the WHO Opportunity Sites have a base density of at least 20 units/acre.

Town Center (TC): Multi-family and mixed-use development throughout the Town Center that is not part of the WHO should be expected to have mixed affordability levels. These sites provide excellent access to employment and/or services. These housing types address the need for missing middle housing and the Town Center location provides access to schools, stores, and nearly all the services that Half Moon Bay has to offer. All the Town Center sites have a base density of at least 20 units/acre. Three sites, Sites #1, #3, and #4 are in the Town Center and are also covered by the Workforce Housing Overlay.

Other: Only one site not fitting in the above categories, Site #12, is included in the Cycle 6 Housing Element Opportunity Sites. This site is located close to the Town Center, infrastructure is in place, and there is developer interest.

Site Capacity and Adjustment Factors

State guidelines require jurisdictions to calculate the projected residential development capacity of sites using one of two options: minimum densities or adjustment factors. Half Moon Bay's 6th Cycle Element utilizes adjustment factors to identify a site capacity for each of the sites. HCD recommends using five adjustment factors to determine the realistic site capacities for parcels in a jurisdiction's site inventory:

Land Use Controls: Cumulative impact of development standards on residential development capacity must be taken into account. Land Use Controls were identified based on the Site Type (MHP, WHO, TC, TC/WHO, Other).

Based on analysis of the current zoning code and development standards, the WHO relieves any cumulative impact on the maximum development potential for opportunity sites, and there is little to no cumulative impact on the maximum development potential of opportunity sites in the Town Center area. However, minimum setbacks, open space, parking, and access requirements impact development in the Mobile Home Park (MHP) zoning district. Therefore, a conservative capacity factor of 95% was given for WHO to account for sidewalks and easements; the Town Center area was given a 90% capacity factor to account for some of the small and/or challenging site geometries on infill sites; and the MHP area was given a 66% capacity factor to account for the impacts of land use controls in the zoning district.

Realistic Capacity: Realistic potential for residential development capacity is based on potential for development with nonresidential uses or requirements of redevelopment. Realistic Capacity was identified based on the Site Type (MHP, WHO, TC, TC/WHO, Other).

The WHO site is given a 97% realistic capacity factor based on the extremely high likelihood of residential development on a school site provided by the overlay itself. The Town Center area was given an 85% realistic capacity factor to acknowledge the slight – but present – possibility that non-residential development may occur on infill sites in the Town Center (including on TC/WHO properties). The MHP area is assigned a 75% realistic capacity factor to account for the lower likelihood of redevelopment based on the lower land values of mobile home parks.

These factors are based on development trends seen in Half Moon Bay as well as developments throughout San Mateo County and neighboring Santa Clara County. Affordable housing developments in the region, as shown by the table below, typically develop at densities well above 100% of maximum density allowed due to State Density Bonus Law and other bonus density programs. Market rate developments often develop at less than 100% density, and pipeline projects in Half Moon Bay are often handicapped by residential unit allotments, particularly market rate developments.

Table C-6 identifies each site, its location, and prior use. It then notes the parcel's land use designation and zoning before noting the units proposed on the site and its proposed density, then comparing those numbers to the maximum allowed density on the site and what percentage of the maximum density is proposed for development. Finally, the table identifies four development trends: whether the site involves housing on non-residential zoning (A), residential zoning (B), or is proposed/eligible to be a mixed-use

development (C). Finally, the table notes if the development is in a downtown area (D) like Half Moon Bay's Town Center.

Table C-6: Recent Development and Development Factors

Key:

Development Trends: **A:** Non-Residential Zoning; **B:** Residential Zoning; **C:** Mixed-Used Development Proposed/Eligible; **D:** In a Downtown area

Project Name (if Applicable)	City	Address	Prior Use	Land Use Desgn.	Zoning	Units Proposed	Proposed Density (DU/AC)	Max. Allowed Density (DU/AC)	% of Max Density	Development Trends				
										A	B	C	D	
Pipeline Projects (Table C-4)														
<u>A</u>	<u>Seymour Street at Hwy. 1</u>	<u>Half Moon Bay</u>	<u>Seymour Street at Hwy. 1</u>	<u>Parking Lot</u>	<u>R-M</u>	<u>R-2</u>	<u>20</u>	<u>16</u>	<u>17.42</u>	<u>90%</u>	<u>A</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>B</u>	<u>565 & 575 Seymour Street</u>	<u>Half Moon Bay</u>	<u>565 Seymour Street</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1 B-1</u>	<u>2</u>	<u>2</u>	<u>17.42</u>	<u>13%</u>	<u>A</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>C</u>	<u>650 Mill Street</u>	<u>Half Moon Bay</u>	<u>415 Purissima Street</u>	<u>Commercial</u>	<u>C-G</u>	<u>C-D</u>	<u>5</u>	<u>20</u>	<u>30</u>	<u>68%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>D</u>
<u>D</u>	<u>320 Church Street</u>	<u>Half Moon Bay</u>	<u>320 Church Street</u>	<u>Vacant</u>	<u>PF</u>	<u>P-S</u>	<u>15</u>	<u>3</u>	<u>N/A</u>	<u>N/A</u>	<u>A</u>	<u>-</u>	<u>-</u>	<u>D</u>
<u>E</u>	<u>403 Chesterfield Street</u>	<u>Half Moon Bay</u>	<u>403 Chesterfield Street</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1 B-2</u>	<u>1</u>	<u>6</u>	<u>17.42</u>	<u>32%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>F</u>	<u>574 Magnolia Street</u>	<u>Half Moon Bay</u>	<u>Magnolia Street</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1 B-1</u>	<u>1</u>	<u>8</u>	<u>17.42</u>	<u>46%</u>	<u>A</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>G</u>	<u>433 Main Street</u>	<u>Half Moon Bay</u>	<u>433 Main Street</u>	<u>Commercial</u>	<u>C-G</u>	<u>C-D</u>	<u>6</u>	<u>17</u>	<u>30</u>	<u>56%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>D</u>
<u>H</u>	<u>700 Monte Vista Lane</u>	<u>Half Moon Bay</u>	<u>700 Monte Vista Lane</u>	<u>Commercial</u>	<u>R-H</u>	<u>C-R</u>	<u>6</u>	<u>10</u>	<u>30</u>	<u>32%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>D</u>
<u>I</u>	<u>700 Block Monte Vista Lane</u>	<u>Half Moon Bay</u>	<u>700 Monte Vista Lane</u>	<u>Vacant</u>	<u>R-H</u>	<u>C-R</u>	<u>2</u>	<u>5</u>	<u>30</u>	<u>18%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>D</u>
<u>J</u>	<u>2778 Pullman Avenue</u>	<u>Half Moon Bay</u>	<u>2778 Pullman Avenue</u>	<u>Vacant</u>	<u>R-L</u>	<u>PUD</u>	<u>1</u>	<u>2</u>	<u>N/A</u>	<u>N/A</u>	<u>A</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>K</u>	<u>698 Terrace Avenue</u>	<u>Half Moon Bay</u>	<u>698 Terrace Avenue</u>	<u>Vacant</u>	<u>OS-CR</u>	<u>R-1 B-2</u>	<u>1</u>	<u>4</u>	<u>17.42</u>	<u>21%</u>	<u>A</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>L</u>	<u>549 Grove Street</u>	<u>Half Moon Bay</u>	<u>549 Grove Street</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1 B-1</u>	<u>1</u>	<u>11</u>	<u>17.42</u>	<u>62%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>M</u>	<u>341 Myrtle Street</u>	<u>Half Moon Bay</u>	<u>341 Myrtle Street</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1</u>	<u>1</u>	<u>21</u>	<u>17.42</u>	<u>120%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>

<u>N</u>	<u>909 Grandview Boulevard</u>	<u>Half Moon Bay</u>	<u>909 Grandview Boulevard</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1 B-2</u>	<u>1</u>	<u>9</u>	<u>17.42</u>	<u>50%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>O</u>	<u>336 Myrtle Street</u>	<u>Half Moon Bay</u>	<u>336 Myrtle Street</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1 B-1</u>	<u>1</u>	<u>9</u>	<u>17.42</u>	<u>49%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>P</u>	<u>300 Main Street</u>	<u>Half Moon Bay</u>	<u>300 Main Street</u>	<u>Commercial</u>	<u>C-G</u>	<u>C-D</u>	<u>10</u>	<u>8</u>	<u>30</u>	<u>26%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>D</u>
<u>Q</u>	<u>493 Kelly Avenue</u>	<u>Half Moon Bay</u>	<u>493 Kelly Avenue</u>	<u>Vacant</u>	<u>R-H</u>	<u>R-3</u>	<u>1</u>	<u>7</u>	<u>29.04</u>	<u>25%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>R</u>	<u>655 Potter Avenue</u>	<u>Half Moon Bay</u>	<u>655 Potter Avenue</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1</u>	<u>1</u>	<u>6</u>	<u>17.42</u>	<u>32%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>S</u>	<u>795 Main Street</u>	<u>Half Moon Bay</u>	<u>795 Main Street</u>	<u>Commercial</u>	<u>C-G</u>	<u>C-D</u>	<u>2</u>	<u>10</u>	<u>30</u>	<u>32%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>D</u>
<u>T</u>	<u>727 Main Street</u>	<u>Half Moon Bay</u>	<u>727 Main Street</u>	<u>Commercial</u>	<u>R-M</u>	<u>C-D</u>	<u>1</u>	<u>9</u>	<u>30</u>	<u>29%</u>	<u>-</u>	<u>-</u>	<u>C</u>	<u>D</u>
<u>U</u>	<u>0 Miramontes Avenue</u>	<u>Half Moon Bay</u>	<u>0 Miramontes Avenue</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1</u>	<u>1</u>	<u>6</u>	<u>17.42</u>	<u>33%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>V</u>	<u>0 Purissima Street</u>	<u>Half Moon Bay</u>	<u>0 Purissima Street</u>	<u>Vacant</u>	<u>C-G</u>	<u>C-D</u>	<u>1</u>	<u>8</u>	<u>30</u>	<u>28%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>D</u>
<u>W</u>	<u>2411 Cabrillo Hwy. S</u>	<u>Half Moon Bay</u>	<u>2411 Cabrillo Hwy. S</u>	<u>Residential</u>	<u>R-C</u>	<u>OS-R</u>	<u>7</u>	<u>0</u>	<u>1</u>	<u>40%</u>	<u>A</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>X</u>	<u>8 Jenna Lane</u>	<u>Half Moon Bay</u>	<u>8 Jenna Lane</u>	<u>Vacant</u>	<u>PD</u>	<u>PUD</u>	<u>1</u>	<u>1</u>	<u>N/A</u>	<u>N/A</u>	<u>A</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Y</u>	<u>390 Redondo Beach Road</u>	<u>Half Moon Bay</u>	<u>390 Redondo Beach Road</u>	<u>Residential</u>	<u>R-M</u>	<u>R-1 B-2</u>	<u>1</u>	<u>3</u>	<u>17.42</u>	<u>14%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>Z</u>	<u>563 Myrtle Road</u>	<u>Half Moon Bay</u>	<u>563 Myrtle Road</u>	<u>Vacant</u>	<u>R-H</u>	<u>R-2</u>	<u>1</u>	<u>11</u>	<u>17.42</u>	<u>60%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>AA</u>	<u>435 Johnston Street</u>	<u>Half Moon Bay</u>	<u>435 Johnston Street</u>	<u>Commercial</u>	<u>R-M</u>	<u>C-R</u>	<u>1</u>	<u>9</u>	<u>30</u>	<u>29%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>-</u>
<u>AB</u>	<u>316 Grove Street</u>	<u>Half Moon Bay</u>	<u>316 Grove Street</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1 B-1</u>	<u>1</u>	<u>11</u>	<u>17.42</u>	<u>62%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>AC</u>	<u>63 Guerrero Avenue</u>	<u>Half Moon Bay</u>	<u>63 Guerrero Avenue</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1 B-1</u>	<u>1</u>	<u>10</u>	<u>17.42</u>	<u>57%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>AD</u>	<u>419 Garcia Avenue</u>	<u>Half Moon Bay</u>	<u>419 Garcia Avenue</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-1</u>	<u>1</u>	<u>8</u>	<u>17.42</u>	<u>46%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>AE</u>	<u>716 Monte Vista Lane</u>	<u>Half Moon Bay</u>	<u>716 Monte Vista Lane</u>	<u>Residential</u>	<u>R-H</u>	<u>R-1 B-2</u>	<u>1</u>	<u>2</u>	<u>17.42</u>	<u>12%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>D</u>

<u>AF</u>	<u>Poplar Street & 4th</u>	<u>Half Moon Bay</u>	<u>Poplar Street & 4th</u>	<u>Vacant</u>	<u>R-M</u>	<u>R-2</u>	<u>1</u>	<u>12</u>	<u>17.42</u>	<u>71%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>AG</u>	<u>219 Pilarcitos Avenue</u>	<u>Half Moon Bay</u>	<u>219 Pilarcitos Avenue</u>	<u>Vacant</u>	<u>R-H</u>	<u>R-3</u>	<u>3</u>	<u>17</u>	<u>29.04</u>	<u>58%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>AH</u>	<u>250 San Mateo Road</u>	<u>Half Moon Bay</u>	<u>250 San Mateo Road</u>	<u>Vacant</u>	<u>IND-L</u>	<u>Ind</u>	<u>32</u>	<u>17</u>	<u>N/A</u>	<u>N/A</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>-</u>
<u>AI</u>	<u>75 Main Street</u>	<u>Half Moon Bay</u>	<u>75 Main Street</u>	<u>Vacant</u>	<u>PF</u>	<u>PUD</u>	<u>167</u>	<u>4</u>	<u>N/A</u>	<u>N/A</u>	<u>A</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>AJ</u>	<u>555 Kelly Avenue</u>	<u>Half Moon Bay</u>	<u>555 Kelly Avenue</u>	<u>Residential</u>	<u>PF</u>	<u>P-S</u>	<u>40</u>	<u>29</u>	<u>N/A</u>	<u>N/A</u>	<u>A</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>AK</u>	<u>201-208 Carnoustie Court</u>	<u>Half Moon Bay</u>	<u>201-208 Carnoustie Court</u>	<u>Vacant</u>	<u>PD</u>	<u>R-1 B-2</u>	<u>8</u>	<u>6</u>	<u>17.42</u>	<u>33%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>

Selected 100% Affordable Developments in San Mateo and Santa Clara County

<u>Crane Place</u>	<u>Menlo Park</u>	<u>1331 Crane Street</u>	<u>Retirement Home</u>	<u>Retirement Living Units District</u>	<u>RLU(X)</u>	<u>93</u>	<u>99</u>	<u>97</u>	<u>102%</u>	<u>-</u>	<u>B</u>	<u>-</u>	<u>-</u>
<u>Firehouse Square</u>	<u>Belmont</u>	<u>1300 El Camino Real</u>	<u>Vacant</u>	<u>Village Core</u>	<u>VC</u>	<u>81</u>	<u>65</u>	<u>N/A</u>	<u>N/A</u>	<u>-</u>	<u>-</u>	<u>C</u>	<u>-</u>
<u>Alma Point at Foster Square</u>	<u>Foster City</u>	<u>790 Alma Lane</u>	<u>Vacant</u>	<u>Civic Center</u>	<u>C-M/PD/SHO</u>	<u>66</u>	<u>79</u>	<u>35</u>	<u>189%</u>	<u>-</u>	<u>-</u>	<u>C</u>	<u>-</u>
<u>Eagle Park</u>	<u>Mountain View</u>	<u>1701 West El Camino Real</u>	<u>Commercial</u>	<u>Village Center</u>	<u>P</u>	<u>67</u>	<u>137</u>	<u>80</u>	<u>171%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>D</u>
<u>Wilton Court</u>	<u>Palo Alto</u>	<u>3703 El Camino Real</u>	<u>Commercial</u>	<u>Neighborhood Commercial</u>	<u>CN</u>	<u>59</u>	<u>128</u>	<u>20</u>	<u>641%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>D</u>

Selected Market Rate Developments in San Mateo and Santa Clara County

<u>Edgewood Plaza</u>	<u>Palo Alto</u>	<u>2170 W Bayshore Road</u>	<u>Commercial</u>	<u>Neighborhood Commercial</u>	<u>CN</u>	<u>10</u>	<u>11</u>	<u>20</u>	<u>53%</u>	<u>A</u>	<u>-</u>	<u>C</u>	<u>-</u>
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<u>210-260 View Street</u>	<u>Mountain View</u>	<u>210 View Street</u>	<u>Commercial</u>	<u>View/Hope Street Residential Transition Area</u>	<u>P(19)</u>	<u>8</u>	<u>14</u>	<u>40</u>	<u>34%</u>	<u>A</u>	-	<u>C</u>	-
<u>12370 Saratoga-Sunnyvale</u>	<u>Saratoga</u>	<u>12370 Saratoga Sunnyvale Road</u>	<u>Commercial</u>	<u>Commercial Neighborhood</u>	<u>CN</u>	<u>20</u>	<u>7</u>	<u>20</u>	<u>37%</u>	<u>A</u>	-	<u>C</u>	-
<u>Cypress Point</u>	<u>Moss Beach</u>	<u>Carlos Street and Sierra Street</u>	<u>Vacant</u>	<u>Medium Density Residential</u>	<u>PUD-140/CD</u>	<u>71</u>	<u>7</u>	<u>7</u>	<u>93%</u>	<u>A</u>	-	-	-

The Realistic Capacity factors assigned to units in the site inventory are based on site type. They are assigned a factor based on historical development patterns as well as on the incentives provided in Half Moon Bay's housing plan, particularly modified development standards (Program 1-2), developing housing on publicly owned lands (Program 4-8), removal of constraints (Program 6-4), and revisions to the Residential Dwelling Unit Allocation System (Program 6-8). Potential development on nonvacant sites is described on a site-by-site basis in the site descriptions, beginning on page C-25.

Typical Densities: Development potential based on existing or approved residential developments at a similar affordability level in the jurisdiction. Typical Densities were identified based on the affordability level (very low, low, moderate, above moderate).

Development is typically built above allowed densities at the lower and moderate-income levels in San Mateo County. According to data collected by ABAG/San Mateo County, 14 lower-income projects were built on average at 107% of maximum allowable density. 19 moderate-income projects were built at an average of 125% of maximum allowable density. A typical densities factor of 97% for very low, 90% for low, and 80% for moderate can be considered conservative and account for lower land values in Half Moon Bay relative to the more densely populated areas of the County.

Infrastructure Adjustment: This factor considers the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. No Infrastructure Adjustment Factors are necessary because 11 of 12 Housing Opportunity Sites were included in the LCLUP buildout assessment wherein infrastructure was found to be substantially available through the 2040 planning horizon. Density bonus assumptions within Town Center were also included in the buildout assessment for several hundred units to account for the development impacts of the Housing Opportunity Site not included in the LCLUP's buildout assessment.

Environmental Adjustment: Site-specific environmental conditions that may impact realistic buildout capacity are also factored in.

Eleven of the 12 Housing Opportunity Sites have no identified environmental site constraints. However, portions of Site #1, the City-owned property at 880 Stone Pine Road, include mapped environmentally sensitive habitat areas (ESHA). Previous studies have identified that approximately 4 acres of this 20.66-acre parcel are suitable for housing without endangering the critical habitat and in compliance with all buffer requirements imposed by the various resource agencies and the City's own certified LCP. This adjustment factor is identified by noting that 4 acres of the site are usable for residential development (see Table C-9: Sites for Lower-Income RHNA, later in this section). However, to make a conservative estimate based on the likely buildout for Site #1, a further 50% Environmental Adjustment on top of the 4-acre assessment was applied.

The "Other" category is reserved for Site #12. The zoning on the parcels making up Site #12 is PUD, which does not have a set minimum residential density. Neither does the LCLUP/General Plan Planned Development land use designation. Buildout in planned development areas is established through the master planning process. In this case, a residential density of one unit per parcel can be applied as this is the buildout established by the California Coastal

Commission’s approved coastal development permit and associated legal settlement. To best capture the unique development assumptions of this site, adjustment factors were set at 1 for all categories.

Table C-67: Adjustment Factors for Land Use Controls, Realistic Capacity, Infrastructure, and Environment

Site Types	Adjustment Factors				
	Land Use Controls	Realistic Capacity	Infrastructure	Environmental	Total
TC and TC w/ WHO	.9	.85	1	1*	.765
WHO	.95	.97	1	1	.922
MHP	.66	.75	1	1	.495
Other	1	1	1	1	1

Source: City of Half Moon Bay

*Site #1 has an Environmental Adjustment Factor of .50, giving it a total adjustment of .383.

Table C-78: Adjustment Factors for Typical Densities

Affordability Level	Typical Densities Adjustment Factor
Very Low	0.97
Low	0.9
Moderate	0.8
Above Moderate/"Other"*	1.0

Source: City of Half Moon Bay

*Only Site #12 is allocated for above moderate-income levels.

In the Housing Opportunity Sites Summaries further below in this report, Diagrams C-1 through C-12 present site-by-site specifics, the rationale for, and the application of these adjustment factors.

Sites Analysis

Of the 12 sites in the Site Inventory, 6 are non-vacant. For these sites, HCD requires demonstration of the potential and likelihood of additional development within the planning period based on:

- The extent to which existing uses may constitute an impediment to additional residential development
- Past experience with converting existing uses to higher-density residential development

- Current market demand for the existing use
- Any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development
- Development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites

In addition, the Housing Element must either demonstrate that non-vacant sites accommodate less than 50 percent of the lower-income RHNA or include adopted findings based on substantial evidence that the existing uses are not impediments.

Finally, the Housing Element must include a housing replacement program if any non-vacant sites that include residential units are or were occupied by or subject to affordability agreements for lower-income households within 5 years. However, no non-vacant Housing Opportunity Sites include such units, so the applicable program is not necessary.

Potential and Likelihood of Additional Development

The existing uses on the 6 non-vacant sites do not present substantial impediments to higher-density residential development on the sites, as described in the next section, Housing Opportunity Sites Summaries.

Percentage of Lower-Income RHNA Accommodated on Non-Vacant Sites

There are 285 units in the lower-income RHNA categories for Half Moon Bay. Of these units, 245 (86%) are provided via Pipeline Projects, ADUs, or units on Vacant Sites. Only 40 units (14%) are remaining to be accommodated on non-vacant sites. Therefore, findings are not required to be adopted in this Housing Element.

Table C-89: Extra Scrutiny Analysis

Type	Lower-Income RHNA Units
RHNA 6 Total	2845
Pipeline/ADU/Vacant Site Allocation	277
Total Lower-Income Units:	245
Pipeline Projects	87
ADUs	68
Vacant Sites	90
% of RHNA 6 Total	86%

Source: City of Half Moon Bay

Housing Opportunity Sites Summaries

Site 1. 880 Stone Pine Road

Site Description: In 2024, construction of permanent affordable housing began under an Emergency Coastal Development Permit in response to housing needs of displaced farmworkers from the January 2023 shooting that took place on two Coastside farms. Additional information is provided in this section about the City and County of San Mateo’s joint effort to provide long term housing on this site. This City-owned infill site is located at the terminus of Stone Pine Road near the City’s eastern boundary within the Town Center and Town Boulevard visual resource area. The topography is gently sloping from north to south with additional grading around an abandoned agricultural irrigation pond. Surrounding land uses include Highway (HWY) 92 to the north with the Hilltop Mobile Home Park and the Half Moon Bay High School emergency access road); Spanish Town mixed-use commercial/light industrial businesses to the east, Pilarcitos Creek to the south, and the Cypress Cove neighborhood and another portion of the Hilltop Mobile Home Park to the west.

In 2020, the City purchased this approximately 22-acre site for its Public Works Corporation Yard. It had not been included in the WHO sites in the LCLUP update based on severe constraints imposed by very sensitive habitat constraints based on the advice of the City’s biologist and coordination with Coastal Commission staff. However, in 2022, the City issued a coastal development permit for improvements to the Corporation Yard that included detailed plans for establishing a “conservation corridor” to protect special status California red-legged frogs (CRLFs) that had been documented to have used the site for breeding and dispersal. The corridor is designed to allow safe movement for individual CRLFs, as well as federally protected San Francisco garter snakes (SFGSs), between the agricultural pond and Pilarcitos Creek (see Diagram C-1). In addition to the Corporation Yard improvements, the conservation corridor was subject to CEQA review and entitled as part of the coastal development permit. Construction commenced in 2022 and continued into 2023.

Diagram C-1: Site 1. 880 Stone Pine Road

Site Area: Gross: 21.66 AC Net: 4.5 AC		LCLUP/GP: PF Zoning: U-R Rezone to: PS with WHO		Base Density: Per pending rezone to PS with WHO.	
				Current Use: City Public Works corporation yard; conservation corridor and buffers; housing site is vacant.	
				Affordability Assumptions: Very Low	
				Existing Uses: Housing site is vacant.	
				Constraints: Needs WHO land use designation and zoning, ESHA, dam inundation zone, HWY 92 noise, site access.	
				Access to Resources: Town Center location, walk to schools, stores, and services. Near bus stops.	
Net Acreage: 4.5 ac.		Max. Density: 30 DU/AC		Max. Buildout: 135 units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.90	0.85	.97	1	.50	.371
Realistic Yield: 50 units					

The site currently supports two primary uses:

City Corporation Yard: Roughly a third of the site is actively used as the City’s Public Works Department Corporation Yard.

Habitat Conservation Areas: The habitat conservation areas are extensive and precisely mapped. They include the agricultural pond; Pilarcitos Creek; habitat buffers from the extent of the pond (wetlands) and the creek (riparian); and the conservation corridor. The

conservation corridor establishes safe passage for special status CRLF and SFGS between the pond and the creek. A multi-use path within a defined access easement parallel to Pilarcitos Creek, within its riparian buffer, is planned as a future use. Upon complete installation of the conservation corridor, which primarily consists of specifically aligned exclusionary fencing and wildlife tunnels under the primary access road, the remaining undeveloped portion of the site will become safe to develop from the perspective of environmental resource protection.

The adjustment factors take into account the environmental constraints on the site due to the Corp Yard and the conservation areas (50% Environmental Controls factor). The site is within the Town Center area, where there has been substantial residential redevelopment and for which the Housing Element contains programs incentivizing further residential development. For this reason, the site is assigned a Realistic Capacity adjustment factor of 85%.

Owner/Developer Interest: The City has determined that approximately 4 acres of the site, west of the Corporation Yard, and not within designated habit or buffer areas are suitable for affordable housing development. Following discussions at several public meetings, City Council indicated that the site should be prioritized in the Cycle 6 Housing Element inventory. The City has continued to evaluate additional site constraints including risk associated with potential flooding from Pilarcitos Creek or in the event of failure of the Pilarcitos dam (the site is in the Pilarcitos dam inundation zone). City consultants reviewed buildout options and presented the site to affordable housing developers for feedback. Buildout varies significantly depending on the housing type that is pursued.

Originally, the City considered the site for multi-family low-rise apartment development, which could yield up to 100 units; however, following the January 23, 2023, shooting on two Coastside farms, recognition that a faster buildout with manufactured housing units in a range of sizes would be the best approach to serve immediate needs. In a mobile home format, which is lower density, buildout is up to about 50 units. The County of San Mateo has been collaborating with the City to act as the property developer. The City-County has prepared conceptual site plans and the City has been supporting the County's applications for grant funding for farmworker housing. This opportunity site has potential to be the first buildout in the Cycle 6 Housing Element. Agricultural land use is a permitted use on this property, and the City's LCP and the Coastal Commission consider farmworker housing to be an agricultural use. Thus, if the full buildout is for farmworker housing, no further LCP amendment would be required. However, if buildout expands beyond farmworker housing, such as for lower-income service workers, aAn update to add the WHO combining land use designation and zoning will be required.

At the time of the Housing Element update, the City was conducting community engagement to gather input about concerns and hopes for site development. From that effort, traffic, emergency vehicle access, ongoing oversight and maintenance of future development, and other neighborhood compatibility concerns were voiced. The City has committed to studying and addressing these matters, as feasible, via thoughtful site planning. Community engagement also

indicated that there is strong interest in having site development move forward as quickly as possible.

The City will build off of this community engagement by reaching out to interested developers and facilitate development on the site as appropriate and applicable (ongoing and through 2025). This directed outreach will potentially include incentivizing development with fee waivers or prioritized review. Development shall be compliant with the Surplus Lands Act, if applicable. If there is no interested developer identified by mid-cycle (end of December 2027), then the City will identify alternative sites, as necessary, to address any RHNA shortfall. If an interested developer is identified, the City will collaborate in order to complete development entitlements by 2029 and complete development by the end of the Housing Element planning period (2031).

Site 2. 498 Kelly Avenue

Site Description: The Hatch Elementary School is owned and operated by the Cabrillo Unified School District (CUSD) and is located within the and Town Boulevard visual resource area on the southwest corner of Kelly Avenue and HWY 1. The property is generally flat and can be accessed from multiple sides. Surrounding uses include multi-family residential and commercial uses to the north, Cunha Intermediate School and commercial uses to the east, and single-family residential development to the south and west.

Diagram C-2: Site 2. 498 Kelly Avenue

Site Area: Gross: 15.36 AC Net: 2.4 AC	LCLUP/GP: PF with WHO Zoning: PS	Base Density: Per WHO
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Source: City of Half Moon Bay GIS.

Current Use: Public K-6 grade school, CUSD offices and maintenance yard, and ancillary uses.

Affordability Assumptions:
Low

Constraints: Existing development (maintenance yard and offices) would need to be relocated, HWY 1 noise

Access to Resources:
Immediately adjacent to the Town Center, walk to schools, stores, services, park, and multi-use path. Near bus stops.

Net Acreage: 2.4 Acres	Max. Density: 30 DU/AC	Max. Buildout: 72 Units
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Adjustment Factors:

Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.95	0.97	0.90	1	1	0.829

Realistic Yield: 60 Units

The site takes advantage of the Workforce Housing Overlay, an overlay zone that incentivizes residential development – particularly for workforce housing as intended for this site. This overlay zone has been used to develop residential housing recently, and is further incentivized by the policies and programs in this Housing Element. For this reason, the site is assigned a Realistic Capacity adjustment factor of 97%.

Owner/Developer Interest: In 2012, the District deemed the northern portion of the Hatch site underutilized and surplus. Currently, the District is studying the property for affordable housing for District faculty and staff and refers to the project as the “District Office Site”. The District’s preliminary site plan includes 60 multi-family housing units on the north end of the property. CUSD and City staff have met on multiple occasions to review development options and permitting processes. The District ~~intends to~~ submitted a preliminary application in May 2023 or 2024 to receive early feedback about objective design requirements, e.g., emergency vehicle access and parking. The District was planning to conduct community outreach in fall 2023 and submit a formal application at that time. The proposed 60-unit buildout conforms to the WHO land use designation for a project utilizing a density bonus, for which this project would qualify.

The City will continue to work with the District to continue community engagement and help identify interested developers. This collaboration could include facilitating development on the site as appropriate and applicable, including potentially incentivizing development with fee waivers or prioritized review. Development shall be compliant with the Surplus Lands Act, if applicable. If there is no interested developer identified by mid-cycle (end of December 2027), then the City will identify alternative sites, as necessary, to address any RHNA shortfall. If an interested developer is identified, the City will collaborate in order to complete development entitlements by 2029 and complete development by the end of the Housing Element planning period (2031).

Site 3. 300 Block Church Street

Site Description: This vacant infill site is centrally located within the Town Center and heart of Heritage Downtown. The site is flat and not encumbered by any coastal resource protection requirements. Surrounding uses include the Creekside residential development to the north (a Pipeline Project), low-density residential development to the east, Our Lady of the Pillar Catholic Church to the south, and the City of Half Moon Bay Ted Adcock Community Center to the west. The site is also proximate to the City’s 555 Kelly Avenue farmworker housing development site (another Pipeline Project).

Owner/Developer Interest: The property is owned by the Archdiocese of San Francisco and used by the Our Lady of the Pillar parish from time to time for temporary uses. The site is in the Public Facilities and Institutions land use designation and Public Service zoning, with the WHO. In the LCLUP update, the WHO was specifically applied to this centrally located and highly developable site to facilitate an affordable housing project for extremely low-, very low-, and low-income households. The City estimates a maximum buildout of ~~7060~~ multi-family residential units.

When the City embarked on identifying opportunities sites for the Cycle 6 Housing Element, City staff has met with the owner (~~San Francisco~~ Archdiocese of San Francisco) who indicated interest in future affordable residential development on this property, but acknowledged that the local Parrish would be a part of the conversation. At the time, ~~N~~umerous church parishioners ~~have also~~ expressed interest in the owner partnering with a non-profit housing developer to build

affordable housing on this mostly unused property. A multi-use building that includes childcare, preschool, and/or other supportive uses were identified as possible uses - ~~could be~~to integrated into site development to further support interests expressed by various parishioners.

In mid-2023, an on-site independent school, Our Lady of the Pillar Academy (OLP Academy), began operating within existing parish buildings. In 2024, the local Pastor and Archdiocese expressed their support for utilizing Site 3 for a K-8 school developed and operated by OLP Academy. Identification of the site as an Opportunity Site does not restrict the Church or a private party from seeking to develop the parcel for any other allowable use. The City has not received a formal Coastal Development Permit application for the development of a school or other building(s) on the vacant site, but acknowledges the recent support and interest to build a school and respects the rights of Our Lady of Pillar or a private party to pursue a private school. The City is retaining this site in the Opportunity Sites section as an acknowledgement that Cycle 8 represents an 8-year horizon and priorities of the parish and its leadership may (or may not) change. It also acknowledges an opportunity to incorporate a mixed-use approach with housing for teachers, service workers, and other populations outlined in the Workforce Housing Overlay should the parish choose to pursue. Again, the owner is not obligated in any way to pursue housing on this site.

Diagram C-3: Site 3. 300 Block Church Street					
Site Area: Gross: 1.9 AC, Net: 1.55 AC		LCLUP/GP: PF with WHO Zoning: PS		Base Density: Per WHO	
 <p>Source: City of Half Moon Bay GIS.</p>			Current Use: Undeveloped field, used for parking or church functions.		
			Affordability Assumptions: Very Low		
			Constraints: Owner's interest in all potential uses may affect timing.		
			Access to Resources: Within Town Center, walk to schools, stores, services, community center, library, parks. Near bus stops.		
Net Acreage: 1.55 Acres		Max. Density: 45 DU/AC		Max. Buildout: 70 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.9	0.85	0.97	1	1	0.742
Realistic Yield: 52 Units					

Site 4. 0 Block Stone Pine Road

Site Description: This vacant infill site is located close to Main Street in the North Downtown region of the Town Center. The site slopes gently down from east to west. Adjacent land uses include commercial development to the north, Cypress Cove townhouse neighborhood to the east, Stone Pine Shopping Center and John L. Carter Memorial Park to the south, and small commercial businesses to the west. Although near Pilarcitos Creek, the site is not within any required buffer areas.

Diagram C-4: Site 4. 0 Block Stone Pine Road					
Site Area: 0.48 AC		LCLUP/GP: C-G Zoning: C-G		Base Density: 30 DU/AC	
			<p>Current Use: Vacant, outside storage from time to time.</p> <p>Affordability Assumptions: Moderate</p> <p>Constraints: Gently sloping site may require low retaining walls. May need parking exception, or code update, to improve build-out yield.</p> <p>Access to Resources: Within Town Center, walk to schools, stores, services, community center, Main Street. Near bus stops.</p>		
			<p>Source: City of Half Moon Bay GIS.</p>		
Net Acreage: 0.48 Acres		Max. Density: 29.04 DU/AC		Max. Buildout: 14 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.9	0.85	0.8	1	1	0.612
Realistic Yield: 9 Units					

Owner/Developer Interest: The City has an established relationship with the owner and is currently leasing this site for storage of equipment related to a local park improvement. Housing developers, both for-profit and non-profit, have expressed strong interest in the site in recent years. One developer prepared a site plan with 11 prefabricated units arranged around a central community garden with a shared parking area. The concept, viewed favorably by City staff, would have required a parking exception. Program 1-2 addresses this constraint. Study of this site and the preliminary design contributed to the City’s understanding of the need for more flexible parking standards for sites like this one.

Site 5. 101 Canada Cove Avenue

Site Description: The site consists of 4 acres of vacant land next to an existing 55 and over modular home community, Canada Cove. The site is predominately flat and benefits from being at a lower grade than HWY 1 for sound protection. Adjacent uses include medium-density residential development to the north, equestrian and agricultural uses to the east, and the Canada Cove mobile home park to the south and west. Located within the Town Boulevard visual resource area, near the southern city limit, the site will benefit from the City’s plan to increase bike and pedestrian access to the Town Center via multi-use pathways parallel to HWY 1. A traffic light on the northeast corner of the property allows for safe crossing and access to bus stops on both sides of HWY 1 near the property. The Project will require a biological resource evaluation as the project site is a large parcel of land that has not been developed.

Diagram C-5: Site 5. 101 Canada Cove Avenue					
Site Area: 4.12 AC		LCLUP/GP: MHP Zoning: MHP		Base Density: 21.78 DU/AC	
<p>Source: City of Half Moon Bay GIS.</p>			Current Use: Vacant		
			Affordability Assumptions: Low		
			Constraints: LCP Town Boulevard Visual Resource area; HWY 1 noise.		
			Access to Resources: Near bus stop and limited commercial services; walking distance to Miramontes Pt. Road public beach access.		
Net Acreage: 4.12 Acres		Max. Density: 21.78 DU/AC		Max. Buildout: 90 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.66	0.75	0.9	1	1	0.495
Realistic Yield: 40 Units					

Owner/Developer Interest: The owners of the site have been in contact with the City to explore options to expand the existing modular home community and/or similar use. Manufactured homes tend to be low-rise, and thus the visual resource corridor constraint is alleviated by the anticipated development type.

Site 6. 740 Purissima Street

Site Description: This is a half-acre under-utilized infill site within Town Center. The site is predominately flat. Adjacent uses include the Half Moon Bay Library to the north, commercial and residential development to the east, and the Amesport Landing townhouse neighborhood to the south and west. The front of the property (east side) is developed with five multi-family units which represent legal non-conforming development in the R-2 zoning district. This development covers approximately 50% of the property.

Diagram C-6: Site 6. 740 Purissima Street					
Site Area: 0.55 AC		LCLUP/GP: Res-High Zoning: R-2 Rezone to: R-3		Base Density: 17.42 DU/AC	
Source: City of Half Moon Bay GIS.			<p>Current Use: Multi-family residential</p> <p>Affordability Assumptions: Very Low <u>Moderate</u></p> <p>Constraints: Relocation requirements could hinder full redevelopment to achieve a higher yield; requires rezoning to R-3.</p> <p>Access to Resources: Within Town Center, walk to schools, stores, services, community center, library, parks. Near bus stops.</p>		
Net Acreage: 0.55 Acres		Max. Density: 29 DU/AC		Max. Buildout: 16 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.9	0.85	0.97	1	1	0.742
Realistic Yield: 12 Units					

The site is within the Town Center area, where there has been substantial residential redevelopment and for which the Housing Element contains programs incentivizing further residential development. For this reason, the site is assigned a Realistic Capacity adjustment factor of 85%.

Owner/Developer Interest: The property could be completely redeveloped or could include development of the vacant rear (west) portion of the site. Rezoning to R-3 is anticipated in the LCLUP, and property owner representatives have reached out to the City during and after the LCLUP update process supporting the land use designation change from Residential-Medium to Residential-High. The City has also been contacted by non-profit housing developers interested in purchasing the property. This could help ensure that existing renter households are provided with housing options in the case of full site redevelopment.

Site 7. 895 Main Street

Site Description: This underutilized Town Center site is predominantly flat and located on a corner parcel. Adjacent uses include residential and low-rise commercial development on all sides with Coastside Senior Housing development and center to the south. The South Downtown location emphasizes residential uses, including on Main Street.

Diagram C-7: Site 7. 895 Main Street					
Site Area: 0.21 AC		LCLUP/GP: C-G Zoning: C-D		Base Density: 29.04 DU/AC	
 <p>Source: City of Half Moon Bay GIS.</p>			Current Use: Single-family home		
			Affordability Assumptions: Moderate		
			Constraints: Retention of the single-family home limits yield.		
			Access to Resources: Within Town Center, walk to schools, stores, services, Poplar Beach, and California Coastal Trail. Near bus stops.		
Net Acreage: 0.21 Acres		Max. Density: 30 DU/AC		Max. Buildout: 6 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.9	0.85	0.8	1	1	0.612
Realistic Yield: 4 Units					

The site is within the Town Center area, where there has been substantial residential redevelopment and for which the Housing Element contains programs incentivizing further residential development. For this reason, the site is assigned a Realistic Capacity adjustment factor of 85%.

Owner/Developer Interest: This is one of the smaller partially vacant sites at slightly less than a quarter acre; however, in meeting with City staff on several occasions, the owner has shared strong interest to increase the number of housing units on the site. The owner is exploring two options: 1.) Total site redevelopment with a new mixed-use development utilizing the maximum allowed density, which could potentially yield six units without a density bonus, and 9 units with the maximum density bonus; or 2.) Retention of the existing single-family home and infill with an “ADU demonstration” project adding up to five small, detached units. The property owner is involved with an ADU pre-fabrication company and is interested in providing a cottage court living environment on the site. City staff has also researched opportunities for affordable housing

funding from the San Mateo County farmworker housing forgivable loan program should such units be reserved for qualifying households. The owner wanted the site to be included in the Cycle 6 inventory. Due to the existing site constraint of the single-family home, the City made a conservative assumption about realistic yield.

Site 8 - 500 Block Poplar Street

Site Description: This rectangular vacant infill site is in the Town Center. Located [within the Town Boulevard visual resource area](#), on the southwest corner of HWY 1 and Poplar Street, the site is predominantly flat. Surrounding uses include single-family and duplex units to the north; vacant sites to the east and south; and a single-family residential neighborhood on the west side of HWY 1. The site is comprised of two parcels in single ownership.

Owner/Developer Interest: City staff met with the property owner during the LCLUP update, who was very amenable to the land use designation change from Residential-Medium to Residential-High. The owner and staff studied concept build-out options in compliance with the future rezoning to the R-3 district for nine units without a density bonus. Two- and three-story approaches with surface and/or tuck-in parking were considered. The owner also inquired about the potential for use of the undeveloped Fourth Avenue right-of-way, which could provide access and/or be vacated by the City to increase site area. Additional vacant sites on Poplar Street, as well as to the south on Metzgar Street which backs up to the site, make for potential lot consolidation. However, because these other sites are in different ownerships, the City assumed individual site development to not impose a constraint on any of the Housing Opportunity Sites for lot consolidation.

Diagram C-8: Site 8 - 500 Block Poplar Street

Site Area: 0.32 AC		LCLUP/GP: Res-High Zoning: R-2, Rezoning to: R-3		Base Density: 17.42 DU/AC	
 <p>Source: City of Half Moon Bay GIS.</p>				Current Use: Vacant	
				Affordability Assumptions: Moderate	
				Constraints: HWY 1 noise.	
				Access to Resources: Within Town Center, walk to schools, stores, services, Poplar Beach, and California Coastal Trail. Near bus stops.	
Net Acreage: 0.32 Acres		Max. Density: 29.04 DU/AC		Max. Buildout: 9 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.9	0.85	0.8	1	1	0.612
Realistic Yield: 5 Units					

Site 9. 604 Poplar Street

Site Description: This rectangular infill site is in the Town Center. It is predominantly flat. Surrounding uses include single-family and duplex units to the north; vacant sites to the east, south, and west; and a single-family residential neighborhood on the west side of HWY 1. The site is comprised of three parcels in single ownership, and a single-family home sits on the middle parcel.

Diagram C-9: Site 9. 604 Poplar Street					
Site Area: 0.32 AC		LCLUP/GP: Res-High Zoning: R-2, Rezoning to: R-3		Base Density: 17.42 DU/AC	
			Current Use: Single-family home		
			Affordability Assumptions: Moderate		
			Constraints: Retention of single-family home reduces build-out potential. Owner has no immediate interest.		
			Access to Resources: Within Town Center, walk to schools, stores, services, Poplar Beach, and California Coastal Trail. Near bus stops.		
Net Acreage: 0.32 Acres		Max. Density: 29.04 DU/AC		Max. Buildout: 10 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.9	0.85	0.8	1	1	0.612
Realistic Yield: 5 Units					

The site is within the Town Center area, where there has been substantial residential redevelopment and for which the Housing Element contains programs incentivizing further residential development. For this reason, the site is assigned a Realistic Capacity adjustment factor of 85%.

Owner/Developer Interest: The owner has had past communications with the City about housing development throughout the City and in this neighborhood. The pending rezoning of R-3 will improve such prospects. As with site #8, the undeveloped Fourth Avenue right-of-way could

provide access and/or be vacated by the City to increase site area. Additional vacant sites on Poplar Street, as well as to the south on Metzgar Street which backs up to the site, make for potential lot consolidation. However, because these other sites are in different ownerships, the City assumed individual site development to not impose a constraint on any of the Housing Opportunity Sites for lot consolidation. In 2024, the owner provided notice to the city that there is no immediate intent to redevelop the property. Due to the proximity of this property to sites 8, 10, and 11 with R-3 zoning, the City is retaining as an Opportunity Site.

Site 10. 600 Block Poplar Street

Site Description: This rectangular infill site is in the Town Center. It is predominantly flat. Surrounding uses include single-family and duplex units to the north and east, and vacant sites to the south and west. The site is comprised of four parcels in single ownership.

Diagram C-10: Site 10. 600 Block Poplar Street					
Site Area: 0.4 AC		LCLUP/GP: Res-High Zoning: R-2, Rezoning to: R-3		Base Density: 17.42 DU/AC	
 <p>Source: City of Half Moon Bay GIS.</p>			Current Use: Vacant		
			Affordability Assumptions: Moderate		
			Constraints: No unusual conditions.		
			Access to Resources: Within Town Center, walk to schools, stores, services, Poplar Beach, and California Coastal Trail. Near bus stops.		
Net Acreage: 0.4 Acres		Max. Density: 29.04 DU/AC		Max. Buildout: 11 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.9	0.85	0.8	1	1	0.612
Realistic Yield: 6 Units					

Owner/Developer Interest: For several decades, this owner has developed numerous infill sites throughout the City and continues to actively develop sites that have been in family ownership for many years. For site #10, the owner favorably acknowledged the increased buildout potential from the LCLUP update which will lead to rezoning to the R-3 district. Additional vacant sites on Poplar Street, as well as to the south on Metzgar Street which backs up to the site, make for potential lot consolidation. However, because these other sites are in different ownerships, the City assumed individual site development to not impose a constraint on any of the Housing Opportunity Sites for lot consolidation.

Site 11. 940 Main Street

Site Description: This nearly two-acre infill site is developed with one single-family home on the east end of the property; most of the lot is vacant. The site comprises the southern side of an entire City block. The home is included in the City's historic resources inventory, the eastern portion containing the historic home will be parceled off. The site is in the South Downtown portion of the Town Center, within the Town Boulevard visual resource area, and mostly flat. Surrounding uses include vacant sites and residential development to the north, the Coastside Senior Housing development and center to the east, and residential development to the south and across HWY 1 to the west.

Diagram C-11: Site 11. 940 Main Street					
Site Area: 1.91 AC		LCLUP/GP: Res-High Zoning: R-2, Rezoning to: R-3		Base Density: 17.42 DU/AC	
 <p>Source: City of Half Moon Bay GIS.</p>			Current Use: Single-family home, mostly vacant.		
			Affordability Assumptions: Very Low		
			Constraints: House is on historic inventory, HWY 1 noise on the west end of the site.		
			Access to Resources: Within Town Center, walk to schools, stores, services, Poplar Beach, and California Coastal Trail. Near bus stops.		
Net Acreage: 1.91 Acres		Max. Density: 29.04 DU/AC		Max. Buildout: 55 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
0.90	0.85	0.97	1	1	0.742
Realistic Yield: 41 Units					

The site is within the Town Center area, where there has been substantial residential redevelopment and for which the Housing Element contains programs incentivizing further residential development. For this reason, the site is assigned a Realistic Capacity adjustment factor of 85%.

Owner/Developer Interest: The site has been on and off the market for a number of years. The owners obtained approval for an 11 duplex lot subdivision, including four affordable housing units as required by the City’s Below Market Rate (BMR) Ordinance. However, the subdivision was never recorded. The R-3 rezoning will work well for multi-family development on a single lot; thus, the lack of completion of the subdivision has turned out to be fortuitous. This site was included in both the Cycle 4 and 5 Housing Elements. Rezoning should significantly diminish past constraints associated with the previously approved duplex subdivision. The existing historic home could potentially be moved closer to Main Street to further improve residential yield; however, it is not necessary for realistic yield buildout to move the existing home. City staff have

discussed adaptive reuse of the home with prospective developers for childcare, supportive services, or a community space.

An affordable housing developer has approached the owners to purchase the property. The City cannot disclose more details about this opportunity to avoid disrupting active sales negotiations.

Site 12. Pacific Ridge Phases 2 and 3

Site Description: This site is located at the terminus of Terrace Avenue at the eastern limits of the city boundary. It slopes downward from east to west. Surrounding uses include protected open space to the north, public open space and predominately undeveloped hillsides to the east, Half Moon Bay High School to the south, and the Highland Park residential neighborhood to the west. This site includes 44 parcels in the Pacific Ridge residential subdivision. The subdivision is made up of three phases. Phase 1 is sold and developed. The City approved Final Maps for Phases 2 and 3, and all infrastructure, including streets and utilities, has been installed.

Owner/Developer Interest: Past litigation settlement and a coastal development permit issued by the California Coastal Commission specifies that development of each parcel is for one single-family residence; therefore, site #12 is assumed to develop with 44 above moderate-income single-family homes for the purposes of the Site Inventory. The property owner is actively seeking to sell Phases 2 and 3 to a master builder, as had been done for Phase 1.

Diagram C-12: Site 12. Pacific Ridge Phases 2 and 3

Site Area: ~ 17 AC		LCLUP/GP: PD Zoning: PUD		Base Density: per PUD	
 <p>Source: City of Half Moon Bay GIS.</p>				Current Use: Vacant subdivided lots	
				Affordability Assumptions: Above Moderate	
				Constraints: Limited buildout options due to settlement agreement and Coastal Commission approved coastal development permit. Site drainage must be carefully maintained; slope failure above the site occurred in recent years.	
				Access to Resources: Near Town Center and Half Moon Bay High School.	
Net Acreage: 17.37 Acres		Max. Density: 1 DU/AC		Max. Buildout: 44 Units	
Adjustment Factors:					
Land Use Controls	Realistic Capacity	Typical Densities	Infra. Controls	Enviro. Controls	Total Factor
1	1	1	1	1	1
Realistic Yield: 44 Units					

Infrastructure

The LCLUP update included an extensive assessment of infrastructure capacity for water supply and wastewater treatment. Water supply and wastewater treatment capacity were found to be adequate for the 2040 planning horizon. The LCLUP assumed two RHNA cycles, assuming that RHNA 6 and 7 would likely be higher than for Cycle 5, while still needing to fit within the Measure D residential growth limitation. Cycle 6 RHNA, as represented by the Pipeline Projects, Opportunity Sites, and accessory dwelling units was fully accounted for in these buildout analyses. The LCLUP assumed buildout of additional sites for both commercial and residential development to establish a conservative assessment. Despite the adequacy of capacity, some limitations must be acknowledged as constraints. These were discussed in the Technical Report Appendix B – Constraints and key findings are highlighted below. Electricity is also considered.

Water Supply: Following the LCLUP update, the Coastside County Water District completed its 2020 Urban Water Management Plan (UWMP). The UWMP concluded that water supply was adequate for normal (non-drought) years; however, supply shortfalls are projected in single dry and multiple dry years with implementation of the Bay-Delta Plan Amendment. These projected shortfalls must be addressed through the District’s Water Shortage Contingency Plan which requires serious conservation efforts. The Water District is also working to establish additional water sources.

Wastewater Treatment Capacity: Wastewater treatment capacity was found to be adequate, provided that continued investment in reduction inflow and infiltration (I&I) to maintain capacity during wet weather conditions. The City continues to fund Capital Improvement Program projects to improve the wastewater conveyance system to reduce I&I, year after year.

Electricity: Development allowed under the Cycle 6 Housing Element, in combination with cumulative development (residential and non-residential) will increase electricity demand. development projects would be required to comply with applicable State and local regulations for energy conservation. They would also be subject to the City’s 2022 Building Electrification Ordinance, which requires most new residential development to be fully electric powered. In developing this ordinance, the City coordinated with energy providers, PG&E and Peninsula Clean Energy (PCE). PG&E acknowledged and is ready for full electrification of new and existing buildings by 2045. PG&E is advocating for all-electric policies like Half Moon Bay’s, and for greater ability to decommission gas lines at the time of replacement and repair. It is noted that electric vehicle charging is more of a concern than buildings, but it’s being addressed and part of planning for the cumulative condition.

Lower-Income RHNA Analysis

HCD requires additional analysis of sites used to accommodate lower-income households in the 6th Cycle Housing Element. This additional review, of sites used in previous planning periods, appropriate density, and small and large sites, is focused on the six sites used to accommodate lower-income RHNA.

Table C-109: Sites Accommodating Lower-Income RHNA

Site #	Address	Units	LCLUP / General Plan	Zoning District	Site Size (AC)	Usable Portion of Site (AC)
1	880 Stone Pine*	50	PF	U-R	20.66	4.50
2	498 Kelly Avenue	60	PF w/ WHO	P-S	14.51	2.4
3	300 Block Church Street	52	PF w/ WHO	P-S	1.90	1.55
5	101 Canada Cove Avenue	40	MHP	MHP	4.12	4.12
6	740 Purissima Street**	12	R-H	R-2	0.5	0.55
11	940 Main Street**	41	R-H	R-2	1.91	1.91

Source: City of Half Moon Bay

Notes: *Site #1: WHO will be added to PF land use designation and will be rezoned from U-R to P-S

**Sites #6 and #11 will be upzoned from R-2 to R-3.

Sites Used in Previous Planning Periods

HCD requires an analysis of sites used to accommodate lower-income RHNA to determine if any were either non-vacant and included in the jurisdiction’s 5th cycle housing element, or vacant and included in the jurisdiction’s Cycle 4 and 5 Housing Elements (if not more). Of the five sites in the Site Inventory allocated for lower-income units, one site – Site # 11 – is predominately vacant and was included in Half Moon Bay’s Cycle 4 and 5 Housing Elements.

HCD requires that such sites be addressed to facilitate future development in that it has not yet occurred. This is typically done via a program in the Housing Element ~~that requires~~ rezoning within three years of the beginning of the planning period to allow residential use by right at 20 units/acre for housing developments in which at least 20% of the units are affordable to lower-income households on Site #11.³ ~~These program provisions are included in Program 1-1. However, in this case, an affordable housing developer is in negotiations to purchase the site and has agreed with the property owner to modify the site in such a way so as to parcel off the existing historic home. This would result in a small site area, but the developable portion of the site would no longer be encumbered by the presence of the existing home. The parceled off portion of the site would also add value as a lot with a single-family home and room for additional units including ADUs and/or further subdivision for an additional lot. Provided that this approach moves forward, the City will not need to implement a zoning amendment.~~

Sites that Allow Non-Residential Uses

³ HCD Division of Housing Policy Development “Housing Element Site Inventory Guidebook Government Code Section 65583.2” (HCD: June 10, 2020), p. 12. Available at https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

HCD requires an analysis of the likelihood of development with a residential component on sites located in zoning districts that allow non-residential uses. Housing Opportunity Sites #4 and #7 are located in mixed-use zoning districts (Commercial-General/C-G and Commercial-Downtown/C-D, respectively) where development could be 100% non-residential. Both sites are located within the Town Center near services and are identified for moderate-income units. From this perspective, these sites are similar to the three most recent developments of mixed-use buildings at 795 Main Street (complete, two units over commercial space), 415 Purissima Street (construction nearing completion, two units over commercial space), and 433 Main Street (construction underway, two buildings with two units over commercial space in one building and four units in single-use residential building). Furthermore, there have been no proposals for wholly non-residential development of such sites within the past ten years. In fact, two similarly sited properties that had been originally developed as homes and had converted to office uses, have been converted back to residential use in recent years, and two existing commercial buildings established residential use on the second floor where such space had formerly been used for office, storage, and other uses. Housing developers have expressed interest in site #4, and the owner of site #7 has discussed residential buildout options with City staff. Considering all of the above, and that on the San Mateo County Coastside, the residential market continues to be stronger than the commercial market, development of both of these sites would be expected to come forward as either mixed-use or single-use residential development.

Appropriate Density

Housing Elements are allowed to utilize “default” density standards that are deemed appropriate to accommodate housing for lower-income households. This provides a streamlined option for local governments to meet the density requirement.

The appropriate or default density for Half Moon Bay is 20 units/acre. Although the city is located on the western coastal edge of a metropolitan statistical area with a population of more than 2 million, Half Moon Bay has a population of 11,308⁴ – far lower than the 25,000-person limit laid out by HCD.⁵ The following zones have maximum densities that exceed the default density of 20 units/acre:

Table C-1011: Default Density

Zoning District	Minimum Density	Maximum Density
R-3	15	29.04
C-D	15	29.04
C-VS	15	29.04
C-G	15	29.04
MHP	N/A	21.78*

Source: City of Half Moon Bay Zoning Ordinance.

Note *=18.07.030(A) states that “The maximum permitted number of mobile home spaces shall be determined by dividing the net area of the site by two thousand square feet of site area per mobile home dwelling.” One acre divided by 2,000 square feet equals 21.78 dwelling units per acre.

Of the six sites Housing Opportunity Sites allocated for lower-income units, three are, or will be, zoned P-S; one is zoned MHP; and two will be rezoned R-3 following the Housing Element update process.

In addition to the zoning districts listed in Table C-10, the P-S zoning district can be appropriate to accommodate lower-income RHNA. This zoning district, for Public and Quasi-Public uses, includes many of Half Moon Bay’s publicly owned parcels. This zoning district, especially when combined with the WHO (which allows for densities of over 20 units/acre when overlaid on top of land use designations within the Town Center) can accommodate lower-income RHNA due to the unique nature of publicly owned land and the City’s interest in developing lower-income housing on some of these parcels at densities that are practical for affordable housing developers.

⁴ California Department of Finance Table E-1 (2022).

⁵ HCD Memo: “Default Density Standard Option – 2020 Census Update” (March 21, 2022), see Table A. Available at <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/defaultdensity2020censusupdate.pdf>

Small and Large Sites

HCD recommends that only parcels between 0.5 acres and 10 acres in size are used for a jurisdiction's lower-income RHNA. Two of the five sites in the Site Inventory allocated for lower-income units, Sites #1 and #2, are larger than 10 acres. However, both sites will have far less than the total site acreage dedicated to residential development (in this case lower-income housing development):

Site #1 – 880 Stone Pine Road: This is a City-owned site intended for lower-income housing. According to environmental studies already completed for the site, approximately 4 acres of the parcel are available for housing development.

Site #2 – 498 Kelly Avenue: Owned by the Cabrillo Unified School District. Residential uses would only take up a portion of the parcel, which also is the site of Hatch Elementary School, Coastside Children's Programs, Pilarcitos High School, La Costa Adult School, and offices of the Cabrillo Unified School District. According to preliminary review of the site, approximately 4 acres of the parcel are available for housing development.

Parcel Consolidation

Parcel consolidation would be required to meet the realistic capacities for sites #8, #9, and #10, which are made up of multiple parcels. As already noted, each of these sites has one owner. All these owners will benefit from the forthcoming upzoning to the R-3 multi-family district which will allow them to develop more units. Lot mergers are straightforward matters that can be executed during or after the planning entitlement process. In most cases, the City includes a condition of approval for the coastal development permit that the merger be accomplished prior to issuance of the building permit. None of these sites have lower-income housing allocated to them.

Alternative Means of Meeting RHNA

Half Moon Bay also uses Accessory Dwelling Units, or ADUs, as part of its RHNA strategy. Half Moon Bay bases its ADU production on the "safe harbor" option provided by HCD,⁶ looking at ADU production from 2019-2021. For these years, there was an average of 14 ADUs permitted. Based on this rate of production, 112 ADUs will be projected for completion over the eight-year planning period.

⁶ "Use the trends in ADU construction since January 2019 to estimate new production. This is a conservative option to only account for the effect of the new laws without local promotional efforts or incentives (safe harbor option)." In HCD Memo "Housing Element Site Inventory Guidebook Government Code Section 65583.2" (June 10, 2020).

Table C-1112: ADU Permits

Year	ADUs Receiving Building Permits
2019	10
2020	10
2021	22
Average	14

Source: City of Half Moon Bay

Table C-1213: Projected ADUs

	Very Low	Low	Moderate	Above Moderate	Total
Proportion	30%	30%	30%	10%	100%
ADUs	34	34	34	10	112

Source: City of Half Moon Bay

Other Analyses

To conclude the Housing Sites Inventory section, there are two short additional analyses required by HCD noted here.

Non-Vacant Sites that Include Residential Units

Government Code Section 65583.2(g)(3) necessitates a program requiring the replacement of units affordable to the same or lower-income level as a condition of any development on a non-vacant site consistent with those requirements set forth in Density Bonus Law. There are no such units on non-vacant sites in the Site Inventory.

AB 1233: 5th Cycle Shortfall Review

Half Moon Bay had adequate sites available in its previous Housing Element cycle and is not required to accommodate any unaccommodated need. There is no rezoning necessary as per Government Code section 65584.09.

Quantified Objectives

Many programs and policies reduce barriers and create opportunities for a balanced community. These goals are essential to meeting the City’s housing needs, but are more qualitative in general. Half Moon Bay reasonably expects that a theoretical total of ~~757~~542 units could be developed, rehabilitated, or conserved, as described by Table C-143. This includes Half Moon Bay’s 480-unit RHNA, 48 units rehabilitated per Program 21, and no units identified that require conservation or preservation (although ongoing monitoring will occur as per Program 2-2).

-Measure D has a maximum capacity for an estimated 582 new units over the course of the planning period and will be adjusted as per Program 6-8 in the Housing Element. Adjusting for ~~Measure D~~ rehabilitation, a total of 619 units could be developed, rehabilitated, or conserved during Cycle 6 even within Measure D's limits.

Table C-13-14 Quantified Objectives

Income Category	New Construction Objectives	Rehabilitation	Conservation / Preservation
Extremely Low	10118	0	0
Very Low	70180	4016	0
Low	159104	1516	0
Moderate	134352	4016	20
Above Mod.	239141	0	0
Sub-Totals	720480	3548	20
Total	757542 units		
Measure D Limited Sub-Totals*	582	3548	20
Measure D Limited Total	63019 units		

Source: City of Half Moon Bay

Notes: *See Technical Report Appendix B – Constraints, page B-38 for estimated Measure D capacity during Cycle 6.

Half Moon Bay is meeting its duty to affirmatively further fair housing with a focus on infill development, primarily in vacant sites and some underutilized sites.

This AFFH section discusses how the City's identifying Housing Opportunity Site strategy, which allocates lower-income units in or near the Town Center, affirmatively furthers fair housing by supporting the residential development in the area of the city with the greatest access to amenities.⁷ The section will go over how the approach to the location of the Housing Opportunity Sites potentially improves and/or exacerbates conditions and describes how concentrating sites in or near the Town Center serves to alleviate the isolation of RHNA by income group. The section will then analyze local data and knowledge, as well as other relevant factors, to present the importance of leveraging the amenity-rich Town Center area to provide a suitable neighborhood context for lower-income housing.

Improved/Exacerbated Conditions

Half Moon Bay consists of nine Census block groups distributed through three Census tracts: six block groups and all the tracts cross City boundaries and include housing units outside of the city, complicating analysis.

Of the nine block groups that make up Half Moon Bay, four contain Housing Opportunity Sites:

Tract 6135.01:

- Block Group 2

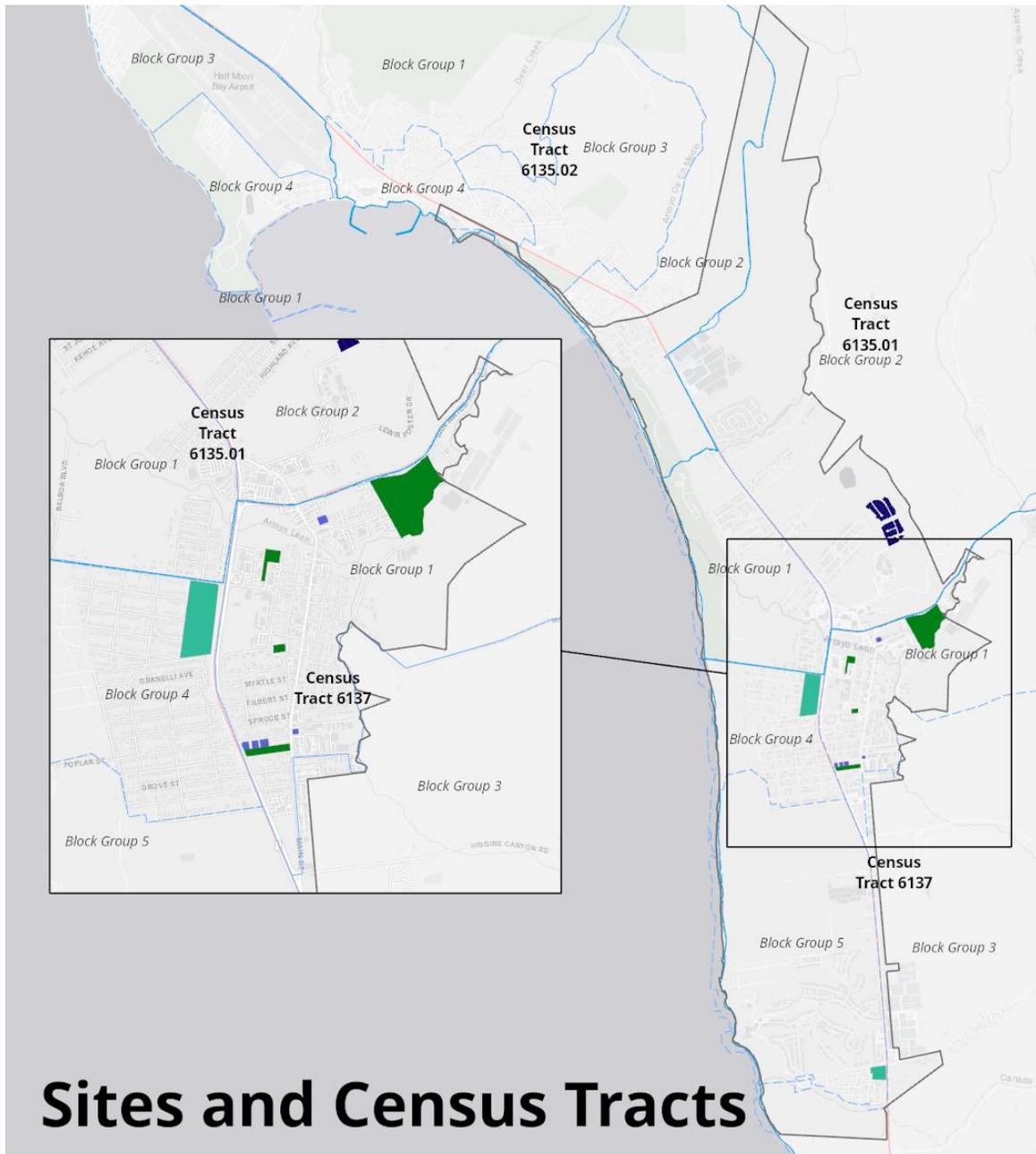
Tract 6137:

- Block Group 1
- Block Group 4
- Block Group 5

Figure C-4 maps the Housing Opportunity Sites within Census tracts and block groups. Table C-14 presents the Housing Opportunity Sites by block group in a table format. The table indicates that Housing Opportunity Site units will not drastically increase the number of units in any individual census block group.

⁷ This AFFH assessment is focused on the sites inventory. Technical Report - Appendix D: Affirmatively Furthering Fair Housing Assessment provides a comprehensive look at AFFH in Half Moon Bay.

Figure C-4: Sites by Census Tract and Block Group



HALF MOON BAY

0 0.5 1 Mile



Spatial Reference
 Name: NAD 1983 StatePlane California III FIPS 0403 Feet
 PCS: NAD 1983 StatePlane California III FIPS 0403 Feet

Opportunity Sites

- Very Low
- Low
- Moderate
- Above Moderate

- Census Tracts
- Census Block Groups
- City Boundary

Source: U.S Census Bureau, City of Half Moon Bay

Table C-154: RHNA by Census Block Group

Census Tract:	6135.01		6135.02			6137			
Block Group:	6135.01-BG1	6135.01-BG2	6135.02-BG1	6135.02-BG2	6135.02-BG3	6137-BG1	6137-BG3	6137-BG4	6137-BG5
Sites		#12				#1, #3, #4, #6, #7, #8, #9, #10, #11		#2	#5
Total Units	0	44	0	0	0	244	0	60	40
Lower Income	0	0	0	0	0	215	0	60	0
Moderate Income	0	0	0	0	0	29	0	0	40
Above Moderate Income	0	44	0	0	0	0	0	0	0

Source: U.S. Census Bureau, City of Half Moon Bay

As presented in Table C-15, Census tract 6137 block group 1, sees by far the greatest number of Housing Opportunity Site units, representing an 18% increase from the existing 1,055 existing units. This block group’s boundaries substantially coincide with the City’s defined Town Center. The Town Center boundary was set by the City and certified by the Coastal Commission as the best place in the city for infill development for numerous reasons. Thus, from the City’s perspective, this increase would fulfill long-range planning efforts to grow and improve Town Center neighborhoods.

Table C-1516: Unit Increase by Census Block Group

Census Tract:	6135.01		6135.02			6137			
Block Group	6135.01-BG1	6135.01-BG2	6135.02-BG1	6135.02-BG2	6135.02-BG3	6137-BG1	6137-BG3	6137-BG4	6137-BG5
RHNA Allocation	0	44	0	0	0	191	0	67	70
Units (2018)	703	664	486	642	610	1,055	474	811	939
Unit % Increase	0%	7%	0%	0%	0%	18%	0%	8%	7%

Source: U.S. Census Bureau, City of Half Moon Bay

Table C-16 below presents demographic information such as race/ethnicity, percentage of the population in poverty or disabled, existing rentals affordable to extremely/very low-income households, block group-wide household median-income, and proportion of owners to renters per Census block group. The data collection dates are given in parentheses.

Table C-1617: Unit Increase and Existing Conditions

Census Tract:	6135.01			6135.02			6137			
Block Group	6135.01-BG1	6135.01-BG2	6135.02-BG1	6135.02-BG2	6135.02-BG3	6137-BG1	6137-BG3	6137-BG4	6137-BG5	
Race/Ethnicity (2018)										
% White	43%	57%	77%	74%	70%	53%	17%	67%	83%	
% Hispanic	49%	33%	12%	16%	22%	39%	79%	23%	7%	
% Asian and/or Pacific Islander	5%	6%	5%	5%	3%	5%	2%	7%	7%	
% Black	0%	0%	1%	0%	0%	0%	1%	1%	0%	
% Multi-Racial, Native American, or Other Race	3%	3%	4%	4%	5%	2%	1%	3%	3%	
At-Risk Population (Tract-Level Data – 2019)										
% Population in Poverty	5%	5%	2%	2%	2%	9%	9%	9%	9%	
% Population Disabled	10%	10%	5%	5%	5%	11%	11%	11%	11%	
Rentals Affordable to ELI/VLI Households (Year)										
	52 units					145 units			5 units	
Household Median Income (2018)										
	\$136,295	\$130,246	\$200,001	\$152,127	\$142,836	\$124,775	\$74,282	\$122,165	\$167,471	
Tenure (2018)										
% Owner	55%	83%	78%	78%	59%	51%	26%	85%	89%	
% Renter	45%	17%	22%	22%	41%	49%	74%	15%	11%	

Source: US Census 5-Year American Community Survey (2017-2021), City of Half Moon Bay

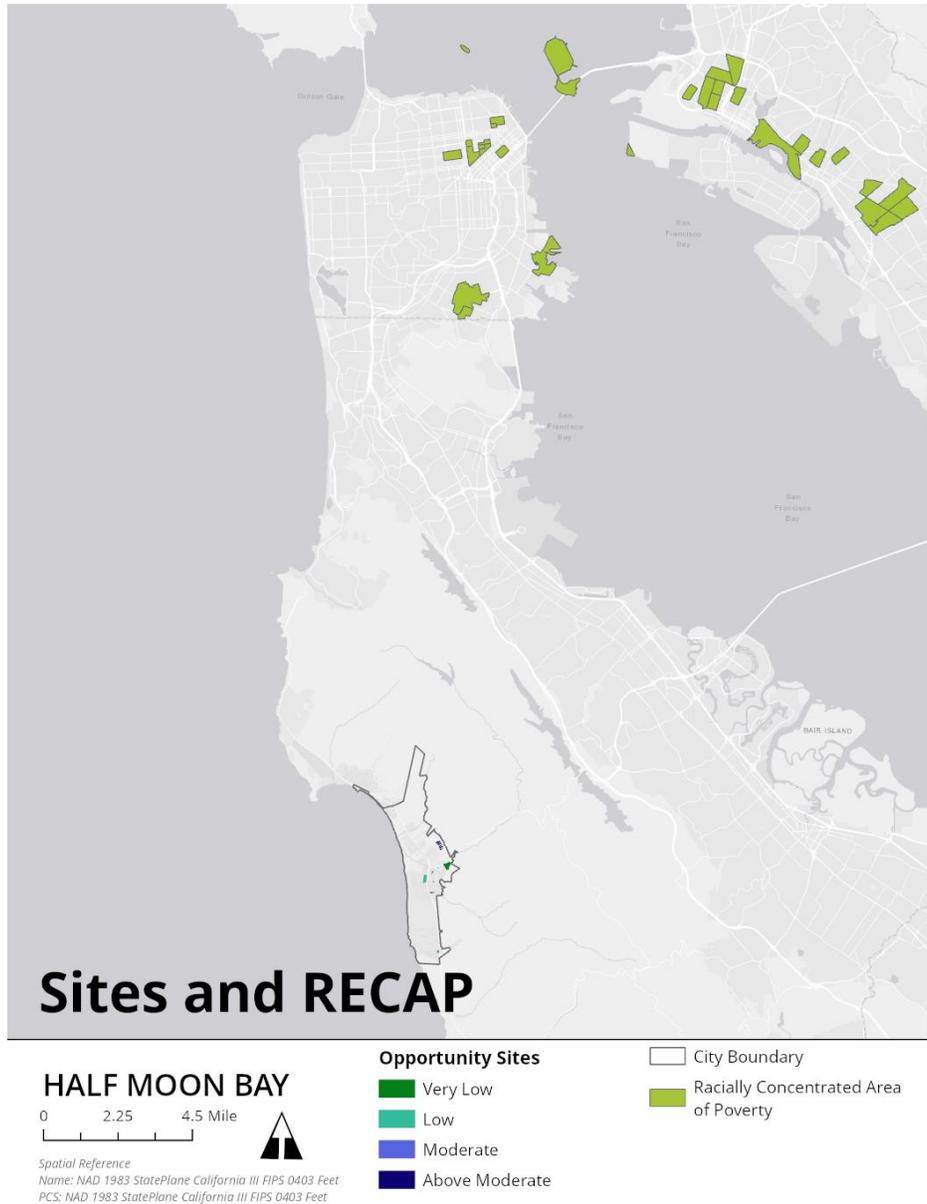
As already noted, the largest number of units are allocated to Census tract 6137 block group 1, which is the most diverse Census block group in Half Moon Bay. Generally, the Housing Opportunity Sites strategy improves conditions by allocating more units to middle-income neighborhoods that already-existing diverse populations. No units are allocated to tract 6137

block group 3, which is the only majority-Hispanic block group and majority-renter block group in the city, as well as the one with the lowest median income.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

HCD requires jurisdictions to track Racially and Ethnically Concentrated Areas of Poverty and of Affluence (RECAP and RCAA, respectively). There are no areas designated as RECAP, where residents are largely persons of color and have lower incomes, in San Mateo County.

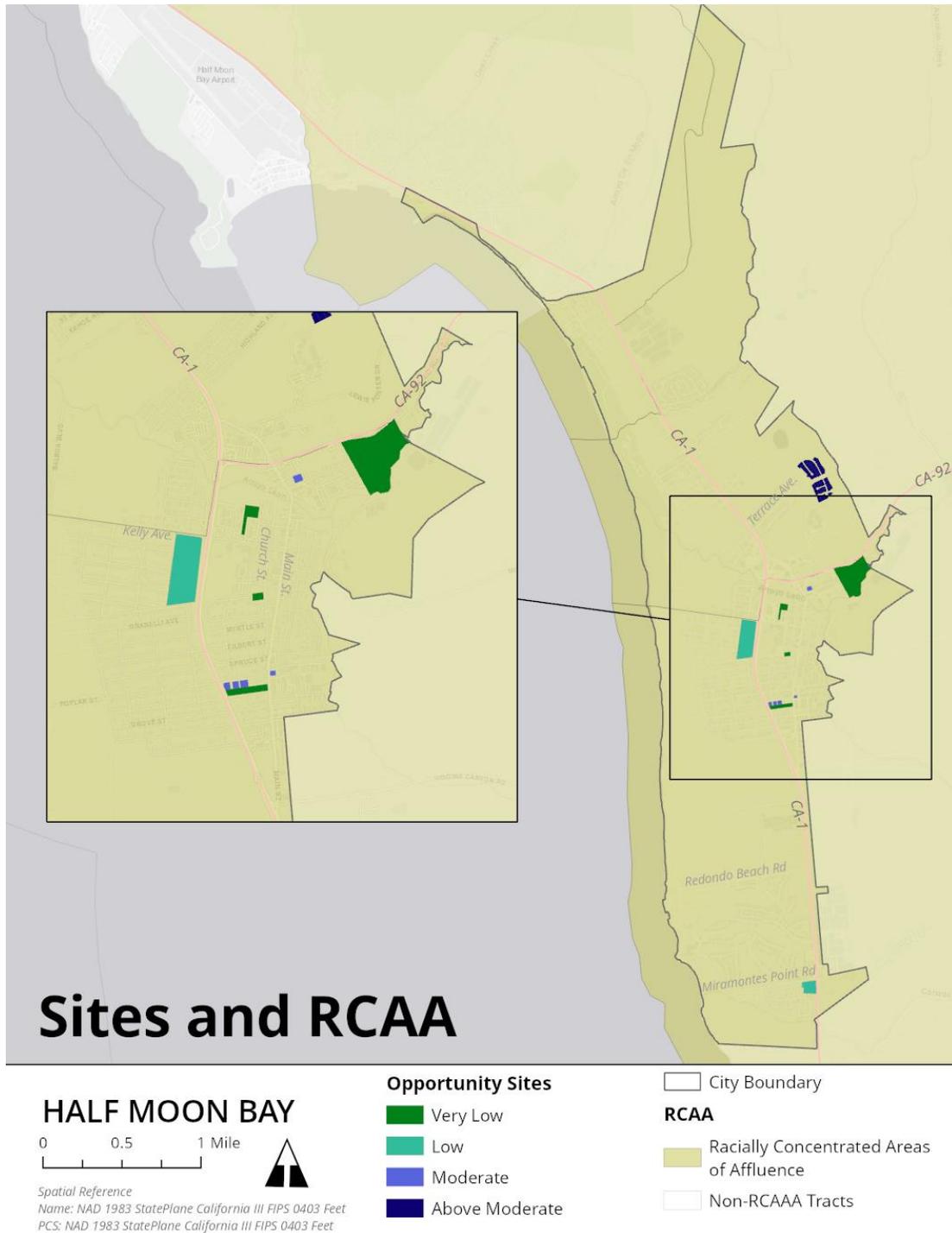
Figure C-5: Sites and RECAP



Source: Data from US Dept. of Housing and Urban Development (2009-2013). Methodology available at: <https://www.arcgis.com/home/item.html?id=9bc3297f5b434c8ba714a2603044dba0>

In contrast, the entire city of Half Moon Bay is in an RCAA area, where the population is disproportionately white and affluent.

Figure C-6: Sites and RCAA



Source: Data from US Census American Community Survey (2015-2019). Methodology available at <https://www.arcgis.com/home/item.html?id=4100330678564ad699d139b1c193ef14>

Access to Opportunity (TCAC)

HCD and TCAC convened an independent group of organizations and research institutions under the umbrella of the California Fair Housing Task Force, which produces an annual set of Opportunity Area Maps. The maps identify areas within every region of the state “whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children.”⁸

TCAC and HCD created these “Opportunity Maps” using reliable and publicly available data sources to derive 21 indicators to calculate Opportunity Index scores for Census tracts in each region of California.

The Opportunity Maps categorize Census tracts into the following five groups based on the Opportunity Index scores:

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty

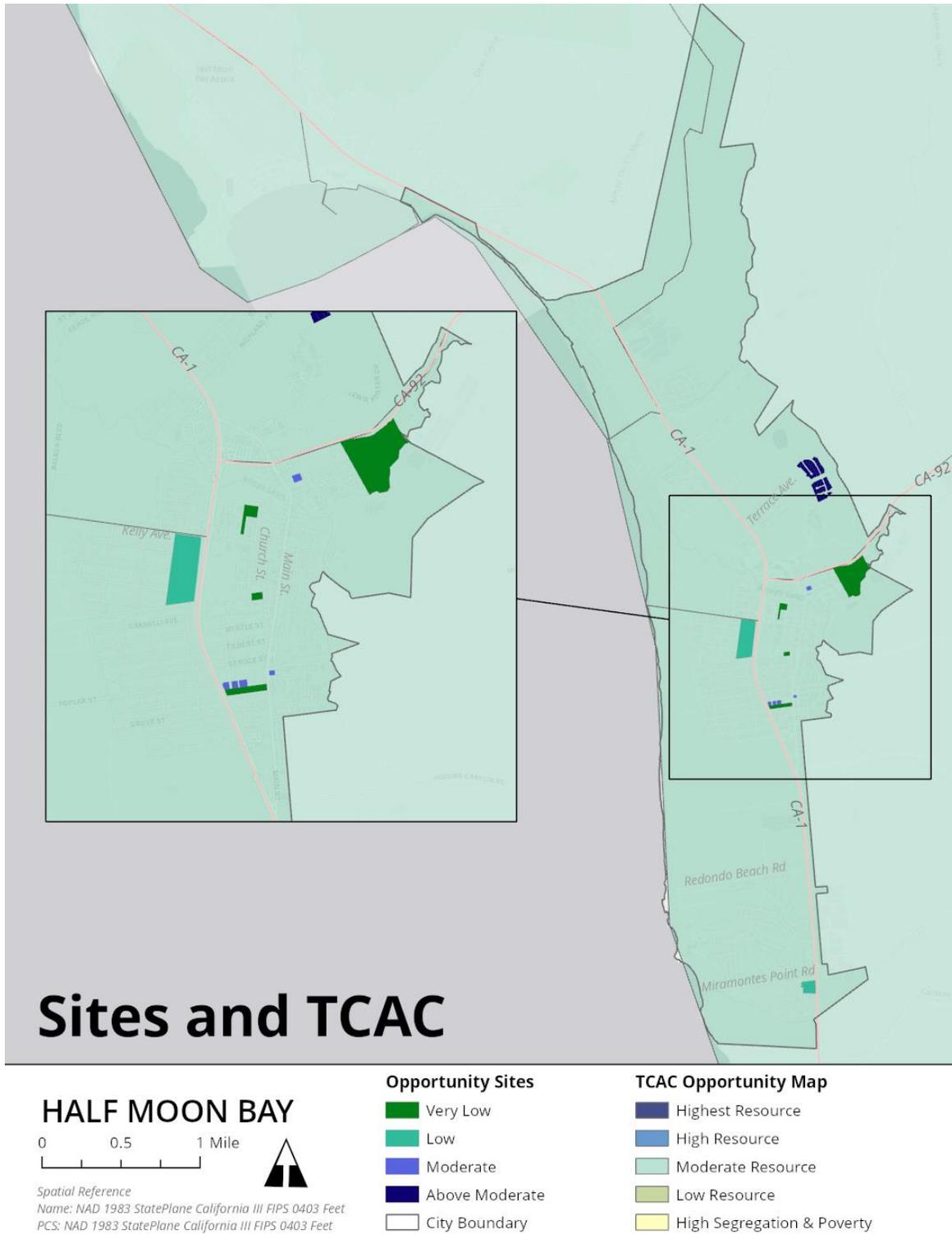
Before an area receives an Opportunity Index score, some Census tracts are filtered into the High Segregation & Poverty category. The filter identifies Census tracts where at least 30% of the population is below the federal poverty line and has a disproportionate share of households of color. After filtering out High Segregation and Poverty areas, the TCAC/HCD Opportunity Map allocates the 20% of tracts in each region with the highest relative Opportunity Index scores to the Highest Resource designation and the next 20% to the High Resource designation. The remaining non-filtered tracts are then evenly divided into Low Resource and Moderate Resource categories.

[This section also analyzes the Education, Economy, and Environment TCAC scores. It also notes the Jobs and Transit analysis performed in the “Local Planning in Neighborhoods with RHNA Concentration” section of the chapter.](#)

All Half Moon Bay falls within the “Moderate Resource” category (see Figure C-7).

⁸ California Fair Housing Task Force. December 2020. Methodology for the 2021 TCAC/HCD Opportunity Map. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

Figure C-7: Sites by Opportunity Area

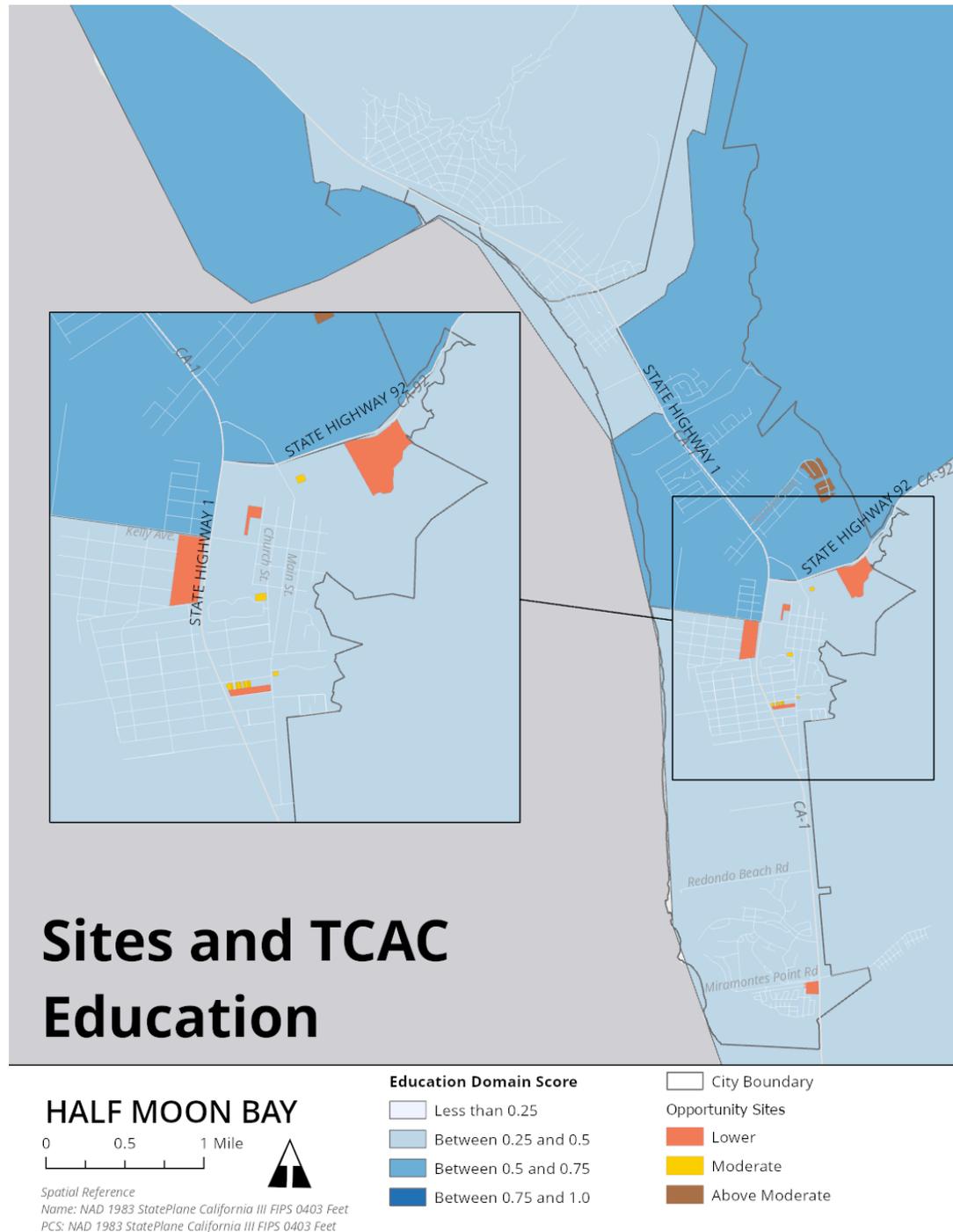


Source: California Fair Housing Task Force. December 2020. Methodology for the 2021 TCAC/HCD Opportunity Map. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>. City of Half Moon Bay.

Education

The education score for the central portion of Half Moon Bay is slightly higher (0.52) than the northern and southern census tracts (0.40 and 0.47, respectively). These scores are somewhat lower than the higher education scores in other parts of San Mateo County.

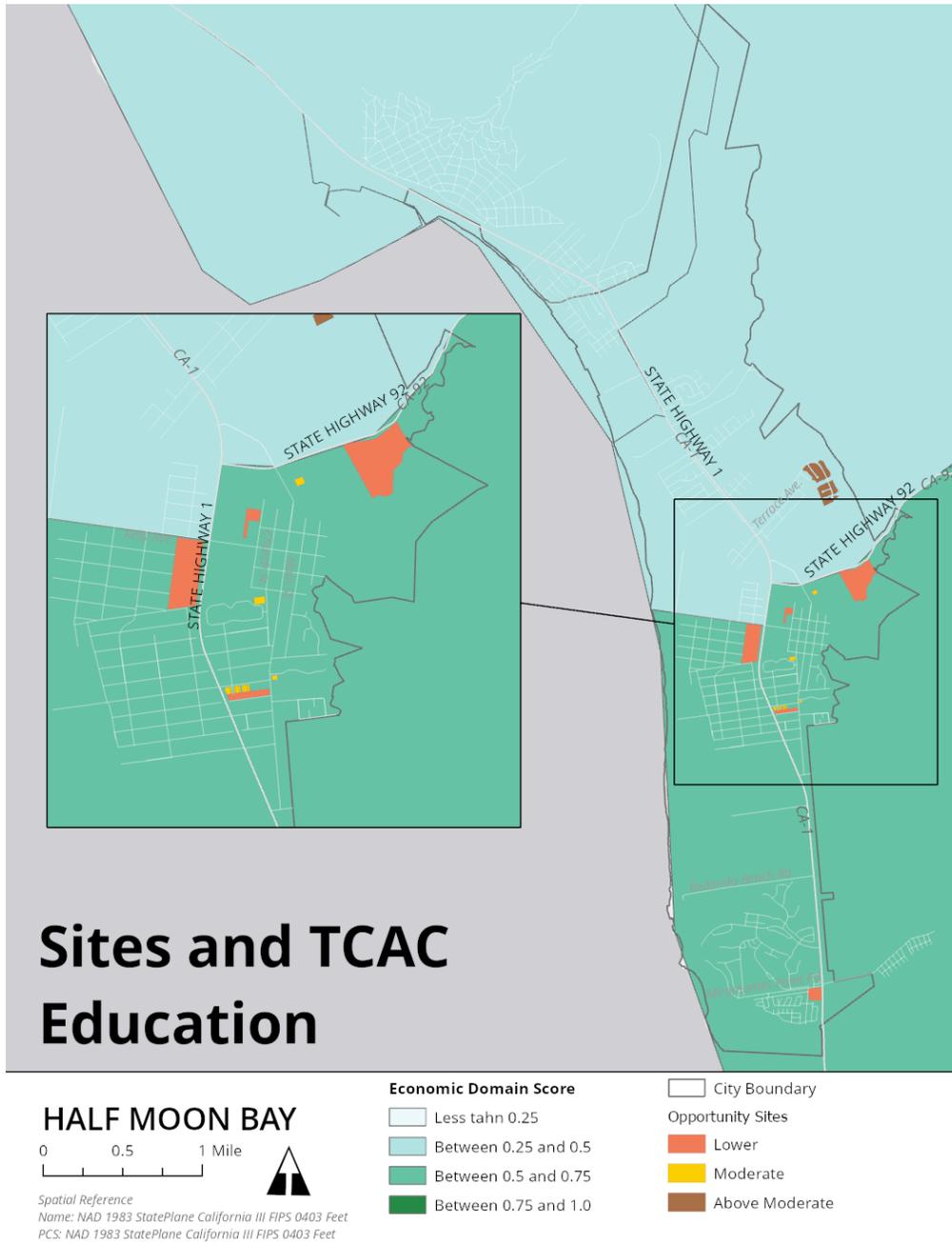
Figure C-8: Sites by Education Domain Score



Economy

The economic score for the southern portion of Half Moon Bay is slightly higher (0.58) than the northern or central census tracts (0.49 and 0.45, respectively). These scores are also somewhat lower than the high economic scores across the mountains in the more populated parts of San Mateo, but on par with other Coastside communities.

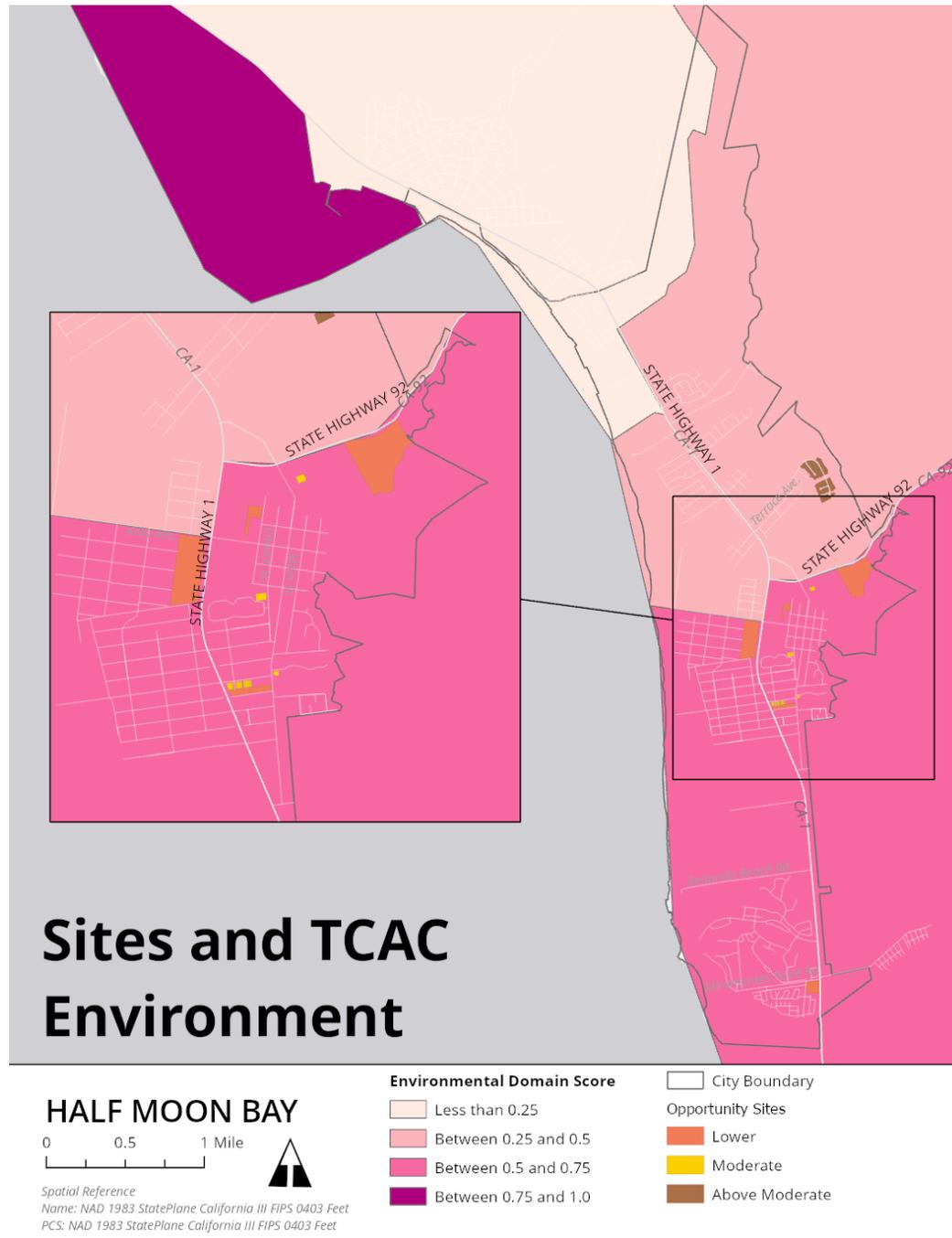
Figure C-9: Sites by Economic Domain Score



Environment

The environment score in southern Half Moon Bay is 0.57, far higher than in the center (0.39) or north (0.22) of the city. Areas around the city tend to have lower environment scores, but the sparsely-populated census tracts far to the north or east have higher environment scores than in Half Moon Bay.

Figure C-10: Sites by Environmental Domain Score



Jobs and Transit

Further analysis of proximity to employment and transit is provided below, in the “Local Planning in Neighborhoods with RHNA Concentration” section. Figure C-12 shows transportation in Half Moon Bay and Figure C-13 depicts Jobs Proximity Index by census tract. Transit is concentrated along State Highway 1 (north-south along the coast) and State Highway 92 (going over the mountains to the more populated portions of the Bay Area). The Job Proximity Index shows a concentration of employment and connectivity in downtown Half Moon Bay, at the junction of State Highways 1 and 92.

Disproportionate Housing Needs

The majority of Housing Opportunity Site units are allocated to areas of the city that are at risk of becoming exclusive according to the University of California at Berkeley’s Urban Displacement Project.⁹ There is a chance that the large number of units allocated for lower-income households serves to mitigate this risk of exclusivity.

Table C-1718: Displacement Risk by Census Block Group

Census Tract:	6135.01		6135.02			6137			
Category	6135.01-BG1	6135.01-BG2*	6135.02-BG1	6135.02-BG2	6135.02-BG3	6137-BG1	6137-BG3	6137-BG4	6137-BG5
Sites		#12				#1, #3, #4, #6, #7, #8, #9, #10, #11		#2	#5
Units	0	44	0	0	0	244	0	60	40
Units: Lower Income	0	0	0	0	0	215	0	60	0
Units: Moderate Income	0	0	0	0	0	29	0	0	40
Units: Above Moderate Income	0	44	0	0	0	0	0	0	0
Displacement Risk (2018)	Stable Moderate/ Mixed Income	Stable Moderate/ Mixed Income	Stable/ Advanced Exclusive	Stable/ Advanced Exclusive	Stable/ Advanced Exclusive	At Risk of Becoming Exclusive	At Risk of Becoming Exclusive	At Risk of Becoming Exclusive	At Risk of Becoming Exclusive

Source: University of California Urban Displacement Project, <https://abag.ca.gov/technical-assistance/sf-bay-area-map-gentrification-displacement>

⁹ For more information, see: <https://abag.ca.gov/technical-assistance/sf-bay-area-map-gentrification-displacement>

Severe Overcrowding

Census data from 2020 identifies only 70 units out of 4,721 (1.5% of units) with severe overcrowding in Half Moon Bay. However, the Housing Needs Assessment (see Technical Report Appendix A) notes that 12% of very low-income households experience severe overcrowding and that communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity.

Table C-1819: Severe Overcrowding

	Owner-Occupied Units	Renter-Occupied Units	Total Units
Total Units	3,164	1,557	4,721
1 or fewer occupants per room	3,135	1,453	4,588
1.01 - 1.50 occupants per room	29	34	63
1.51 or more occupants per room	0	70	70

Source: US Census: American Communities Survey 5-Year Estimates (2016-2020) Table B25014: Tenure by Occupants Per Room.

In addition to the context presented in the next section about the Isolation of RHNA, it is important to consider gaps in existing data and how those gaps can be better understood within the context of the Housing Opportunity Sites strategy. Local outreach has identified issues with Census data around severe overcrowding, or units that are occupied by more than 1.5 persons per room. This disconnect between data and local knowledge informs this matter and helps the City better analyze how it relates to the Housing Opportunity Site strategy.

The low number of units identified in the Census as severely overcrowded puts it within the margin of error at the Census tract or Census block group level, making it difficult to statistically determine where these severely overcrowded units are located within the city. Programs 3-3 and 3-5 address overcrowding by providing incentives and diverse housing opportunities to support large and multigenerational households.

Isolation of RHNA

Half Moon Bay's Housing Opportunity Site strategy locates units accommodating lower-income RHNA in or near the city's Downtown. This is an intentional choice that puts lower-income households in the most amenity-rich neighborhoods of Half Moon Bay's Town Center, where households will be better connected to transit, employment opportunities, and social connections. This ensures that households are not isolated in areas where they would be car-dependent and/or far from services.

This section presents the local planning context for Downtown neighborhoods with RHNA concentration by highlighting amenities and laying out the relationship between transportation and employment.

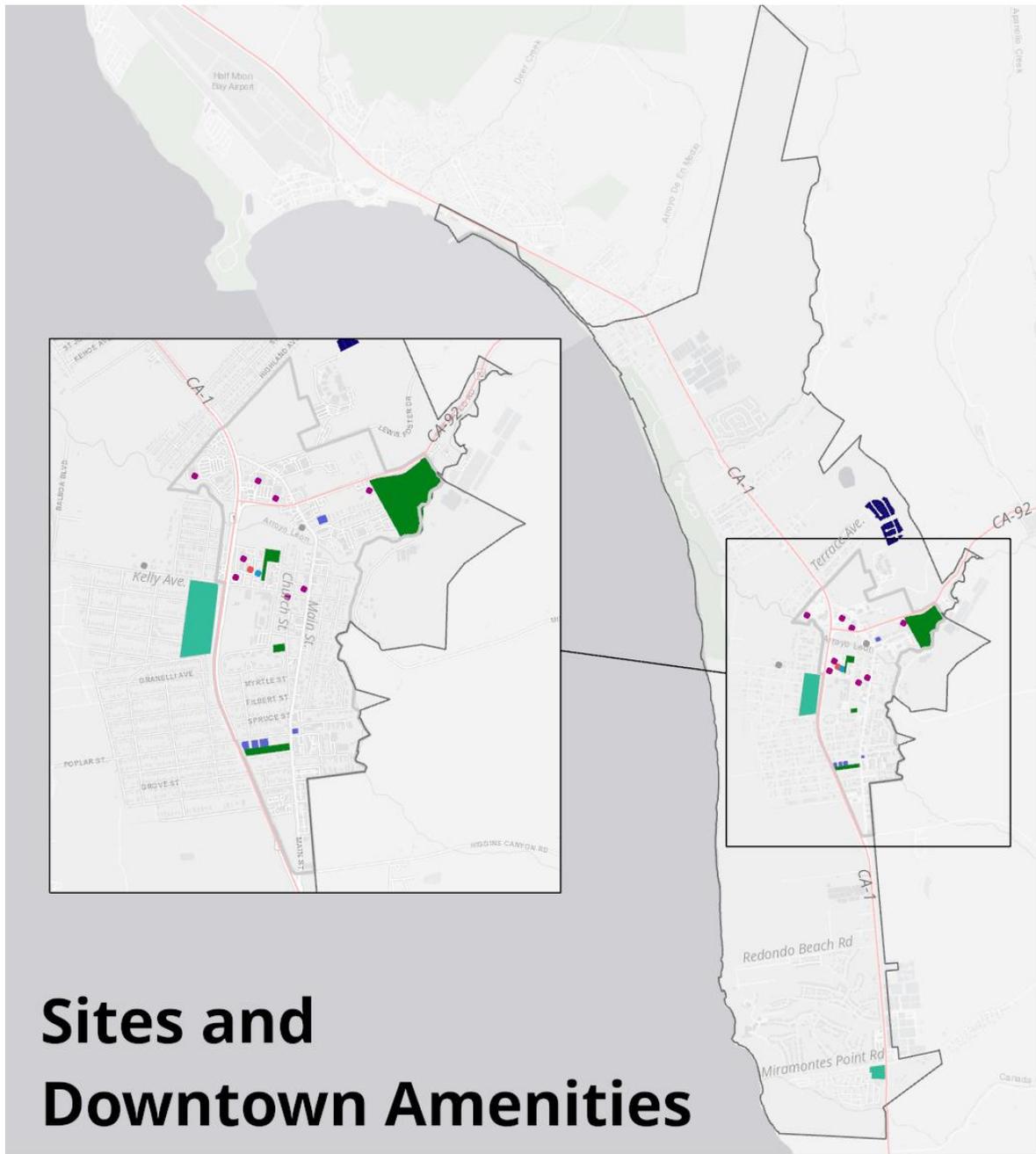
Local Planning in Neighborhoods with RHNA Concentration

Concentrating future residential development in Downtown Half Moon Bay and the greater Town Center area, particularly lower-income units, is supported by the City’s ongoing planning work. Such efforts include recent adoptions of the Parks Master Plan (2019), Bicycle and Pedestrian Master Plan (2019), and Mixed-Use Districts and Parking Standards Zoning Ordinance (2020). The Town Center, as defined in the LCLUP, is in the census tract with the highest Jobs Proximity Index in the city. It is also the location of Half Moon Bay’s only health clinic, its community center, all its grocery stores and produce markets selling fresh produce, and the highest concentration of SamTrans transit stops and public parks. In addition, every public school in Half Moon Bay is located within, or immediately adjacent to, the Town Center.

Half Moon Bay’s LCLUP and Circulation Element include policies that support multi-modal improvements throughout the Town Center. Implementation plans, such as the Bicycle and Pedestrian Master Plan also focus on Downtown as a “key theme,” with recommendations and implementation measures that identify needed improvements, including those that would better accommodate bicycles and pedestrians.¹⁰ At the time of the Housing Element update, the City had two Capital Improvement Projects underway within the heart of Downtown Half Moon Bay aimed at revitalization and pedestrian safety to enhance Downtown as a high quality neighborhood environment primed for residential infill development. These include a streetscape project and coordinated plans for improved ADA, pedestrian, and bicycle circulation. These revitalization efforts support a live/work downtown that can be a vibrant neighborhood for the households who be residing in units allocated in or near this area. Figure C-8 maps amenities in or near Downtown and the Housing Opportunity Sites.

¹⁰ City of Half Moon Bay Bicycle and Pedestrian Master Plan (September 2019). Available at <https://www.half-moon-bay.ca.us/DocumentCenter/View/2243/Bicycle-and-Pedestrian-Master-Plan-Final?bidId=>

Figure C-8: Amenities in or near Downtown



Sites and Downtown Amenities

HALF MOON BAY

0 0.5 1 Mile



Spatial Reference
 Name: NAD 1983 StatePlane California III FIPS 0403 Feet
 PCS: NAD 1983 StatePlane California III FIPS 0403 Feet

Source: City of Half Moon Bay

Opportunity Sites

- Very Low
- Low
- Moderate
- Above Moderate
- Town Center

City Boundary

- City Boundary
- Grocery Stores
- Produce Markets
- Coastside Clinic
- Ted Adcock Community Center

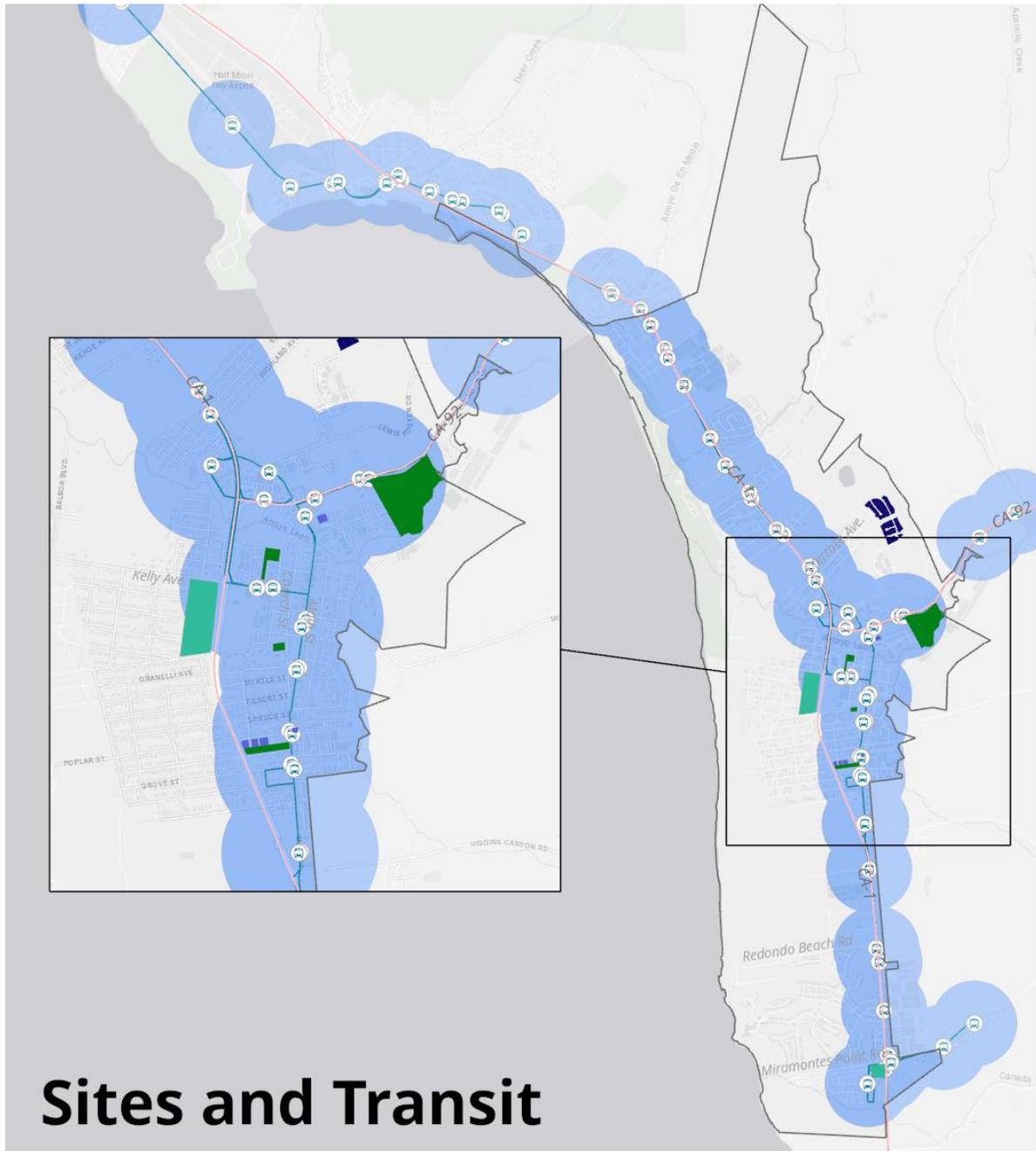
Transportation and Employment

Half Moon Bay's employed residents predominately out-commute to jobs "over the hill" in San Mateo and Santa Clara Counties, San Francisco, and the East Bay. Less than 20% of workers who reside in Half Moon Bay also work in the city, making transportation to employment outside the city key for working Half Moon Bay residents to get to their workplaces. The majority of Half Moon Bay residents, in combination with many Coastside residents, drive to work, often in single-occupant vehicles.

Half Moon Bay has limited transit service. does not have an¹¹- Yet, transit access is key for lower-income households because it allows for social connectivity to areas throughout the Bay Area region and access to higher-paying jobs in other areas, most being outside the city. ~~Although transit service is currently quite limited, i~~It is foreseeable that it will be justifiable from a public investment perspective that ~~it~~transit would expand in areas where potential ridership is increasing. Therefore, it is notable that every Housing Opportunity Site allocated for affordable units is within a quarter mile of a transit stop. This is due to the high concentration of SamTrans bus stops in the Town Center, at the confluence of HWY 1 and 92 as presented in Figure C-9. Furthermore, SamTrans initiated microtransit service within the City limits in June 2023 having determined that microtransit is both more cost-effective and responsive to local needs than bus service for this somewhat isolated Coastside community. Thus, all of the Housing Opportunity Sites also now have access to affordable microtransit service for routine trips within the city limits.

¹¹ California Public Resource Code, Division 13 Environmental Quality Chapter 2.5 21064.3 at https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=21064.3.&lawCode=PRC

Figure C-9: Housing Opportunity Sites and Transit



Sites and Transit

HALF MOON BAY

0 0.5 1 Mile



Spatial Reference
 Name: NAD 1983 StatePlane California III FIPS 0403 Feet
 PCS: NAD 1983 StatePlane California III FIPS 0403 Feet

Opportunity Sites

- Very Low
- Low
- Moderate
- Above Moderate

Transit Stops

.25 Miles from Transit Stop

City Boundary

Source: Samtrans, City of Half Moon Bay

Jobs Proximity Index: Half Moon Bay’s downtown, where the Town Center is located, is the area of the city with the highest Jobs Proximity Index. This rating quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a metropolitan area, with larger employment centers weighted more heavily.¹² The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

Table C-2019: Jobs Proximity Index by Census Block Group

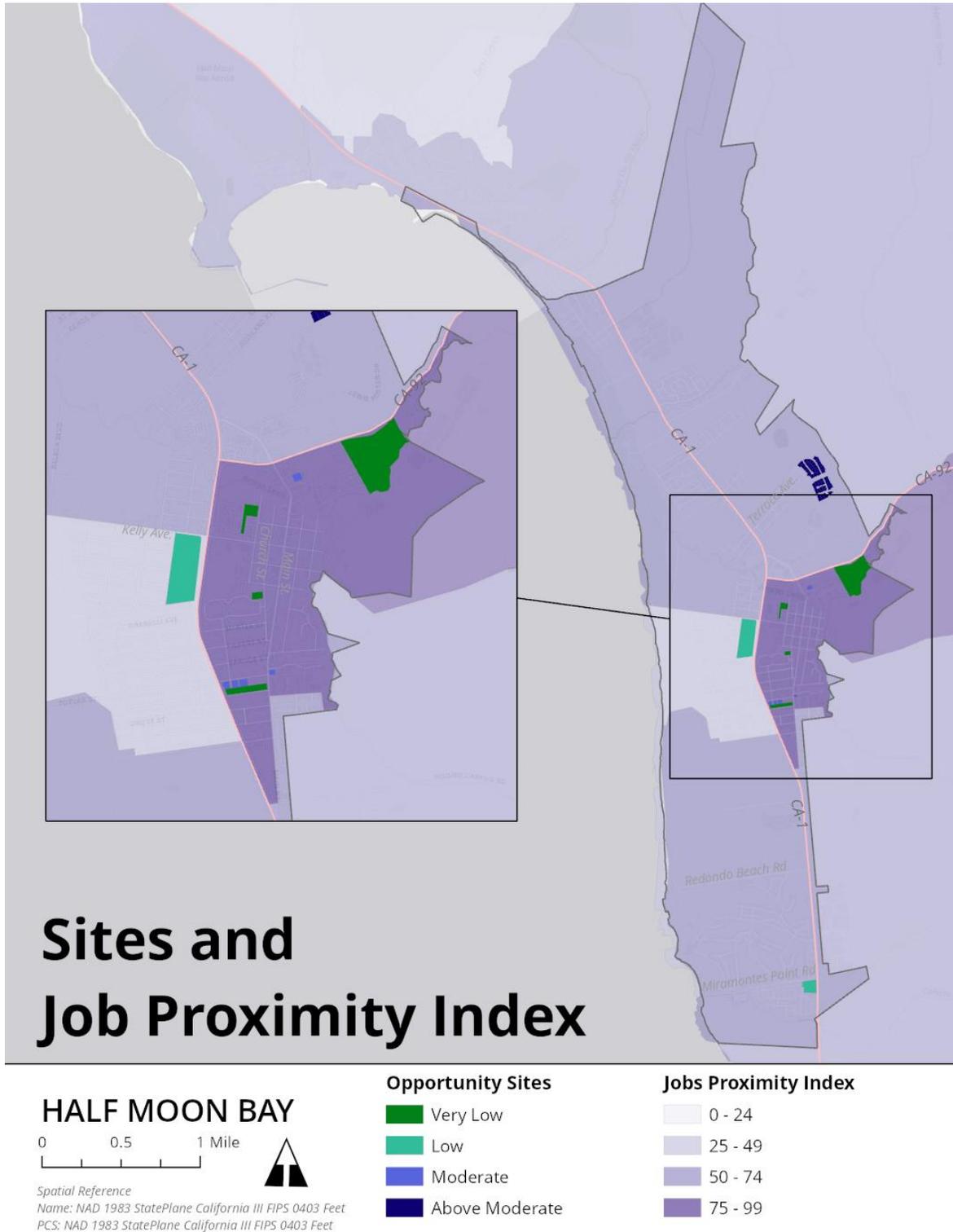
Census Tract:	6135.01		6135.02			6137			
Category	6135.01-BG1	6135.01-BG2	6135.02-BG1	6135.02-BG2	6135.02-BG3	6137-BG1	6137-BG3	6137-BG4	6137-BG5
Sites		#12				#1, #3, #4, #6, #7, #8, #9, #10, #11		#2	#5
Units	0	44	0	0	0	244	0	60	40
Units: Lower Income	0	0	0	0	0	215	0	60	0
Units: Moderate Income	0	0	0	0	0	29	0	0	70
Units: Above Moderate Income	0	44	0	0	0	0	0	0	0
Jobs Proximity Index (2017)	52	61	58	57	56	75	54	48	50

Source: California Fair Housing Task Force. December 2020. Methodology for the 2021 TCAC/HCD Opportunity Map. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>. City of Half Moon Bay

This high score in Tract 6137 Block Group 1 is not only due to the high concentration of jobs within the Town Center, but also because it is relatively easy to get to employment centers north, south, and east of Half Moon Bay via HWYs 1 and 92. Housing Opportunity Sites designated for lower-income households in the Cycle 6 Housing Element RHNA have relatively high access to employment, both within the city and in nearby employment centers.

¹² More information on the Jobs Proximity Index methodology is available at <https://www.arcgis.com/home/item.html?id=c0de1bf7b05c4e128ef9ed3644c5f6e9>. The most recent data set ranges from 2014-2017.

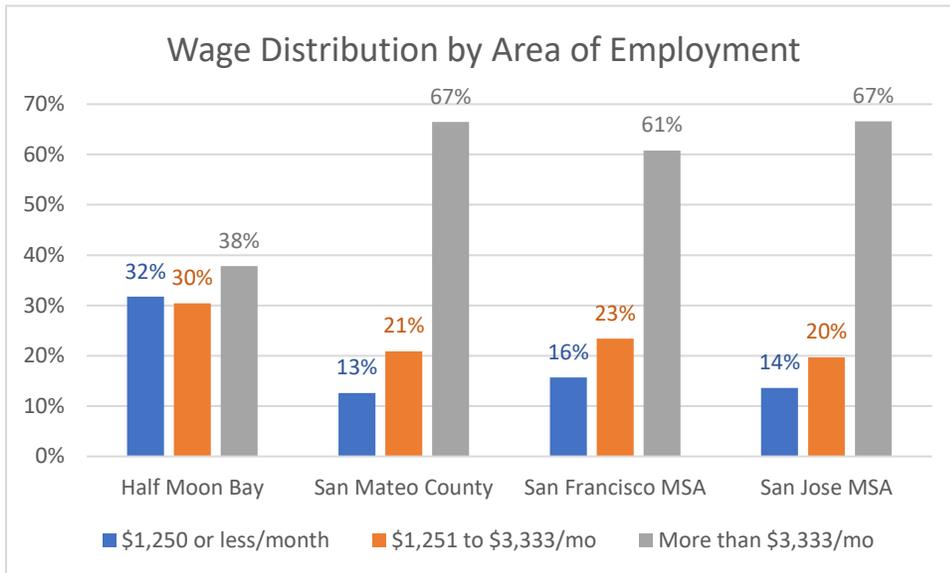
Figure C-10: Sites and Job Proximity Index



Source: City of Half Moon Bay

The majority of workers in Half Moon Bay work outside of the city, where wages are generally much higher than they are within the city. Access to transit is a key need for lower-income households in Half Moon Bay to access higher-wage employment that exists in greater abundance outside the city. All Housing Opportunity Sites allocated to lower-income RHNA are within a 15-minute walk of public transit.

Figure C-11: Wage Distribution by Area of Employment (All Private Jobs)



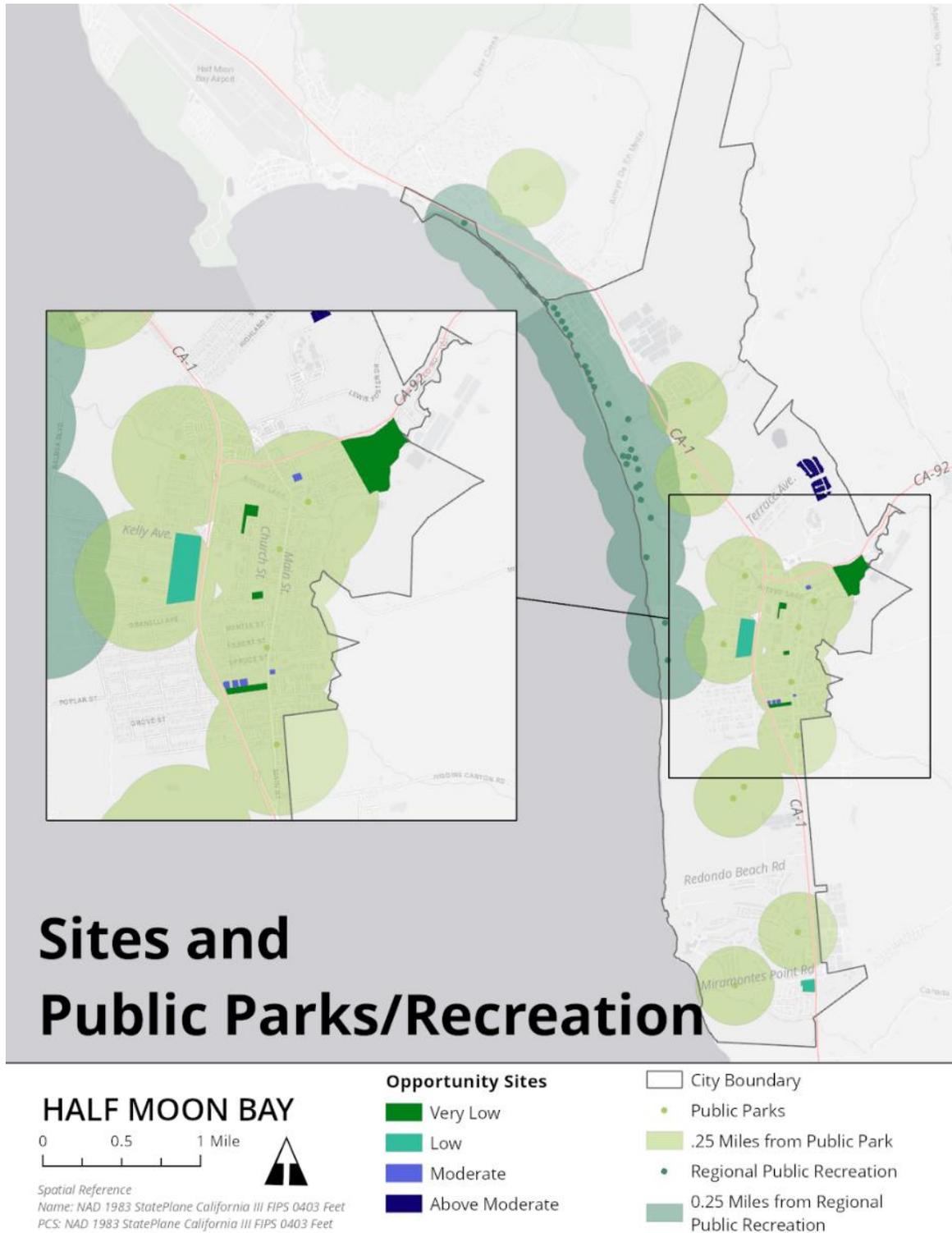
Sources: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019) (All Private Jobs)

Housing Opportunity Site Strategy and Existing Local Amenities

In addition to transit and employment access, numerous additional amenities support the Housing Opportunities Sites which are near public parks, public schools, grocery stores selling fresh produce, and other “shopping areas” that allow commercial and retail uses.

Public Parks: Public parks, particularly parks with playgrounds or that host children’s activities, are a crucial node of social connectivity and public health for a city. This is especially true for lower-income households who may not have access to private camps, pools, or play areas. The City’s parkland standard is 5 acres/1,000 residents, and new development supports creation of park space through dedications and/or in lieu fees to maintain this standard. Moreover, Half Moon Bay is unique in that much of its public park space also serves as public beach. While the beaches themselves are not particularly close to Housing Opportunity Sites, they complement the city’s public parks and provide public recreation opportunities for Half Moon Bay residents. All the sites allocated for lower-income units are near public parks, as are some moderate and above-moderate sites.

Figure C-12: Sites and Parks



Source: City of Half Moon Bay

Public Schools: Half Moon Bay is served by the Cabrillo Unified School District (CUSD), which includes four schools within the city:

- Alvin S. Hatch Elementary School
- Manuel F. Cunha Intermediate School
- Half Moon Bay High School
- Pilarcitos High School and Alternative Education

There are three other elementary schools in the District outside of the city, Farallone View (Montara), Kings Mountain (Kings Mountain), and El Granada (El Granada).

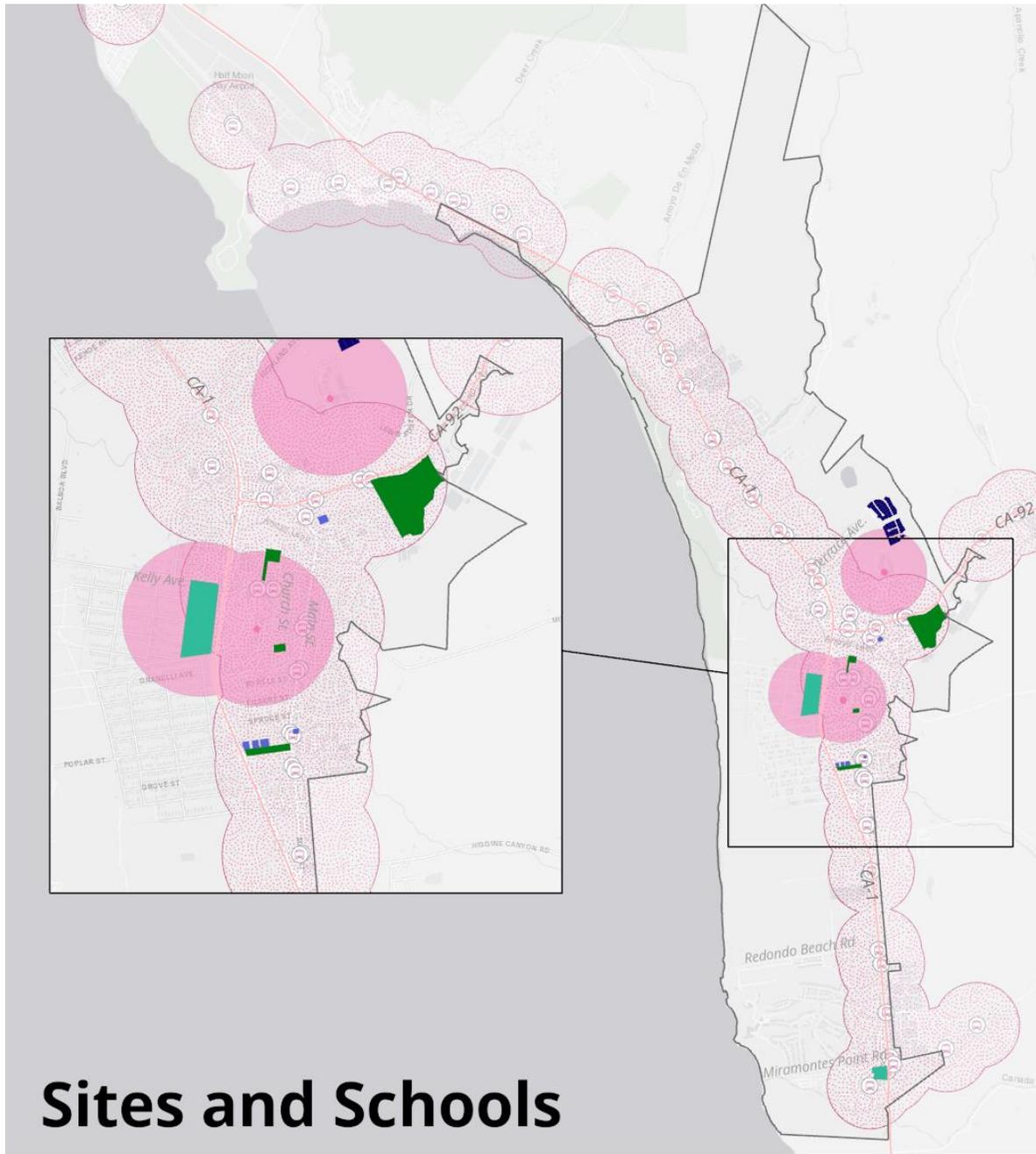
Manuel F. Cunha Intermediate School is in the heart of Downtown Half Moon Bay. Half Moon Bay High School is just north of downtown. Alvin S. Hatch Elementary School and Pilarcitos High School share a campus across HWY 1 from downtown. A 4-acre portion of the Hatch school property is allocated as a Housing Opportunity Site for lower-income RHNA in the Site Inventory (Site #2). This site is readily reachable from downtown for all transportation modes, including pedestrians and bicycles via a signalized intersection of HWY 1 at Kelly Avenue.

Cabrillo Unified has partnered with SamTrans to assist students with transportation. Routes 18 and 117 serve district schools.¹³

Walkable access to Half Moon Bay’s public schools allows for lower-income households to have easier commutes and improves social connectivity by easing student access to schools and family relationships with the schools. While only three Housing Opportunity Sites (two lower-income, one above moderate-income) are within a quarter mile of a public school, 10 of the 12 sites are on or near school bus routes that connect to Cabrillo School District schools.

¹³ *Cabrillo Unified School District – Transportation, Available at https://www.cabrillo.k12.ca.us/our_departments/transportation*

Figure C-13: Sites and Schools



Sites and Schools

HALF MOON BAY

0 0.5 1 Mile



Spatial Reference
 Name: NAD 1983 StatePlane California III FIPS 0403 Feet
 PCS: NAD 1983 StatePlane California III FIPS 0403 Feet

Opportunity Sites

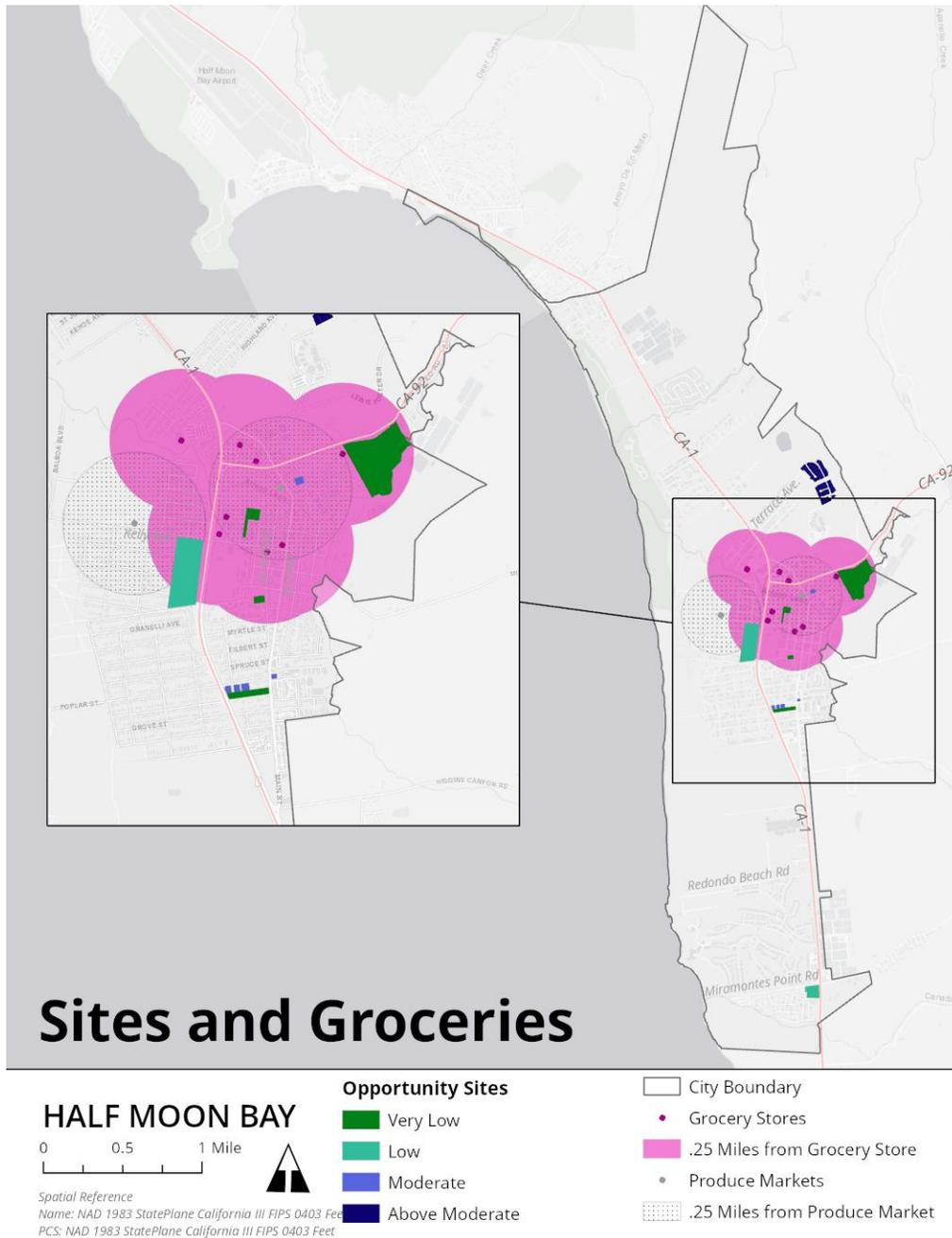
- Very Low
- Low
- Moderate
- Above Moderate

- City Boundary
- Public Schools
- .25 Miles from Public School
- Bus Stops
- .25 Miles from Bus Stop

Source: City of Half Moon Bay

Groceries: All of Half Moon Bay’s grocery stores selling fresh produce are in the downtown area. Half Moon Bay is located amidst a highly valued coastal agricultural region where produce stands, such as Tom & Pete’s in the downtown and the Andreotti Family Farm produce market just west on Kelly Avenue expand access to fresh produce. The popular Half Moon Bay Farmer’s Market, open Saturdays, April – December, and is also located downtown.

Figure C-14: Sites and Groceries



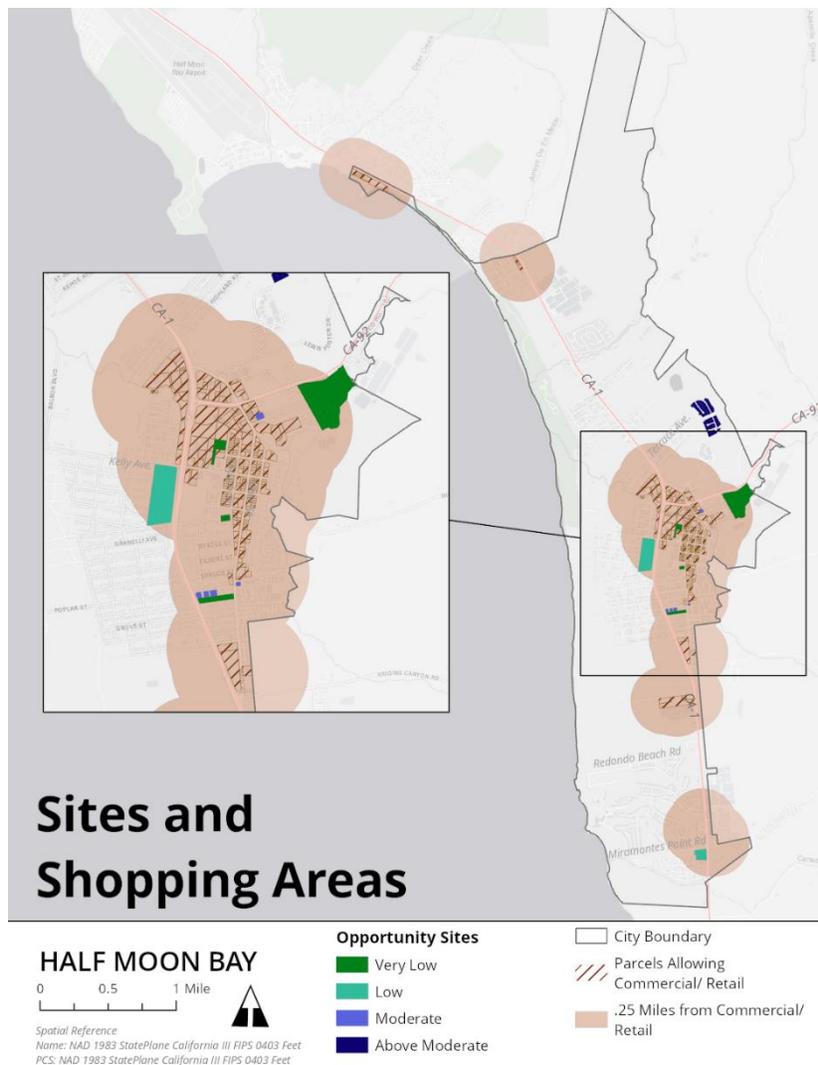
Source: City of Half Moon Bay

The concentration of Housing Opportunity Sites allocated to Lower-Income RHNA allows lower-income households to purchase food without requiring a trip in a personal automobile. The majority of affordable units in the Housing Opportunity Sites strategy are within a quarter mile of a grocery store. Some sites are also near a produce market.

Shopping Areas: Shopping Areas – defined as a quarter mile from parcels where commercial and retail uses are permitted – encompass the downtown area. These are units with either a Commercial – General or Commercial – Visitor Serving land use designation. Every parcel allocated for affordable units is within a Shopping Area

This proximity to commercial and retail uses, including the shopping centers concentrated at the intersection of HWYs 1 and 92, allows households in affordable units to make purchases without requiring use of a car, which saves these households dramatically in transportation costs.

Figure C-15: Sites and Shopping Areas



Source: City of Half Moon Bay

AFFH Site Assessment Conclusions

Half Moon Bay is a rural jurisdiction that is a relatively short commute to the job centers across the Santa Cruz Mountains in San Francisco, San Mateo County, and Santa Cruz County. This makes the city attractive because it is near jobs offering relatively high wages even as it is still relatively affordable compared to cities on the other side of the mountains. However, these trans-mountain commuters impact affordability for people working in Half Moon Bay's lower-wage service jobs as well as agricultural jobs. Furthermore, housing costs began to increase steeply at the beginning of the COVID pandemic as people sought respite from urban areas and were able to work from home.

The Housing Opportunity Sites strategy concentrates housing, particularly lower-income housing, in Half Moon Bay's downtown core. This locates lower-income residents near amenities, transit, jobs, parks, public schools, and grocery stores, as well as Half Moon Bay's only medical clinic, library, and community center. This concentration strategy keeps lower-income households socially connected and limits transportation costs, which would not be possible if the lower-income units were in areas that may have higher opportunity according to TCAC methodology but are otherwise extremely rural in nature.

The strategy also remedies segregation by concentrating lower-income, moderate-income, and above moderate-income units in Half Moon Bay's most diverse Census block groups. By bringing more housing units at all affordability levels into Half Moon Bay's downtown, the strategy improves conditions and increases integration by bringing a greater proportion of the city's population into contact with one another near amenities. A more scattered sites approach would increase transportation costs and decrease social contact while not affecting shared use of city amenities, noting that Half Moon Bay has only one school district and all its groceries are located downtown.

The Housing Opportunity Sites strategy is complemented by the Housing Element Update's Pipeline Project and ADU allocations, which will see sites distributed more widely throughout the city. In addition, the City has policies for farmworker housing that establish such housing as both a Coastal Act priority land use as well as a City priority use. The LCLUP WHO designation now allows this housing on properties that had previously allowed a very limited number of units, or prohibited such units. The overall strategy is meant to bring forth farmworker housing units throughout the City's small farms and horticultural use sites. Employees can live where they work in the more traditional approach to this; however, sites can be established for farmworkers who work anywhere in the Coastside agricultural industry. On top of that, traditional multi-family affordable housing is also being planned within the Town Center core for older farmworkers and farmworker families. This housing would not have a relationship to any particular agricultural operation, providing freedom and support for these employees to enjoy both safe, quality housing and employment options. This multifaceted approach concentrates lower-income housing in and near the downtown, where there are many amenities for lower-income households, while distributing housing throughout the city and particularly near farms through other strategies contained in the Housing Element.

FINANCIAL HOUSING RESOURCES

The following section provides an overview of financial resources available for preserving and creating housing in Half Moon Bay and the surrounding Coastside. Many of the resources identified in this section are vital to financing programs that directly benefit current and new residents. Veterans, seniors, families, people with disabilities, farmworkers, and homeless populations have been aided by these programs.

Half Moon Bay Affordable Housing Fund

The City's Affordable Housing Fund (AHF) is the sole source of local funding that the City utilizes directly towards supportive housing programs and affordable housing development. Up to this point, it has been solely funded by the collection of in-lieu fees from the Below Market Rate Housing program and the City's General Fund. The projected balance at the end of the 2022/2023 fiscal year is \$2.11 million. In addition to fund utilization, the City may choose to combine monetary support through the use of the AHF and City-owned land. Although City-owned property suitable for housing is very limited, the City is supporting development of affordable senior farmworker housing at 555 Kelly Avenue (see Table C-4, Pipeline Project site AJ) by leveraging City-owned land and AHF contributions. During the COVID-19 pandemic, the City allocated AHF funds to support emergency rental assistance programs and ensure housing stability for nearly 100 households.

City support represents a portion of a much larger funding requirement for developing, maintaining, and operating affordable housing; especially for extremely low- and very low-income units. Most affordable housing development cannot be built without financing and other subsidies to lower land, design, and construction costs. Development incentives to reduce overall project costs are also important and can be significant. Funding sources include the HUD, HCD, tax credits, and other loans and grants.

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 housing rehabilitation, new housing construction, and homebuyer assistance programs from federally supported funding. These HUD programs include services funded through the Community Development Block Grant (CDBG) and HOME Investments Partnership Program (HOME), which are administered by San Mateo County on behalf of the Urban County and HOME Consortium.

CDBG: Through the CDBG program, HUD provides funds to local governments for a wide range of community development activities. These funds can be used for the acquisition of land for affordable housing units, rehabilitation through a nonprofit organization for housing, development of infrastructure and facilities, and public service activities. Projects in Half Moon Bay would apply to the County of San Mateo to access these types of funds.

HOME: These funds can be used to assist tenants or homeowners through acquisition, construction, reconstruction, or rehabilitation of affordable housing. A federal priority for use of these funds is preservation of the at-risk housing stock. Similarly, access to HOME funds is coordinated by the County of San Mateo.

Housing Choice Voucher Program: The Housing Authority of the County of San Mateo (HACSM) administers the HUD Section 8 Housing Choice Voucher Program for Half Moon Bay residents. The program provides rental subsidies to low-income families who spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients' monthly income and the federally approved payment standard. The voucher allows a tenant to choose housing that may cost above the payment standard but the tenant must pay the extra cost. As of March 2023, a total of 203 vouchers were associated with addresses in Half Moon Bay. San Mateo County has a total of 5,208 vouchers in use for this same period.

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 choices for low-income families.

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. As a result of Congress passing the Consolidated Appropriations Act of 2016, HACSM's MTW Agreement was modified and extended to the end of its Fiscal Year 2028.

Under the 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. 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, completed in 2014, received support through this program.

Housing Rehabilitation Program: The Consortium provides a housing rehabilitation program operated by the San Mateo County Department of Housing (DOH) and HASCAM. 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. HACSM funds and collaborates with non-profit organizations to provide

these services for minor home repairs. In Half Moon Bay, Senior Coastsiders is the designated provider for Half Moon Bay and unincorporated Coastside neighborhood residents.

State Housing Resources

Low Income Housing Tax Credits (LIHTC): Created by the 1986 Tax Reform Act, the LIHTC program has been used in combination with City and other resources to encourage construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over 10 years, provided that the housing meets the following minimum low-income occupancy requirements: 20% of the units must be affordable to households at 50% of AMI or 40% of the units must be affordable to those at 60% of AMI. The total credit over 10 years has a present value equal to 70% of the qualified construction and rehabilitation expenditure. The tax credit is typically sold to large investors at a syndication value.

State Grants & Funding: There are a large number of programs HCD provides and/or facilitates. HCD creates rental and homeownership opportunities for communities throughout California. Over the last three decades, HCD has awarded more than \$3 billion in funding for development of affordable housing and associated infrastructure. The majority of these funding sources require long-term monitoring that allows HCD, in partnership with local jurisdictions such as Half Moon Bay and the County of San Mateo, to ensure developments continue to provide safe and affordable homes, and that the homes remain well-maintained and reliable financial standing.

Housing resources available to many jurisdictions throughout the State include:

- Affordable Housing and Sustainable Communities (AHSC)
- Joe Serna, Jr. Farmworker Housing Grant Program (FWHG)
- CalHFA Single and Multi-Family Program
- CalHome Program
- Homekey
- Housing-Related Parks Grant
- Infill Infrastructure Grant (IIG)
- Local Housing Trust Fund (LHTF)
- Multifamily Housing Program (MHP)
- No Place Like Home
- Permanent Local Housing Allocation (PLHA)

Local Housing Resources

Housing Endowment and Regional Trust of San Mateo County (HEART): HEART was formed in 2003 as a public/private partnership among the San Mateo cities and county, and the business, nonprofit, education, and labor communities. HEART raises funds from public and private sources to meet critical housing needs in San Mateo County. For example, HEART operates a First Time

Homebuyer Program that assists buyers with purchasing a home with a 5% downpayment without the need for Private Mortgage Insurance.

Human Investment Project (HIP) Housing: HIP Housing is a nonprofit organization whose mission is to enable people with special needs to live independent, self-sufficient lives in decent, safe, low-cost homes. HIP offers a Home Sharing Program, which facilitates living arrangements in which two or more unrelated people share a home or apartment. In a related service, HIP provides a home equity conversion program, which allows senior homeowners to convert the equity in their homes into monthly income, without giving up their property. The Self Sufficiency Program (SSP) provides housing assistance and support services to low-income parents or emancipated foster youth who are in school to increase their earning power and become financially self-sufficient within 1-5 years. Participants receive subsidized rent while they complete an education or job training program and find employment in their field.

San Mateo County Continuum of Care Strategic Plan on Homelessness: The San Mateo County Continuum of Care is committed to preventing homelessness and ensuring anyone who is experiencing homelessness is supported with safe shelter and a pathway to housing. The July 2022 - June 2025 strategic plan builds upon and updates the 2016 plan to set forth a vision and roadmap for the community's response to homelessness over the next three years. This plan also satisfies requirements of the State of California to develop a Homelessness Action Plan, a prerequisite for requesting funding under the State's Homelessness, Housing Assistance and Prevention (HHAP) program.

There are eight Core Service Agencies in San Mateo County that work in close collaboration with the County's Human Services Agency to provide individuals and families with basic emergency and support services to stabilize their living situations. Core Service Agencies provide clients with crisis intervention and referrals based on an evaluation of their needs and qualifications for assistance. Core Service Agencies provide safety net services to San Mateo County residents in need of food, emergency housing assistance, emergency utility assistance, shelter, and other basic needs. Coastside HOPE is the Core Service Agency that provides services in Half Moon Bay.

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 surrounding Coastside. During the fiscal year 2021-2022, Coastside HOPE provided safety net services to 3,788 people in 1,467 households.

San Mateo County Affordable Housing Fund: The San Mateo County Affordable Housing Fund was established in 2013 and is comprised of Measure K funds and other local and State housing funding sources. Together with its Preservation sub-fund, the County has allocated over \$120 million to assist 2,761 units in San Mateo County—supporting development of 2,403 new

affordable rental and homeownership units, and preservation as affordable housing of 358 multi-family rental units.

San Mateo County: The City of Half Moon Bay relies on close collaboration with the County of San Mateo to provide services and housing opportunities to the community. The San Mateo County DOH administers the HUD Section 8 Housing Choice Voucher Program for Half Moon Bay residents. In addition, the San Mateo County DOH administers the County's Affordable Housing Fund and other housing programs and the County's Human Services Agency coordinates homelessness response for the County and the HSA's Center on Homelessness serves as San Mateo County's Continuum of Care. The City also works closely with the County Executive's Office to collectively leverage State and federal financing opportunities that support the development of affordable housing. The City of Half Moon Bay is appreciative of the County's commitment to better the lives of Coastside residents.

Partnerships

Half Moon Bay relies on strong collaboration with various organizations to provide affordable housing and related support services. Many of these agencies rely on various federal, State, and local funding sources to maintain operations. If these service organizations were to lose funding support from the sources identified above in this section, City resources would be impacted, and/or the level of services and support for residents would most certainly be affected.

Some of these local partners include:

- Abode Services (housing services provider)
- Abundant Grace Coastside Worker (homeless workforce development and services)
- Ayudando Latinos A Soñar (mental health services, case management, immigration, education, farmworker needs, and advocacy, and social justice advocacy initiatives)
- Coastside Hope (core service agency, supports rental assistance and safety net services)
- Dignity on Wheels (homeless services such as mobile showers and laundry)
- HIP Housing (supports home sharing, self-sufficiency, and property development/housing rehabilitation)
- Habitat for Humanity Greater San Francisco (builds and rehabilitates homes for affordable ownership)
- Housing Choices (developmental disabilities service provider)
- LifeMoves (homeless services provider)
- Mercy Housing (designs, develops, and manages affordable housing)
- Mental Health Association of San Mateo County (housing and services provider)
- MidPen Housing (designs, develops, and manages affordable housing)
- Project Sentinel (landlord/tenant rights education, housing resources)
- Peninsula Conflict Resolution (conflict mediation services, landlord/tenant dispute resolution)
- Rebuilding Together Peninsula (home renovation and repair for low-income households)
- Samaritan House (lead core service agency for San Mateo County)

- San Mateo Legal Aid Society (no-cost legal advice, housing rights)
- Second Harvest Food Distribution (monthly grocery distribution)
- Senior Coastsiders (senior support services and home repair)
- St. Vincent de Paul Society (homeless services, food pantry, and rental assistance)

OTHER RESOURCES

Incentives for Affordable Housing Development

In addition to the affordable housing resources listed above, the City offers incentives to promote 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
- Waiver or reduction of development requirements for affordable units (e.g., parking standards)
- Reduced development standards for substandard and severely substandard lots

These provisions are discussed in more detail in the Constraints Technical Report, Appendix B.

Resilience in Residential Development

Environmental Hazard Protection: As acknowledged in other Technical Reports of this Housing Element, Half Moon Bay and Coastside communities are vulnerable to numerous environmental hazards, including adjacency of high fire risk areas; flooding from numerous water courses, rising sea level, tsunamis, and dam inundation; seismic and geological conditions including liquefaction, landslide; as well as on-going coastal and watercourse erosion.

Being highly relevant to the safety and condition of both existing and new development, the City has been working to address, in particular through the recently certified LCLUP, which includes a substantial assessment of hazards and how to manage and/or reduce these threats to the extent feasible. Other policy and implementation planning include the City's Safety Element update, which is coming forward and trailing the Housing Element, regular updates to the Local Hazard Mitigation Plan is updated as required, and work on evacuation planning. Half Moon Bay is fortunate to be further supported by devoted community volunteers, including a Community Emergency Response Team (CERT) group and an active ham radio community.

Policy and implementation efforts that protect Half Moon Bay's homes of existing and future community members are critical housing resources in coastal communities, especially with exacerbation of nearly all these environmental hazards stemming from climate change.

Sustainable Development:

Half Moon Bay's sustainability focus supports better housing development that will be less expensive to operate and maintain over time and be climate friendly. The key to achieving such an outcome is low and appropriate energy use, effective water conservation, and reduced vehicle miles traveled (VMT). Programs 5-1 through 5-3 support this goal.

Energy: Half Moon Bay's 2022 Building Electrification Ordinance shifts future development to all-electric powered buildings which are constructed to be highly energy efficient per Title 24.

Water: Efficient water use is imposed through State and local water conservation requirements. Development design incorporates low-water demand systems and landscaping that will last for many years and cost much less to maintain due to lower water rates.

VMT: Most of the Housing Opportunity Sites are located in the Town Center. Numerous benefits of this location were presented earlier in this report. One benefit is that many amenities are within walking distance. This part of town also has the highest concentration of bus stops in Half Moon Bay. The Town Center is the City's focus for transportation support and is most likely to see future amenities such as micro-transit as a resource for the various Downtown neighborhoods within this area.

Other sustainability measures include provision of photovoltaic and electric vehicle charging systems which do not reduce VMT, but certainly can reduce greenhouse gas emissions associated with both residential energy uses, as well as driving. The City is taking a holistic approach to sustainable development and is committed to supporting associated infrastructure needs, making for another important housing resource.