

Technical Report Appendix D: Affirmatively Further Fair Housing Assessment

WHAT IS AFFH?

The State of California’s 2018 Assembly Bill (AB 686) requires that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take “meaningful actions” to address segregation and related barriers to fair housing choice.

AB 686 requires all public agencies to “administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation”¹

AB 686 also makes changes to Housing Element Law to incorporate requirements for AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)”

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

¹ California Department of Housing and Community Development Guidance, 2021, page 9.

History of segregation in the region. The United States’ oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society and “self segregation” (i.e., preferences to live near similar people).

Researcher Richard Rothstein’s 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region’s non-White residents settled.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of “blockbusting” and “steering” or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association. San Mateo County’s early African Americans worked in a variety of industries, from logging to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county’s African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

The private sector contributed to segregation through activities that discouraged (blockbusting) or prohibited (restrictive covenants) integrated neighborhoods. In the City of San Mateo, builders of the Hillsdale neighborhood in the mid-1900s recorded deeds that specified that only “members of the Caucasian or White race shall be permitted” to occupy sold homes—the exception being “domestics in the employ[ment] on the premises.”² This

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

² <https://www.nytimes.com/2020/08/14/opinion/sunday/blm-residential-segregation.html>

developer went on to develop many race-restricted neighborhoods in the Bay Area, became president of the National Association of Home Builders (NAHB), became national president of the Urban Land Institute (ULI), and was inducted into California’s Homebuilding Foundation Hall of Fame.

The segregatory effect of blockbusting activities is well-documented in East Palo Alto. In 1954, after a White family in East Palo Alto sold their home to an African American family, the then-president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes (“for fear of declining property values”) to agents and speculators. These agents then sold these homes at over-inflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto—initially established with “whites only” neighborhoods—became 82% African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto.

Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and/or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Bay Area, it’s also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. The original inhabitants of present-day San Mateo County are the Ramaytush Ohlone, who have “...lived on the San Francisco Peninsula for thousands of years and continue to live here as respectful stewards of the land.”³ However, “[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, the Ramaytush Ohlone lost the vast majority of their population as well as their land.”⁴ The lasting influence of these policies and practices has contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.⁵

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use appears on the following page.

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory, and allowed those that would be considered

³ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

⁴ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

⁵ <https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/>

today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

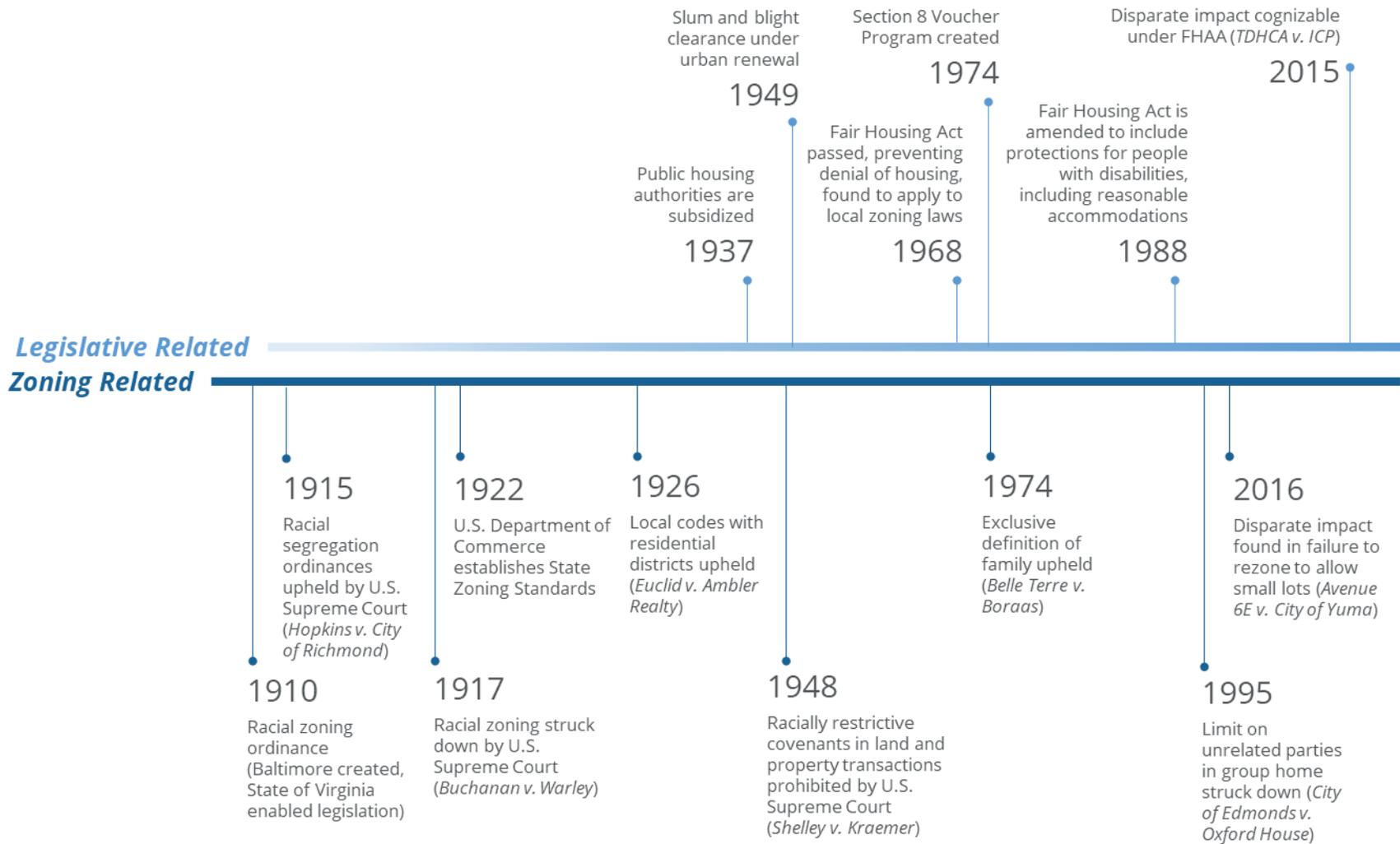
The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

History of segregation in Half Moon Bay. Founded in 1875, Half Moon Bay has a rich history of fishing and agriculture that has lasted centuries. The area was originally home to the Muwekma Ohlone Tribe, where fishing and agriculture supported the local native population. The abundance of fish and shellfish were crucial for the Ohlone tribe. These resources proved useful to Spanish colonial settlers when they reached the region in the late 1700s . The area, then known as “Spanishtown”, was an agricultural production center for Mission San Francisco de Asís approximately 20 miles north.

American settlers continued Half Moon Bay’s agriculture uses as the rest of the region moved away from agriculture in favor of suburban development. Entrepreneurs saw an opportunity to highlight Half Moon Bay’s open space and scenic coastlines to attract tourists to the City. Over the decades, City leaders have maintain Half Moon Bay’s tourist appeal by preserving historic structures, open space near the coast and low intensity land uses. Today, tourism continues to be a major economic force as highlighted by the Ritz-Carlton, Half Moon Bay. Opened in 2001, the Ritz-Carlton has become the largest accommodation for tourists and the largest employer in Half Moon Bay, accounting for 5.26% of the workforce.

Half Moon Bay’s current land use includes a number of wineries and farms that exist among single-family homes and local businesses. It stands out a unique coastal agricultural resource in a largely developed San Mateo County. Half Moon Bay hosts the Mavericks Big Wave surfing competition, Art & Pumpkin Festival, and many other festivals that attract international visitors. The tension between coastal preservation, tourist-focused uses serving the Bay Area region, farming uses serving local and global agricultural providers, and the single-family and local commercial uses that are traditionally found in similarly-sized California cities, lead to unique tensions where use-based zoning segregations (between conservation, tourism, agriculture, and residential/commercial uses) have dramatic impacts on social interactions within the City. Increased farmworker housing, for example, can impact local housing costs in one direction while hotel-to-residential conversions can have a more significant impact than similar projects in larger jurisdictions.

Figure D-1: Major Public and Legal Actions that Influence Fair Access to Housing



Maps and data referenced in this section. Throughout this section, there are references to maps created by HCD to support the AFFH and data tables created by HCD, the Association of Bay Area Governments (ABAG), and the consultant team. Those maps and tables appear in an Appendix and follow the organization of this section and the state guidance. The maps, in particular, are useful in demonstrating how Half Moon Bay compares with the county and region overall in offering housing choices and access to opportunity.

Report content and organization. This Fair Housing Assessment follows the April 2021 State of California State Guidance for AFFH. It incorporates the newest HCD maps, released in March 2023.

Section I. Fair Housing Enforcement and Outreach Capacity reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.

Section II. Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation.

Section III. Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments.

Section IV. Disparate Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

PRIMARY FINDINGS: FAIR HOUSING CHALLENGES AND CONTRIBUTING FACTORS

This section summarizes the primary findings from the Fair Housing Assessment for the City of Half Moon Bay including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the city's fair housing action plan.

Half Moon Bay's primary fair housing challenges are:

- Some racial and ethnic minority populations are disproportionately impacted by low household incomes, and overcrowding, and are more likely to be denied a home mortgage loan (High Priority)
- Educational outcomes vary by racial and ethnic group (Medium Priority)

A complete list of fair Housing Challenges and Contributing Factors are listed below in detail.

It also identifies areas where fair housing challenges exist and the factors contributing to those challenges.

- **One fair housing complaint was filed** in Half Moon Bay from 2017 to 2021. In the resident survey conducted for this AFFH, 26% of Half Moon Bay residents said they had experienced housing discrimination. This is higher than in the county overall (19%). In the majority of cases, the discrimination took place in the past 5 years. It is unclear if this low number of complaint filings is due to the lack of discriminatory activity in the City or due to lack of resident knowledge about fair housing rights or both. Regardless, the City should ensure that residents can easily find fair housing information when they need it.
- The City **could improve the accessibility of fair housing information** on their website and resources for residents experiencing housing discrimination by providing a link to HUD and/or State of California fair housing laws as well as information about how to file a fair housing complaint.
- The City of Half Moon Bay is less racially/ethnically diverse than the county overall, primarily driven by a lower representation of Asian residents. However, the city has a slightly higher proportion of Hispanic residents (30%) than the county (24%).
- Racial and ethnic segregation in Half Moon Bay is low overall. The highest level of segregation (although still low) in Half Moon Bay is between Black/African American and White residents (DI of .244). This index declined significantly between 2000 and 2020. Conversely, between 2000 and 2020, Hispanic residents in Half Moon Bay became more segregated (.207 DI as of 2020).
- Because Half Moon Bay is fairly small, the **entire city falls within the “moderate resource area” designation** (Figure III-13) in terms of its opportunity score, with most jobs and schools located within the central part of the city, accessible to all neighborhoods.
- Fair housing challenge: **Some racial and ethnic minority populations are disproportionately impacted by low household incomes, and overcrowding, and are more likely to be denied a home mortgage loan** compared to the non-Hispanic White population in the City of Half Moon Bay. Specifically,
 - Hispanic, Asian, and Other/Multiple race households have lower incomes and higher poverty rates than non-Hispanic White households (Figures II-4 and II-5).
 - Hispanic, Asian, and Other/Multiple race households, as well as large families, are more likely than non-Hispanic White households to be cost-burdened, though overall rates of cost burden are slightly lower in Half Moon Bay than the county overall (Figures IV-8, IV-11, and IV-12).

- Hispanic and Other/Multiple race households are more likely than non-Hispanic White households to experience overcrowding (Figure IV-17). Low- and moderate-income households are also more likely to be overcrowded (Figure IV-18).
- People who identify as American Indian or Alaskan Native, Black/African American, and Hispanic are overrepresented in the homeless population compared to their share of the general population countywide (Figure IV-22).
- Hispanic and American Indian/Alaska Native households have the highest denial rates for mortgage loan applications in Half Moon Bay in 2018 and 2019 (Figure IV-33).

Contributing factors include: Lower incomes and higher poverty rates among residents of color; lack of affordable housing relative to household incomes; and high debt-to-income ratios among applicants of color who are denied mortgage loans.

- **Residents with a disability make up 10% of the population in Half Moon Bay compared to 8% in the county** (Figure III-21). The census tract comprising the southern half of Half Moon Bay has a slightly higher share of the population living with a disability (between 10% and 20%), compared with less than 10% in the northern portion of the city.
- **The school district serving Half Moon Bay educates a larger share of higher needs students than peers in the county.** Accordingly, Cabrillo Unified, which serves Half Moon Bay and portions of unincorporated San Mateo County, has the highest share of migrant students in the county (3%), the second highest share of homeless students (2% of students experiencing homelessness), and a high share of students who qualify for reduced lunch (37% compared to 29% countywide).
- **Educational outcomes vary by racial and ethnic group,** and the school district could improve proficiency gaps and differences in college readiness and dropout rates. Specifically,
 - Just 16% of Hispanic students and 38% of Filipino students met or exceeded math testing standards, compared to 54% of White students and 65% of Asian students.
 - Just 28% of Hispanic students and 54% of Filipino students met or exceeded math testing standards, compared to 71% of White students and 78% of Asian students.
 - Cabrillo Unified had one of the lowest rates of graduates who met college admission standards at 41%, and Hispanic students in the district were even less likely to meet such standards, with a rate of 28%.
 - Hispanic (8%) and Black (6%) students also had the highest dropout rates in the district.

Contributing factors: Disparate outcomes by race and ethnicity are unfortunately common across communities due to under-resourced families and educational

institutions and the multiple stresses that impact lower-income students and their families, who are proportionally more likely to be from racial and ethnic minority groups.

- Half Moon Bay’s housing stock **accommodates a variety of income levels**—more so than many other small communities in the County:
 - The ownership market in Half Moon Bay is on par with the county overall but has a slightly higher proportion of homes under \$500,000, which tend to be located in mobile home parks. More than 8% of the City’s housing stock is manufactured homes (Figure IV-4).
 - The rental distribution in Half Moon Bay reflects a more affordable rental market than San Mateo County overall (Figure IV-6).
 - Permit data (Figure IV-2) suggest the **market is serving above moderate-income households but the city was also able to accommodate income restricted development** serving very low-income households.

RECOMMENDED FAIR HOUSING ACTION PLAN

- Although Half Moon Bay has many housing resources and services listed on its website, the City should bolster the information to make it easier for residents to find information about their fair housing rights and for landlords to find information about their fair housing responsibilities. Recommended resources include providing a link to HUD and/or State of California fair housing laws as well as information about how to file a fair housing complaint. **Program 4-3** supports this recommendation.
- Half Moon Bay should target its new housing development to meet the needs of residents who face the greatest housing challenges, including Hispanic, Filipino, Asian, and Other/Multiple race households. The City should require affirmative marketing of developers building those units. The goal of affirmative marketing is to expand housing opportunities to attract income eligible populations and demographic groups who might not otherwise apply or be considered because of past, historic discrimination. **Program 4-3** supports this recommendation.
- Half Moon Bay should make a concerted effort to retain a housing stock that accommodates a wider variety of income levels than many other communities in San Mateo County. The City should invest in **preservation** of existing affordable housing to sustain its relative affordability. **Program 2-1** and others support this recommendation.

- The City should invest in community development and services to improve **educational and employment outcomes** of its lowest-income residents, as well as affordable housing opportunities. The City’s Town Center, including its Downtown core, is considered a high resource area with schools, services, and stores. Transit improvements to improve access via public transit, bike, and pedestrian as well as focused affordable housing opportunities for this area should be prioritized to support existing and future residents. The City is mindful of these needs and is supporting them by establishing the Coastside Opportunity Center and other efforts to expand providing educational resources described below. Furthermore, numerous capital improvements are planned to improve pedestrian and bicycle access throughout the Town Center.
- City leadership should advocate for more **educational resources** to meet the needs of Half Moon Bay students with extenuating circumstances. The Boys and Girls Club of the Coastside is significantly important to middle and high school students who suffer from housing insecurity and other significant economic stresses. City staff sought direct input from the Boys and Girls Club director in a stakeholder interview for the Cycle 6 Housing Element. Also, as part of the City’s Coastside Recovery Initiative’s focus on economic and community recovery from the COVID pandemic, the deep need for education and workforce development came to light. The City is opening the Coastside Opportunity Center in 2023 and seeking a satellite location for the College of San Mateo Community College. These resources are highly relevant to this need.

SECTION I. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, outreach capacity, and jurisdiction compliance with relevant State laws.

In preparing this AFFH technical report, Half Moon Bay staff, through the City’s participation in 21 Elements, engaged in discussion with local fair housing organizations (Legal Aid of San Mateo County and Project Sentinel) to learn about fair housing trends and concerns, as well as to discuss best practices in AFFH. Following this discussion, the 21 Elements team contacted local fair housing organizations to obtain local data on fair housing complaints and lawsuits beyond what was available in HCD and HUD datasets. Consultants also obtained and analyzed data from HUD. These datasets were compared for duplicate cases and analyzed and appear in the graphics and tables in this section.

Fair housing legal cases and inquiries. California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—

race, color, ancestry/national origin, religion, disability, sex, and familial status—**California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income** (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the **largest civil rights agency in the United States**. According to their website, the DFEH’s mission is, “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.⁶

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH’s website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.⁷ Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of **local enforcement organizations** including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

From 2017 to 2021, **57 fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD)—just 1 complaint was in the City of Half Moon Bay**. Most complaints cited disability status as the bias (56%) followed by race (19%), and familial status (14%).

Countywide, no cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints. Fair housing inquiries in 2020 were primarily submitted to HCD from the City of San Mateo, Redwood City, Daly City, and Menlo Park.

Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to 5, increased to 11 in 2020, and reached 6 by mid-2021.

Nationally, the National Fair Housing Alliance (NFHA) reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints

⁶ <https://www.dfeh.ca.gov/aboutdfeh/>

⁷ <https://www.dfeh.ca.gov/complaintprocess/>

nationally were nearly identical to San Mateo County's: disability (55%) and race (17%). Familial status represented 8% of complaints nationally, whereas this basis comprised 14% of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators have been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.
- Finally, NFHA found that 73% of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.⁸

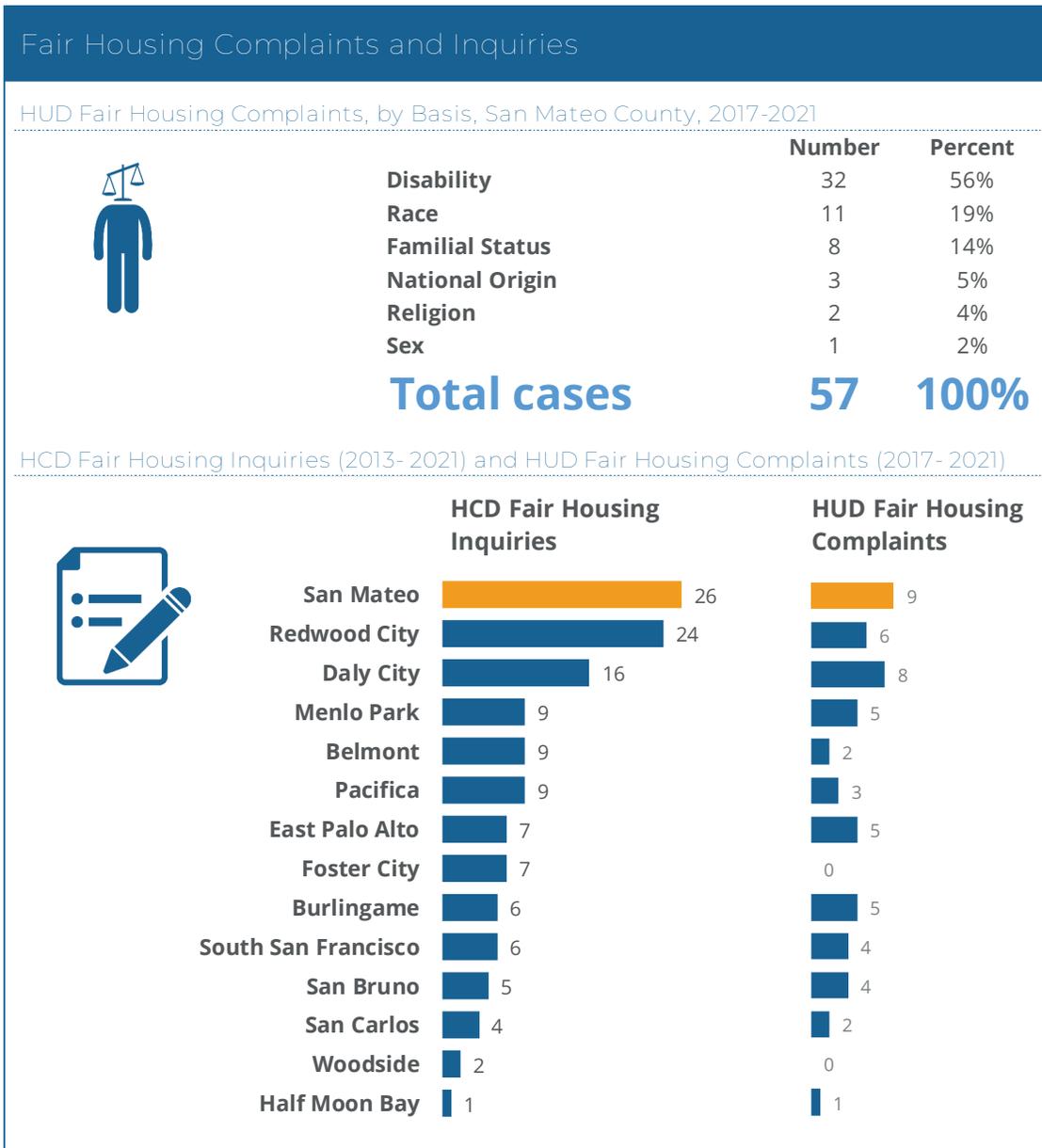
In the resident survey conducted for this AFFH, 26% of Half Moon Bay residents said they had experienced housing discrimination. This is higher than in the county overall (19%). In the majority of cases, the discrimination took place in the past 5 years.

Residents responded by moving (36%), contacting a fair housing organization (36%), or doing nothing/being unsure of what to do (27%).

A similar question asked if residents had ever been denied housing. Seventeen percent of Half Moon Bay respondents said they had been denied housing because they had children. Ownership denials were more prevalent, with 23% saying that the real estate agent refused to accommodate a disability, and 23% saying they were denied a mortgage loan—mostly due to a low income and/or lack of credit.

⁸ <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>

Figure D-2: Fair Housing Complaints and Inquiries



Outreach and capacity. The City of Half Moon Bay is a small jurisdiction with a small staff, which limits its ability to actively enforce fair housing, investigate complaints, and obtain remedies. The City has historically relied on local nonprofit and state agencies, as well as HUD, who specialize in that work to be partners in fair housing enforcement and outreach. When the City receives a fair housing inquiry from a resident, it refers them to local fair housing organizations, the state, and HUD. This approach provides a more effective method of ensuring that residents receive accurate and timely advice and resources.

To that end, the City provides resources on fair housing rights and housing options through its website.⁹ That site does a great job outlining local housing resources (in both English and Spanish). The City reviewed that site in the context of preparing this AFFH and acknowledges that the accessibility of fair housing information could be improved—for example, by including direct links to HUD and/or State of California fair housing laws and detailed information about how to file a fair housing complaint.

Compliance with State law. The City of Half Moon Bay is compliant with the following state laws that promote fair and affordable housing. The city has not been alleged or found in violation of the following:

- State Density Bonuses and Other Incentives Law (Gov. Code. Title 7. Division 1. Chapter 4.3 Density Bonuses and Other Incentives, amended and effective January 1, 2021);
- Housing Accountability Act (Gov Code Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations, including among income levels;
- Least Cost Zoning Law (Gov Code Section 65913.1);
- Excessive Subdivision Standards Law (Gov Code Section 65913.2);
- Limits on Growth Controls Law (Gov Code Section 65589.5).

Housing specific policies enacted locally. The City of Half Moon Bay identified the following local policies that contribute to the regulatory environment for affordable housing development in the city.

⁹ <https://www.half-moon-bay.ca.us/607/HMB-Housing-Resources-and-Services>

Local policies in place to encourage housing development.

- Reduced Parking Requirements
- Housing Overlay Zone
- Other Anti-Displacement Strategies
- In-Lieu Fees (Inclusionary Zoning)
- Tenant-Based Assistance
- Second Unit Ordinance
- Emergency Shelters
- Affordable Housing Complexes

Local barriers to affordable housing development.

- Voter initiative that limits growth and thereby also restricts multifamily and/or larger developments
- Presence of coastal hazards that must be avoided.
- Presence of environmental resources that must be protected.

Local policies that are NOT in place but would provide the best outcomes in addressing housing shortages.

- Development impact fee waivers
- Updating the BMR ordinance to include rental units and a lower threshold for project eligibility.

Local policies that are NOT in place, but have potential Council interest to explore.

- Affordable housing impact/linkage fee on new residential and commercial development
- Community land trusts
- First source hiring ordinances
- Fair housing legal services
- Acquisition of affordable units with expiring subsidies
- Acquisition of unsubsidized properties with affordable rents
- Dedicating surplus land for affordable housing

Local policies in place to mitigate or prevent displacement of low-income households.

- Mobile home relocation and displacement prevention
- Condominium conversion regulations
- Inclusionary zoning
- Living wage employment ordinances
- Promoting streamlined processing of ADUs
- Eviction protection ordinances
- Housing counseling

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), the City of Half Moon Bay does not have any public housing buildings. However, the city does have 371 publicly assisted affordable units (funded by LIHTC, USDA, and/or CalHFA projects) as well as one census tract with a moderate share of renters using housing vouchers (15% to 30%)—see Figure I-7. The presence of housing voucher users indicates **available rental supply to house these residents and a lack of exclusionary behavior from landlords**, at least in the southern portion of the city.

Compared to the region overall—see Figure I-8—Half Moon Bay has a relatively higher share of rental units in which voucher holders live. In the southern portion of Half Moon Bay, between 15% and 30% of rental units house voucher holders. This share is positive, indicating neither too few vouchers (i.e., exclusionary practices) nor too many vouchers (i.e., segregatory practices).

SECTION II. INTEGRATION AND SEGREGATION

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

Integration and Segregation

“Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

Race and ethnicity. The City of **Half Moon Bay is less racially/ethnically diverse than the county overall, primarily driven by a lower representation of Asian residents.** In Half Moon Bay, 61% of the population identifies as non-Hispanic White residents compared to just 39% in San Mateo County. The city also has a slightly higher proportion of Hispanic residents

(30%) than the county (24%) but a much lower portion of Asian residents (7% in the city compared to 30% countywide).

The racial/ethnic composition of the city has changed little over the past 10 years, other than a slight proportional increase in Asian residents (from 4% in 2010 up to 7% in 2019).

Geospatially, all census tracts in Half Moon Bay are White majority census tracts (Figure II-9).¹⁰¹¹

Compared to the county and region (Figures II-12 and II-13), Half Moon Bay is more likely to be White segregated; it does not exhibit the moderate to high segregation of residents of color found in many jurisdictions in the county and region. Very few areas in the county and region are identified as integrated (Figure II-13). Half Moon Bay's diversity index did not change between 2010 and 2018 (Figures II-14 and II-15).

Racial and ethnic minority populations generally have higher rates of poverty and lower household incomes compared to the non-Hispanic White population in Half Moon Bay (and the county overall).

Dissimilarity and isolation indices. ABAG and UC Merced completed an analysis of segregation in Half Moon Bay. Several indices were used to assess segregation in the city and determine how the city differs from patterns of segregation and integration in the region overall.

The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI is an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of a group's population that would have to move for each area in the county to have the same percentage of that group as the county overall.

DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.

¹⁰ Majority census tracts show the predominant racial or ethnic group by tract compared to the next most populous.

¹¹ Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

The isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority, it ranges from 0 to 100 and higher values of isolation tend to indicate higher levels of segregation.

The primary findings from that analysis included:

- In Half Moon Bay, White residents are more likely than any other residents to live in neighborhoods where they are less likely to come into contact with other racial groups.
- **Racial and ethnic segregation in Half Moon Bay is low overall.** The highest level of segregation (although still low) in Half Moon Bay is between Black/African American and White residents (DI of .244). This index declined significantly between 2000 and 2020. Conversely, between 2000 and 2020, Hispanic residents in Half Moon Bay became more segregated (.207 DI as of 2020).
- By income, **moderate-income residents are the most segregated compared to other income groups.** Income segregation in Half Moon Bay decreased between 2010 and 2015.

Disability status. The **share of the population living with at least one disability is 10% in Half Moon Bay** compared to 8% in San Mateo County. The census tract comprising the southern half of Half Moon Bay has a 10% to 20% share of the population living with a disability, compared with less than 10% in the northern portion of the city. Geographic concentrations of people living with a disability may indicate the area has ample **access to services, amenities, and transportation that support this population.**

Familial status. Married couple households are the most common household type in Half Moon Bay, representing about 60% of all households. However, the city is home to more single-person households than the county, with 26% of households compared to 22% in the County, and there are fewer families with children in the city (26% vs 33%).

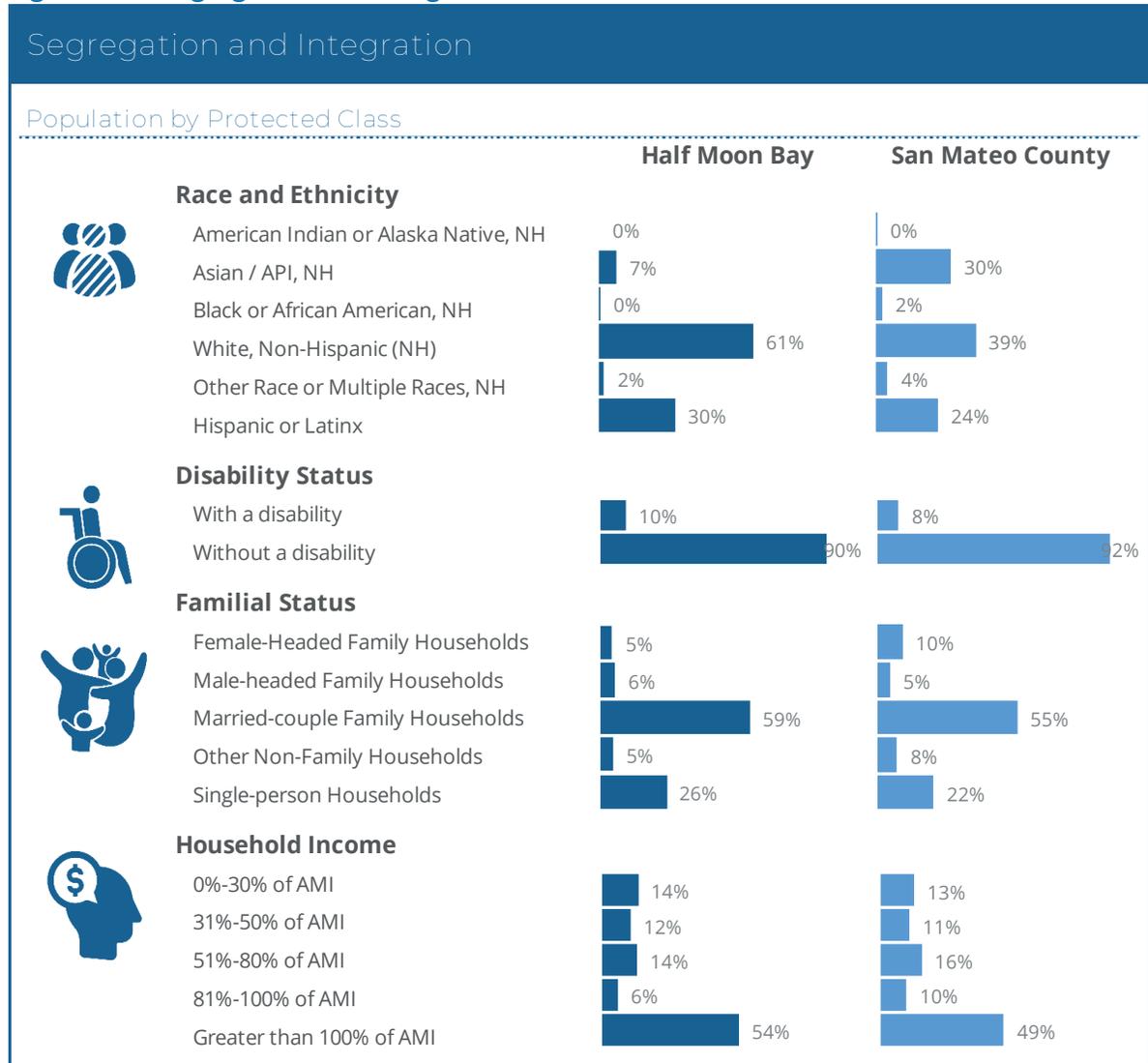
Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single-person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicate an increased need for one- and two-bedroom units.

The majority of married couple households (78%) and residents living alone (70%) live in owner-occupied housing. A slim majority of single-parent households are owners while the majority of non-family households are renters.

The number of housing units available by number of bedrooms and tenure is broadly consistent with the familial status of the households that live in Half Moon Bay.

Household income. The household income distribution by percent of area median income (AMI) in the City of Half Moon Bay is similar to the county and the Bay Area overall. The majority of census block groups in the city have median incomes over \$125,000, with only very small portions of the city reflecting median incomes closer to the 2020 state median income of \$87,100 for a family of four. **Poverty rates are below 10% in all census tracts covering Half Moon Bay.**

Figure D-3: Segregation and Integration



Racially or ethnically concentrated areas of poverty and affluence. Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation

spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.¹²

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD’s definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract that has a non-White population of 50% or more (majority-minority) or, for non-urban areas, 20%, AND a poverty rate of 40% or more; OR
- A census tract that has a non-white population of 50% or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

For this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 19.1%. In addition to R/ECAPs that meet the HUD threshold, this study includes edge or emerging R/ECAPs which hit two-thirds of the HUD defined threshold for poverty—emerging R/ECAPs in San Mateo County have two times the average tract poverty rate for the county (12.8%).

In 2010 three census tracts qualified as R/ECAPs (19.4% poverty rate) in the county and 11 that qualify as edge R/ECAPs (13% poverty rate). None of the R/ECAPs were located in Half Moon Bay in 2010.

¹² Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99-124

In 2019 two census tracts qualified as R/ECAPs (19.1% poverty rate) in the county and 14 that qualify as edge R/ECAPs (12.8% poverty rate)—which means they are majority minority and have a poverty rate two times higher than the countywide census tract average. **None of the R/ECAPs or edge R/ECAPs are located in Half Moon Bay.**

RCAAs. HCD’s definition of a Racially Concentrated Area of Affluence is:

- RCAAs are census tracts with a median income 1.25 times higher than in the region and a White population of 1.5 times higher than in the region. A census tract that has a percentage of total white population that is 1.25 times higher than the average percentage of total white population in the given COG region, and a median income that was 2 times higher than the COG AMI.

Figure II-36 shows RCAAs for Half Moon Bay; these are indicated in beige. Like all surrounding areas, Half Moon Bay is comprised entirely of RCAAs. This is a factor of the census tracts’ (and Half Moon Bay’s) low poverty rate, high-income, and White population. There is little differentiation among census tracts in terms of income (all are relatively high-income) and moderate differences in poverty.

[Additional RCAA and RECAP analysis is provided in C: Housing Resources in the “Racially and Ethnically Concentrated Areas of Poverty and Affluence” beginning on page C-5042.](#)

[Local Data and Knowledge.](#) Half Moon Bay’s agricultural roots have brought a diverse pool of seasonal and permanent farmworkers to the region. Half Moon Bay is one of the few active agricultural communities in San Mateo County, and the high stress of the physical labor, combined with low wages and the high cost of living in the region, isolated from a wealthier and whiter community, are a unique issue in the City that can be difficult to capture with traditional statistical analyses.

[In January 2023, a mass shooting occurred on a farm in Half Moon Bay. The suspect in the shooting killed seven people and injured one. The shooting had a stark impact on Half Moon Bay’s farmworker community, particularly among Chinese farmworkers who often feel isolated from the Bay Area’s larger Chinese community. “Most of the time, \[these farmworkers\] are stationed at the farm. They live at the farm. They eat at the farm...most of them have very limited social interaction with the people outside,” said Sao Leng U, the director of social services at Self-Help for the Elderly, in a January 22, 2024, interview with KQED.](#)

SECTION III. ACCESS TO OPPORTUNITY

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment. [Additional](#)

[analysis is provided in C: Housing Resources under “Access to Opportunity \(TCAC\)” beginning on page C-56.](#)

Access to Opportunity

“**Access to opportunity** is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

In addition to the HCD provided data, the resident survey conducted for this AFFH asked residents about their greatest neighborhood challenges. For Half Moon Bay residents, transportation-related items ranked the highest, with nearly one in five residents reporting challenges accessing public transportation; another one in five said that lack of sidewalks, walking areas, and lighting was a challenge.

Overall access to opportunity. Figure III-6 shows the TCAC Opportunity Areas Economic Score for Half Moon Bay and the region. **All areas of Half Moon Bay are shown to produce moderate economic outcomes for residents; there is no variance in opportunity by geography.**

Compared to the region overall, Half Moon Bay offers opportunity levels similar to Pacifica, Daly City, areas south of the City of San Francisco, and the City of Santa Clara. Opportunity is in between that offered by most jurisdictions—not the highest, but not the lowest. This is partially due to the city’s isolated location. As shown in the jobs proximity maps (Figures III-9 and III-10), Half Moon Bay residents must commute long distances to job centers.

In June 2023, a new microtransit system operated by the County’s bus service agency, SamTrans, was added within Half Moon Bay and surrounding Coastside communities. This service provides localized, on-demand pickups via a shared-ride platform called Ride Plus. Transit to and from major job centers east of Half Moon Bay are not currently included in the Ride Plus service area; however, staff believes this service will increase access to local opportunities for many residents, especially for low-income residents with limited transportation options and older adults, including residents of the Canada Cove Mobile Home Park. Users can take advantage of the service via an app or by setting up rides over the phone.

Education. The City of Half Moon Bay is served by the Cabrillo Unified School District (for both elementary and high school). Cabrillo Unified also serves a large portion of unincorporated county outside of Half Moon Bay. Education performance data are not available strictly at the city level so the following analysis focuses on the Cabrillo Unified School District overall.

School enrollment across all districts serving San Mateo County declined slightly (1%) between 2010 and 2020. **Enrollment losses were more severe in Cabrillo Unified**, where enrollment declined by 12% over the same period. (These declines do include reductions due to the pandemic).

Enrollment by race and ethnicity for Cabrillo Unified diverges from the countywide distribution—and the overall racial/ethnic composition of Half Moon Bay. Cabrillo Unified has a larger proportion of Hispanic students (52%) compared to the countywide student population (38%) and the resident representation of Half Moon Bay (30%).

Compared to San Mateo County, Cabrillo Unified also has more White students (40% compared to 26% countywide) and a smaller proportion of Asian, Black, Filipino, Pacific Islander, and Other/Multiple race students.

Cabrillo Unified has the highest share of migrant students in the county (3%), along with the second highest share of homeless students (2% of students experiencing homelessness). The district also has a high share of students who qualify for reduced lunch compared to the countywide proportion (37% compared to 29% countywide).

Disparities in achievement are stark in Cabrillo Unified for Hispanic and Filipino students:

- Just 16% of Hispanic students and 38% of Filipino students met or exceeded math testing standards, compared to 54% of White students and 65% of Asian students.
- Just 28% of Hispanic students and 54% of Filipino students met or exceeded English testing standards, compared to 71% of White students and 78% of Asian students.

Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Of the high school districts in San Mateo

County, Cabrillo Unified had one of the lowest rates of graduates who met such admission standards at 41%. **Hispanic students in the Cabrillo Unified School District were less likely to meet the admission standards**, with a rate of 28%.

Cabrillo Unified has relatively moderate dropout rates—6% of students—compared to other districts in the county. **Hispanic (8%) and Black (6%) students had the highest dropout rates in the district.**

Employment. The top three industries by number of jobs in the City of Half Moon Bay include **arts and recreation services, construction, health, and educational services.** The city has a slightly lower job-to-household ratio than the county at 1.35 and 1.59 respectively—which means there are fewer employment opportunities per household in the City of Half Moon Bay. The city also has a lower unemployment rate of 4.1% compared to the county at 5.9%.

HUD’s job proximity index shows the **City of Half Moon Bay as moderate:** On a scale from zero to 100 where 100 is the closest proximity to jobs the majority of the city scores between 40 and 60.

Despite having a moderate job proximity index, very few jobs in Half Moon Bay are accessible to residents by public transit, meaning a large portion of residents are likely commuting to work. Less than 46,000 jobs are located within 45 minutes of the city (Figure III-10). Longer commutes and limited opportunities for public transportation likely have a disproportionate impact on lower-income households that are not able to afford a car.

Transportation. The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the county including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

Overall, Half Moon Bay has a housing and transportation index of 50% to 75% and does not have high quality transit stops for residents needing access to public transportation. High quality transit stops are largely concentrated along the east coast of San Francisco Bay.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in San Mateo and the county overall. Below is a summary of comments relevant to San Mateo County; no comments specific to Half Moon Bay were included in the report.

“San Mateo’s [Paratransit Coordinating Council] PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes. While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime.”¹³

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project’s overall goal is to, “stimulate connection and communication between the community of seniors and people with disabilities together with the transportation system– the agencies in the region local to the San Francisco Bay, served by MTC.”¹⁴

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, **“it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation.”**

The San Mateo County Transit District updated its Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the **county’s senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership**. The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.¹⁵

MTC also launched Clipper START—an 18-month pilot project— in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.¹⁶

¹³ https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf

¹⁴ <https://wid.org/transportation-accessibility/>

¹⁵ https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html

¹⁶ <https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm>

In the resident survey conducted to support this AFFH, lack of access to transit was the top neighborhood challenge reported by residents: 18% identified this as a challenge which is higher than the county proportion (14%).

Environment. TCAC’s opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Generally, all census tracts in Half Moon Bay **score poorly on environmental outcomes**, as measured by the TCAC Environmental Score and CalEnviroScreen 3.0 maps. However, the **city scores relatively high compared to other areas of San Mateo County on the California Healthy Places Index (HPI)** developed by the Public Health Alliance of Southern California (PHASC).

The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.¹⁷

Disparities in access to opportunity. Countywide data show that non-Hispanic White residents are more likely to live in high resource areas compared to racial and ethnic minorities. However, Half Moon Bay, in its entirety is considered a “moderate resource area” which means there are no apparent opportunity disparities among groups within the city.

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC) —ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. **The SVI classifies Half Moon Bay as having relatively low vulnerability.** Despite this designation, local knowledge paints a different picture. A range of environmental hazards, inherent to the coastal setting and intensified by climate change, affect the entire city. These include the city’s adjacency to wildland fire risk areas; flood hazards due to numerous water courses, sea level rise, and potential inundation from tsunami or dam failure; seismic and geological conditions including liquefaction and landslide potential; and coastal and watercourse erosion. While generally, these hazards affect the city as a whole, unprecedented Pilarcitos Creek flooding in January 2023 impacted one of the city’s lower-income multi-family neighborhoods.¹⁸ Limited short-term relocation was required. The City was highly responsive to the affected residents by providing sandbags and other resources to speed up cleanup and repairs. At the same time, above moderate-

¹⁷ <https://healthyplacesindex.org/about/>

¹⁸ The same storm event also impacted the Moon Ridge neighborhood which is comprised of affordable housing for farmworkers south of the city limits.

income neighborhoods were also affected by localized flooding and had to pump water and protect low portions of properties with sandbags.

The City of Half Moon Bay does not have any disadvantaged communities as defined under SB 535 as, “the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”¹⁹

Disparities specific to the population living with a disability. Ten percent of the population in the City of Half Moon Bay are living with at least one disability, compared to 8% in the county. The most common disabilities in the city are ambulatory (4.8%), hearing (4.7%), and independent living (4.5%).

Disability

“**Disability types** include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.”

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

For the population 65 and over, the share of the population with a disability increases. As mentioned above under access to transportation, San Mateo County is rapidly aging; therefore, this population with a disability—and accommodation and/or transportation needs—is likely to increase.

The data show few if any unemployment among residents living with a disability in Half Moon Bay, compared to 4% among residents without a disability. Countywide, the unemployment rate for residents with a disability is 4%, compared to 3% for residents without a disability (data at the city level has a large margin of error). Because 10% of the City’s residents have a disability, the City assumes that a number of these residents may wish to be employed, but have struggled to find suitable work and are not being included in unemployment data. The City has recently updated its Home Occupation Ordinance to facilitate cottage industries which are popular in Half Moon Bay. It is hoped that such businesses may be able to offer meaningful work to disabled residents.

Figure D-5: Access to Opportunity

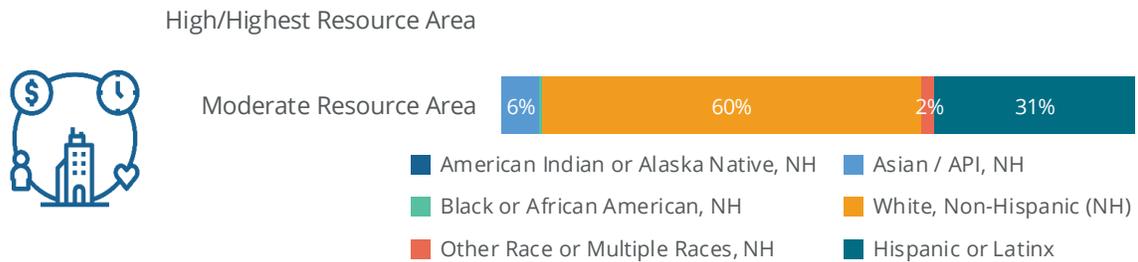
¹⁹ <https://oehha.ca.gov/calenviroscreen/sb535>

Access to Opportunity

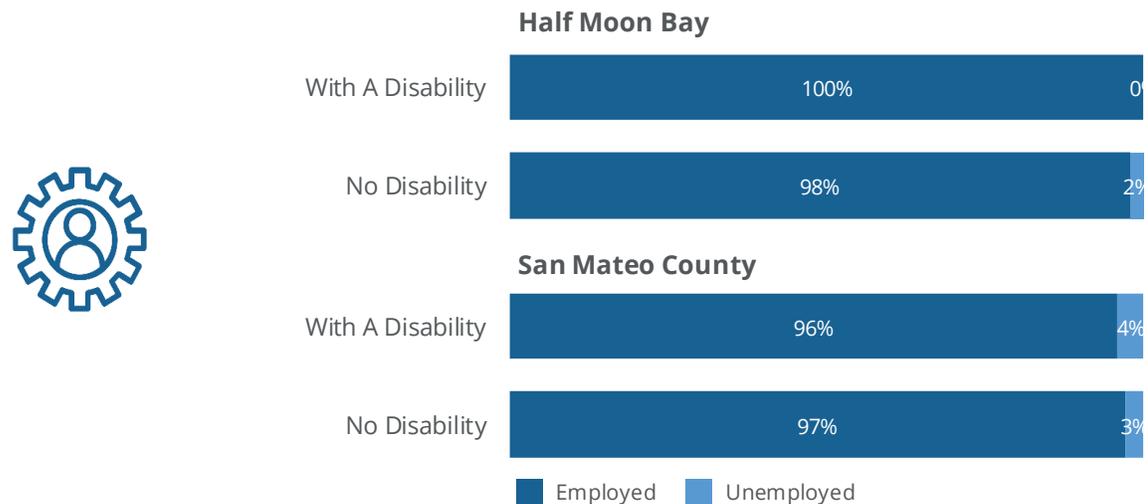
Regional Access

	Half Moon Bay	San Mateo County
 Jobs to Household Ratio	1.35	1.59
Unemployment Rate	4%	6%
LEP Population	11%	7%

Share of Population by Race in Resource Areas in Half Moon Bay



Employment by Disability Status



SECTION IV. DISPROPORTIONATE HOUSING NEEDS

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

“**Disproportionate housing needs** generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

Housing needs. Since 2010, population growth in Half Moon Bay (10% increase) has kept pace with San Mateo County (8% increase) and the Bay Area as a whole (9%). Over the same period (2010 to 2020), the number of homes in Half Moon Bay increased 7.6%, which exceeded the growth rate for the county and largely kept up with the city’s population growth.

The Housing Needs Data Report for the City of Half Moon Bay highlights housing price diversity in the city noting that a **“diversity of homes at all income levels creates opportunities for all Half Moon Bay residents to live and thrive in the community.”**²⁰

The ownership housing stock in Half Moon Bay is similar to the county overall but does have a slightly higher share of units valued below \$500,000 (mostly mobile homes, many in a senior living community) and fewer units valued over \$1.5 million. Price increases have been severe throughout the county since 2011 and trends in Half Moon Bay over that period mirrored that of San Mateo County.

Rents have increased at a slower pace compared to the for sale market in San Mateo County even after accounting for more rapid increases in median rents from 2017 to 2019. However, in Half Moon Bay, median rent actually declined over the past three years—most likely due to the influx of income restricted rental units (see discussion of permit data above). **The rental distribution in Half Moon Bay reflects a more affordable rental market than San Mateo County overall**—32% of units rent for under \$1,000 in the city compared to just 7% in the county and 26% rent for more than \$2,500 in the city compared to 38% in the county.

²⁰ Housing Needs Data Report: Half Moon Bay, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

The variety of housing types available in the city in 2020 are predominately single-family (60%) and single-family attached (12%). Though multifamily units increased faster than single-family between 2010 and 2020, the total share of multifamily is still below that of other jurisdictions, reflecting just 16% of the total housing stock.²¹

Cost burden and severe cost burden. Nearly one-third of all renter households in Half Moon Bay are cost burdened—spending more than 30% of their gross income on housing costs—and 14% are extremely cost burdened—spending more than 50% of their gross income on housing costs. Cost-burdened households have less money to spend on other essentials like groceries, transportation, education, healthcare, and childcare. Extremely cost-burdened households are considered at risk for homelessness. Rates of cost burden and severe cost burden in Half Moon Bay are slightly lower than in the county overall.

In Half Moon Bay, consistent with the county and region, lower-income households are more likely to experience housing cost burden. Two out of every three households earning less than 30% AMI—considered extremely low-income households—are severely cost-burdened, compared to only 7% of households earning 81% to 100% AMI and 0% of households earning more than 100% of AMI.

There are also **disparities in housing cost burden in Half Moon Bay by race and ethnicity and family size**. “Other/Multiple race” households (90% cost-burdened) and Hispanic households (57%) experience the highest rates of cost burden in the city. Asian households (21% cost-burdened), and non-Hispanic White households (24%) experience the lowest cost burden.

Large family households—considered households with five or more persons—experience cost burden at a rate of 52% compared to all other households at 31%. Cost-burdened renter households are more prevalent in the northern portion of the city while cost-burdened owners are dispersed throughout the city.

Voucher usage. Respondents to the resident survey who have searched for housing with vouchers (fewer than 10 people) report that finding a landlord that accepts vouchers is very challenging, mostly because the voucher is not enough to cover the market rent.

Overcrowding. The vast majority of households (95%) in Half Moon Bay are not overcrowded—indicated by more than one occupant per room. However, renter households are more likely to be overcrowded with 14% of households with more than one occupant per room compared to 2% of owner households.

²¹ Housing Needs Data Report: Half Moon Bay, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding. Other races (27% overcrowded) and Hispanic households (28%) experience the highest rates of overcrowding. Low- and moderate-income households are also more likely to be overcrowded.

Geographically, overcrowded households are most present in the central part of the city, with 12 to 15% of households living in overcrowded conditions. This area also has the lowest share of residents of Hispanic descent, the highest median income, and the lowest poverty (2%) compared to other areas of the city.

Substandard housing. Data on housing conditions are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. In the City of Half Moon Bay, a low share of households are lacking kitchens or plumbing. Of renters, 1.1% are lacking kitchen facilities (and no households are lacking plumbing). The ACS does not report any owners in Half Moon Bay lacking either kitchen or plumbing facilities.

Some households are not living in substandard housing per se, but their housing situation is comprised of other condition challenges, including lack of accessibility modifications. In the resident survey conducted to support this AFFH assessment, residents were asked about the condition improvements they needed. Half Moon Bay residents with disabilities report needing grab bars in bathrooms (29%).

Homelessness. In 2019, 1,512 people were experiencing homelessness in the county during the One-Day Count, with 40% of people in emergency or transitional shelters while the remaining 60% were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children.

People who identify as American Indian or Alaskan Native (6% of the homeless population compared to less than 1% of the total population), Black (13%, 2%), White (67%, 51%), and Hispanic (38%, 28%) are overrepresented in the homeless population compared to their share of the general population. People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represented a substantial share of the homeless population in 2019.

Displacement. Owner households generally experience a greater amount of housing stability whereas renter households are more mobile (i.e., move more frequently). In the county as a whole, 8% of income assisted rental units are at high or very high risk for displacement, a total of 417 out of 5,264 total units in the county. In Half Moon Bay, there are a total of **371 income assisted rental units but all are at low risk of displacement.**

Displacement Sensitive Communities

“According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
 - Share of very low-income residents is above 20%, 2017
- AND
- The tract meets two of the following criteria:
 - Share of renters is above 40%, 2017
 - Share of people of color is above 50%, 2017
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
 - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - Percent change in rent above county median for rent increases, 2012-2017
- OR
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017”

Source: <https://www.sensitivecommunities.org/>

No census tracts in Half Moon Bay are considered vulnerable to displacement based on the UCB Urban Displacement Project definition (above). Also, HCD does not identify any disadvantaged communities in Half Moon Bay or its immediate surrounding areas.

That said, the city acknowledges that there is displacement risk in the city due to the limited supply of housing overall and the high cost of housing, especially for minimum or low wage workers. This vulnerability was reflected in community input during the element update and is evidenced in the rental survey conducted for this AFFH:

- 31% of Half Moon Bay residents (16 of 51 survey respondents for this question) said they had been displaced in the past 5 years. This proportion was higher than the

majority of jurisdictions in the region and the county (21%) and closest to the displacement experienced in East Palo Alto (32%) and the City of San Mateo (37%).

- The primary reason for displacement in Half Moon Bay was the landlord selling the unit. 31% of residents who had been displaced said this was the reason. This is much higher than in the county overall (18%).
- The second most common reason was the landlord wanting to move back into the unit (25%). This was higher than most other jurisdictions, except for Hillsborough (33%).
- Of those residents who had been displaced and have children, 58% said their children changed schools. The experience of those children was mixed, with some having more challenging environments and fewer activities and changes in perceived safety are equally split.

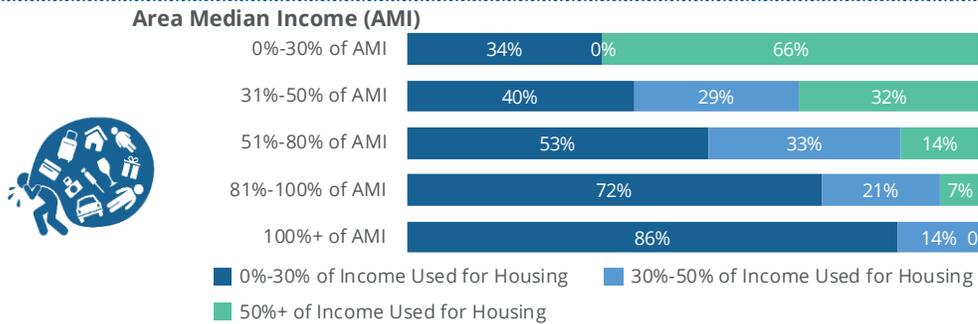
The City is also especially mindful of displacement risk due to environmental hazards. Flooding and wildland fires in San Mateo County have already resulted in temporary displacement on the coast. An additional serious risk came to light after a tragic shooting took place on two farms within and adjacent to the city limits revealed unsafe living conditions for 19 farmworker households. The households included individuals, couples, and families. The City and San Mateo County collaborated and worked with service agencies to provide housing for every individual and family while longer-term replacement housing can be planned. However, due to this discovery, San Mateo County established a Farm Labor Housing Safety Task Force which is inspecting housing on all agriculture sites in the County. This effort intends to identify needs and help resolve unsafe conditions. However, relocation may be required if resident safety can't be assured.

Access to mortgage loans. Disparities by race and ethnicity are prevalent for home mortgage applications, particularly in denial rates. **Hispanic (36% denial rate) and American Indian or Alaska Native households (50%) had the highest denial rates for mortgage loan** applications in 2018 and 2019. Conversely, non-Hispanic Asian (23%) and White households (21%) have the lowest denial rates during the same time.

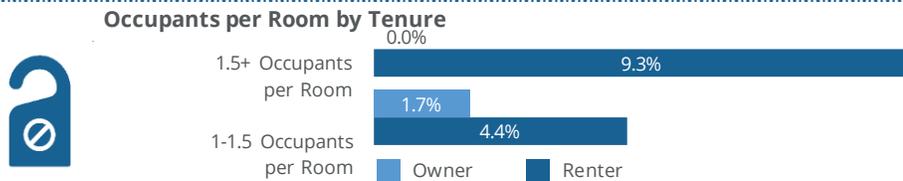
Figure D-6: Disproportionate Housing Needs

Disproportionate Housing Needs

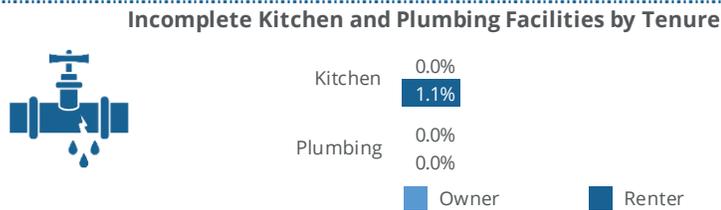
Cost Burden, Half Moon Bay, 2019



Overcrowding, Half Moon Bay, 2019



Substandard Housing, Half Moon Bay, 2019



Homelessness, San Mateo County, 2019

Race and Ethnicity

Race and Ethnicity	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native	6%	0%
Asian / API	6%	30%
Black or African American	13%	2%
White	67%	51%
Other Race or Multiple Races	8%	17%

Displacement, 2020

Assisted Units at High or Very High Risk of Displacement

	Half Moon Bay	San Mateo County
Number of Units	0	417
% of Assisted Units	0%	8%