



## Introduction and Welcome

- Welcome and thank you for joining us today
- Thank you also to our partners:



Half Moon  
Bay Library



CommonKnowledge

## Spring Listening Sessions



## Spring Listening Sessions

- **Affordable housing** was one of the top concerns
- Many people are struggling
- People are concerned about options for seniors, teachers and low-income families
- Our community is ready to continue the conversation



## Meeting Goals

- Broaden the conversation about housing in Half Moon Bay
  - Develop shared understanding about current conditions
  - Learn what is happening with housing in Half Moon Bay
- Lay the groundwork for more specific input on the City's Housing Work Plan
- Connect community members with resources and each other

## Agenda

- Goal: A learning meeting
- How is the Half Moon Bay community experiencing the issue of housing?
  - Discussion #1
- What options do we have to address our housing needs?
  - Table Discussion #2
- Next Steps



## About Home for All

A community collaborative addressing the housing challenge in San Mateo County

- Educating
- Innovating
- Convening



## Meeting Housekeeping Items

- Restrooms
- Lunch
- Service providers
- Activities for school aged children

## Conversation Guidelines

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>■ Speak from your own experience</li> <li>■ Listen to understand each other</li> <li>■ Respect differences; be curious</li> <li>■ Let everyone participate</li> <li>■ Your questions are valuable</li> </ul> | <ul style="list-style-type: none"> <li>■ Habla a partir de tu propia experiencia</li> <li>■ Escucha para que nos entendamos unos a otros</li> <li>■ Respeta las diferencias; ten curiosidad</li> <li>■ Deja que todos participen</li> <li>■ Tus preguntas son valiosas</li> </ul> |
|---|---|

## Think/Pair/Share – Take :90 each

Thinking about living and/or working in Half Moon Bay...

- What are a few things you appreciate?
- What are a few things you find challenging?

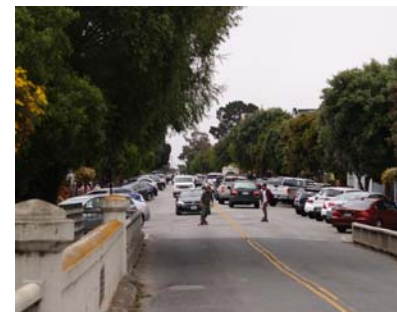
Cuando piensas en vivir o trabajar en Half Moon Bay...

- ¿Qué es son algunas cosas que aprecias?
- ¿Cuáles son algunas cosas que son desafiantes para ti?

## Half Moon Bay and the Coastsides

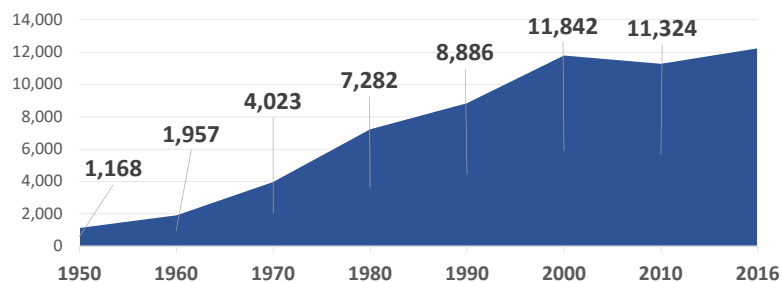
**What makes it so special?**

- Small Town
- Coastal Environment
- Agricultural Heritage
- Community Character



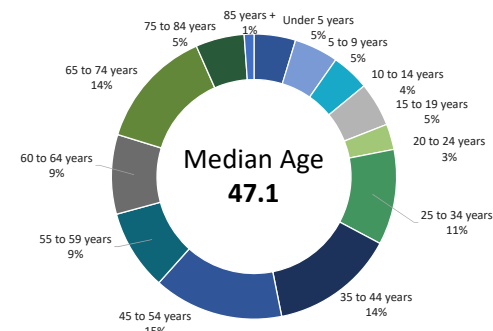
## Half Moon Bay: Who lives here?

■ Total Population: **12,281** (2016)



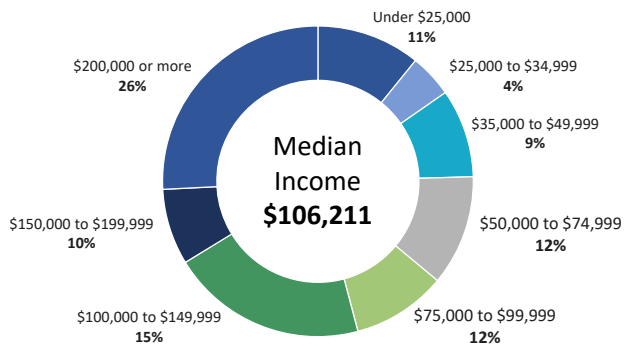
Sources: Bay Area Census, 2016 American Community Survey

## Half Moon Bay: Who lives here?



Source: 2016 American Community Survey

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## Half Moon Bay: Who lives here?



Single Family Homes  
**62.9%**



Duplexes & Townhouses  
**13.7%**



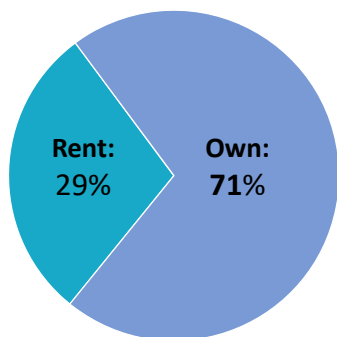
Multifamily Homes  
**13.9%**



Mobile Homes  
**9.3%**

Source: 2016 American Community Survey

### Half Moon Bay: Who lives here?



Source: 2016 American Community Survey

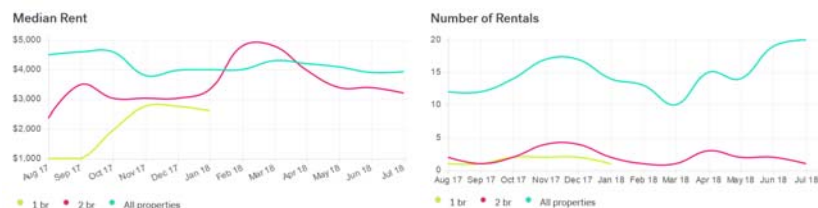
### Half Moon Bay: Who lives here?

- Median Home Price  
**\$1,200,000**
- Down Payment at 20%  
**\$240,000**
- Monthly Mortgage Payment at 3.93% **\$4,539**



### Half Moon Bay: Who lives here?

**Median Rent:**    **\*\$2,600**    **\$3,200**    **\$3,875**  
                          1 Bedroom    2 Bedroom    3 Bedroom



Source: Trulia

### Half Moon Bay: Who works here?

- Largest Local Industries



Agriculture



Tourism



Commercial Fishing

Source: Half Moon Bay Chamber of Commerce & Visitors' Bureau



## Half Moon Bay: Who works here?

- Number of Businesses in Half Moon Bay: **655**



Commercial  
Businesses

**441**



Home-Based  
Businesses

**214**



People working in  
Half Moon Bay

**3,067**

Sources: HMB City Data, 2016 American Communities Survey

## The Jobs/Housing Gap

San Mateo County Between 2010 – 2016

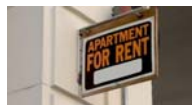


**79,000**  
JOBS



**4,941**  
HOUSING UNITS

## The Consequences in Our County



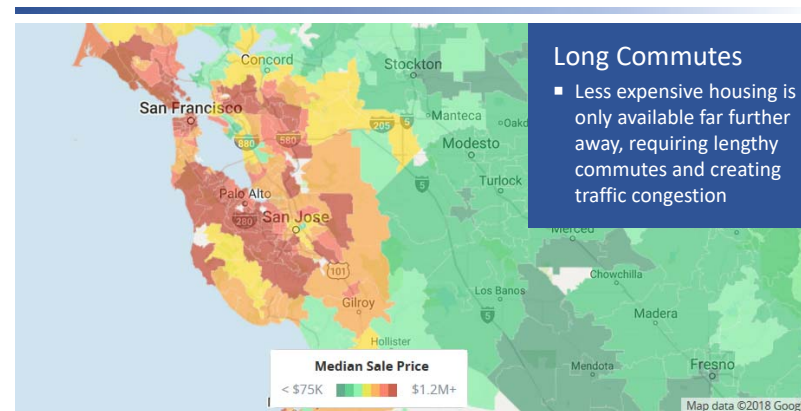
- Between 2011 and 2017
  - Median home price doubled
  - 2 bedroom apt. rent increased 66%



- Over 210,000 people commute into San Mateo County to work
  - That's 5 ATT Parks full of commuters



- 2017 Business poll
  - 40% of respondents may leave the Bay Area within the next few years



### Long Commutes

- Less expensive housing is only available far further away, requiring lengthy commutes and creating traffic congestion



### Table Discussion #1

1. How do housing issues affect you and the people you know in Half Moon Bay?
2. What are your hopes for the future of our community?

### Discusión de la mesa #1

1. ¿Cómo te afectan a ti y a la gente que conoces los problemas de vivienda en Half Moon Bay?
2. ¿Qué es lo que esperas en el futuro para nuestra comunidad??

## Half Moon Bay and the Coastside

### What makes housing affordability so challenging?

- Small Town: Strained Infrastructure
- Coastal Environment: Regulatory Setting
- Agricultural Heritage: Limited Land
- Community Character: Sensitivity to Change

## The City's Role in Housing

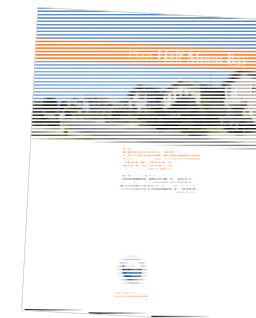
### ■ Planning, Zoning and Land Use

- General Plan and Local Coastal Program
- Planning for responsible future land use

### ■ Collecting housing funds

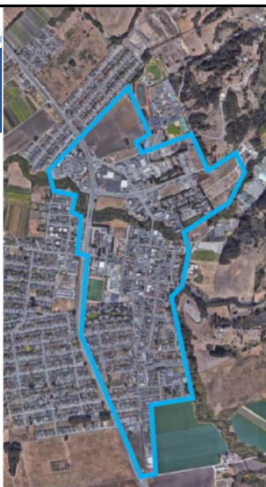
### ■ Inclusionary housing requirement

- Developments of 10 or more units must include 20% designated as affordable



## Planning and Land Use

- 20% of land is currently used for housing including mixed use
- Undeveloped residential land is limited
- Most potential development sites are in the City's Downtown Core area



## Use of Affordable Housing Funds

- Fees charged on past development established the City's Affordable Housing Fund
- HMB is in the process of deciding how to spend roughly **\$2.1 million** in housing funds
- We need your input



## Support for Renters and Homeowners

- Tenant protections:
  - Minimum lease terms
  - Relocation assistance
  - Just-cause eviction
  - Rent stabilization
- Support for homeowners:
  - Incentives or funding to rehabilitate and make safety improvements



## Creative Land Use (Infill Opportunities)

- Lands zoned but not used for housing
- Retrofitting or expanding existing homes or buildings
- Small lots in existing neighborhoods
- Other creative solutions
- We need your input





## Diverse Housing Options

- Community has expressed: Half Moon Bay needs housing that reflects the diverse needs of our community
- Small homes: ADUs, mobile homes, tiny houses, multi-family
- Mix it up: density, income, live-work, living arrangements



## Accessory Dwelling Units/ADUs

- Small living units that share a lot with a single family home (attached or detached)
- State law is changing very quickly
- HMB is responding by bringing our code up to date to comply with State law



## Mobile Home or Tiny Home Parks

- Nearly 10 percent of Half Moon Bay residents live in mobile homes
- What about a new kind of mobile home park?
  - Mobile and manufactured homes
  - Tiny houses
  - RVs



## Other Housing Options

Multi-Family Housing



Employee Housing



Mixed-Use Housing



## Shared Housing

- HIP Housing matches people who have space in their home with people needing an affordable place to live



## Table Discussion #2

1. Based on what you've heard so far, which options sound like a good idea?
2. What concerns do you have?
3. Do you have other ideas?

## Discusión de la mesa #2

1. ¿Con base en lo que has escuchado hasta ahora, qué opciones te parecen buenas ideas?
2. ¿Qué cosas son las que te preocupan?
3. ¿Tienes alguna otra idea o sugerencia?

## Next Steps

- Get on the list to receive a summary of today's meeting
- Visit the City's housing conversation webpage
- Planning for a second community conversation in September



## Stay Involved

- 1 Make sure your email address is on the list
- 2 Share what you learned with others
- 3 Pass on the meeting report
- 4 Attend the next housing conversation in September

## Thank you for coming today!



[www.half-moon-bay.ca.us](http://www.half-moon-bay.ca.us)



[www.homeforallsmc.org](http://www.homeforallsmc.org)