

Half Moon Bay Community and Housing



Home for All is a community collaborative addressing housing challenges in San Mateo County by sharing information, promoting innovation, and convening the community.



Overview: Second Community Conversation

Purpose:

The City of Half Moon Bay has been partnering with Home for All to help broaden and deepen the community's understanding of housing conditions and needs that are important to Half Moon Bay and others who live on the coast. The purpose of these conversations is to provide community members a chance to talk and listen to each other and develop shared understanding about housing challenges in Half Moon Bay and on the Midcoast. Prior to this community conversation, the City has been proactively collecting community input at the following sessions:

- **Spring of 2018:** City Council conducted Listening Sessions to hear community members' concerns across a range of issues; housing was at the top of the list.
- **July 15, 2018:** [First Community Conversation About Housing](#). The meeting focused on sharing information about who lives and works in Half Moon Bay, housing trends and small group dialogues about the personal experiences and values of Half Moon Bay residents and workers.

The second Community Conversation followed up on the first conversation by continuing to develop community-wide understanding of housing issues and opportunities, learn about the City of Half Moon Bay's upcoming actions relative to housing and land use, and connect community members with local resources.

Format:

This second session was also held at Ted Adcock Community Center, on the evening of Tuesday October 23, and served as the Planning Commission meeting. Seventy-nine community members attended, including individuals who participated in the first community conversation as well as first-time

attendees. Participants included long-time Half Moon Bay residents, newer residents, Coastside community members, and people who work in the area. A quarter of participants used Spanish translation.

Community members were seated at either bilingual or monolingual tables with trained facilitators leading small-group discussions. Planning Commissioners, elected officials, and staff listened in on the discussion. Feedback was collected from the group discussions as well as individual input sheets.

Inclusive Outreach:

The City’s intent was to include a diverse mix of Half Moon Bay participants. Personalized outreach was conducted at the library, local events and through community organizations. The session was also announced through an array of communication channels including:

- Half Moon Bay Community eNews
- Next Door social network
- Half Moon Bay Review
- Newspaper advertisements
- Flyers distributed at City facilities
- Announcements at public meetings

Community Conversation Highlights

During the July conversation about housing, community members said they would like to see housing solutions that align with community values and their hopes for the future. There was particular interest in creative housing solutions beyond traditional single family homes. In response, on October 23, the city presented various creative housing options, including:

- Multi-family homes
- Small homes
- Shared living spaces

What Could Creative Housing Look Like in Half Moon Bay ?

Multi-Family Homes



1. Green Multi-Family Homes
2. Modular/Kit Homes
3. Shopping Center Retrofit
4. Live/Work Lofts
5. Duplexes/Triplexes

Smaller Homes



1. Accessory Dwelling Units
2. Mobile/Modular Homes
3. Tiny House Villages
4. Garden Cottage Communities

Shared Living Spaces



1. Communal Housing
2. Home Sharing

Short case studies from other communities as well as current local examples provided participants with a sense of what housing types could be offered in Half Moon Bay. Examples included modular units on a small farm in Pescadero and family/farmworker modular housing in Santa Rosa. The complete presentation is available at _____(insert link).

Table Discussion Questions

1. What housing solutions are most important to you?

A large number of community members agreed that they were interested in all of the solutions presented. Many of the table conversations focused on affordability as a higher priority than specific design. Other prevalent themes Half Moon Bay's values in the environment and a "small town feel". The most common responses from community members were:

- Affordability for all income-levels
- Priority for people already connected to the Half Moon Bay community
- Access to Senior housing
- Tiny and/or smaller homes
- Solutions that address water considerations

2. Which of the creative housing options sound like a good idea? What concerns do you have?

Community members indicated that they thought multi-unit structures were a good idea, especially in the downtown core area, as well accessory dwelling units. They also expressed interest in long-term solutions that maintain the health of open spaces.

"Focus on solutions that integrate the look and feel of our Coastside community."

Other common responses included:

- Tiny homes
- Communal housing
- Incentives to build housing

Community concerns include parking, traffic management, affordability, and building costs.

"Seniors want to stay on the Coastside and are unable to downsize..."

3. What should guide us in adding housing to Half Moon Bay

Many participants said that housing should be prioritized for people who already work or live in Half Moon Bay or have family here. They suggested that the City survey community needs, study land constraints and zoning, and ensure that housing is affordable.

"Low-income, middle-income, add senior housing."

"Environmentally friendly."



4. What can local organizations and individual community members do in addition to what the City is doing?

There was understanding that community members can choose to support housing development and create more awareness about housing issues. Some innovative ideas include establishing a Community Land Trust for teacher housing and matching homeowners with ADUs and local tenants. Participants also appreciated the bi-lingual Housing Resource Guide that provides connections to groups that support more immediate needs than what the City's planning process can address.

"Let's keep the conversation going."

5. Do you have other suggestions for how to address Half Moon Bay's housing needs?

Suggestions from community members ranged from "keeping current people in Half Moon Bay" to specific, "City Village concept, where teachers and other service workers live together and foster community". There were a number of responses that discussed changing zoning laws to limit development of large single-family homes or to encourage more garden cottage communities or the development of ADUs.

"Look at how zoning has affected development and what small changes can be made to incentivize housing."

"Make it a commitment to solve."

Upcoming City Actions Related to Housing

- ADU Ordinance – Coastal Commission – Presently working on
- Current Project Applications with the Planning Department
 - 4-unit mixed use
 - Small lot infill
 - Duplex subdivision
- Local Coastal Program Update – draft plan November 2018
- Tenant Protection Ordinance Winter 2018/2019

Next Steps

Half Moon Bay residents expressed interest in continuing the conversation and learning more about what the City will be doing around the issue of housing.

Here are ways to get involved:

- Subscribe to [Half Moon Bay eNews](#)
- Visit the [City's Housing Conversation webpage](#)
- Share this meeting report with people who were not able to attend
- Attend City meetings on the topics of interest to you