

Proposed RHNA Methodology and Subregional Shares

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Fri 11/27/2020 1:32 PM

To: Regional Housing Need Allocation <rhna@bayareametro.gov>

Cc: Bob Nisbet <BNisbet@hmbcity.com>

External Email

Methodology Committee:

The City of Half Moon Bay has reviewed the Cycle 6 RHNA methodology and preliminary RHNA for our jurisdiction. While we note that the anticipated increase over the Cycle 5 RHNA will be challenging for our City to accommodate; we recognize and appreciate that the methodology results in appropriate distribution of increased housing where it is most needed and best served in jobs-rich areas with transportation infrastructure.

As this process moves to the next phase, we wish to reinforce the soundness of the methodology in context with the San Mateo County coastside and our city. The City of Half Moon Bay is wholly within the Coastal Zone, lacks infrastructure including transit, is committed to maintaining agricultural land uses, contains numerous natural resources including environmentally sensitive habitat areas that support special status species, and is vulnerable to numerous land use hazards including wildland fires and flooding. As such, in our comprehensive Local Coastal Land Use Plan update (adopted by City Council October 2020, pending California Coastal Commission review) we focus new housing to be located and affordable to our local industries that support Coastal Act priority land uses: agriculture and service sectors. Our planning, in parallel with the approach of the RHNA methodology, stresses the importance of managing growth within the fragile coastal areas of San Mateo County and that growth broadly, including RHNA, cannot be on par with more urban areas that are best able to accommodate new households.

Thank you for extending the comment period and for considering our input.

Sincerely,



Jill Ekas, AICP

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While our doors are shut, staff are working from home and are available to serve the public virtually. Community Development staff can be reached by phone or email. Click [here](#) to view staff directory.

*** Beginning July 2020, City Hall will be closed Fridays until further notice.***

Hours of Operation:

- Community Development Department: Monday - Thursday, 8:30 AM – 5:00 PM.
- Building Inspections: Monday–Thursday, 8:00 AM–3:00 PM.

(Please call 650-726-8794 at least one day in advance to schedule your inspection. Friday inspections may be requested with 3 days advance notice for larger projects and final inspections.)

You can view the San Mateo County Health Officer's updated COVID-19 Shelter Order and FAQs [here](#).