

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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**PLANNING DEPT.**

June 25, 2010

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Mr. Steve Flint, Director
Planning Department
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

Dear Mr. Flint:

RE: Review of the City of Half Moon Bay's Adopted Housing Element

Thank you for submitting Half Moon Bay's housing element adopted May 18, 2010 and received for review on May 26, 2010. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's April 8, 2010 review found Half Moon Bay's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department congratulates Half Moon Bay on adopting its first compliant housing element. This accomplishment positions the City to effectively access important State resources and implements Half Moon Bay's vision for access to housing affordable to all economic segments of the community. By successfully planning for an adequate supply of housing, the City can meet important housing and community development objectives including promoting a variety of housing types, facilitating more compact development while maximizing land resources, and promoting economic vitality. The Department also commends Half Moon Bay's commitment to address constraints on the development of housing, including Program 2-9, which commits the City to annually evaluate the residential growth ordinance and revise the ordinance as appropriate.

The Department is also pleased to report Half Moon Bay now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks (HRP) Program, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Additional information about these and other programs is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf.

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In particular, the HRP Program, authorized by Proposition 1C, is an innovative new program rewarding local governments for the approval of housing for lower-income households and provides grant funds to eligible local governments for every qualifying housing start, beginning calendar year 2010. More specific information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp>.

The Department wishes Half Moon Bay success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Brett Arriaga, of our staff, at (916) 445-5888.

Sincerely,



Cathy E. Creswell
Deputy Director