



**CITY COUNCIL AGENDA
REGULAR MEETING
CITY OF HALF MOON BAY**

TUESDAY, MAY 6, 2025

**HYBRID MEETING (SEE NEXT PAGE)
ADCOCK COMMUNITY CENTER
535 KELLY AVENUE
HALF MOON BAY, CA 94019**

**Robert Brownstone, Mayor
Debbie Ruddock, Vice Mayor
Patric Jonsson, Councilmember
Paul Nagengast, Councilmember
Deborah Penrose, Councilmember**

7:00 PM

COUNCILMEMBER DEBORAH PENROSE WILL ATTEND REMOTELY FROM 921 SALUDA COURT CHAPEL HILL, NC

This agenda contains a brief description of each item to be considered. Those wishing to address the City Council on any matter not listed on the agenda, but within the jurisdiction of the City Council to resolve, may come forward to the podium during the Public Forum portion of the agenda and will have a maximum of three minutes to discuss their item. Comments on City Manager Updates and Consent Calendar items should be made during the Public Forum section of the agenda. Those wishing to speak on a Business or Public Hearing matter will be called forward at the appropriate time during that item's consideration.

Please Note: Anyone wishing to present materials to the City Council, please submit seven copies to the City Clerk.

Copies of written documentation relating to each item of business on the agenda are on file in the Office of the City Clerk at City Hall where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

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HYBRID MEETING PARTICIPATION PROTOCOLS

*This meeting will be held in-person and via Zoom for public participation. Remote participation is provided as a supplemental way to provide public comment, but this method does not always work. The public is encouraged to attend in person to ensure full participation. Public comments may be made in-person or remotely via Zoom, and interpretation will be available. All Councilmembers and staff will participate in person. During any public comment portions, attendees may use the “raise your hand” feature and will be called upon and unmuted when it is their turn to speak. The meeting will also be streamed on Channel 27, on pacificcoast.tv, and on Facebook at www.facebook.com/cityofhalfmoonbay. Please click to join the webinar: <https://us06web.zoom.us/j/87674804231> or join by phone at 669-900-9128, using Webinar ID 876-7480-4231. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.*

REMOTE: COUNCILMEMBER PENROSE WILL ATTEND REMOTELY AT 921 SALUDA COURT CHAPEL HILL, NC.

ROLL CALL / PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PROCLAMATIONS AND PRESENTATIONS

MAY MENTAL HEALTH PROCLAMATION

CORA PRESENTATION

MIDCOAST COMMUNITY COUNCIL UPDATE

FIRE PIT PROJECT PRESENTATION

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

CITY MANAGER UPDATES TO COUNCIL

PUBLIC FORUM

1. CONSENT CALENDAR

1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES

1.B APPROVAL OF MINUTES

Staff Recommendation: Approve the minutes from the April 15, 2025 Regular and Special Meetings.

[ATTACHMENT](#)

1.C TREASURER’S REPORT FOR THE QUARTER ENDING MARCH 31, 2025

Staff Recommendation: By motion, accept the Treasurer’s Report for the quarter ending March 31, 2025.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

2. ORDINANCES AND PUBLIC HEARINGS

2.A ADOPTION OF LOCAL HAZARD MITIGATION PLAN INTO THE SAFETY ELEMENT

Staff Recommendation: Hold a public hearing, hear public testimony, and adopt a resolution amending the 1991 Safety Element of the General Plan to incorporate by reference the City's Local Hazard Mitigation Plan.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

3. RESOLUTIONS AND STAFF REPORTS

3.A UPDATES ON THE RENT STABILIZATION PROGRAM AND RENTAL REGISTRY PROGRAM

Staff Recommendation: Receive an update on the City's Rent Stabilization Program and provide guidance to staff regarding both the Rent Stabilization and Rental Registry programs.

[STAFF REPORT](#)

3.B SANITARY SEWER MASTER PLAN AND HYDRAULIC MODEL UPDATE

Staff Recommendation: Receive the Sanitary Sewer Master Plan and Hydraulic Model Update.

[STAFF REPORT](#)

3.C CAPITAL IMPROVEMENT PROGRAM UPDATE

Staff Recommendation: Receive the report and provide any additional direction to staff on modifications and prioritization of the Capital Improvement Program.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

3.D CITY COUNCIL PRIORITY SETTING FOR FY 2025-26

Staff Recommendation: Receive a report and provide direction on Council Priority Setting for FY 2025-26.

[STAFF REPORT](#)

3.E COMMUNITY SERVICES FINANCIAL ASSISTANCE PROGRAM

Staff Recommendation: 1) Receive a subcommittee update on the Community Services Financial Assistance (CSFA) grant program and provide guidance to staff on grant awards and amounts for FY 2025-26 2) Adopt a resolution authorizing City Manager to execute grant amendments with recipients of the Community Services Financial Assistance (CSFA) grant based on guidance provided.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

COMMISSION / COMMITTEE UPDATES

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

CITY COUNCIL REPORTS

ADJOURNMENT



**MINUTES
CITY OF HALF MOON BAY CITY COUNCIL
TUESDAY, APRIL 16, 2025
ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE**

CONVENE SPECIAL MEETING

Mayor Brownstone called the special meeting to order at 5:30 p.m.

ROLL CALL

PRESENT: Councilmembers Jonsson, Nagengast and Penrose, Vice Mayor Ruddock and Mayor Brownstone

OPEN SESSION IDENTIFICATION OF CLOSED SESSION ITEMS

PUBLIC COMMENT ON CLOSED SESSION ITEMS

CLOSED SESSION

Councilmember Brownstone recused himself for the first item, Councilmembers Jonsson, Nagengast and Penrose, Vice Mayor Ruddock were present.

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))

Name of case: Vidovich v. City of Half Moon Bay et al.

San Mateo Superior Court, Case No. 24-CIV-08216

No reportable action.

Councilmember Brownstone returned, Councilmembers Jonsson, Nagengast and Penrose, Vice Mayor Ruddock and Mayor Brownstone all present for the second item.

CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Govt. Code section 54956.9(d)(1))

Name of case: City of Half Moon Bay v. Granada CSD and Montara WSD, et al.

Santa Clara Superior Court Civil No. 17-CIV-316927

No reportable action.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 7:00 p.m.

Respectfully Submitted:

Approved:

Maggie Rodriguez, Assistant City Clerk

Robert Brownstone, Mayor



MINUTES
CITY OF HALF MOON BAY CITY COUNCIL
TUESDAY, APRIL 15, 2025
ADCOCK COMMUNITY/SENIOR CENTER, 535 KELLY AVENUE

CALL TO ORDER / ROLL CALL

Mayor Brownstone called the meeting to order at 7:08 p.m. and led the Pledge of Allegiance.

ROLL CALL

PRESENT: Councilmembers Jonsson, Nagengast, and Penrose, Vice Mayor Ruddock and Mayor Brownstone

APPROVAL OF AGENDA

MOTION

Mayor Brownstone moved and Vice Mayor Ruddock seconded a motion to approve the Agenda. The motion carried unanimously.

PROCLAMATIONS AND PRESENTATIONS

ARUNAY FOUNDATION OCEAN SAFETY PRESENTATION

Tarun Pruthi, Arunay Foundation, discussed drowning deaths and accidents; the Foundation's mission and vision; installation of life rings; efforts to save lives and educate; September 27, 2025 Walkathon; and Ocean Safety Day on May 17, 2025.

The Council expressed condolences and indicated support of installation of life rings.

MAYOR'S ANNOUNCEMENTS OF COMMUNITY ACTIVITIES AND COMMUNITY SERVICE

Mayor Brownstone announced the breakfast on April 16, at 8 a.m. with Marc Berman.

REPORT OUT FROM RECENT CLOSED SESSION MEETINGS

City Attorney Engberg reported that the Council met to discuss two items of litigation on the Closed Session agenda and took no reportable action.

CITY MANAGER UPDATES TO COUNCIL

None.

PUBLIC FORUM

The following individuals addressed the Council:

- Krystlyn Geidt
- Joaquin Jimenez
- Lourdes Palino
- Alondra Rodriguez

1. CONSENT CALENDAR

The Consent Calendar consisted of the following items:

- 1.A WAIVE READING OF RESOLUTIONS AND ORDINANCES**
- 1.B APPROVAL OF MINUTES**
- 1.C WARRANTS FOR THE MONTH OF MARCH 2025**
- 1.D STONE PINE COVE – BIOLOGICAL MONITORING**

MOTION

Councilmember Penrose and Councilmember Nagengast seconded a motion to approve the Consent Calendar, with the exception of Item 1.B. The motion carried unanimously.

MOTION

Councilmember Nagengast moved and Councilmember Penrose seconded a motion to approve the Minutes from December 16, 2024, to April 2025. The motion carried unanimously.

MOTION

Councilmember Penrose moved and Vice Mayor Ruddock seconded a motion to approve the Minutes from November 19, 2024 to December 16, 2024. The motion carried 3-0, Councilmembers Nagengast and Jonsson abstained.

2. ORDINANCES AND PUBLIC HEARINGS

None.

3. RESOLUTIONS AND STAFF REPORTS

3.A APPOINTMENT OF A YOUTH MEMBER TO THE PARKS AND RECREATION COMMISSION

City Manager Chidester presented the staff report.

The following individual addressed the Council:

- Krystlyn Geidt

The Council discussed the item and asked questions of staff.

MOTION

Councilmember Penrose moved and Councilmember Nagengast seconded a motion to appoint Francesca DeRosa as the youth member to the Parks and Recreation Commission. The question was called and the motion carried unanimously.

3.B 2025 SUMMER BEACH UPDATE

Public Works Superintendent Seeley and Captain Cheechov presented the staff report.

The following individuals addressed the Council:

- Kimberly Williams

The Council asked questions and discussed the item.

3.C CAPITAL IMPROVEMENT PROGRAM WORKSHOP

Public Works Director Bozorginia presented the staff report.

The Council asked questions and discussed the item.

RECESS

Mayor Brownstone called a recess at 9:14 p.m. The meeting reconvened at 9:22 p.m. with all Councilmembers present.

3.D HALF MOON BAY SEWER COLLECTION SYSTEM MAINTENANCE, SEWER AUTHORITY MID-COASTSIDE

Public Works Director Bozorginia presented the staff report.

The Council asked questions and discussed the item.

MOTION

Councilmember Ruddock moved and Councilmember Nagengast seconded a motion to adopt a resolution approving the FY 2025-26 Sewer Authority Mid-Coastside (SAM) Collections

Budget and authorize the City Manager to execute Amendment No. 8 to the sewer collection system maintenance professional services agreement with SAM, establishing the FY 2025-26 annual cost at \$233,665 and extending the Agreement for one (1) additional year (new expiration date of June 30, 2026). The question was called and the motion carried unanimously.

3.E SEWER AUTHORITY MID-COASTSIDE REVISED FISCAL YEAR 2025-26 OPERATIONS AND MAINTENANCE (GENERAL) BUDGET

Public Works Director Bozorginia presented the staff report.

MOTION

Councilmember Ruddock moved and Councilmember Nagengast seconded a motion to adopt a resolution approving the Sewer Authority Mid-Coastside Revised General (Operations and Maintenance) Budget for FY 2025-26 (included as Exhibit A to the resolution), without waiving its current and prior votes under protest related to the capital improvements to the Integrated Pipeline System (IPS). This protest also reflects the City's ongoing concerns with discrepancies in SAM's methodology for calculating flow distribution, which materially impact cost allocations. The question was called and the motion carried unanimously.

COMMISSION / COMMITTEE UPDATES

None.

FOR FUTURE DISCUSSION / POSSIBLE AGENDA ITEMS

Mayor Brownstone requested a future item to consider pilot cameras at Poplar and Redondo Beach.

Councilmember Jonsson discussed concerns with surveillance cameras being used by ICE.

City Manager Chidester clarified that the proposed cameras would be in addition to ALPR cameras.

Councilmember Penrose and Jonsson suggested the timing for surveillance cameras was not appropriate.

Councilmember Penrose requested a report on the Beautification Committee expenditures.

Councilmember Jonsson discussed efforts to install the plant baskets and spruce up Main Street.

City Manager Chidester explained the City's ability to review the Beautification Committee's funding.

Councilmember Nagengast suggested ongoing meetings with School Board members; Main Street / 92 Gateway pole sign policy; and roundtables with the business community.

Mayor Brownstone discussed the need to coordinate with the Downtown Business Association.

CITY COUNCIL REPORTS

None.

ADJOURNMENT

Mayor Brownstone adjourned the meeting at 10:01 p.m.

Respectfully Submitted:

Approved:

Maggie Rodriguez, Assistant City Clerk

Robert Brownstone, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **May 6, 2025**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Lisa Rossi, Administrative Services Director
Kenneth Stiles, Finance Manager

TITLE: **TREASURER’S REPORT FOR THE QUARTER ENDING MARCH 31, 2025**

RECOMMENDATION:

By motion, accept the Treasurer’s Report for the quarter ending March 31, 2025.

FISCAL IMPACT:

There is no fiscal impact with the acceptance of this report.

STRATEGIC ELEMENT:

This recommendation supports the *Fiscal Sustainability* and *Inclusive Governance* Elements of the Strategic Plan.

BACKGROUND:

In accordance with Government Code Section 53600 et seq., the City’s Treasurer is to provide the City Council with a report on investments on a quarterly basis. As shown in the Treasurer’s Report (Attachment 1), the City’s investments are in external investment pools listed at cost, as well as its fair value, not amortized cost, in compliance with Governmental Accounting Standard. The City’s investment practices strictly follow Government Code Section 53600 et seq., the City’s investment policy, and a prudent person’s rule.

DISCUSSION:

The City’s cash and investment portfolio, at fair market value, as of March 31, 2025, is \$47.8 million of which \$33.7 million is placed with the San Mateo County Treasurer’s Investment Pool and \$8.5 million is placed with the State Controller’s Local Agency Investment Fund (LAIF), and \$5.6 million in operating accounts with Wells Fargo Bank. The average weighted yield for the City’s cash and investments is 3.58 % for the quarter.

ATTACHMENT:

Treasurer’s Report for the quarter ending March 31, 2025

**City of Half Moon Bay
Treasurer's Report
March 31, 2025**

1. Cash and investments were comprised of the following instruments as of March 31, 2025, shown with the carrying amount, fair value, and corresponding yields on investment and interest earnings:

| | City Treasury | Fiscal Agents | Carrying Amount | Fair Value | Quarterly Yield | Quarterly Interest Earnings | FYTD Interest Earnings |
|------------------------------------|-------------------|---------------|-------------------|-------------------|-----------------|-----------------------------|------------------------|
| <u>Petty Cash</u> | 291 | - | 291 | 291 | | - | - |
| <u>Wells Fargo Bank:</u> | | | | | | | |
| Checking | 5,615,282 | - | 5,615,282 | 5,615,282 | | - | - |
| Payroll | 3,819 | - | 3,819 | 3,819 | | - | - |
| <u>California State Treasurer:</u> | | | | | | | |
| LAIF - General Fund | 8,489,793 | - | 8,489,793 | 8,497,002 | 4.34% | 97,603 | 195,960 |
| <u>San Mateo County Treasurer</u> | | | | | | | |
| SMC Pool - General Fund | 33,492,935 | - | 33,492,935 | 33,716,332 | 3.99% | 351,722 | 713,839 |
| TOTAL CASH AND INVESTMENTS | 47,602,120 | - | 47,602,120 | 47,832,728 | | 449,325 | 909,798 |

*Fair Value (GASB 31) includes investment returns which are not yet realized and at amortized costs. Information is obtained from individual institutions' portfolio statements.

2. Investment maturities:

The City limits market risk by limiting the types and maturities of its investments and by not borrowing against those investments.

Investment maturities may not exceed five years with the exception of investments as specified in bond debt covenants. Investment yield is ranked after safety and liquidity in making investment decisions.

Investments at March 31, 2025 mature as follows:

| | City Treasury | Fiscal Agents | Total |
|---------------------------------|-------------------|---------------|-------------------|
| Available immediately | 47,602,120 | - | 47,602,120 |
| Maturities less than one year | - | - | - |
| Maturities of one to five years | - | - | - |
| Greater than five years | - | - | - |
| Total | 47,602,120 | - | 47,602,120 |

3. Investments Sectors, as a percentage of total portfolio and also with investment performance comparisons:

| Investment sectors as a % of total portfolio | | Investment performance comparisons | | | |
|----------------------------------------------|---------|------------------------------------|--------------|--------------|-----------------|
| Demand Deposits and Money | | <u>Date</u> | <u>Total</u> | <u>Yield</u> | <u>Interest</u> |
| Market | 11.80% | 3/31/2023 | 49,150,313 | 2.32% | 361,309 |
| Local Agency Investment Fund | 17.83% | 3/30/2024 | 53,138,836 | 3.55% | 955,296 |
| San Mateo Co. Investment Pool | 70.36% | 3/31/2025 | 47,832,728 | 3.58% | 909,798 |
| Fiscal Agent | 0 | | | | |
| | 100.00% | | | | |

I certify that this reports all Government Agency pooled investments and is in conformity with the investment policy of the City of Half Moon Bay as stated in resolution number C-2019-107 dated December 17th, 2019. A copy of this Resolution is available at the office of the City Clerk and on the cities website <http://www.hmbcity.com>. The Investment Program provides sufficient cash flow liquidity to meet the estimated expenditures of the next six months, as required by Code Section 53646.

Kenneth Stiles

4/21/2025

Finance Manager

Date

Lisa Ravi

4/21/2025

Administrative Services Director

Date

**CITY OF HALF MOON BAY
CASH AND INVESTMENTS REPORT
FOR QUARTER ENDING 03/31/2025**

GENERAL FUND **9,241,697.60**

RESTRICTED FUNDS

| | |
|-----------------------------|--------------|
| STORM DRAIN OPERATING FUND | 276,772.63 |
| TRAFFIC MITIGATION FUND | 4,721,757.02 |
| LIBRARY | 17,395.29 |
| MAIN STREET BRIDGE | 58,248.33 |
| GAS TAX | 2,523,964.39 |
| STREET AND ROAD FUND | 1,532,178.42 |
| MEASURE A FUND | 2,188,956.79 |
| PARK FACILITY DEVELOPMENT | 1,313,196.55 |
| AFFORDABLE HOUSING | 5,307,889.00 |
| PUBLIC FACILITIES | 1,637,939.25 |
| POLICE SPECIAL REVENUE | 1,214,755.37 |
| JOB-BOND PROCEED FD | 0.96 |
| MEASURE W FUND | 998,752.60 |
| LOT ACQUISITION/DEVELOPMENT | 1,303,595.33 |
| CZI GRANTS | 117,281.65 |
| OCC GRANT | (362,717.73) |
| JOB - DEBT SERVICE FD | 6,708.35 |
| GEN FD CAPITAL PROJECTS | 2,979,758.15 |
| DRAINAGE FUND | 1,277,771.86 |
| LIBRARY CAPITAL | 491,604.07 |
| GENERAL LONG TERM DEBT | - |
| SEWER FUNDS | 3,702,388.59 |
| VEHICLE REPLACEMENT | 225,687.41 |
| FURN/FIXT & EQUIP FUND | 1,157,138.01 |
| RISK MANAGEMENT | 4,132,385.94 |
| RETIREMENT STABILIZATION | 1,537,014.63 |

TOTAL RESTRICTED FUNDS **38,360,422.86**

| | |
|------------------------------------|----------------------|
| GENERAL LEDGER (BOOK) TOTAL | 47,602,120.46 |
|------------------------------------|----------------------|

BANK BALANCES ON 03/31/2025

| | |
|-------------------------------------|---------------|
| WELLS FARGO GENERAL CHECKING | 5,779,377.78 |
| WELLS FARGO PAYROLL CHECKING | 3,819.43 |
| LOCAL AGENCY INVESTMENT FUND (LAIF) | 8,489,792.84 |
| SAN MATEO COUNTY INVESTMENT POOL | 33,492,934.50 |

| | |
|---------------------------|--------------|
| Add: PETTY CASH ACCOUNTS | 291.49 |
| RECONCILING ITEMS | - |
| Less: OUTSTANDING CHECKS | (179,471.66) |
| Plus: DEPOSITS IN TRANSIT | 15,376.08 |
| Plus: VOID CHECKS | - |

| | |
|----------------------------------|----------------------|
| BANK RECONCILIATION TOTAL | 47,602,120.46 |
|----------------------------------|----------------------|

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **May 6, 2025**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Leslie Lacko, Community Development Director

TITLE: **ADOPTION OF LOCAL HAZARD MITIGATION PLAN INTO THE SAFETY ELEMENT**

RECOMMENDATION:

Hold a public hearing, hear public testimony, and adopt a resolution amending the 1991 Safety Element of the General Plan to incorporate by reference the City's Local Hazard Mitigation Plan.

FISCAL IMPACT:

There is no cost associated with this minor amendment to the Safety Element of the General Plan. Rather, in the event of a disaster whereupon the City was granted public assistance funding, the City could recover the local cost-share requirements usually associated with such public assistance.

STRATEGIC ELEMENTS:

This action supports the *Healthy Communities and Public Safety*, and *Fiscal Sustainability* Elements of the Strategic Plan.

BACKGROUND:

Passed in 2006, Assembly Bill No. 2140 (AB 2140) allows California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved local hazard mitigation plans into the Safety Element of their General Plan. This adoption, along with other requirements, makes the county or city eligible to be considered for part or all its local-share costs on eligible Public Assistance projects to be provided by the state through the California Disaster Assistance Act (CDAA).

For eligible Public Assistance projects, the typical local (non-federal) cost share is 25% of the total project cost. CDAA can allow the state to pay up to 18.75% of the nonfederal share, that would otherwise fall upon the county or city, to pay for eligible Public Assistance projects once the legislature has passed a bill allowing additional state funding after a disaster occurs. Upon approval of the legislature, counties and cities that are AB 2140 compliant are also eligible to be considered for the remaining 6.25% local share to be funded by the state, essentially covering the entire local-share cost for eligible Public Assistance projects. Complying with AB 2140 is optional, but only local jurisdictions that comply are eligible for the full recovery of the local share of public assistance funding in the event of a disaster.

For multijurisdictional hazard mitigation plans, such as San Mateo County's, the County and each city in the 2021 Multijurisdictional Local Hazard Mitigation Plan (MJLHMP) must adopt its own specific annex into its General Plan Safety Element. The City of Half Moon Bay has an annex in the 2021 San Mateo County MJLHMP, which was adopted by City Council on November 15, 2021, and shall be referred to from here on as the City's Local Hazard Mitigation Plan or LHMP.

On a separate but related track, the City is currently updating its Safety Element, and the update is due to be completed in December this year. Throughout the fall months, the Planning Commission and City Council will hold public hearings and review the Safety Element updates before voting on an amendment to the General Plan. At that time, should the Council amend the General Plan, it would do so concurrently with another action to incorporate by reference the LHMP into the 2025 Safety Element.

DISCUSSION:

Incorporating the [2021 MJLHMP](#) into the [Safety Element of the General Plan](#) for the purpose of complying with AB 2140 must include new language in the Safety Element specific to the LHMP and make the LHMP easily accessible in its entirety as a weblink or an attachment.

With adoption of the resolution in Attachment 1, the City's 1991 Safety Element would be amended to include the language below, along with a weblink to the 2021 MJLHMP, Annex for the City of Half Moon Bay. On page 9 of the Safety Element, new text would read as follows:

Relationship of the Safety Element to the Multijurisdictional Local Hazard Mitigation Plan

The 2021 Multi-jurisdictional Local Hazard Mitigation Plan (MJLHMP), Annex for the City of Half Moon Bay is adopted by reference into the Safety Element, and can be found in its entirety at this link

<https://www.half-moon-bay.ca.us/153/Long-Range-Planning-General-Plan>.

The 2021 MJLHMP, Part B Annex for the City of Half Moon Bay was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The MJLHMP incorporates a process similar to that used for the Safety Element, where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities.

CONCLUSION:

By incorporating the LHMP into the 1991 Safety Element of the General Plan as prescribed by AB 2140, the City may avoid a situation where it is hit by a disaster and loses 6.25% of eligible disaster assistance funds because it has not taken this simple step.

ATTACHMENT:

Resolution

Resolution No. C-2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING AN AMENDMENT TO THE GENERAL PLAN TO INCORPORATE BY REFERENCE THE 2021 SAN MATEO COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN (MJLHMP), PART B ANNEX FOR THE CITY OF HALF MOON BAY, INTO THE CITY'S GENERAL PLAN SAFETY ELEMENT

WHEREAS, the City of Half Moon Bay Planning Commission conducted a duly noticed public hearing on April 8, 2025, on the proposed amendment to the City of Half Moon Bay General Plan for the inclusion of the following language in Section 1, page 9 of the Safety Element:

Relationship of the Safety Element to the Multijurisdictional Local Hazard Mitigation Plan

The 2021 Multi-jurisdictional Local Hazard Mitigation Plan (MJLHMP), Annex for the City of Half Moon Bay is adopted into the Safety Element by reference, and can be found in its entirety at this link

<https://www.half-moon-bay.ca.us/153/Long-Range-Planning-General-Plan>.

The 2021 MJLHMP, Part B Annex for the City of Half Moon Bay was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The MJLHMP incorporates a process similar to that used for the Safety Element, where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities; and

WHEREAS, the Planning Commission considered all written and oral testimony presented for consideration and all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Planning Commission found that the proposed General Plan amendment is in the public interest because it will assist in providing important financial resources to Half Moon Bay residents to recover from a disaster; and

WHEREAS, the Planning Commission recommends to the City of Half Moon Bay City Council that it amend the General Plan Safety Element to incorporate the 2021 San Mateo County Multi-Jurisdictional Local Hazard Mitigation Plan in Section 1, page 9 of the Safety Element, by reference;

WHEREAS, the City Council conducted a duly noticed public hearing on May 6, 2025, on the proposed amendment, written reports, and other information in the record, and at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the City Council considered all written and oral testimony presented for consideration; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Half Moon Bay hereby authorizes an amendment to the Safety Element, Section 1, page 9, of the General Plan as described above.

I, the undersigned, hereby certify that the foregoing resolution was duly passed and adopted on the 6th day of May 2025, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Maggie Rodriguez, Assistant City Clerk

Robert Brownstone, Mayor

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **May 6, 2025**

TO: Honorable Mayor and City Council
VIA: Matthew Chidester, City Manager
FROM: Irma Acosta, Administrative Analyst
TITLE: **UPDATES ON THE RENT STABILIZATION PROGRAM AND RENTAL REGISTRY PROGRAM**

RECOMMENDATION:

Receive an update on the City’s Rent Stabilization Program and provide guidance to staff regarding both the Rent Stabilization and Rental Registry programs.

FISCAL IMPACT:

There is no fiscal impact with receiving this informational update.

STRATEGIC ELEMENTS:

This action supports the *Healthy Communities and Public Safety*, and *Inclusive Governance* Elements of the Strategic Plan.

BACKGROUND:

The Rent Registry and Rent Stabilization programs were launched during the Summer of 2024, and are currently within their first year of implementation. Both programs stem from policy direction provided by the City Council during the November 7, 2023, study session on tenant protections. That direction led to the creation and adoption of *Title 6 Housing* in the City’s Municipal Code, which provides the foundation for monitoring rental housing and protects tenants from excessive rent increases.

Rent Registry Program

The Rent Registry Program, which requires all rental units in Half Moon Bay to be registered annually through an online database (Tolemi), is intended to be a vital data collection mechanism for general rental market information, monitoring rental housing trends, and informing future housing policy decisions. As of April 2025, the program achieved a 82% compliance rate, with 1,063 units registered. The City has implemented extensive community outreach and support measures to assist landlords with the registration process and address concerns.

On April 1, 2025, staff provided an update on the Program, which included an overview of implementation, community outreach, and compliance rates. Additional background and details can be found in the [April 1 staff report](#). During the Council discussion, Staff was asked to return with additional information on the costs of administering both the Rent Registry and Rent Stabilization Programs and allow for further discussion and guidance on the future of both programs.

Rental Registration Fees:

All rental properties are currently subject to a \$75 fee per unit as part of the Rental Registration. Any property that has failed to register is subject to late fees and administrative citations. Administrative citations follow the City’s Municipal Code Section [4.16.070 Penalties assessed](#). The City began issuing citations for past due properties in 2025.

To date, the City has collected approximately \$59,000 in registration fees and penalties for the 2024-25 rental year.

Rent Stabilization Program

The Rent Stabilization ordinance was developed to prevent excessive rent increases and provide tenants with rent stability. It applies to residential rental properties with two or more units constructed before February 1, 1995, consistent with provisions of State law referred to as Costa Hawkins. For the 2024-25 rental year, rent increases are capped at 2.6%, with no more than one increase permitted within a 12-month period. The annual allowable increase is determined based on the lesser of 3%, or 80% of the annual CPI change (May to May). This calculation ensures the cap is responsive to inflation while still providing predictability and protection for tenants. As with any new policy, ongoing analysis has been required, and staff continue to evaluate the administration of both programs.

Rent Stabilization Fees:

Rent-stabilized units are subject to an additional fee of \$286 per unit (beyond the Rental Registration fees), resulting in a total registration cost of \$361 per unit. These fees are intended to offset the administrative costs of operating the Rent Stabilization Program; however, achieving full cost recovery has been challenging. This is especially true as the City begins to manage more complex processes, such as landlord petitions to increase rents beyond the allowed cap, which require staff time and third-party hearing officers.

To date, the City has collected approximately \$33,000 in Rent Stabilization fees for the 2024-25 rental year. Combined with the registration fees and late fees the City has collected a total of \$92,000 from the programs.

Rental Programs Expenditures

During the conception of the Programs, the City Council allocated \$300,000 from the Affordable Housing fund to cover the costs of implementation and initial administration for the first year, with hopes that the Program fees would offset the costs for full or close to cost-recovery. No General Funds have been utilized in the administration of the Programs. Some of the costs

outlined below support both the Rent Registry and Rent Stabilization programs, as they were implemented concurrently and require overlapping resources. While certain expenditures are specific to one program, many including staffing, outreach, and database management serve both initiatives.

The cost for the use of the Tolemi database (which facilitates registrations, payments, and tracking) is approximately \$25,000 per year. This cost would be expected to be recovered annually with the collection of per unit registration fees. Other expenses have stemmed from outreach efforts, such as mailed notices and materials, at a total of \$57,000. A large portion of this cost relates to the launch of these programs requiring robust outreach to ensure all rental properties were informed of the requirements. Over time, the continued maintenance of an online database would ideally require less mailed outreach materials and therefore decrease outreach costs.

The most common tasks that draw staff resources associated with these programs include coordinating registrations, responding to tenant and landlord inquiries, and managing requirements set forth in the ordinance language. The City dedicated 1.5 Full Time Equivalent (FTE) employees to coordinate the administration and launch of the program. At different stages of program implementation, staffing needs fluctuated. Generally, 20% of the Housing Programs Manager position and 50% of an Administrative Analyst were dedicated to these programs, which is estimated at roughly \$95,000 for that percentage of both positions including total pay and benefits. To keep up with initial registration and general inquiries at the launch of the programs, the City hired a temporary staff member at a cost of \$22,500.

As of 2025, the City has achieved a 82% compliance rate with its rental ordinances, reflecting strong participation from most landlords in the Rent Registry program. The remaining 18% of non-registered units now require direct follow-up from the City's Community Preservation Specialist, who is responsible for issuing code enforcement actions and ensuring compliance with municipal regulations. Addressing this outstanding portion has added to the workload of City staff, who have dedicated approximately 30% of the Community Preservation Specialist's time since January 2025 to following up on these cases, coordinating enforcement efforts, and providing outreach to property owners, which is estimated at roughly \$16,000. Continued efforts will be necessary to close the compliance gap and ensure consistent participation across all rental units in the City.

The City received one landlord petition for a request to raise the rent beyond the 2.6% annual increase amount. The City accepted the petition and ultimately held a hearing with a third-party hearing officer, the landlord, and tenants of the three unit, rent stabilized property. The cost of the hearing officer was approximately \$4,200 and the scope of work included a review of the petition, moderation of the hearing, analysis of submitted materials from involved parties, and determination of a final decision. In this instance, the landlord petition was denied, and rents for all units at this property remained at their current level.

City staff have also been vital to administration of the landlord petition. A single petition is estimated to use roughly 15 hours of staff time. Petitions are an identified cost that will likely intensify and increase as the program moves forward with landlords and tenants gaining more knowledge of the program. With the combined cost of a hearing officer and required staff time, the City will likely have a hard time reaching cost recovery on the rent stabilization as costs continue to increase.

The total costs of initiating and administering the Programs for rental year 2024–25 is roughly \$220,000. When compared with the revenues of \$92,000, the total cost recovery for year one is approximately 42%. Although it is expected that costs of administering the Programs will be reduced over time, it is likely that the City will need to continue to subsidize the costs of the programs for the foreseeable future.

DISCUSSION:

There are various program policies and issues related to the administration of the Rent Stabilization program that are highlighted below to provide City Council with as complete an overview as possible. The program is within its first year of implementation; therefore, current analysis focuses on existing policy implications that City Council may evaluate. The analysis provides a focus on Rent Stabilization; however, the Rental Registration Ordinance is acknowledged throughout and direction to staff may include feedback related to both programs. Although Rent Stabilization and Rental Registration are separate ordinances, there are items such as the registration platform and various expenses that overlap.

Policy Considerations

As the City approaches the conclusion of the first year of the Rent Stabilization and Rent Registry programs, it is an appropriate time to assess whether these efforts are meeting their intended goals. The following policy options reflect a range of potential adjustments based on initial implementation outcomes, community and Council feedback, and fiscal impacts. Each option presents distinct implications for tenants, landlords, and City operations, and will require thoughtful consideration of long-term housing objectives, administrative capacity, and public transparency.

Option 1:

One potential direction under evaluation is the complete elimination of both programs. While this approach would relieve landlords of ongoing administrative requirements and associated fees going forward, it would likely prompt refund inquiries from property owners who have already paid registration fees. While some units were registered during a free registration period in June and July 2024, the City has collected approximately \$87,900 in registration fees since that period ended. This total does not include any revenue generated from citations, which is minimal to date. The administrative lift of processing such refunds, alongside the public messaging required to explain this shift, could require additional staff time.

Option 2:

An alternative scenario involves eliminating the Rent Stabilization component while retaining the Rent Registry program. This option would preserve the vital data collection mechanism for general rental market information, monitoring rental housing trends, and informing future housing policy decisions. However, even under this model, refunds may still be requested—particularly the \$286 Rent Stabilization fee paid by landlords of qualifying units. This would total more than \$33,000 in refunds. Should Rent Stabilization be repealed, affected tenants would still retain certain protections under state law, specifically the [Tenant Protection Act \(TPA\) of 2019, commonly referred to as AB 1482](#), which limits annual rent increases to a maximum of ten percent. The City’s tenant protections ordinance ([Municipal Code Chapter 6.08](#)) would still provide similar just cause eviction protections for many tenants as the provisions in TPA. Staff would not recommend any changes to Chapter 6.08.

Clearly communicating the rationale behind retaining the Registry while removing the rent stabilization measures and explaining how state law continues to offer a baseline of tenant protections will be essential to minimizing confusion for tenants and landlords. For further clarification, with only the Rent Stabilization Ordinance repealed all landlords would still need to pay the \$75 per unit registration fee

Option 3:

Under this option, the City would continue to operate both the Rent Stabilization and Rent Registry programs without any structural changes. This approach would allow the City to further evaluate the impact of these programs over time, particularly as more data is collected and tenant-landlord engagement continues. It would also maintain the current protections and processes established under the Rent Stabilization Ordinance, including the petition process, rent increase limitations, and registration requirements. If this option is selected, staff recommend proceeding with the second year of registration, which would open on June 1, 2025. As part of ongoing operations, the City could refine administrative practices, improve outreach efficiency, and enhance enforcement strategies to improve compliance and program awareness.

In Options 2 and 3, the Rent Registry would be retained, and Staff recommend that the City revisit its current exemption criteria, particularly the consideration of waiving the per-unit fee for affordable housing developers. The registration program, while designed to support mission driven housing development, may unintentionally undermine the fiscal sustainability of affordable housing operators. A reevaluation of this policy could include narrowing the scope of exempted units, implementing partial fee waivers, or phasing in fees over time for nonprofit developers. Such adjustments could ensure a more equitable cost-sharing model, while still supporting the development of affordable housing in the community.

CONCLUSION:

As the City finalizes the first year of implementing its Rent Stabilization and Rent Registry programs, the we have developed a clearer understanding of both the benefits and operational challenges associated with these efforts. The programs have successfully delivered vital tenant

protections and generated important data on the local rental market. It is also important to recognize that the initial year required substantial staff time due to the rollout of new systems, community outreach, and program administration.

Looking ahead, administrative demands, fiscal impacts, and ongoing community feedback point to the need for thoughtful evaluation of how these programs might evolve. Any consideration to modify, reduce, or eliminate components should be guided by our current understanding of staffing capacity, financial viability, and alignment with broader community goals. Furthermore, significant changes would require robust public outreach, legal review, and potential amendments to the Municipal Code. Repealing or amending the ordinances would follow the same legislative process as adoption, requiring both an introduction and a second reading by the City Council. Clear direction from the Council will be essential in shaping a balanced, forward-looking approach, that continues to promote housing stability while ensuring an efficient administrative framework.

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **May 6, 2025**

TO: Honorable Mayor and City Council
VIA: Matthew Chidester, City Manager
FROM: Maz Bozorginia, Public Works Director/City Engineer
TITLE: **SANITARY SEWER MASTER PLAN AND HYDRAULIC MODEL UPDATE**

RECOMMENDATION:

Receive the Sanitary Sewer Master Plan and Hydraulic Model Update.

FISCAL IMPACT:

There is no fiscal impact associated with receiving this report. Development of the draft Master Plan and hydraulic model was funded through previously approved appropriations in the City's budget using Sewer Enterprise Funds.

STRATEGIC ELEMENTS

This action supports the *Healthy Communities and Public Safety, Infrastructure and Environment, and Fiscal Sustainability* Elements of the Strategic Plan.

BACKGROUND:

In 2023, the City of Half Moon Bay began an update to its Sanitary Sewer Master Plan to evaluate current and future system performance, identify infrastructure deficiencies, and guide capital investments. A central element of this effort is the development of a hydraulic model to simulate flow conditions throughout the City's sewer collection system, including conditions at the point of connection to the Sewer Authority Mid-Coastside (SAM) Treatment Plant.

DISCUSSION:

Preliminary findings from the hydraulic model suggest that the hydraulic configuration of the City's sewer pipelines, which is determined by the pipe diameter and slopes as they enter the SAM system, limit the amount of flow that can be conveyed to the SAM plant to approximately 7.18 million gallons per day (mgd). The model also predicts that under the design storm scenario, the City's system will produce less than 7 mgd. Further, since the City's flow is conveyed to the plant by gravity, if there is any surcharge in the SAM receiving pipelines, then the SAM Treatment Plant and IPS could contribute to upstream capacity constraints in Half Moon Bay's collection system.

SAM has reported flows from the City to be up to 10.96 mgd during the December 31, 2022, wet weather event, which exceeds the hydraulic model maximum flow of 7.18 mgd. These results suggest that there may be potential inflow and infiltration (I&I) issues within the IPS or Plant that have been assigned to the City in error. These findings highlight the importance of coordinated regional planning and infrastructure investment across the SAM system.

The draft Master Plan results raise concerns about the methodology currently used by SAM to allocate flow contributions among the member agencies. Presently, SAM calculates Half Moon Bay's share by taking the total flow to the plant and subtracting the metered flows from Montara and Granada. The remaining flow is attributed to Half Moon Bay. This approach does not account for any flows that enter the system between the meter locations and the plant, or I&I that may be occurring within the treatment plant itself, thereby assigning any such excess to the City's collection system. Due to the corrosive nature of salt air combined with backwater from the IPS, it has been challenging to maintain four continuously and concurrently operating meters at the discharge locations to SAM. This challenge further complicates efforts to verify the City's actual contributions via flow readings. However, through systemwide flow monitoring upstream of this discharge point and completion of a calibrated hydraulic model, the City has developed a firm understanding of flows that are generated by the City's sewer collection system in all basins leading to the plant.

The historical arithmetic method of assigning flow to the City raises questions about the fairness and accuracy of past flow-based cost allocations and whether Half Moon Bay may have been overcharged—potentially subsidizing the costs of the other agencies. These concerns highlight the urgent need for improved system-wide flow measurement practices and greater transparency in how flow data is collected, validated, and used for financial decision-making across all SAM member agencies.

While it is not yet clear to what extent the other SAM member agencies—Granada Community Services District and Montara Water and Sanitary District—or SAM itself have engaged in similar flow monitoring or hydraulic modeling efforts, the City encourages all parties to prioritize this critical work. Robust, data-driven analysis is essential for understanding system-wide dynamics and identifying equitable, effective solutions to shared infrastructure challenges.

The draft Sanitary Sewer Master Plan, presented as an attachment to this report, is intended to serve as a starting point for continued dialogue and regional collaboration. The City will continue to refine its model and recommendations, with the goal of bringing a final version to the Council in the next year for approval prior to completing the Master Plan in 2026 as part of the City's Sewer System Management Plan update.

CONCLUSION:

The Draft Sanitary Sewer Master Plan and its accompanying hydraulic model have provided important insights into the City's sewer system, including concerns about the presence of I&I within the IPS and/or plant and potential flaws in the current method of assigning flow contributions. These issues point to the need for more accurate regional flow monitoring,

updated modeling by SAM and its members, and a re-evaluation of historical cost allocations. Staff will continue to advocate for collaborative, data-driven planning across the SAM system and will return to Council with updates as the final plan is completed.

ATTACHMENT:

[Draft Sanitary Sewer Master Plan – May 2025 \(Link Only\)](#)

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **May 6, 2025**

TO: Honorable Mayor and City Council
VIA: Matthew Chidester, City Manager
FROM: Maz Bozorginia, Public Works Director/City Engineer
TITLE: **CAPITAL IMPROVEMENT PROGRAM UPDATE**

RECOMMENDATION:

Receive the report and provide any additional direction to staff on modifications and prioritization of the Capital Improvement Program.

FISCAL IMPACT:

The Capital Improvement Program and FY 2025-26 Capital Budget are being presented as part of the City’s overall budget preparation process. As the budget is further developed, the project list and required funding will be updated. The finalized Capital Budget will be submitted to the City Council for consideration prior to the start of the next fiscal year (July 1, 2025).

Notably, due to a shift in format, the Public Works Operating Budget (and other departments) request will be larger than in past years, as ongoing programs previously funded and tracked in the CIP have now been transitioned to the operating budget and will be tracked separately.

STRATEGIC ELEMENT:

This action supports the *Infrastructure and Environment, Healthy Communities and Public Safety, and Fiscal Sustainability* Elements of the Strategic Plan.

OVERVIEW:

The Capital Improvement Program (CIP) is a strategic planning and financial tool that outlines the City’s capital priorities over a multi-year period. It includes a range of projects—from major infrastructure investments, to recurring large-scale maintenance efforts, that require significant planning, coordination, and financial resources.

In recent years, the City has successfully advanced a number of community-enhancing capital projects that support public spaces, access, and mobility. However, as the inventory of City-owned assets grows, so does the demand for ongoing maintenance, repair, and replacement—needs that are often less visible but increasingly critical.

On April 15, 2025, the City Council held a CIP workshop to review the adopted FY 2024-25 CIP and provide early direction on the FY 2025–26 update. Council feedback emphasized the importance of developing a more realistic and deliverable project list, especially given current financial constraints. In response, staff has revised the CIP format for FY 2025–26 to remove all programmatic efforts, which are now funded and tracked through the Public Works Operating Budget instead of the CIP. Additionally, other non-capital related multi-year projects have been moved out of the CIP and will be budgeted and tracked in separate accounts and department operating budgets. These shifts allow the CIP to more clearly focus on discrete capital projects, while aligning recurring operational needs with the appropriate budget structure.

BACKGROUND:

The adopted FY 2024–25 Capital Improvement Program (CIP) includes 55 distinct projects and programs planned over a five-year horizon, with a total estimated cost of approximately \$87.5 million—including \$39.7 million in currently unfunded needs. This program represents a significant workload, particularly given the City’s limited staffing capacity, challenges in securing funding, and the added complexity of complying with the California Coastal Act, which introduces additional regulatory oversight for capital projects.

The CIP is structured in two parts:

1. Capital Budget (Year One) – The Council’s annual funding authorizations that prioritize near-term projects and allocate available resources for the upcoming FY.
2. Five-Year Capital Improvement Program – A longer-term planning tool that identifies anticipated capital needs and proposes a schedule for implementation.

Over the years, the City has made significant investments in capital projects, such as the construction of the Library and acquisition and development of the corporation yard at 880 Stone Pine, largely supported through the General Fund, grants, and strategic borrowing. These past efforts demonstrate the City’s commitment to addressing community needs, though as the asset base grows, so does the need for ongoing maintenance and reinvestment.

Cost estimates in the CIP cover both construction and associated “soft” costs, such as project management, design, professional consulting support, environmental compliance, and inspections. Long-term maintenance demand must be considered during project design, ensuring that capital investments are sustainable and do not overburden future budgets.

DISCUSSION:

As the City prepares the FY 2025-26 CIP, fiscal constraints continue to limit the scope of what can be realistically achieved. During the April 15 workshop, the City Council expressed a clear preference for a streamlined and focused project list grounded in current financial and staffing capacity.

In response, staff has removed all programmatic entries from the CIP—such as recurring ADA upgrades, traffic calming, and similar initiatives—that are better suited to ongoing operational

management. These efforts will now be tracked within the Public Works Operating Budget, which will reflect an increased funding request to accommodate this realignment.

This change simplifies project tracking and ensures the CIP remains focused on discrete capital investments that require design, permitting, and construction. It also helps align staffing and financial resources with deliverable outcomes.

The proposed draft FY 2025-26 Capital Improvement Program includes twenty-five (25) discrete projects, with a total estimated cost of approximately \$37.3 million, including \$36.4 million in existing funding and requiring an additional \$935 thousand in new General Fund support. The project list prioritizes infrastructure repair, replacement, and critical upgrades, with a continued emphasis on sustainability, safety, and regulatory compliance.

Staff will continue refining the project list based on available funding, organizational capacity, and Council input. A focus on core infrastructure repair and replacement, along with regulatory compliance, remains central to the City's approach.

CONCLUSION:

With the City facing financial constraints, limited staffing, and regulatory requirements, the FY 2025-26 CIP has been refined to emphasize critical infrastructure projects and a realistic delivery plan. The removal of programmatic efforts from the CIP and their inclusion in the Operating Budget reflects a strategic shift toward sustainability, fiscal responsibility, and better alignment with the City's organizational capacity.

Staff seeks City Council input on the revised approach and project list. Your feedback will shape the final CIP and ensure that the City's capital investments remain impactful, feasible, and aligned with community needs.

ATTACHMENT:

1. [Adopted FY 2024-25 Capital Improvement Program \(Link only\)](#)
2. DRAFT FY 2025-26 Capital Project List

**ONE-YEAR CAPITAL IMPROVEMENT PROGRAM
DRAFT FY 2025-26 CAPITAL BUDGET**

| TITLE | FUND | PROJECT NO. | PRIOR YEAR(S) | PROPOSED FY 25-26 BUDGET | THROUGH FY 25-26 | PROGRESS/UPDATES |
|-------------------------------------------------------------------|------|-------------|----------------------|--------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STORM WATER IMPROVEMENTS | | | | | | |
| STORM WATER MASTER PLAN UPDATE | 152 | 1011 | \$ 312,000 | \$ 140,000 | \$ 452,000 | RFP Scope preparation - need to finalize approach |
| PILARCITOS OUTFALL REPAIR AT KEHOE WATERCOURSE PROJECT | 152 | 1005 | \$ 550,000 | \$ - | \$ 550,000 | Based on site findings and community feedback, project scope needs to be revised. |
| ROOSEVELT/PULLMAN WATERSHED PROJECT | 152 | 1006 | \$ 578,000 | \$ - | \$ 578,000 | Staff is considering alternatives. Long-term funding is needed, including but not limited to assessment district formation |
| KEHOE WATERSHED ENHANCEMENT AND ENVIRONMENTAL STEWARDSHIP PROJECT | 152 | 1017 | \$ 150,000 | \$ - | \$ 150,000 | Project has not commenced. |
| TOTAL STORM WATER IMPROVEMENTS | | | \$ 1,590,000 | \$ 140,000 | \$ 1,730,000 | |
| ECONOMIC DEVELOPMENT IMPROVEMENTS | | | | | | |
| CLIMATE ADAPTATION PLAN | 151 | 1002 | \$ 332,000 | \$ - | \$ 332,000 | Project is nearing completion. |
| TOTAL ECONOMIC DEVELOPMENT IMPROVEMENTS | | | \$ 332,000 | \$ - | \$ 332,000 | |
| PARKS IMPROVEMENTS | | | | | | |
| CARTER PARK IMPROVEMENTS | 125 | 0611 | \$ 9,045,000 | \$ - | \$ 9,045,000 | Construction is in final stages, grand opening in Summer 2025 |
| FRENCHMAN'S CREEK PARK IMPROVEMENTS - PHASE II | 125 | 1013 | \$ 350,000 | \$ - | \$ 350,000 | Staff is reworking the project scope to align with a new project budget (\$186,000 prop 68 grant) as directed by Council on 4/1. |
| MAGNOLIA PARK | 125 | 1007 | \$ 281,000 | \$ - | \$ 281,000 | Concept Plan completed. RFP process to select design/environmental consultant next. |
| WAVECREST WATER MAIN PROJECT | 125 | 9004 | \$ 1,410,000 | \$ - | \$ 1,410,000 | Staff is working with design and environmental for project entitlements. |
| SMITH FIELD - PHASE I | 125 | 1008 | \$ 537,000 | \$ - | \$ 537,000 | Staff is working with design and environmental for project entitlements. Additional funding will be needed for construction, there is an interested donor that would like to support the project as well. |
| TOTAL PARKS | | | \$ 11,623,000 | \$ - | \$ 11,623,000 | |
| FACILITY IMPROVEMENTS | | | | | | |
| PILARCITOS CREEK RESTORATION AND REMEDIATION PROJECT | 127 | 9022 | \$ 515,000 | \$ - | \$ 515,000 | Project in design/environmental review |
| HVAC AND ROOF REPAIRS | 127 | 1028 | \$ 1,341,137 | \$ - | \$ 1,341,137 | HVAC and roof repairs are completed for City Hall. HVAC at TACC is currently underway. Design for PV system and Sheriff's Substation and City Hall in CDP review. |
| TOTAL FACILITY IMPROVEMENTS | | | \$ 1,856,137 | \$ - | \$ 1,856,137 | |
| SEWER IMPROVEMENTS | | | | | | |
| SAFEWAY SEWER MAIN REPAIR PROJECT | 202 | 1030 | \$ 275,000 | \$ - | \$ 275,000 | Project has not commenced. |
| TOTAL SEWER IMPROVEMENTS | | | \$ 275,000 | \$ - | \$ 275,000 | |
| STREET IMPROVEMENTS | | | | | | |
| MAIN STREET BRIDGE ACCESSIBILITY | 123 | 1036 | \$ 200,000 | \$ - | \$ 200,000 | Project design/historical analysis in progress |
| 2025 PAVEMENT MANAGEMENT PROJECT | 123 | 0514 | \$ 830,000 | \$ 170,000 | \$ 1,000,000 | Project in progress to repave selected streets in the Arleta Park Subdivision. |
| HIGHWAY 1 SAFETY - NORTH | 123 | 0538 | \$ 12,498,000 | \$ - | \$ 12,498,000 | Design finalization - waiting for Caltrans Encroachment Permit. Construction estimate needs to be updated, project will likely need addition funding (working with SMCTA to secure grants) |
| POPLAR STREET TRAFFIC CALMING AND SAFETY PROJECT - PHASE I | 123 | 0593 | \$ 2,228,000 | \$ - | \$ 2,228,000 | Project is complete - close-out phase/NOC in progress |
| LOCAL ROADWAY SAFETY PLAN | 123 | 1033 | \$ - | \$ 150,000 | \$ 150,000 | Project has not commenced. USDOT Grant will fund majority with \$30,000 local match |
| HIGHWAY 1 SOUTH CORRIDOR STUDY | 123 | 1034 | \$ 750,000 | \$ - | \$ 750,000 | City Staff is working with the TA to commence consultant selection. \$675,000 grant/\$75,000 local match |
| BIKE IMPROVEMENT PROJECT | TBD | TBD | \$ - | \$ 220,000 | \$ 220,000 | Project to implement small-scale bike improvements throughout City (\$198,000 TA Grant/\$22,000 local match) |
| TOTAL STREET IMPROVEMENTS | | | \$ 16,506,000 | \$ 540,000 | \$ 17,046,000 | |
| TRAIL IMPROVEMENTS | | | | | | |
| EASTSIDE PARALLEL TRAIL NORTH - SEGMENT 4 | 125 | 0619 | \$ 1,734,000 | \$ - | \$ 1,734,000 | Staff is working with design and Caltrans to complete design. Need updated construction estimate, additional construction funds may be necessary (TBD) |
| COASTAL TRAIL OVERLAY (POPLAR TO CENTRAL) | 125 | 1014 | \$ 126,000 | \$ 200,000 | \$ 326,000 | Project has not commenced. Additional funding requested in order to expand limits of work. |
| PEDESTRIAN/BICYCLE CONNECTION TO HATCH ELEMENTARY | 125 | 9010 | \$ 40,000 | \$ 740,000 | \$ 780,000 | \$702k grant funding was awarded by SMCTA - \$78,000 local match |
| SECONDARY POPLAR BEACH ACCESS | 125 | 1031 | \$ 45,000 | \$ 45,000 | \$ 90,000 | Project has not commenced. |
| EASTSIDE PARALLEL TRAIL NORTH - SEGMENT 2 | 125 | 0595 | \$ 1,325,000 | \$ 175,000 | \$ 1,500,000 | Federal earmark (\$1,325,000) with \$175,000 local match; these funds are for design/environmental phase. |
| TOTAL TRAIL IMPROVEMENTS | | | \$ 3,270,000 | \$ 1,160,000 | \$ 4,430,000 | |
| TOTAL FY ALLOCATIONS | | | \$ 35,452,137 | \$ 1,840,000 | \$ 37,292,137 | |

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **May 6, 2025**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

TITLE: **CITY COUNCIL PRIORITY SETTING FOR FY 2025-26**

RECOMMENDATION:

Receive a report and provide direction on Council Priority Setting for FY 2025-26.

FISCAL IMPACT:

There is no fiscal impact associated with this item. Appropriate funding for implementation of the priorities will be included in the Recommended Budget for FY 2025-26.

STRATEGIC ELEMENT:

This update supports all Elements of the Strategic Plan.

BACKGROUND:

The City's Strategic Plan consists of the City Council Strategic Elements, the City Council Priorities, and the Capital Improvement Program. The Strategic Elements are high level objectives, including *Fiscal Sustainability, Healthy Communities and Public Safety, Inclusive Governance, and Infrastructure and Environment*. These elements provide a long-range vision for the City's future and a consistent focus for all of the City's services and operations. The Council Priorities are a short list of key focus areas that may change periodically, as major projects and initiatives are completed, or in response to changes in the economy, regulatory environment, or major emergencies. The Capital Improvement Program is a list of planned construction projects that covers a window of five years.

As done in past years, in preparation for the FY 2025-26 budget, the City Council hosted several listening sessions in February and March 2025, which allowed the Council to hear directly from members of the community in an open format. The purpose of the sessions was to gain additional insight into the community's priorities, for consideration by the Council and staff as they identify how resources will be allocated over the next year and beyond.

After the completion of the listening sessions, the City Council held a priority setting workshop on March 11, 2025, for the purpose of identifying priorities for the upcoming fiscal year. The workshop was attended by Staff and the public, and the Council was provided a summary of the listening sessions, an update on the FY 2024-26 priorities, and an update on the City's Capital

Improvement Plan. The Council and Staff discussed core city services, and the City's current financial situation. The Council then took turns sharing their various priorities and directed staff to summarize the discussion and publish this information for public review. All of these documents are linked to this staff report, below.

Unlike prior years, where the Council members provided specific projects as priorities that were then voted on and added to the existing workplan, grouped into existing or new categories, this year the Council members each focused on general areas of priority, with associated projects to help move those priority areas forward. All of this discussion was through the lens of the City's ongoing financial challenges, and a renewed focus on the core services that the City needs to provide to protect and support the quality of life of the entire community.

Common themes from the Council Priority Setting Workshop included:

- Fiscal Sustainability – explore a Citizen's financial oversight committee, evaluate the City's approach to seeking grants, organizational restructuring around core services, evaluate the Capital Improvement Plan/project management, ensure the City isn't taking on other's responsibilities, evaluate retirement liabilities, explore vacant house tax/fees, continue to explore opportunities for cuts/efficiencies
- Economic Development/Vitality – tourism support/investment, improving/undergrounding power and communications infrastructure, business supports (permit streamlining), improve maintenance/beautification of the City including downtown infrastructure, more parking/carpool locations
- Transportation/Circulation/Mobility – Highway 1 and Kelly safety improvements, sidewalks along highway 1 downtown, Redondo Beach road intersection improvements, parallel trail connections and improvements, overall improvements to streets and sidewalks, pothole repairs
- Health/Safety/Emergency Preparation – homeless support and encampment resolution (especially along creeks), coordination with CUSD on evacuation planning/coordination, review law enforcement contract with sheriff, seeking emergency response funding, tree/fuel management/eucalyptus removal, power and communications infrastructure improvements, support continued pursuit of urgent/emergency care services and healthcare access, evacuation planning, explore impacts of new fire hazard maps/insurance
- Stormwater Management – evaluate overall watershed analysis versus individual watercourse projects, explore stormwater fees, explore impacts of drainage from east of highway 1, explore impacts of erosion
- Housing – explore housing for all income levels and middle-class workers, integrated affordable housing, explore sanctioned encampment, explore funding to keep people housed, explore creative housing options (homeshares, boarding houses, shelter,

tenants in common), faster ADU processing and other creative housing options, evaluate Measure D, finish housing element

- Other Topics – parks master plan implementation, magnolia park/community garden, electrification ordinance evaluation, better coordination with CUSD, youth recreation programs, coordination with CLT on the Wavecrest Trail project, providing immigration resources,

DISCUSSION:

Based on feedback from the Council at the Priority Setting Workshop, it was agreed that prior to the creation of a Priorities Workplan for the coming fiscal year and completion of the recommended budget, Council would have a second priority setting discussion to hone in on the most necessary or important programs, activities, and projects the City must take on in the coming fiscal year, and evaluate the staffing structure and budget to achieve success in these areas. The hope is that through this discussion, Council will identify the focus areas that the budget and workplan will be focused on as well as specific projects to be initiated or completed in support of those programs.

Staff will then organize the workplan into a simplified format, and return to Council during the budget hearings for approval. Staff will provide regular updates to the Council on the progress of the Priorities and provide updates to the community on the City’s Strategic Plan webpage.

ATTACHMENTS/LINKS:

1. [2025 Listening Sessions Summary](#) (link)
2. [FY 2024-26 Priorities Workplan and Updates](#) (link)
3. [FY 2025-26 Council Priorities Workshop Discussion Notes](#) (link)

IBUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **May 6, 2025**

TO: Honorable Mayor and City Council

VIA: Matthew Chidester, City Manager

FROM: Karen Decker, Economic & Community Vitality Manager
Julissa Acosta, Management Analyst

TITLE: **COMMUNITY SERVICES FINANCIAL ASSISTANCE PROGRAM**

RECOMMENDATION:

- 1) Receive a subcommittee update on the Community Services Financial Assistance (CSFA) grant program and provide guidance to staff on grant awards and amounts for FY 2025-26.
- 2) Adopt a resolution authorizing City Manager to execute grant amendments with recipients of the Community Services Financial Assistance (CSFA) grant based on guidance provided.

FISCAL IMPACT:

Any funding allocations will be included in the Fiscal Year 2025-26 Recommended Budget.

STRATEGIC ELEMENT:

This action supports all Elements of the Strategic Plan.

BACKGROUND:

In FY 2018–19, the City introduced the Community Services Financial Assistance (CSFA) grant program to provide financial support to 15 local non-profit organizations. The goal was to support community-based services and programs in key areas such as education, culture, animal services, homelessness and housing, aging, food security, and dental care. Grants were awarded in amounts up to \$15,000 across a broad range of services.

Building on the program’s success, the City Council expanded funding in subsequent years—increasing to \$300,000 beginning in FY 2022–23. The Council also prioritized deeper service impacts among a smaller number of providers, and grantees from this funding cycle were each eligible to apply for up to \$50,000 in grant support. Funding was designated exclusively for programs offering critical safety net services to Half Moon Bay residents, with a focus on addressing the ongoing economic and social challenges resulting from the COVID-19 pandemic.

In FY 2022–23, staff also proposed a new cohort model to maximize collective impact. Under this model, executive leadership from grantee organizations were required to participate in quarterly convenings and technical assistance was provided toward a shared goal. These enhancements were guided by recommendations from the Coastside Recovery Initiative (CRI), which included:

- Develop a more coordinated and integrated approach to providing safety net services for vulnerable individuals and families.
- Increase and strengthen capacity of providers to connect vulnerable residents to rental, financial and other public benefits assistance for which they may be eligible.

In early 2023, severe winter storms and a tragic mass shooting that took the lives of seven farmworkers and displaced 19 households brought renewed attention to longstanding disparities and urgent community needs. Thanks to relationships built through the CSFA cohort, safety net providers were able to respond quickly and collaboratively as they served the most impacted residents while continuing to deliver services in their areas of expertise.

The cohort model has proven to be a high-impact evolution of the CSFA program. By shifting grantees from operating in silos to working toward shared goals, the program has amplified its reach and effectiveness. This collaborative approach led to a successful grant application in 2023 for AllcoveHMB to open a new youth center with a menu of offerings to support mental and physical health, substance use counseling, peer and family support, and employment services. The cohort also participated in a Measure K application authored by City staff in 2024 to expand local healthcare access. While the Measure K application was not funded, the unified network of CSFA providers helped support County outreach for the Urgent Care Clinic pilot, which opened in late 2024 in partnership with Dignity Health—demonstrating the group’s growing capacity to support regional initiatives.

During FY 2023-24, staff reported that the existing annual grant cycle had become an administrative barrier for grantees. The short funding horizon forced organizations to divert time and resources from service delivery to reapplication efforts—just as collaboration within the cohort was reaching its peak. This cycle also undermined the cohort’s ability to address complex, long-term challenges, such as healthcare access and economic recovery. In light of the ongoing community needs and recommendations from the Coastside Recovery Initiative (CRI), City Council directed staff to maintain funding for the current CSFA grantee cohort in FY 2024–25 and explore a two-year grant cycle—contingent on available funding and continued use of the cohort model—to reduce administrative burden, increase stability for providers, and strengthen coordinated service delivery for Half Moon Bay residents.

Over time, both the CSFA cohort and CRI have identified a lack of streamlined referral services among nonprofit providers as a significant barrier for clients seeking multiple forms of assistance. Many residents face the added emotional burden of repeatedly sharing their personal information and difficult experiences with different agencies. This challenge is now being actively addressed through the technical assistance component of the CSFA program. In response, City staff partnered with Unite Us, a digital platform that enables interagency

referrals through a single, secure platform. This shared system allows clients to access services across multiple organizations without having to retell their stories—reducing trauma and improving efficiency for both clients and providers.

Safety net providers continue to deliver essential services—including housing, shelter, food, clothing, childcare, financial assistance, mental health support, transportation, and healthcare—thanks to the supplemental funding made available through the CSFA program. A detailed summary chart outlining the services provided by all FY 2024–25 CSFA grant recipients through March 31, 2025, is included at the end of this report.

DISCUSSION:

For FY 2025-26, the subcommittee recommends continuation of the CSFA grant program based on CRI recommendations, and ongoing community challenges. Funding allocations would be determined by the City Council based on the options presented below and made exclusively available to organizations and programs providing essential safety net services to the residents of Half Moon Bay.

The Subcommittee also recommends continuation of the cohort model applied during the last three funding cycles. The purpose of the cohort is to encourage an integrated and collaborative approach among safety net providers, discuss challenges, exchange best practices in a supportive peer learning environment, and continue encouraging collaboration in joint grant applications, client referrals and warm hand offs.

Subcommittee Funding Options

Option A

Continue funding CSFA at \$300,000

| Grantee | Program | A |
|------------------------------------------------|-------------------------------------------------------------------------|------------------|
| Abundant Grace | Workforce Development Center - Community Programs & Services | \$30,000 |
| ALAS | Mental Health Services | \$35,000 |
| Boys & Girls Club of the Coastsides | After school support & Out of school time - Cohort Development | \$30,000 |
| CoastPride | Health & Wellness | \$10,000 |
| Coastsides Adult Day Health Center | Aging in Place | \$20,000 |
| Coastsides Hope | Critical Family Needs Safety Net Program | \$50,000 |
| El Centro de Libertad | El Centro Coastsides Essential Services Initiative (MH & Substance Use) | \$20,000 |
| Senior Coastsiders | Promoting successful aging for Coastsides | \$50,000 |
| Sonrisas Dental | Access to Care: Equitable Access to Oral | \$25,000 |
| Cohort Support | Technical Assistance | \$30,000 |
| Total CSFA | | \$300,000 |

Option B

Provide funding at \$250,000

| Grantee | Program | B |
|------------------------------------------------|-------------------------------------------------------------------------|------------------|
| Abundant Grace | Workforce Development Center - Community Programs & Services | \$25,000 |
| ALAS | Mental Health Services | \$29,167 |
| Boys & Girls Club of the Coastsides | After school support & Out of school time - Cohort Development | \$25,000 |
| CoastPride | Health & Wellness | \$8,333 |
| Coastsides Adult Day Health Center | Aging in Place | \$16,667 |
| Coastsides Hope | Critical Family Needs Safety Net Program | \$41,667 |
| El Centro de Libertad | El Centro Coastsides Essential Services Initiative (MH & Substance Use) | \$16,667 |
| Senior Coastsiders | Promoting successful aging for Coastsides | \$41,667 |
| Sonrisas Dental | Access to Care:Equitable Access to Oral | \$20,833 |
| Cohort Support | Technical Assistance | \$25,000 |
| Total CSFA | | \$250,000 |

Option C

Provide initial \$200,000 funding, with a follow up in February 2026 to determine if an additional \$100,000 can be allocated for a total of \$300,000 grant funding for FY 2025-26.

| Grantee | Program | C |
|------------------------------------------------|-------------------------------------------------------------------------|------------------|
| Abundant Grace | Workforce Development Center - Community Programs & Services | \$20,000 |
| ALAS | Mental Health Services | \$23,333 |
| Boys & Girls Club of the Coastsides | After school support & Out of school time - Cohort Development | \$20,000 |
| CoastPride | Health & Wellness | \$6,667 |
| Coastsides Adult Day Health Center | Aging in Place | \$13,333 |
| Coastsides Hope | Critical Family Needs Safety Net Program | \$33,333 |
| El Centro de Libertad | El Centro Coastsides Essential Services Initiative (MH & Substance Use) | \$13,333 |
| Senior Coastsiders | Promoting successful aging for Coastsides | \$33,333 |
| Sonrisas Dental | Access to Care:Equitable Access to Oral | \$16,667 |
| Cohort Support | Technical Assistance | \$20,000 |
| Total CSFA | | \$200,000 |

Staff seeks direction on grant allocation amounts for FY 2025-26.

ATTACHMENTS:

1. Resolution
2. Summary of Program Services

RESOLUTION NO. C-2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY AUTHORIZING THE CITY MANAGER TO EXECUTE GRANT AMENDMENTS WITH RECIPIENTS OF THE COMMUNITY SERVICES FINANCIAL ASSISTANCE (CSFA) GRANT BASED ON GUIDANCE PROVIDED.

WHEREAS, in FY 2018-19, the City of Half Moon Bay piloted the Community Services Financial Assistance (CSFA) grant program awarding \$100,000 to 15 local non-profit organizations; and

WHEREAS, over subsequent years the City Council adopted strategic improvements to the program, including the creation of a dedicated subcommittee and a gradual increase in total funding ultimately reaching \$300,000; and

WHEREAS, for FY 2022-23 City Council approved funding \$300,000 to facilitate larger grants to nonprofits addressing ongoing economic and mental health impacts of the COVID-19 pandemic, guided by findings from the Coastside Recovery Initiative; and

WHEREAS, CSFA funding for FY 2022-23 and FY 2023-24 included implementation of a cohort model where executive leadership from nonprofits met quarterly to share best practices in a supportive peer learning environment, and received technical assistance to address a collectively identified area; and

WHEREAS, for FY 2024-25, City Council approved funding the same nine nonprofit safety net providers maintaining current allocations, and recommended a two-year grant cycle to remove administrative burdens and prevent disruption to the cohort’s collective work; and

WHEREAS, safety net services including housing, shelter, food, clothing, childcare, financial assistance, mental, health, and dental care, senior care and transportation services continue to be an acute need in the community ; and

WHEREAS, the City encourages collaboration among nonprofit organizations and understands continued support is needed to address basic needs for the residents of Half Moon Bay.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby authorizes the City Manager to execute grant amendments with recipients of the Community Services Financial Assistance (CSFA) grant program based on guidance provided.

.....
I, the undersigned, hereby certify that the foregoing Resolution was duly passed and adopted on the 6th day of May 2025, by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Maggie Rodriguez, Assistant City Clerk

Robert Brownstone, Mayor

| Program Grantee | Funding Amount | Program | Milestones | 7/1/24-3/31/2025 | Additional Info |
|------------------------------------|----------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Abundant Grace | \$30,000 | Workforce Development Center - Community Programs & Services | 1)Provide/distribute food 2)Maintain at least 5 days weekly access to the center for showers, laundry, employment programming and access to case managers | 1)Distributed 11,640 lbs of organic produce 2)Provided 1746 showers and 1090 loads of laundry 3)50 new intakes and 102 participants 4)12 people housed 5)14 found outside employment 6)11 working on sobriety 7)25 working on physical health issues | In combination with Safeway, Second Harvest Food Bank and the farm, a total of 47,880 lbs of food have been provided. |
| ALAS * Report only for 10/24-12/24 | \$35,000 | Mental Health Services | 1) Improve the mental health at no cost to those receiving counseling services. 2) Provide 30 group sessions + follow up individual free counseling sessions (a total of 200 sessions) | A total of 2 mental health groups were conducted between Oct 1-Dec 31 2024. One group consisted of 5 sessions and the second of 3 sessions serving 23 clients. Additionally, 120 individual sessions were provided to 20 different clients. | Worth noting are the groups that are grounded in the use of culture to heal (cultura cura). The participants of the Arts as Resistance and Fotohistorias groups have benefitted by engaging in identifying creative strategies to rely on their own cultura and personal stories to help heal, especially during these vary uncertain times. |
| Boys & Girls Club of the Coastside | \$30,000 | After school support & Out of school time - Cohort Development | 1)Provide 100 scholarships (valued at \$200 each) to low-income, high need families of students in 7 and 8 grade. 2)Support improved dissemination of shared activity calendar and collaborate with CUSD to connect local nonprofits and schools for better coordination of services. | 1) Provided 99 scholarships for afterschool program students including sport (flag football, volleyball, and basketball) to high need families. 2) Supported activity calendar translation to Spanish and collaborated with CUSD, Chamber of Commerce and other nonprofits to facilitate communication among youth service providers and parents. | With your support, we are able to support over 1150 members aged 6 to 20. Your investment makes possible extensive programming for youth (Academic support, socio-emotional wellness, sports, leadership and robotics, etc.) |
| CoastPride | \$10,000 | Health & Wellness | 1) Serve a minimum of five LGBTQ+ middle schoolers per session. 2) Support LGBTQ+ youth in feeling more comfortable with their identity. | 1)Average attendance of 10 youth per group session (6 groups/44 sessions) 2)Survey indicates that 100% of the six middle school group survey respondents feel more comfortable with their LGBTQ+ identity. | Coast Pride acilitators noticed an increased suicidal ideation through their regular suicidality screeners with middle schoolers. The support group provides a space where young people can talk about their fears and concerns. |
| Coastside Adult Day Health Center | \$20,000 | Aging in Place | 1)Increase community engagement along with program participants 2) Provide respite and support, education and resources to caretakers | 1) Since July 2024, 78 clients are enrolled in services that include nursing, physical, occupational and speech therapy, transportation and nutrition services. 2) Community workshops provided to caregivers has had a total of 47 attendees. Provided 6586 lunches and 464 scholarship days. | We have created a home away from home for each of our participants. Since July 2024, we have served approximately 200 participants, caregivers and community members. |
| Coastside Hope | \$50,000 | Critical Family Needs Safety Net Program | 1)Provide 2,000 low-income Half Moon Bay residents with food, clothing, access to shelter, prevent homelessness (rental assistance) and other critical services. 2) Provide 120 food service unites per month to Half Moon Bay residents. | 1) Coastside Hope has served 3,268 Half Moon Bay residents with food, clothing, shelter and other critical needs. 2) 1,070 food service units have been provided to low income Half Moon Bay residents. | Coastside Hope partners with Second Harvest Food Bank and continues to bridge the gap providing access to multiple services and basic needs |
| El Centro de Libertad | \$20,000 | El Centro Coastside Essential Services Initiative (MH & Substance Use) | Provide treatment plan (reviewed by a LCSW) and 25 hours of individual and/or group treatment for drug, alcohol and related behavioral health issues. | Provided services to 36 clients and 551 counseling sessions. 100% of diagnosed Substance Use Disorder (SUD) clients have received a treatment plan including specific objectives and goals. | Additionally, El Centro performed extensive outreach focusing on the Latinx, unhoused and farmworker populations and provided supplemental education around Substance Use. |
| Senior Coastsiders | \$50,000 | Promoting successful aging for Coastside Seniors | Through our programs, seniors can receive: 1) nutritious meals 2)free basic home repairs 3)transportation 4)care management | 1) 49,309 meals served. 2) 25 homes worked in Half Moon Bay 3) 1978 rides provided from our center to grocery stores and other outings 4) 1347 older adults received information, assistance, programs and services. | CSFA funding supplements Older American Act funding that supports Senior Coastsiders programs and services. 70% of participants who receive these services are Half Moon Bay residents. |
| Sonrisas Dental | \$25,000 | Access to Care:Equitable Access to Oral Health Care | 1)Provide 50 low-income individuals with comprehensive dental care at 137 dental visits at Sonrisas HMB Clinic. 2)Establish or maintain a dental home for 70% of these patients (2+ visits annually) | 1)Sonrisa's HMB Clinic served 760 low-income patients at 2,065 clinic visits. CSFA funded 115 visits for 50 individuals. 2) Sonrisas established a dental home for 495 individuals or 65% of 760 low-income patients. | "The dental work I have received at Sonrisas is exceptiona. Thank you so much. After all this good treatment then to receive a birthday wish on actual birthday...is just so thoughtful and appreciated" |
| Cohort Support | \$30,000 | Technical Assistance | Provide access to an electronic universal intake form for easier client experience, referral and follow up. | | |
| Total CSFA | \$300,000 | | | | |