

Half Moon Bay Community and Housing

Who Lives and Works in Half Moon Bay

- Population of **12,281** people
- Median age of **47.1** years old
- Median family income of **\$106,211**
- **70–80%** of residents commute outside of Half Moon Bay to work
- **32.1%** of residents speak a language other than English at home

Housing in Half Moon Bay

- **71%** homeowners, **29%** renters
- Current median home price of **\$1,200,000**
- Median monthly mortgage payment of **\$4,539**
- Median rent is **\$2,600** for a one bedroom, **\$3,200** for a two bedroom
- One-bedroom rents have increased **54%** since 2014. Two-bedroom rents have increased **29%**.

Largest Local Industries



Agriculture



Tourism



Commercial Fishing

Diversity of Housing Types



Single Family Homes
62.9%



Duplexes & Townhouses
13.7%



Multifamily Homes
13.9%



Mobile Homes
9.3%

Creative Housing Options

During the community conversation held in July, residents were eager to learn more about the type of housing options that could help address Half Moon Bay's needs, while also matching our community character. Below are a range of creative housing options that our community could consider.

Multi-Family Homes



- 1. Green Multi-Family Homes**
 - Environmentally sustainable homes
- 2. Modular/Kit Homes**
 - Assembled from pre-built materials
- 3. Shopping Center Retrofit**
 - Homes built on the site of shopping centers with extra land/parking
- 4. Live/Work Lofts**
 - Flexible spaces that serve as a person's home and workplace

Smaller Homes



- 1. Accessory Dwelling Units (ADUs)**
 - A smaller second unit built on the property of an existing home
- 2. Mobile/Modular Homes**
 - Homes manufactured off-site
- 3. Tiny House Villages**
 - Several tiny homes that share space
- 4. Garden Cottage Communities**
 - Smaller homes surrounding a garden or agricultural area

Shared Living Spaces



- 1. Communal Housing**
 - Residents who share common spaces, resources or some meals
- 2. Home Sharing**
 - When two or more people share a home in exchange for money or help with household tasks

For More Information
Visit the HMB Let's Talk Together About Housing website at:
www.hmbcity.com/home4all