

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

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March 12, 2021

California Coastal Commission  
North Central Coast District  
455 Market Street, Suite 300  
San Francisco, CA 94105

**Re: San Mateo County Local Coastal Program Amendment (Number LCP-2-SMC-20-0054-1) and Cypress Point PUD – Letter of Support**

Dear Commissioners:

The California Department of Housing and Community Development (HCD) is aware that San Mateo County (County) is seeking approval from the Coastal Commission (Commission) for an amendment to its Local Coastal Program (LCP) (LCP-2-SMC-20-0054-1) to accommodate the development of a 100-percent affordable housing project (Cypress Point Planned Unit Development (PUD)) in San Mateo County's Moss Beach area. HCD is writing in support of this LCP amendment.

As you know, affordable housing is key to creating strong, vibrant communities throughout California. The Commission's approval of the proposed LCP amendment would make way for the development of 71 new housing units that would be affordable to low-income households. While HCD understands the subject parcel has been designated by the County as an affordable housing site since the 1980s, it has yet remained undeveloped. The site initially envisioned a larger project that would accommodate up to 148 units, including 31 units that would have been required to be affordable for low-income households. While the Cypress Point PUD proposes fewer units overall, it proposes more than double the number of housing units available to low-income households – from 31 to 71.

HCD finds the proposed LCP amendment is consistent with the County's Housing Element goals and policies. Specifically, Housing Element Goal-2 commits to support new housing for low-and-moderate households. Housing Element Policy HE-12 commits to modify general plan land use designations and zoning regulations to accommodate the construction of needed new housing units. Finally, the County's Regional Housing Need Allocation (RHNA) for the 5<sup>th</sup> cycle allocated a total need of 256 housing units affordable to low- and very low-income households. Per the County's last available annual progress report (from April 2019), the County has permitted a total of 139 low- and very low-income units, leaving 117 units still needed to meet its 5th cycle RHNA. The 71 units proposed in the Cypress Point PUD would make significant progress toward meeting this target.

Given the facts cited above, HCD supports San Mateo County's proposed LCP amendment and MidPen Housing's effort to permit and develop 71 new, affordable housing units in the Moss Beach area. If you have any questions, please contact John Buettner, of our staff, at [John.Buettner@hcd.ca.gov](mailto:John.Buettner@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West  
Land Use & Planning Unit Chief

cc: Michael Schaller, San Mateo County (via email)  
Serena Ip, MidPen Housing (via email)