



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

**WEDNESDAY, MARCH 18, 2026  
6:00 PM**

**ADCOCK COMMUNITY CENTER  
535 KELLY AVENUE  
HALF MOON BAY, CA 94019**

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

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 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).

<http://halfmoonbay.gov>

**HYBRID MEETING PUBLIC COMMENT PARTICIPATION PROTOCOLS**

*This closed session meeting will take public comment in-person and via Zoom. 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. 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. Please click to join the webinar: <https://us06web.zoom.us/j/85007693509> or join by phone at 669-900-9128, using Webinar ID 850 0769 3509. If joining by phone, use \*9 to raise your hand, \*6 to mute and unmute.*

**1. CONVENE SPECIAL MEETING / ROLL CALL**

**2. STUDY SESSION**

**2.A 555 KELLY AFFORDABLE HOUSING PROJECT STUDY SESSION**

**Staff Recommendation:** Receive a presentation and provide feedback and direction on the following: 1) Draft Affordable Housing and Property Disposition Agreement between the City of Half Moon Bay and Mercy Housing California 110, L.P.; 2) Draft Ground Lease between the City of Half Moon Bay and Mercy Housing California 110, L.P.; and 3) \$2 million state earmark funding procured in FY 2023 by Senator Josh Becker for the 555 Kelly Farmworker Housing Project, which has not yet been disbursed from the City to Mercy.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

[ATTACHMENT 3](#)

[ATTACHMENT 4](#)

**3. STAFF REPORTS**

**3.A 555 KELLY AVENUE AFFORDABLE HOUSING DEVELOPMENT - AMENDMENT TO EXTEND THE EXCLUSIVE NEGOTIATIONS AGREEMENT BETWEEN THE CITY AND MERCY HOUSING**

**Staff Recommendation:** Adopt a Resolution authorizing the City Manager to execute an amendment to the Second Exclusive Negotiations Agreement (ENA) between the City of Half Moon Bay and Mercy Housing California dated January 30, 2025, by extending the ENA to June 30, 2026, and authorizing the City Manager to further extend the ENA an additional six-months.

[STAFF REPORT](#)

[ATTACHMENT 1](#)

[ATTACHMENT 2](#)

**4. ADJOURN SPECIAL MEETING**