



**HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT POLICY COMMITTEE  
HIGHLIGHTS  
Friday, June 21, 2024**

**ATTENDANCE**

Members: Yvonne Martinez-Beltran (Chair); Wes Speake (Vice Chair); Tiffany Allen; Scott Behrendt; Harry Black; Evan Branning; Debbie Chamberlain; Jorgel Chavez; Walter Chung; James Coleman; Monica Davis; Tanya Doby; Marilyn Ezy Ashcraft; Ben Fine; Jon Fugitt; Martha Guerrero; Britt Huff; Cecilia Hupp; Adria Jimenez; Lisa Kaplan; Tamala Kelly; Carole Kendrick; Kari Leon; Patricia Matthews; Meredith Matthews; Patricia Matthews; Thaddeus McCormack; John Miki; Javier Moreno; Vong Mouanoutoua; Chi Charlie Nguyen; Ian Oglesby; Beth Painter; Ray Pearl; Debra Porada; Cindy Silva; Lisa Soghur; Julie Testa; Maureen Toms; Rafael Trujillo; Anthony Valdez; Nathan Vosburg; Mark Waronek; David White; Jocelyn Yow

Cal Cities Partners: Larry Kosmont

Staff: Brady Guertin, Legislative Affairs Lobbyist  
Jason Rhine, Director of Legislative Affairs  
Waleed Hojeij, Legislative Affairs Analyst

**I. Welcome and Introductions**

Chair Yvonne Martinez Beltran welcomed committee members to the third policy committee meeting of the year and thanked members for their service to all California cities. Deputy Executive Director for the League of California Cities, Jennifer Whiting, welcomed the committee and thanked them for all of their hard work during the year.

**II. Public Comment**

Chair Beltran asked if there was any public comment. None was provided.

**III. General Briefing**

The Cal Cities advocacy team compiled a [General Briefing Update Document](#), which includes the latest on legislative and budgetary matters affecting cities. Cal Cities staff gave a brief update during the meeting on topic issues for the organization.

**IV. Promoting Economic Development in Your Community**

Michelle Geller presented an in-depth look at the City of Oceanside's economic development efforts detailing its geographical, demographic, and economic characteristics. The city has been revitalizing its downtown area, transforming it from a crime-ridden neighborhood to a vibrant community hub. Major projects include the construction of high-end hotels like the Mission Pacific Hotel and the Seabird Resort, which have attracted significant tourism and economic activity. Ms. Geller highlighted the city's proactive approach in investing in beachfront

improvements, enhancing public amenities, and supporting local businesses. Additionally, she discussed the upcoming development of the Frontwave Arena, expected to further boost local economic growth by attracting events and visitors. Throughout her presentation, Ms. Geller emphasized the importance of public-private partnerships and the city's strategic planning in achieving these milestones.

During the discussion on promoting economic development in the community, several members expressed appreciation for the detailed presentation on Oceanside's revitalization efforts. They praised the city's strategic investments in downtown redevelopment and public-private partnerships that have significantly boosted the local economy. The committee highlighted the importance of such comprehensive planning in transforming urban areas and improving community safety. Other members pointed out the value of mixed-use developments in creating vibrant, economically sustainable neighborhoods.

Some committee members mentioned the importance of supporting small businesses and ensuring that economic development projects are inclusive and beneficial to all community members. Members also emphasized the need for similar initiatives in smaller cities to balance residential and commercial growth effectively.

## **V. November Ballot Measures**

The committee discussed the "Justice for Renters Act," a measure aiming to repeal the Costa-Hawkins Rental Housing Act, thus expanding local governments' authority to enact rent control on residential properties. Proponents argued that repealing Costa-Hawkins would help preserve affordable housing and prevent homelessness by allowing localities to control rents more effectively. Opponents contended that rent control would discourage housing development and exacerbate the housing crisis.

During the discussion on the "Justice for Renters Act" November ballot measure, members shared a variety of perspectives. Several committee members voiced strong opposition, arguing that rent control would exacerbate housing shortages and harm local economies by discouraging new housing developments. They expressed concerns that the measure would empower advocacy groups to push for local rent control initiatives, increasing costs for municipalities. On the other hand, supporters of the initiative highlighted the potential benefits of restoring local control, noting that repealing Costa-Hawkins could allow cities to address housing affordability more effectively based on their unique needs. Other members emphasized the adverse impact on small landlords, particularly those who rely on rental income for their livelihood.

After thorough discussion and debate, the committee voted to oppose the measure 25-14, citing concerns about its potential negative impact on housing supply and local economies.

**VI. Redevelopment Agencies and Smart Growth in Your Community**

Due to a last-minute conflict, Assemblymember David Alvarez's office was unable to attend the meeting.

**VII. Legislative Update**

Brady Guertin provided a comprehensive update on key legislative developments affecting housing, community, and economic development. He outlined several "hot bills" and "priority bills" that the committee should monitor closely. Mr. Guertin emphasized the importance of staying engaged with the legislative process to advocate for policies that support local government priorities. He also mentioned upcoming legislative deadlines and encouraged members to participate in advocacy efforts.

**VIII. Budget Update**

Waleed Hojeij delivered an update on the state budget, focusing on the May Revision and its implications for housing and economic development programs. He detailed the proposed cuts to several key programs, including the Multifamily Housing Program, Adaptive Reuse Program, and Foreclosure Intervention Housing Preservation Program. Mr. Hojeij stressed the importance of advocating for the restoration of funding to these critical programs, as they play a vital role in supporting local housing initiatives and economic growth. He encouraged members to stay informed and engaged in budget advocacy efforts.

**IX. Adjourn**

Chair Martinez-Beltran thanked the committee for their hard work and provided some closing remarks and adjourned the meeting.

**Next Meeting:** Staff will notify committee members by August 23 if the policy committee will meet **virtually** in October. If you have any questions, please contact [Meg Desmond](#), Cal Cities Associate Manager, Legislative Administration.