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Newsletter Number 15

SUED IF YOU DON'T WRECKED IF YOU DO

State enforcement collides
with local democracy

wakeca.org

Affordability, Safety, and Local Accountability

FROM THE FIELD

Streamlining Isn't Creating Affordability



It's creating a mess.

Loss of modest starter homes to luxury condos means fewer people have the chance to own anything — or to build generational wealth.

Thanks to Jan Neff-Sinclair for sharing this evocative image, now featured on our home page. Send yours in at Info.WAKEUPCA@gmail.com

MONDAY CALL — GUEST SPEAKER

Half Moon Bay: Made an Example

MAYOR DEBBIE RUDDOCK, HALF MOON BAY — JULY 16

“The State has ignored the fact that the City has made substantial progress ... The whole purpose of this process is to create more housing in our community, which is exactly what Half Moon Bay has achieved.”

Our guest last Monday, Half Moon Bay Mayor **Debbie Ruddock**, was last with us in March, when HMB was one of 15 cities threatened with lawsuits over state mandates. The threats became real on **July 16**, when the state filed suit in Superior Court — and both Newsom and Bonta told the press they intend to make an example of non-compliant cities.

As in March, Mayor Ruddock described the Coastal Commission complications her city faces — all clearly known to the state, which sued anyway despite HMB’s steady, good-faith progress on its Housing Element and zoning changes.

She argued that state lawsuits are intimidation tactics that divert limited staff and money from planning and community priorities. The city will keep implementing its zoning updates while defending its right to make local land use decisions.

The Referendum: A Constitutional Right, Exercised

At the heart of the fight is a **Senior Farmworker Housing Project** on city-owned land. After the ground lease was approved in May, a citizens’ group petitioned it onto the November ballot. **Hal Bogner**, a proponent,

walked us through the process and defended it as a constitutional right.

That put HMB in a bind: drop the referendum and satisfy the state faster — or send it to the ballot, uphold the community’s rights, and invite more punitive action.

THE 7/21 RESULT

**Tuesday night, the council voted
unanimously to move the referendum
forward.**

MAYOR DEBBIE RUDDOCK, HALF MOON BAY — JULY 21

“I think this process will be beneficial for the community as long as people are willing to listen to each other ... and try to reach out to each other and hear where we are. I would recommend not seeing this as a negative, but a chance to experience democracy.”

PODCAST



Amy on John Rothmann’s *Voice of San Francisco* — what state housing

mandates mean for your community.

LISTEN HERE

ALSO ON THE CALL

Murrieta Circulates a Resolution

Murrieta Councilmember **Ron Holliday** announced that his city is circulating a resolution to the League of California Cities, calling for a working group to consider a state constitutional amendment that would shift the League towards supporting local control. This would be a big turn for Cal Cities — welcome to many. Electeds wanting more information can contact Holliday.

CONTACT

AND MEANWHILE, IN SACRAMENTO

A legislative update highlighted several housing bills, including **AB 2676**, which would limit the use of local referendums on decisions that affected housing density, including designations of open space. It would apply retroactively, potentially affecting not only HMB, but also the rest of the state. For more information about priority bills, visit the (wakeca.org legislation page).

WAKE UP Zoom
Monday, July 27 · 5:00 PM

REGISTER FOR THE ZOOM

Already registered once? Look for the confirmation link Zoom emailed you — you can reuse that same link every time. No need to register again.

SAVE THE DATES — SPECIAL GUESTS

Monday, August 3 · District 12 Assemblymember Damon Connolly

Monday, August 24 · Architectural Preservationist Bridget Maley

ON BREAK **Monday, August 31 and Monday, September 7**

SUPPORT THE WORK

As we grow, so do our expenses

Your donation directly impacts our ability to continue to do this work.

DONATE TO WAKE UP

WAKE UP CALIFORNIA is a 501(c)(4) social welfare organization. Contributions are not tax deductible as charitable contributions.

— Amy Kalish, President and Co-Founder

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