

To: senator.mcguire@senate.ca.gov

RE: Opposition to SB 79

Dear Senate President pro Tempore McGuire,

I respectfully urge you to oppose **SB 79**.

This bill imposes unnecessary upzoning on single-family and affordable multi-family neighborhoods—communities that provide critical housing in our cities. Rather than targeting stable residential areas, transit-oriented development should be focused where it makes the most sense: along our existing transit corridors. These corridors, often dominated by single-story commercial buildings and expansive parking lots, are better suited for increased density and already have the infrastructure to support it.

SB 79 is deeply flawed in both concept and consequence. It would inflict disproportionate harm on the most affordable neighborhoods in our cities. The impacts include:

1. **Undermining Local Housing Plans:** Cities across the state have invested millions into preparing Housing Elements that encourage development along transit corridors. These plans already include incentives for affordability and support Affirmatively Furthering Fair Housing goals. SB 79 disregards these efforts and short-circuits thoughtful, community-driven planning.
2. **Risking State Sanctions:** Cities unable to meet RHNA targets at all levels of affordability or Fair Housing mandates due to SB 79's disruption may face punitive measures such as the Builder's Remedy—leading to financially devastating consequences for municipalities.
3. **Escalating Land Costs:** By enabling market-rate development in affordable areas, SB 79 will drive up land values. This eliminates a vital entry point for homeownership and shifts development away from affordability goals toward profit maximization.
4. **Accelerating Displacement:** Gentrification driven by speculative development will increase living costs and push out long-time residents, many of whom may be forced to leave their neighborhoods—or even the state.
5. **Utility Burdens and New Fees:** Cities lacking the resources to expand infrastructure will be forced to create costly assessment districts in these neighborhoods, further burdening existing residents.
6. **Opposition to Transit Expansion:** As communities face displacement and disruption, residents will understandably resist further transit investments—ironically undermining the very goals SB 79 claims to support.

I urge you to stand with our communities and **oppose SB 79**. This bill works against equitable, sustainable development and disregards local planning that is already underway.

Thank you for your time and consideration.

Sincerely,

Your Name

Your address