

May 27, 2025

The Honorable Mike McGuire
Senate President pro Tempore
1021 O Street, Suite 8518
Sacramento, California 95814

The Honorable Anna Caballero
Chair, Senate Appropriations Committee
1021 O Street, Suite 7620
Sacramento, CA 95814

RE: Support for SB 79 (Wiener) – Transit Agency Land Use Authority, TOD Upzoning, and Ministerial Approvals
– AS AMENDED

Dear President Pro Tempore McGuire and Chair Caballero,

On behalf of the City of Eureka I write in strong support of Senate Bill 79. SB 79 establishes state standards for transit oriented zoning around qualifying transit stops – especially train stations. Specifically, SB 79 zones for multifamily residential uses near qualifying major transit stops on any site zoned for residential, mixed use, commercial, or light industrial development up to a specified height, density, and floor area ratio. These standards will ensure that transit oriented developments are feasible and enhance access to transit.

California faces a housing shortage both acute and chronic, particularly in areas with access to robust public transit infrastructure. Restrictive zoning in existing communities forces development into sprawl, increasing traffic and pollution, and accelerating the loss of open space and farmland. Building more homes near transit reduces transportation and housing costs for California families, and promotes environmental sustainability, economic growth, and reduces GHG emissions from traffic congestion

The housing crisis itself has had a direct impact on transit ridership. According to a UCLA study an increase of \$230 per month in rent led to 22% less transit use by the neighborhood. Although California has made progress in making transit-oriented development easier, most areas within a half-mile of transit are essentially off-limits to transit-oriented development – whether they are not zoned for five or more units thus do not qualify for state density bonus law (SDBL) or they are zoned commercial and not residential.¹ Building housing on transit authority land and near transit will increase ridership and revenue, which will generate sustainable funding for the transit agency.

Our organization lends our voice to the broad coalition calling for your support for SB 79 by Senator Wiener. Thank you for considering our support for this important legislation.

Respectfully,

Kim Bergel

Mayor



