

June 27, 2025

Assemblymember Matt Haney
State Capitol, Room 2141
Sacramento, CA 95814

RE: OPPOSE SB 79 (Wiener) – A Massive Overreach That Promotes Demolition, Displacement, and Developer Profits

Dear Assemblymember Haney,

On behalf of Neighborhoods United SF (NUSF) — a coalition of over 50 San Francisco neighborhood associations, tenant groups, historic preservation organizations, affordable housing and small business advocates across San Francisco — we strongly urge you to **oppose Senate Bill 79 (Wiener)**.

You have built your career standing with renters, workers, and vulnerable communities. SB 79 does not reflect those values. Despite its title, *The Abundant and Affordable Homes Near Transit Act*, the bill does not require a single unit of affordable housing.

Instead, it overrides our city's local plans, removes basic protections, and gives a blank check to developers building high-end market-rate units — all under the false banner of equity. In other words, it does the opposite of what is necessary to thwart the housing affordability crisis.

Our specific concerns include:

- **It Blankets the City.** In a dense, transit-rich city like San Francisco, SB 79 would effectively upzone almost every neighborhood — including single-family districts, small mixed-use corridors, and working-class areas — by applying ½-mile or even ¼-mile zone radius around bus stops and train stations. That means 7-story towers by-right in neighborhoods that were never planned for them. It also sets the stage at a later date, state density bonuses are added to this base height to triple the size of the 7-story limit.
- **It Incentivizes Demolition and Displacement.** The bill opens the door to demolishing and replacing existing rent-controlled housing, legacy small businesses, and historic buildings with unaffordable high-rises, with no tenant protections, affordability guarantees, or environmental review. This bill is an end-around that undermines rent control and will encourage the demolition of

rent-controlled units in San Francisco for market-rate, unaffordable units.

- **It Turns Transit into a Threat.** SB 79 makes transit a target of community opposition by tying aggressive upzoning to bus stops and train stations. The bill undercuts the very ridership it claims to support by prioritizing high-income tenants least likely to use transit. It will encourage cities to eliminate public transit stops and routes to avoid zoning changes. Again, this bill does the opposite of what it sets out to accomplish.
- **It Overrides San Francisco's Certified Housing Element,** which was developed under state mandates and millions of dollars in city planning resources. It contradicts the Housing Element, which already identifies where new housing can go, often along transit and commercial corridors. SB 79 overrides that work and imposes one-size-fits-all upzoning without context or local control.
- **It is an Unfunded Mandate.** It does not include provisions for the infrastructure, schools, emergency services, or public transit upgrades required to support such dramatic density increases. It also fails to address sustainability, tree canopy, or the carbon cost of demolition and new construction. Even the Los Angeles City Attorney has flagged serious constitutional concerns.
- **It is a Developer Giveaway, Not a Housing Strategy.** California desperately needs affordable homes — not just more units. SB 79 rewards speculative developers while failing to provide any real pathway for housing that low- and middle-income families can afford. The losers are working people, renters, and the neighborhoods they call home.

Simply saying “we need more housing” does not justify demolishing rent-controlled homes, displacing small businesses, or erasing the public vistas that define San Francisco. You can not bulldoze your way to affordability. Real abundance comes from renovation, preservation, and targeted investment, not blanket upzoning that fuels speculation.

We respectfully ask that you:

- **Oppose SB 79** and vote “No” in committee and on the floor — or at the very least, register as a No Vote Recorded (NVR).
- **Support legal and legislative efforts** to challenge inflated RHNA numbers and the false housing crisis narrative being used to justify these excessive and

outdated mandates. We strongly urge you to reassess outdated population projections that are working to punish San Francisco.

- **Defend San Francisco's right to plan for growth** in a way that protects renters, small businesses, historic fabric, neighborhood livability, and actual affordability.

San Francisco cannot remain silent as Sacramento pushes policies destabilizing our neighborhoods and rewarding speculation. We count on your leadership to advocate for the communities you represent.

Sincerely,

Lori Brooke

Co-Founder, *Neighborhoods United SF*

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cc:

Mayor Daniel Lurie

Ned Segal, Mayor's Advisor on Housing

David Chiu, City Attorney

Board of Supervisors

Planning Commission

Rich Hillis, Director of Planning

Rachael Tanner, Citywide Planning

NUSF Alliance Partners:

Aquatic Park Neighbors

Barbary Coast Neighborhood Association

Catalyst for Local Control

Cathedral Hill Neighborhood Association

Coalition for San Francisco Neighborhoods

Cole Valley Improvement Association

Cow Hollow Association

D2United

D4ward

Diamond Heights Community Association

Dolores Heights Improvement Club

East Mission Improvement Association

Excelsior District Improvement Association

Forest Hill Association

Francisco Park Conservancy

Geary Boulevard Merchants and Property Owners Association

Golden Gate Heights Neighborhood Association

Golden Gate Valley Neighborhood Association

Greater West Portal Neighborhood Association

Haight Ashbury Neighborhood Council

Ingleside Terrace Homeowners Assoc

Jordan Park Improvement Association

Lakeside Property Owners Association

La Playa Park Coalition

La Playa Village

Laurel Heights Neighborhood Association

Lombard Hill Improvement Association

Marina - Cow Hollow Neighbors and Merchants

Marina Community Association

Mid-Sunset Neighborhood Association

Midtown Terrace Homeowners Association

Miraloma Park Improvement Club

Mission Dolores Neighborhood Association

Noe Valley Council

North Beach Tenants Committee

Oceanview/Merced Heights/Ingleside - Neighbors in Action

Our Neighborhood Voices

Pacific Avenue Neighborhood Association

Parkmerced Action Coalition

Planning Association for the Richmond

Race and Equality in All Planning (REP-SF)

Rincon Point Neighborhood Association

Russian Hill Community Association

Russian Hill Improvement Association

San Francisco Land Use Coalition

San Francisco Tenants Union

Save Our Amazing Richmond

Save Our Neighborhoods SF

Sensible D7

St. Francis Homes Association

Small Business Forward

Sunset Heights Association of Responsible People

Sunset-Parkside Education & Action Committee

Sunset United Neighbors

Telegraph Hill Dwellers

University Terrace Association
Waterfront Action Committee
Westwood Park Association