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June 19, 2025

Matt Haney, Chair, Assembly Housing & Community Development Committee  
Juan Carrillo, Chair, Assembly Local Government Committee  
Via Legislative Portal

**RE: SB-79 (Wiener): OPPOSE**  
**Housing development: transit-oriented development, CA CEQA**

Dear Assembly Housing Committee & Assembly Local Government Committee:

**Background from the Senate:** SB79 is a divisive and unnecessary bill. It squeaked through the Senate by one vote! As revealed in the [Senate Housing Analysis Staff Report](#), over 100 cities wrote letters of opposition. Prominent agencies including the League of CA Cities, CA State Association of Counties, CA Preservation Foundation, Neighborhoods United San Francisco, United Neighbors Los Angeles, Public Advocates, Public Interest Law Project, State Building and Construction Trades Council, Western Center on Law & Poverty, and dozens of others opposed it. The Democratic chairs and the Republican vice-chairs in both the Senate Housing Committee and the Senate Local Government Committee voted against SB79.

**What is the core problem?** SB79 ignores research that concludes, *"Supply Constraints do not Explain House Price and Quantity Growth Across U.S. Cities"* ([National Bureau of Economic Research](#)). *The study by economists directly contradicts the YIMBY narrative on housing.*

**The consequences:** Residents and jurisdictions throughout California will be put at risk if SB79 passes. This bill will not increase the supply of affordable housing for wage-earners. Instead of prosperity coming to cities and counties, revenue will flow to the outsider investors/developers. Remember how hard communities in your jurisdiction worked to create a Housing Element for HCD approval? The Housing Element will be irrelevant, and communities will have wasted thousands of hours and millions of dollars. The bill further diminishes local control over planning, and replaces it with a heavy-handed, top-down, one-size-fits-all model that erodes trust and decreases efficiency. *We urge a "NO" vote on SB79.*

Sincerely,

A handwritten signature in black ink that reads "Susan Kirsch". The signature is fluid and cursive, with the first name "Susan" being larger and more prominent than the last name "Kirsch".

Susan Kirsch, Director, Catalysts for Local Control

Citations:

1. <https://www.nber.org/papers/w33576> - Supply Constraints do not Explain House Price and Quantity Growth Across U.S. Cities; [Schuyler Louie](#), [John A. Mondragon](#) & [Johannes Wieland](#)
2. <https://48hills.org/2025/03/new-study-by-fed-economists-directly-contradicts-yimby-narrative-on-housing-prices/>
3. <https://www.newgeography.com/content/007221-higher-urban-densities-associated-with-worst-housing-affordability>