

[Support for Senate Bill 79: Local government land: public transit use: housing development: transit-oriented development]

Motion to urge the Mayor and the Board of Supervisors to support Senate Bill 79.

WHEREAS, The San Francisco Youth Commission is a chartered body in the City and County of San Francisco that represents the needs and voices of youth; and

WHEREAS, San Francisco is facing a severe housing shortage, with the city only reaching 9% of its state mandate to permit more than 82,000 units of new housing by 2031, as of December 2024¹; and

WHEREAS, Between 2012 and 2016, the San Francisco metro area added 373,000 new jobs while only issuing permits for 58,000 new housing units²; and

WHEREAS, San Francisco's housing shortage has led to a cost of living crisis, with housing costs in the San Francisco metro area being 113% higher than the national average and rent for a one-bedroom apartment being the third highest out of any city in the United States, as of 2022³; and

WHEREAS, The high cost of living in San Francisco has adversely affected the city's youth by pushing many families out of the city, where their communities, schools, jobs, and friends are⁴; and

¹ Noah Baustin, "SF'S Progress on Building Housing Is Even Worse Than You Thought," The San Francisco Standard, April 25, 2025, <https://sfstandard.com/2025/04/25/sf-california-slow-building-housing-goal/>.

² Patrick Clark, "Why Can't They Build More Homes Where the Jobs Are?," Bloomberg, June 23, 2017, <https://www.bloomberg.com/news/articles/2017-06-23/why-can-t-they-build-more-homes-where-the-jobs-are?embedded-checkout=true>.

³ Amy Copperman, "Has The Cost of Living in the Bay Area Always Been This High?," SFGATE, January 30, 2023, <https://www.sfgate.com/local/article/cost-living-san-francisco-17726528.php>.

⁴ Serena Miller and Stella Schulte, "An Impossible Situation," The Lowell, May 19, 2025, <https://thelowell.org/16572/features/an-impossible-situation/>.

1 WHEREAS, By pushing people out of San Francisco, the city's high cost of living
2 results in suburban sprawl that reduces transit access and forces people into longer
3 commutes by car, which hurts the environment by increasing carbon emissions⁵; and

4 WHEREAS, Senate Bill 79 alleviates the housing shortage by legalizing more
5 housing within one-half mile of major transit stations within San Francisco and across
6 the entire state of California; and

7 WHEREAS, Senate Bill 79 improves access to public transit in San Francisco
8 and California by permitting more housing near major transit stations; and

9 WHEREAS, Senate Bill 79 helps fund public transit agencies by allowing for
10 more housing development on agency-owned land near major transit stations; and

11 WHEREAS, Senate Bill 79 requires that new housing developments approved
12 pursuant to the bill complies with local inclusionary zoning ordinances or affordable
13 housing fees or, if a local jurisdiction has no such ordinance or fee, with the
14 requirements to qualify for a state density bonus if the project has more than 10 housing
15 units, thereby ensuring the production of an ample amount of affordable housing units;
16 and therefore be it

17 MOVED, That the San Francisco Youth Commission hereby urges the Mayor and
18 the Board of Supervisors to urge the California Legislature to pass Senate Bill 79 and
19 the Governor of California to sign Senate Bill 79; and be it

20 FURTHER MOVED, That the San Francisco Youth Commission commends state
21 Senator Scott Weiner for introducing Senate Bill 79; and be it

⁵ Brett Marsh, "San Francisco Tackles Housing and Climate Crises - Grist," Grist, October 26, 2022, <https://grist.org/beacon/a-win-win-for-affordable-housing-and-the-climate/>.

1 FURTHER MOVED, That the San Francisco Youth Commission urges San
2 Francisco’s representatives in the state Assembly, Assemblymember Catherine Stefani
3 and Assemblymember Matt Haney, to support Senate Bill 79; and be it

4 FURTHER MOVED, That the San Francisco Youth Commission urges the Mayor
5 and the Board of Supervisors to champion policies that address the city’s housing crisis
6 and legalize more housing in San Francisco.