

[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 equitably address the city’s
6 housing crisis and legalize more housing in San Francisco.

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development: transit-oriented development]**

Supplemental Information:

See attached document [Letter of Support]

Youth Commission
City Hall ~ Room 345
1 Dr. Carlton B. Goodlett Place



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(415) 554-6140 FAX

San Francisco Youth Commission
1 Dr. Carlton B. Goodlett Place
Room 345
San Francisco, CA 94102

June 2, 2025

State Senator Scott Wiener
1021 O Street,
Suite 8620
Sacramento, CA 95814

Re: Support for SB 79: Local government land: public transit use: housing development: transit-oriented development

Dear Senator Wiener,

We are writing to express our support for your bill, SB 79 (Wiener).

The San Francisco Youth Commission is a body of 17 youth from San Francisco between the ages of 12 and 23. Created by the voters under a 1995 amendment to the City Charter, the commission is responsible for advising the Board of Supervisors and the Mayor on policies and laws related to young people. The Youth Commission is also charged with providing comments and recommendations on all proposed laws that would primarily affect youth before the Board of Supervisors takes final action.

The Youth Commission has historically prioritized access to affordable housing in San Francisco and California. In our FY 2025-2026 / FY 2026-2027 Budget and Policy Priorities, we stressed the need for more housing that is accessible to San Francisco's youth. The current cost of living crisis uniquely harms youth and their families. High

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costs drive families out of San Francisco and separate them from their communities, schools, and friends.

As such, the Youth Commission supports your bill because it legalizes more housing, thereby alleviating the state's housing shortage. Also, by legalizing more housing near transit, your bill helps public transit agencies and increases access to public transit, which are more long-standing priorities of the Youth Commission.

Thank you for your continued leadership in the Legislature addressing the state's housing crisis and helping build a more affordable California for young people.

Sincerely,

San Francisco Youth Commission, 2024 - 2025