

June 6, 2025

The Honorable Scott Wiener
California State Senate
1021 O Street, Suite 8620
Sacramento, CA 95814

RE: SB 79 (Wiener) – Transit Agency Land Use Authority, TOD Upzoning and Ministerial Approvals – SUPPORT

Dear Senator Wiener:

MidPen Housing is pleased to write to you in support of your bill SB 79, which 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.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed 139 communities and over 10,000 homes for low-income families, seniors and those with supportive housing needs throughout Northern California.

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 climate pollution as well as transportation and housing costs for California families while promoting environmental sustainability and economic growth.

SB 79 represents a crucial step toward addressing California's housing and climate challenges. Building housing on transit authority land and near transit will increase ridership and revenue, which will generate sustainable funding for transit agencies.

For these reasons, we are pleased to support SB 79. Thank you for authoring this important legislation. Please feel free to contact Nevada V. Merriman, Vice President of Policy & Advocacy, at 650-477-6195 or nmerriman@midpen-housing.org.

Best Regards,



Matthew O. Franklin
President and CEO

CC: Nevada V. Merriman, Vice President of Policy & Advocacy, MidPen Housing