



October 28, 2025

Chair and Members  
Planning and Land Use Management Committee  
Los Angeles City Council  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Council File 25-1083, Implementation of Senate Bill 79 (SB 79) – Support for Full and Equitable Application in Los Angeles**

Dear Chair and Members of the PLUM Committee,

On behalf of the Housing Action Coalition (HAC), a nonprofit organization that advocates for more housing choices and equitable growth across California, I write to urge the City of Los Angeles to fully and faithfully implement Senate Bill 79 (SB 79). This landmark state law—expanding transit-oriented development throughout California—offers Los Angeles a powerful opportunity to advance affordability, sustainability, and fair housing simultaneously.

We appreciate that the City Council is taking early steps to study implementation strategies through the motion introduced by Councilmember Park. However, we are concerned that some of the framing in the motion risks treating SB 79 as a threat to manage rather than an opportunity to seize. Los Angeles should approach SB 79 as a cornerstone of its Housing Element and Climate Action commitments—not as a burden to mitigate.

**Implement SB 79 to Its Fullest Extent**

SB 79 was enacted to increase housing near major bus and rail corridors, reduce carbon emissions, and advance the state's obligation to Affirmatively Further Fair Housing (AFFH). Los Angeles must ensure that implementation does not water down these goals through overbroad exemptions or delayed effectuation. All high- and highest-resource neighborhoods, including single-family zones near major transit stops, should be included within the program's coverage.

**Protect Tenants and Target Real Displacement Risks**

Where genuine risks of tenant displacement exist—particularly in low-resource multifamily neighborhoods—HAC supports limited, evidence-based exemptions paired with robust tenant protection. Delaying implementation broadly would contradict the spirit of SB 79 and perpetuate historic inequities.

**Ensure Balanced and Transparent Analysis**

The City's forthcoming report should include a balanced assessment of SB 79's benefits, not only its costs. In addition to infrastructure considerations, the analysis should quantify:

- The increase in housing supply and mixed-income opportunities
- Fiscal benefits, including property, sales, and utility tax revenues;
- Reduced vehicle miles traveled, emissions, and congestion;
- Improved transit ridership and economic development around stations; and
- Contributions toward the city's RHNA and AFFH obligations.

### **Advance Implementation in Good Faith**

We urge the PLUM Committee to instruct LA City Planning and partner departments to move forward with good-faith implementation that reflects real leadership in pro-housing, climate-aligned policy. Creating unwieldy alternative plans or other delay mechanisms would reintroduce barriers SB 79 was designed to overcome.

The Housing Action Coalition and our members stand ready to work with the City to ensure SB 79 delivers its full promise—more homes near transit for more Angelenos.

Thank you for your leadership on this critical matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Zwick', with a stylized, flowing script.

Jesse Zwick  
Southern California Director | Housing Action Coalition