



August 9, 2026

To: Speaker Rivas and California State Assembly Members

Re: SB-1361 Transit-oriented housing developments: local governments: transit agencies and projects. **OPPOSE**

Assembly Members:

Neighbors For A Better San Diego strongly opposes SB-1361 for the reasons set forth below.

SB-1361 would forbid the public and their elected representatives from exercising their democratic rights to advocate for and against transit and housing projects. There are legitimate questions about whether SB-79 is consistent with real transit-oriented development principles, and the Legislature should be addressing those shortcomings rather than making it illegal to question the soundness of that law.

SB-1361's understanding of SB-79 is backwards. SB-79's indiscriminate upzoning allows high-density development up to a mile or more from qualifying transit stops, contrary to ridership studies showing that transit usage drops off quickly as the distance from transit stops increases beyond one-quarter mile walking distance from a transit stop.

Regional planning and transit organizations (MPOs) have put considerable effort into creating synergies between transit and housing, along with supporting commercial and other development, to create walkable, transit-supportive neighborhoods. SB-79 undoes all this planning by allowing projects far away from transit, especially projects in automobile-dependent single-family and low-density multi-family residential zones, which will remain automobile-dependent after adding scattered SB-79 projects.

Because SB-79 undermines efforts to create dense neighborhood centers that encourage transit usage, its ultimate impact will be less ridership than MPOs are projecting. Therefore, it is well and proper for cities to choose which transit projects to support or oppose based on whether the dispersed density of SB-79 will make those projects less financially viable.

Respectfully,

A handwritten signature in black ink that reads "Geoffrey Hueter".

Geoffrey Hueter, Chair
Neighbors For A Better San Diego