Senate Bill 79: Draft Maps

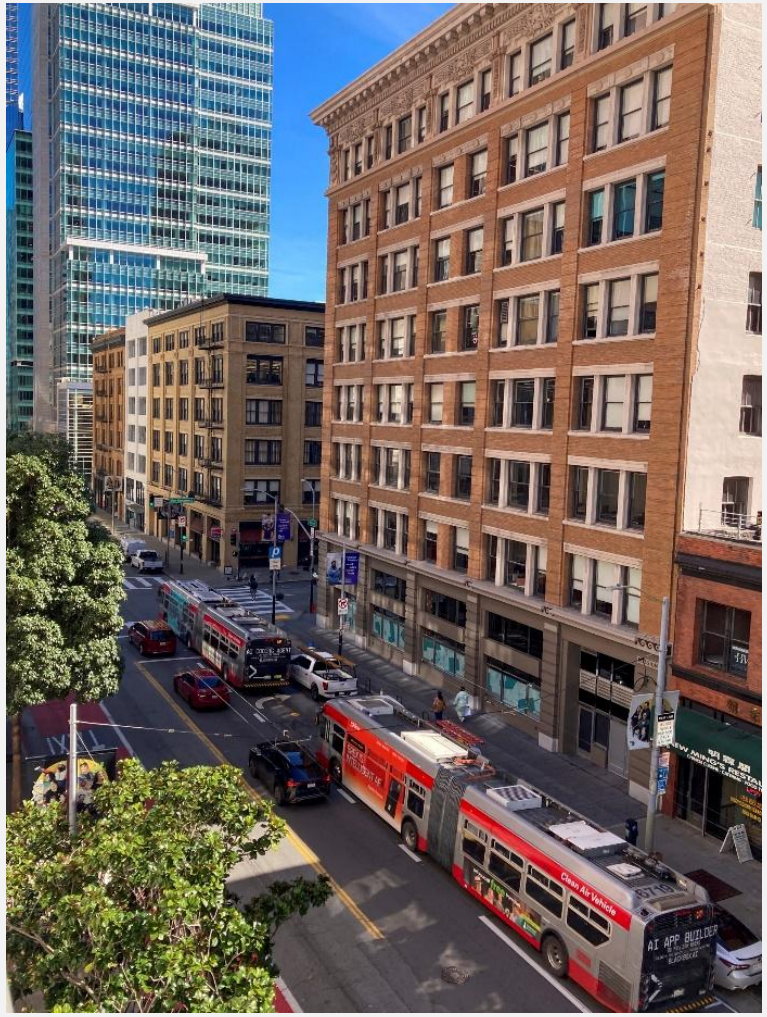
Planning Committee

May 8, 2026

METROPOLITAN TRANSPORTATION COMMISSION

Background: Senate Bill 79 (Wiener, 2025)

- **Authorizes qualified transit-oriented housing development as an allowed use** on sites zoned for residential, mixed-use, or commercial near specified transit stops
- **Applies to "urban transit counties"** that are served by 15 or more passenger rail stations.
  - In the Bay Area: Alameda, San Francisco, San Mateo, Santa Clara Counties
- **Applies in TOD zones**, as specified in law
- **Multiple compliance pathways for local governments,** including TOD alternative plans
- **Takes effect on July 1, 2026**, with limited exceptions (e.g., unincorporated areas)



For detailed information on SB 79, refer to the ABAG Regional Housing Technical Assistance (RHTA) webpage: https://abag.ca.gov/our-work/housing/regional-housing-technical-assistance/senate-bill-79-2025

What is MTC Required to Do?

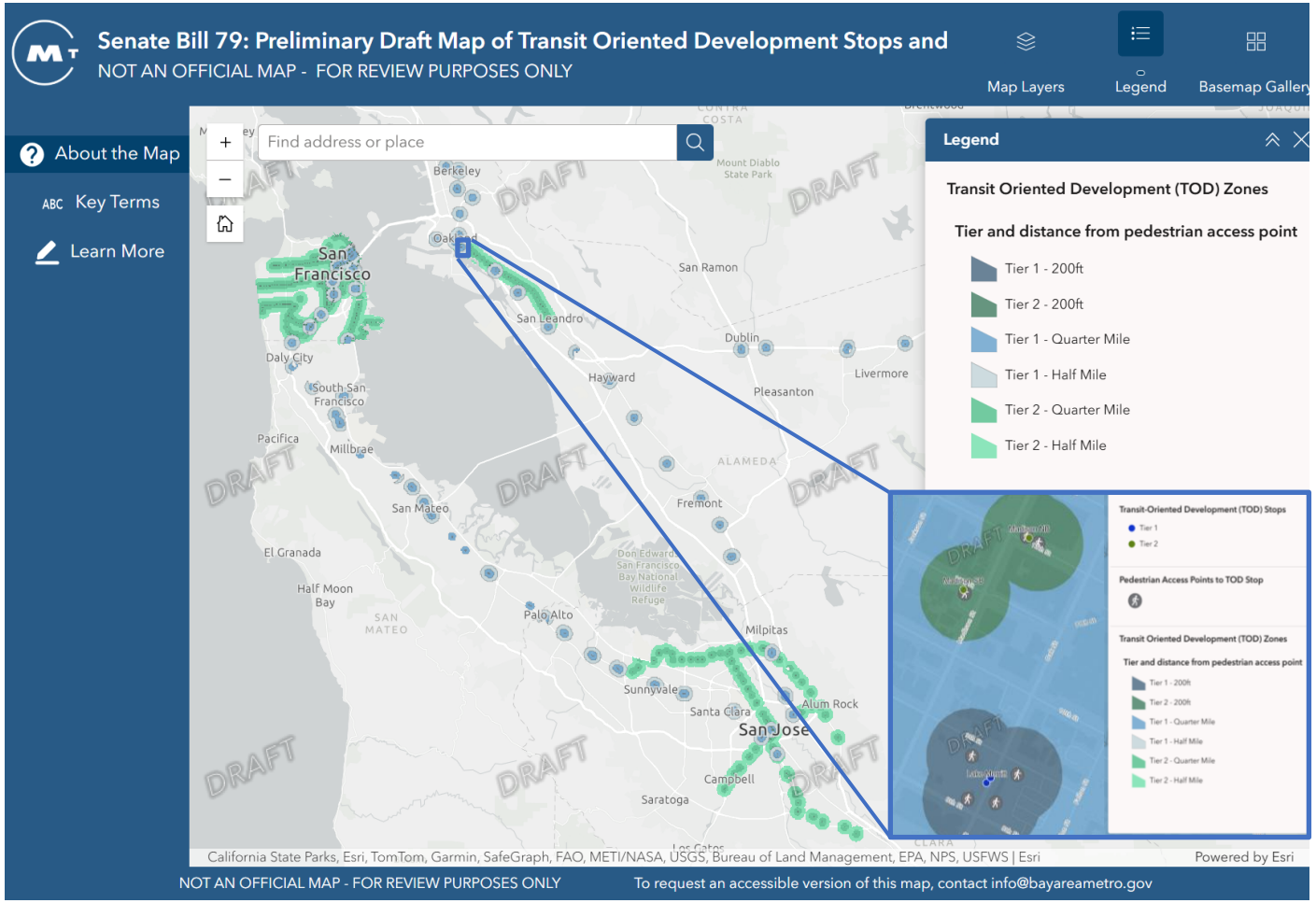
- **SB 79 requires MPOs to produce a map** of the geographic areas where the law applies, drawing on HCD's Advisory Clarification on Definitions, released March 23, 2026
- Together, **the bill's text and HCD's advisory clearly define MPO mapping requirements**, limiting agency discretion
- **The law requires MPOs to determine eligible stops**, identify pedestrian access points to these stops, and map quarter and half mile circles around these access points

Coordination with State & Local Partners

- **Statewide Coordination**
  - Participation in MPO/HCD process to inform HCD Advisory document
  - Ongoing coordination with other MPOs on mapping approach
- **Local Coordination**
  - Early engagement with affected local jurisdictions to discuss mapping approaches and provide information & updates
  - Ongoing data coordination with transit agencies, county transportation authorities, and local jurisdictions
  - Additional local engagement in April, including office hours and one-on-one meetings to discuss preliminary draft map posted on MTC website on April 8

Draft SB 79 Map

- **Draft SB 79 map available on the MTC website**
- **Forthcoming updates to respond to local input during April review period:**
  - Additional qualifying bus stops
  - Minor modifications to several rail station access points
  - Clarification on applicability to unincorporated areas
- **Map will be accompanied by an updated, user-friendly website** on or before the law takes effect on July 1, 2026



Draft SB 79 Map available here:
https://experience.arcgis.com/experience/934f95609d6b45c5be0f8f0030c01436

Next Steps

- **Continue to coordinate** with local jurisdictions, transit agencies, CTAs, and HCD as effective date approaches
- Pending revisions to correct factual errors, **map posted to MTC website will become official by July 1, 2026**
- Staff will continue to **keep committee apprised of any developments related to SB 79**