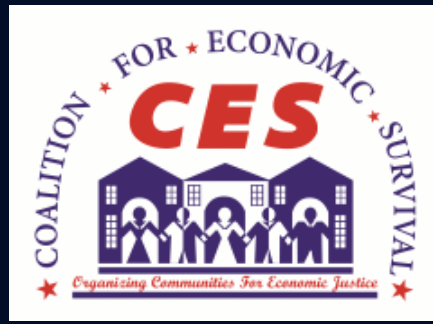


**STOP
SB 79**



Tell Governor Gavin Newsom to
VETO SB 79

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Gov. Gavin Newsom &
Ask Him to VETO SB 79



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**Coalition for Economic Survival (CES)
in the Los Angeles Times**



CALIFORNIA

A historic housing bill is on Newsom's desk. Cities are scrambling to figure out how it works

Those measures have not reassured some renters' rights advocates, who have been trying to understand the bill's impacts on the Eastside, the Valley and South L.A.

Larry Gross, executive director of the Coalition for Economic Survival, said he fears developers will use the law to demolish rent-controlled duplexes, replacing them with more expensive apartment projects. If Newsom signs the bill, the city will need to identify how many of those exist near each transit stop, he said.

"I don't think people knew what the hell they were voting for," Gross said. "The loss of more rent-controlled housing is not going to solve our housing crisis. It's just going to exacerbate it."

Why Oppose SB 79? More Excerpt From LA Times Article

By Jack Flemming & David Zahniser - Oct. 3, 2025

- Under SB 79, developers would be permitted to build up to nine-story residential buildings adjacent to subway stops, seven stories within a quarter-mile of them and six stories within a half-mile — overriding local planning and zoning rules.
- The bill would also allow residential buildings that reach five to eight stories near light rail and dedicated bus lanes, depending on how close a piece of property is to a particular station or bus stop.
- Some critics are up in arms over what they call the "Beverly Hills carve-out." In the final days of the legislative session, backers of the bill scaled back the amount of land targeted by SB 79 in cities with a population below 35,000, such as Beverly Hills and South Pasadena.



- The complex web of rules and exceptions has made it extraordinarily difficult for the average citizen to know which properties will ultimately be covered by SB 79 and which will not.
- SB 79, introduced this year, applies only to counties with at least 15 passenger rail stations. That amendment instantly narrowed the bill's scope from 58 counties to just eight: Los Angeles, Orange, San Diego, Alameda, San Francisco, San Mateo, Santa Clara and Sacramento.



- The biggest impact will probably be felt in Los Angeles, which has an estimated 150 transit stops covered by the bill, according to the city's preliminary assessment.
- It probably would upzone single-family neighborhoods in Arleta, Panorama City and other communities that about a north-south rail line being built along Van Nuys Boulevard.
- The bill targets existing or future transit stops in Hollywood, South L.A., the Eastside and other locations, the city's analysis states.
- In August, the L.A. City Council passed [a resolution](#) opposing SB 79, calling it "chaos" and a "one-size-fits-all mandate." Mayor Karen Bass asked Newsom to veto the bill.
- SB 79 allows the state to upzone historic districts, paving the way for the demolition of well-preserved Victorian houses, Arts and Crafts bungalows and Spanish Colonial Revival homes.
- State Sen. Ben Allen told The Times he had concerns over the lack of guardrails for gentrification and displacement.
- Los Angeles City Councilmember Katy Yaroslavsky, who voted to oppose SB 79 voiced frustration with that arrangement. "Sacramento keeps passing one-size-fits-all land use bills with political carve-outs to get votes," she said in a statement. "The result is that Beverly Hills gets off the hook, and Los Angeles is left holding the bag. It's unfair and bad policy."
- Larry Gross, executive director of the [Coalition for Economic Survival](#), said he fears developers will use the law to demolish rent-controlled duplexes, replacing them with more expensive apartment projects. If Newsom signs the bill, the city will need to identify how many of those exist near each transit stop, he said.
- "I don't think people knew what the hell they were voting for," Gross said. "The loss of more rent-controlled housing is not going to solve



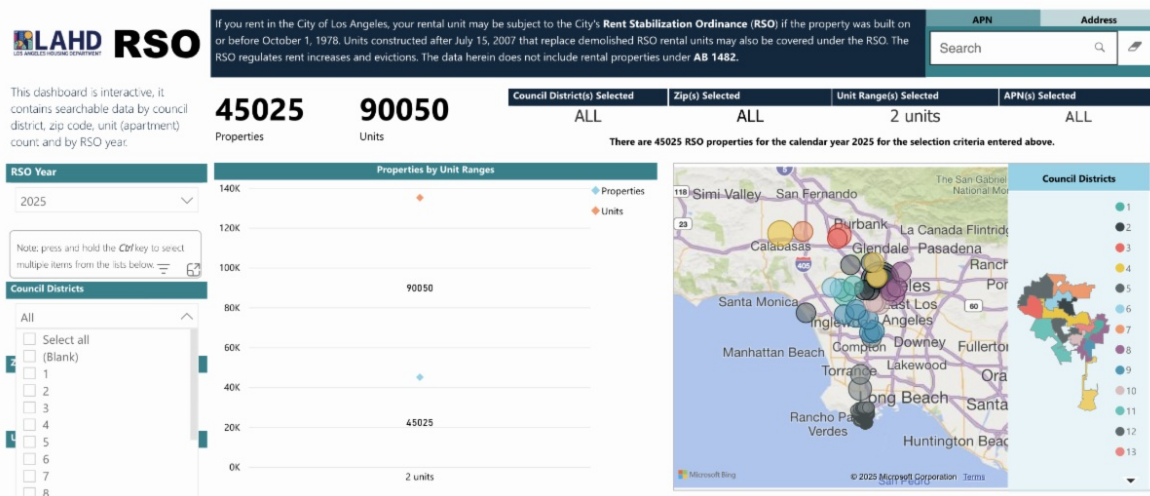
our housing crisis. It's just going to exacerbate it."

Duplex Rent Controlled Units Have NO Protects

Under SB 79, affordable rent controlled units are totally exempt from any tenant protections. In the City of Los Angeles there are over 90,000 rent controlled duplex units which potentially are at risk of being lost under SB 79. Meaning that the tenants living in those units could possibly face evictions and displacement if SB 79 is signed into law.

Those units will be replaced with housing at rents most people can't afford. Those neighborhoods will be tremendously gentrified.

The LA Times reports, "At the current construction price, developers need to charge between \$4,000 and \$5,000 per month in rent, depending on the apartment size, making affordability an issue. Rentcafe suggests a renter will need to make about \$13,400 in gross monthly income to afford \$4,000 in monthly rent." That means having an annual income of \$160,800.



The stakes are high for the November 4, 2025, statewide special election – California voters will vote on Proposition 50, The Election Rigging Response Act, a proposal to

approve new congressional district lines for the 2026, 2028, and 2030 elections.

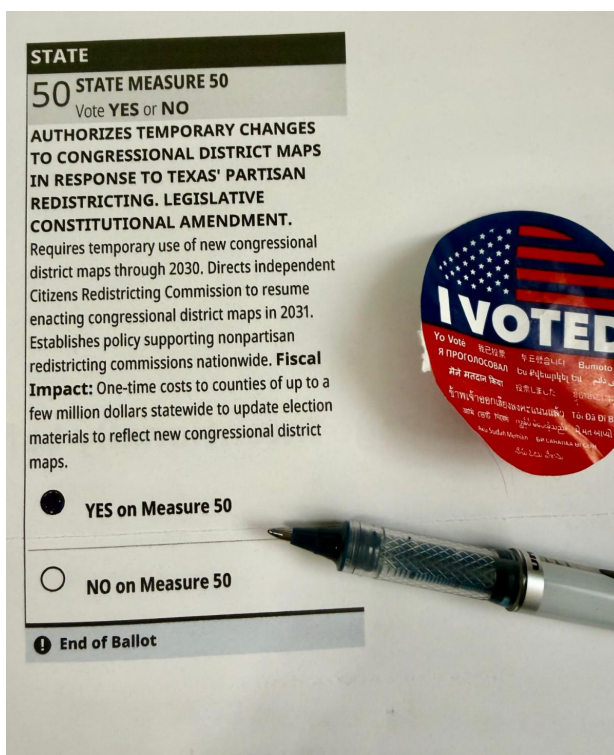
Proposition 50 is an opportunity for Californians to protect our state and country from the Trump administration's undemocratic attacks on our communities, the social safety net, and our economy.

The power is with Californians.



What Proposition 50 Does

- **LEVELS THE PLAYING FIELD.** Prop 50 makes sure the 2026 mid-term elections are conducted on a level playing field without an unfair advantage for Republicans.
- **COMMITTS TO FAIR REDISTRICTING.** Prop 50 reaffirms California's commitment to independent redistricting and calls for a nationwide commitment to fair and impartial maps.
- **GIVES VOTERS THE POWER.** Prop 50 puts the power in the hands of the People of California, not backroom politicians, to approve emergency congressional district maps in response to Trump's election rigging scheme.
- **IS FAIR AND PROPORTIONAL.** Prop 50 provides emergency maps only because Republicans moved forward with their power grab.
- **IS TEMPORARY.** These maps expire in 2030. Prop 50 preserves California's award-winning redistricting reforms and reaffirms the California Citizens Redistricting Commission's authority to draw congressional districts after the next census.



WHAT DOES A "YES" VOTE ON PROP 50 MEAN?

A YES vote on this measure means: The state would use new, legislatively drawn congressional district maps starting in 2026. California's new maps would be used until the California Citizens Redistricting Commission draws new maps following the 2030 U.S. Census.

For more and to get involve in this effort to save democracy. Go to:

<https://stopelectionrigging.com/>

MAIL BALLOTS HAVE BEEN SENT OUT



Mail In Your YES on Prop 50 Ballot As Soon As Your Received It

**Don't Wait! Send Back Your Ballot
As Soon As You Get It! YES on 50**

**Coalition for Economic Survival
TENANTS RIGHTS ZOOM CLINIC**

**RENTERS'
KNOW YOUR
RIGHTS**

STAND UP FOR
YOUR RIGHTS!



STAND UP FOR
YOUR RIGHTS!

Do you have to pay a safety deposit?
Landlord increasing your rent?
Moving into a new building?



KNOW YOUR RIGHTS!

EVERY SATURDAY - 10 AM

=====

TO REQUEST REGISTRATION LINK, EMAIL:

HelpingLArenters@gmail.com

Language Accommodations for Spanish and Russian

ATTENTION ALL RENTERS!
Know Your Rights By Attending the
Coalition for Economic Survival
Tenants' Rights Zoom Clinic

To sign up for the next Coalition for Economic Survival
Tenants' Rights Clinic via ZOOM
Request a Link by emailing:

HelpingLArenters@gmail.com

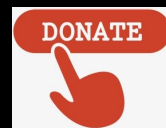
The Clinic serves the entire Southern California area.
Accommodations for Spanish, Russian speakers are provided.

One-On-One Assistance With an Attorney.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renters.
To request a link to register for any Clinic
email: HelpingLArenters@gmail.com.

TO EMAIL REQUESTING A REGISTRATION LINK > [CLICK HERE](#)

Donate Now to the Coalition for Economic Survival



Donate to the Coalition for Economic Survival (CES)

Help Support the Coalition for Economic Survival. Donate Now!

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\$50

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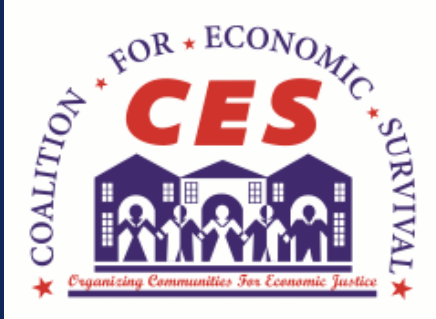
\$250

\$500

\$1,000

\$ Other





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