



SB 827 Fact Sheet for Assembly District 21: Modesto, Merced, Ceres

Senate Bill 827 would allow more housing at the state’s vital transit hubs, a solution to inadequate supply of housing in urban areas, as well as the crushing traffic commutes endured by so many. For example, it would allow buildings up to approximately five stories within one quarter mile of a rail station, which is about a 4 minute walk. Along bus lines, SB 827 would not authorize additional height, but it would legalize so-called "missing middle" housing, such as duplexes and triplexes. SB 827 would retain local controls over housing, including all policies related to demolition and affordability requirements.

SB 827 would mean more jobs, more customers, less emissions, cleaner air, more homes, more families, and a more affordable California. A California for everyone.

How many SB 827-eligible transit stops are in Assembly District 21?

Ranked against all 80 Assembly districts, District 21 is:

 **#54**
IN BUS STOPS (27-WAY TIE)

 **#63**
IN RAIL STOPS (10-WAY TIE)

#70
IN TOTAL STOPS (6-WAY TIE)

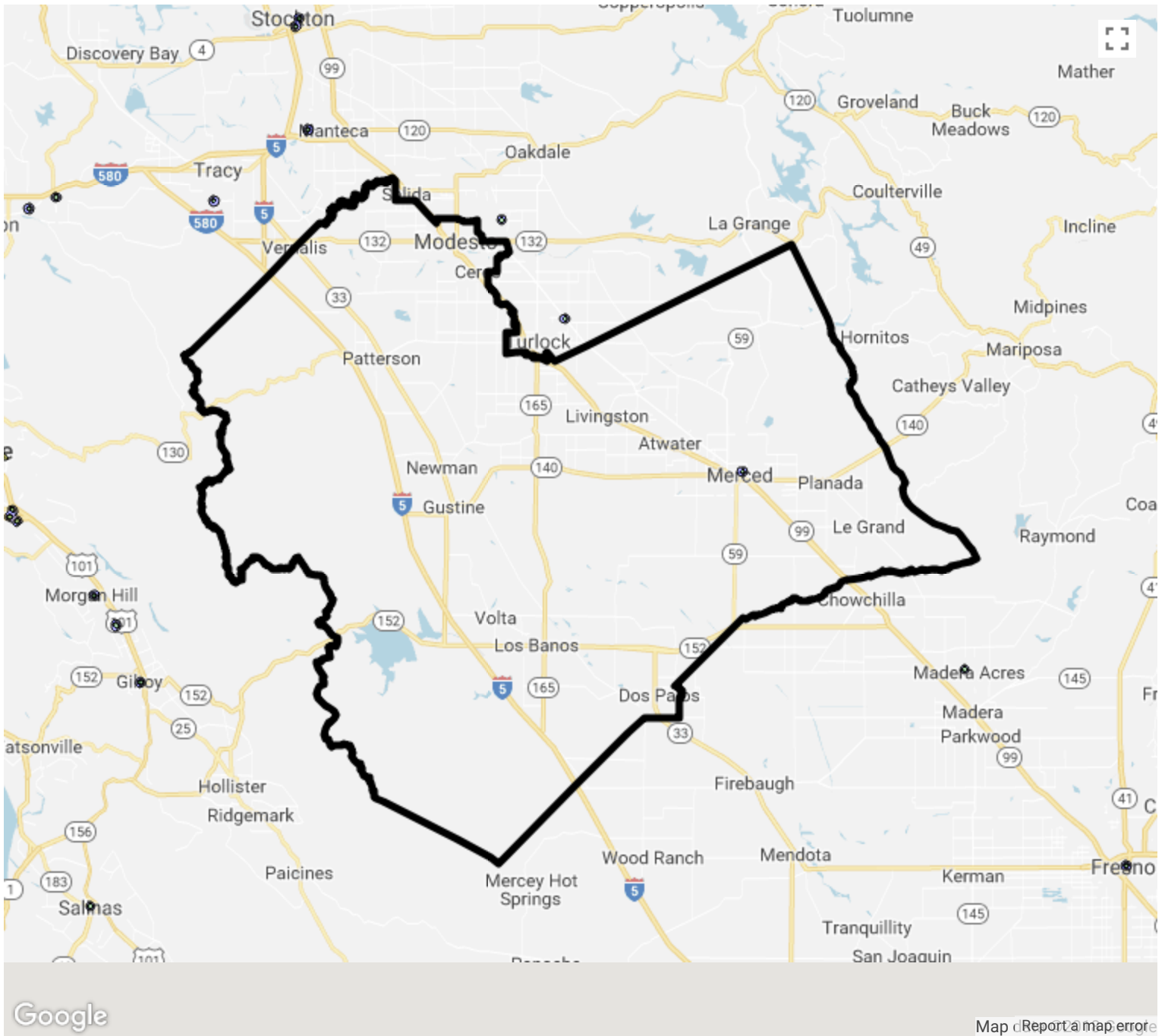
(Note these counts do not represent all transit in AD 21, just stops that are SB 827-eligible.)

How much of Assembly District 21's area will be affected?

| | Area (sq. mi.) | % of AD 21 Total Area |
|--|----------------|--------------------------|
| SB 827 allows buildings up to 45' | 0.6 | 0.0% |
| SB 827 allows buildings up to 55' | 0.2 | 0.0% |
| SB 827 has parking and density controls only | 0.0 | 0.0% |
| Unaffected by SB 827 | 2826.0 | 100.0% |
| Total | 2826.8 | 100% |

? What specific parts of Assembly District 21 will be affected?

Buildings up to 5 stories Buildings up to 4 stories Height limits are unaffected



The information on this website is an estimate and for informational purposes only. California YIMBY and its volunteers make no guarantee that the data presented here is exact. For more information on how we created this page and the assumptions we made, read about [our methodology](#).



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