



## **SB 958 “Midway Rising Housing and Community Revitalization Act”**

### **Senator Akilah Weber Pierson, M.D.**

### **SUMMARY**

The Midway Rising Housing and Community Revitalization Act provides a project-specific pathway to allow the City of San Diego’s Midway Rising redevelopment project to proceed, following years of extensive planning, environmental review, and two voter-approved measures. The legislation establishes a targeted CEQA framework and requires the City to certify a comprehensive Environmental Impact Report (EIR).

### **BACKGROUND**

The City of San Diego has advanced the transformative Midway Rising project for several years to address the region’s acute housing shortage while revitalizing a centrally located, but underperforming public asset. In 2021, the City initiated a formal process to lease approximately 49 acres of surplus City property at the San Diego Sports Arena site in the Midway District to facilitate development of what may soon become one of the largest affordable housing projects in the western United States.

The project replaces an aging, obsolete arena and expansive surface parking lots with a climate-resilient, transit-oriented community that prioritizes housing production, active transportation, and high-quality public spaces, while maintaining the site’s longstanding role as a regional entertainment destination. Midway Rising will deliver: at least 2,000 affordable housing units, a multi-purpose sports and entertainment venue, parks and public space, and a mixed-use entertainment, arts, and cultural district.

In addition to addressing affordable housing needs, Midway Rising advances the City’s Climate Action Plan and General Plan through climate-responsive land use, all-electric and energy-efficient buildings, renewable energy, and multimodal transportation.

The City has prepared a comprehensive Environmental Impact Report (EIR) pursuant to CEQA, tiered from and incorporating prior EIRs and a Supplemental EIR. Sustainability features include

rooftop solar, renewable energy procurement through San Diego Community Power, green building standards exceeding state energy efficiency requirements, expanded urban tree canopy and shaded pedestrian areas, sustainable landscaping, and on-site stormwater capture and treatment. By co-locating housing, jobs, entertainment, and services within a walkable, bicycle-friendly environment connected to regional transit, the project reduces vehicle miles traveled, lowers greenhouse gas emissions, and supports long-term climate resilience.

The City of San Diego faces an acute housing shortage, with the median home price exceeding \$1 million. The City continues to face significant delays that undermine redevelopment efforts and stall the delivery of urgently needed housing, infrastructure and other community-serving improvements.

### **SPECIFICALLY, THIS BILL**

SB 958 establishes a narrow CEQA framework for the Midway Rising project by exempting activities and approvals necessary for the project’s development, planning, design, subdivision, financing, leasing, construction, operation, and maintenance, subject to strict conditions and sustainability requirements.

The bill applies only to the Midway Rising project provided that it meets all of the following, among other requirements:

- The project will create at least 4,250 residential units, of which at least 2,000 will be affordable.
- A modern 16,000-seat multi-purpose sports and entertainment venue, that will achieve LEED Gold certification for new construction within one year following completion.
- Over 14 acres of parks and public space, and a mixed-use entertainment, arts, and cultural district
- The City of San Diego certifies Subsequent Environmental Impact Report (SEIR) No. PRJ-1106734 (SCH No. 2023120451) for the Midway Rising Specific Plan.



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- The project will meet robust sustainability requirements, including transit-oriented design & multimodal access, 100% renewable power, rainwater capture and on-site stormwater treatment, among other sustainability features.
- The project will meet the highest labor standards by utilizing jobs that pay prevailing wages and employ a skilled and trained workforce.

## **SUPPORT**

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City of San Diego (Sponsor)  
Circulate Planning & Policy

## **CONTACT**

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