



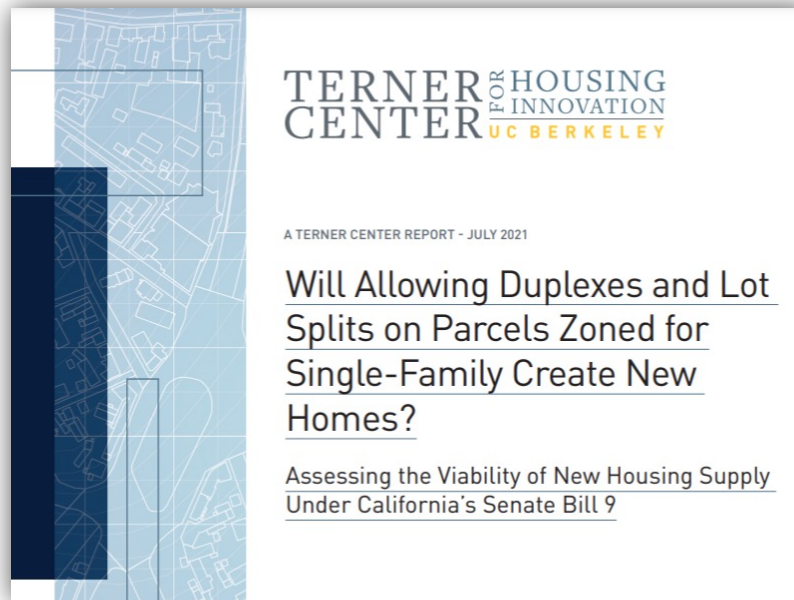
A lot or a little? SB 9 and the promise of new housing

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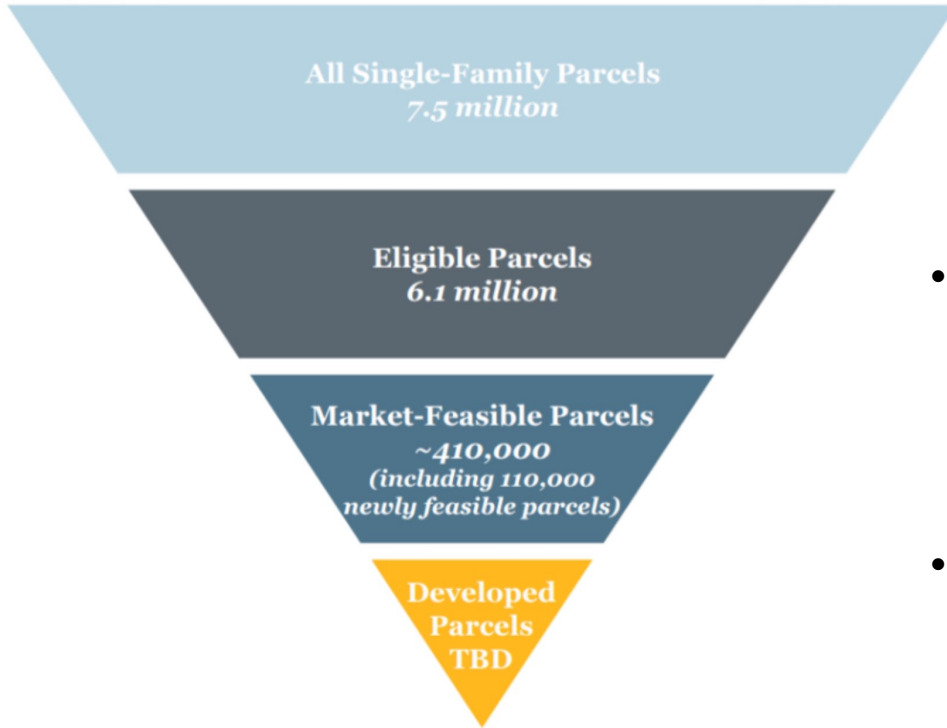
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Senate Bill 9 – Turner Center analysis

- *Goal:* quantify how impactful SB 9 might actually be.
- *Method:* determine how many new homes would be both physically eligible and financially feasible as a result of SB 9



Senate Bill 9 – Turner Center analysis

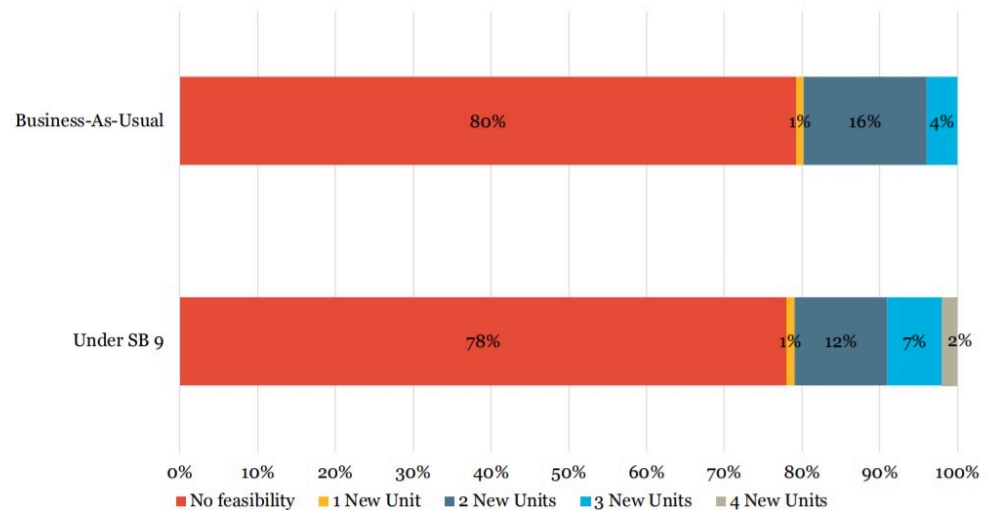


- Out of 7.5 million SF Parcels, only about 410k parcels would see new or additional development capacity under SB 9
- SB 9 would enable ~700k new units statewide

Senate Bill 9 – Turner Center analysis

- Even after SB 9, most parcels cannot feasibly build new homes
- 97% of all SF homes would be retained (i.e., not demolished)
- Lot splits unlikely, duplexes more feasible

Figure 4. Likely Parcel Feasibility By Number of Feasible Units



Senate Bill 9 – Turner Center analysis

<i>County</i>	<i>Total SF parcels</i>	<i>Parcels where SB 9 creates new market-feasible units</i>	<i>Total SB 9 Market Feasible new units</i>
Santa Clara	331,000	30,500	40,000
Alameda	306,500	19,500	25,000
Contra Costa	263,500	27,500	38,000
San Francisco	94,500	7,000	8,500

- Some regional variation, but not much
- Owner Occupancy requirements don't have major impact on feasibility, but may impact eventual uptake
- Shifts in construction costs and prices would impact SB 9 impact

Senate Bill 9 – Is it worth the trouble?

- SB 9 is a modest, incremental improvement to existing housing policy
- Can open up new financing sources for low and mod income homeowners
- New homes will likely be smaller, more affordable than existing SF homes, opening up more homeownership options for first-time buyers

Thank you!

