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

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# Senate Bill 9 – The Journey So Far

- SB 9 is the follow up to SB 1120
- Opposition has been vocal and organized, and the fate of the bill is uncertain
- Follows major zoning changes at local level across the country and California



**SAVE NEIGHBORHOODS**  
**NO TO UPZONING**



Stop city proposal to allow up to 6 residential units on single family lots and eliminate requirements for on-site parking.

[www.No2Rezone.org](http://www.No2Rezone.org)

**KEEP SACRAMENTO LIVABLE AND DIVERSE.**

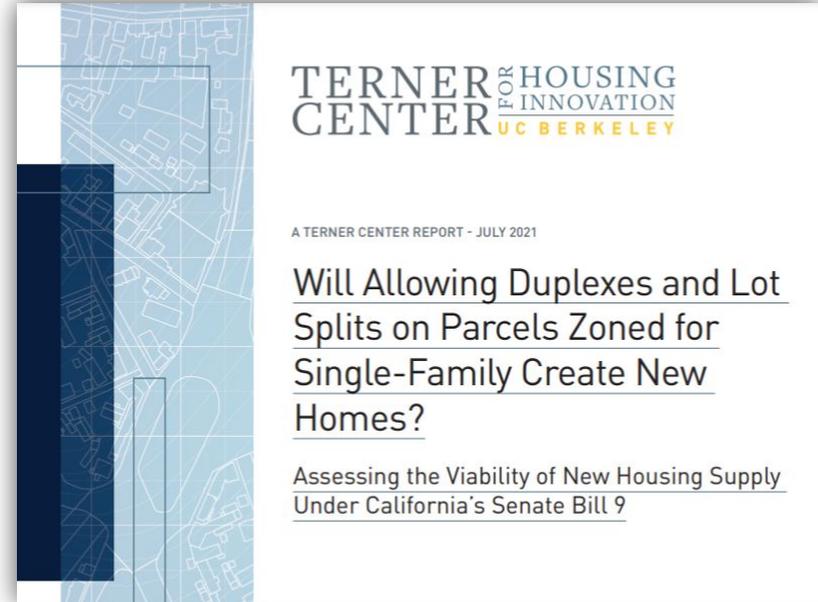
# *Senate Bill 9 – What will it do?*

- Allow lot splits and up to four homes on an existing single family parcel
- Geographic restrictions: No fire hazard zones, historic districts
- No demolitions/alterations on renter-occupied homes. No Ellis Act evictions
- New “Owner Occupancy” requirement for lot split



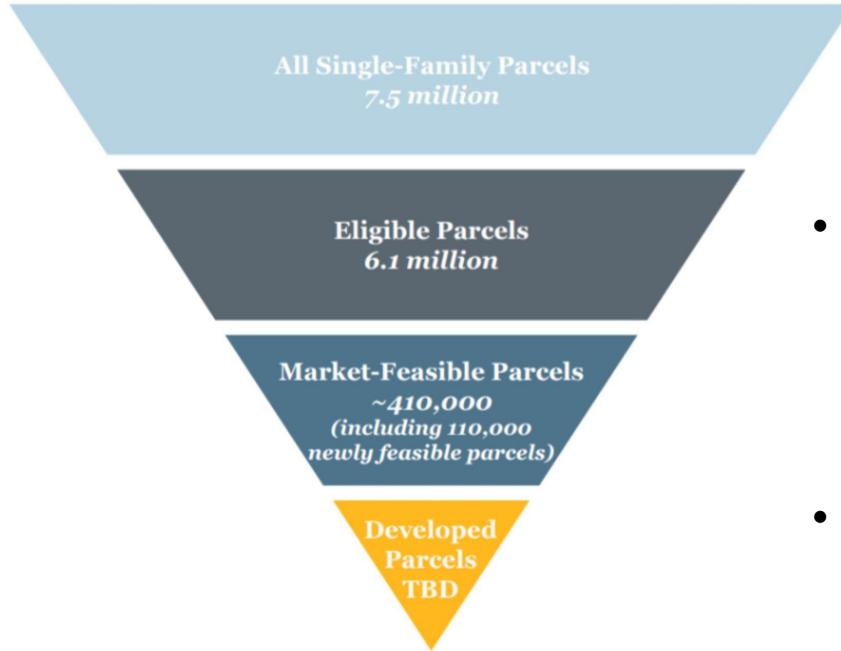
# Senate Bill 9 – Turner Center analysis

- *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

Figure 3: Parcel Development Funnel (Total Numbers)

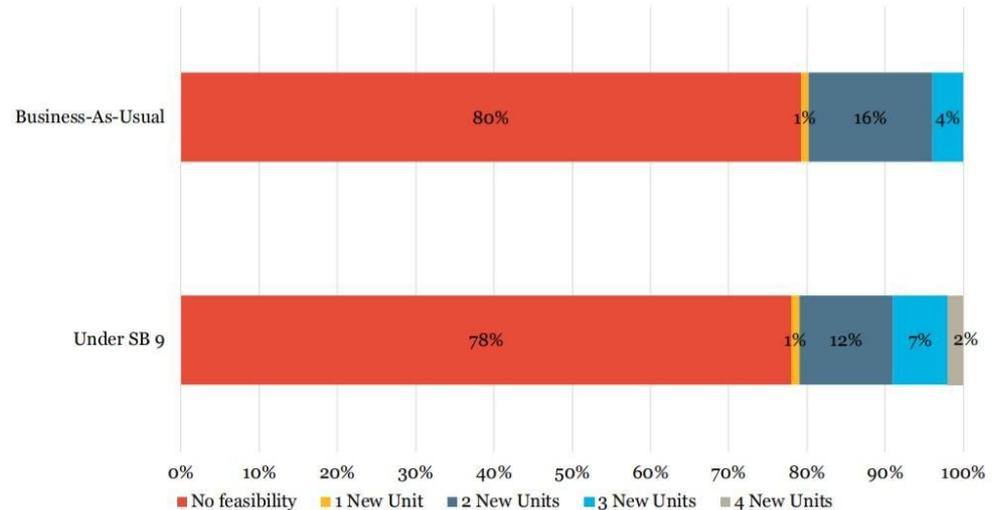


- Out of 7.5 million SF Parcels, only about 410k parcels would see new or additional development capacity under SB 9
- SB 9 would enable ~700k new units statewide

# 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

City	Total SF parcels	Parcels where SB 9 creates new market-feasible units	Total SB 9 Market Feasible new units
Los Angeles	447,500	29,000	37,500
San Diego	203,500	10,000	13,000
San Jose	168,500	10,500	16,000
San Francisco	94,500	7,000	8,500
Fresno	104,000	2,100	4,000
Sacramento	116,500	7,300	9,500
Oakland	66,500	3,100	3,500

- 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?*

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- 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!*

