



SF 2229

Say **Yes** To Homes
Vote **Yes** on SF 2229

SF 2229 DE & Housing Affordability

Minimum Parking Mandates. Parking is costly.

- Parking can add **\$225 a month** in for-rent situations; a third stall for a garage can cost **\$40,000** (construction, labor and added lot width)
- A typical surface parking lot stall costs between \$5,000 and \$10,000 to construct (including the value of the land it occupies). A parking space in a garage can cost \$25,000 to \$50,000.

Aesthetic Mandates. The cost impacts of Aesthetic Mandates vary depending on a home's size, municipal or HOA mandates, materials required and labor, the latter of which can vary based on the trade, materials and geography.

- **Up To \$20,000 Per Unit**, Four-Sided Aesthetic Mandates With Partial Stone Façade
- **Up To \$3,500 Per Unit**, Expansive Front Porch Mandate
- **Up To \$2,500 Per Unit**, Architectural Design Elements, Gables, Wider Trim
- *"Vinyl siding bans are one of the clearest ways that land use regulation[s] have no purpose other than excluding households that are priced out when more expensive materials are required."* (Emily Hamilton, Senior Research Fellow & Director of the Urbanity Project at the Mercatus Center at George Mason University via X)

SF 2229 DE & Housing Approvals

- Streamlines housing approvals **via the current timeline required under State Law**.
- **Empowers cities to approve needed housing** at the pace required to close this gap.
- Research by UCLA found that **administrative approvals were granted 24-32% faster than discretionary reviews**, depending on project type.
- Discretionary reviews do not only **prolong a project**, but they can also result in a **reduction in needed homes and apartments**, higher costs, or even blocked a project from being approved altogether.