

Creates up to 700,000 new smaller and naturally lower-cost homes that fit within existing neighborhoods.

Two-thirds of residential neighborhoods in California currently ban duplexes and smaller homes on a single plot—worsening our housing crisis

- More than half of renters statewide are considered rent-burdened and California's overcrowded household rate is double the national rate.
- Two-thirds of the people who live in overcrowded housing are essential workers.
- California's median home price is more than \$700,000 and costs continue to rise—keeping homeownership out of reach for many essential workers, first-time homebuyers, and low- and middle-income Californians.

Bans on duplexes continue the legacy of redlining and make it more difficult for people of color to afford to live in high-opportunity neighborhoods

- 40% of Los Angeles's racially mixed neighborhoods are becoming increasingly segregated.
- Low-income white households in San Francisco are three times more likely to live in higher resource areas than moderate- and high-income Black households.

SB 9 will create desperately needed housing by ensuring ministerial approval of qualified applications to create a duplex or subdivide an existing parcel if they meet strict criteria.

Preserves local control and neighborhood look and feel

- Proposals must adhere to local objective zoning and design standards.
- Severely limits alteration or demolition of existing structures.
- Requires that lot splits create two parcels of similar size that are at least 1200 square feet.
- Allows local governments to limit additional ADUs on these parcels.

Preserves environmentally sensitive areas and historic districts

- Applies only in urban areas.
- Does not apply in historic districts.
- Does not apply in environmentally sensitive areas (farmland, wetlands, protected species habitat).

Provides housing for low- and moderate-income families and protects renters from displacement

- Creates significant new smaller and naturally lower-cost housing desperately needed to address California's housing crisis.
- Prohibits the disruption of existing affordable housing, rent-controlled housing, or housing recently leased to a tenant.
- Imposes a three year owner occupancy requirement for lot splits.