

SUPPORT AB 1061 (QUIRK-SILVA):

Expanding SB 9 to Historic Districts

AB 1061 will expand SB 9 (Atkins) into historic districts, allowing additional homes and duplexes to be built in more neighborhoods.

California has a shortage of middle-income housing and small multi-family housing developments near jobs and transit, and in high-opportunity areas.

- ➔ Single-family zoning is a driver of this scarcity—it is illegal to build more than one home on [more than 80%](#) of residential land in California.
- ➔ Bans on duplexes and smaller, more affordable homes continue the legacy of redlining and make it more difficult for working families and people of color to afford to live in high-opportunity neighborhoods.

SB 9 (Atkins) was passed in 2021 to legalize and streamline the development of duplexes and small-scale lot splits across California – the theoretical “end to single-family zoning.”

- ➔ Urban lot splits and the development of more duplexes adds additional density and lower-cost homes into existing residential neighborhoods, increasing housing abundance and affordability.
- ➔ However, data collected over the first few years that the bill has been in effect show that it has rarely been used.



Certain provisions in the bill have been abused by cities and individuals who seek to block new housing.

- ➔ Cities and individuals seeking to block new housing have successfully abused exceptions for historic districts in the bill, rendering it less useful.
- ➔ Since the adoption of SB 9, there has been a [surge of historic designations](#) in many of the state’s most exclusionary neighborhoods.

AB 1061 will end the abuse of historic preservation measures as a tool to block more homes by allowing SB 9 to be used in historic districts, as long as an existing historic structure is not demolished.

YES on AB 1061