

SB 9 (Atkins): California HOME (Housing Opportunity & More Efficiency) Act

IN BRIEF

Senate Bill 9 provides options for homeowners by streamlining the process for a homeowner to create a duplex or subdivide an existing lot. Any new housing created as a result of this bill must meet a specific list of qualifications that ensure the protection of historic districts, and existing tenants vulnerable to displacement.

THE ISSUE

California has under-produced housing every single year since 1989. California will need an estimated 1.8 million new homes by 2025 in order to meet demand, yet on average only 80,000 new homes are built per year.¹

California's continued housing shortage is a major source of stress on the state's economic recovery and fiscal health, as well as its social welfare, medical, and public safety systems. The most effective way to address these issues to produce more housing

THE SOLUTION

SB 9 is an integral part of the Senate housing package, "Building Opportunities for All," which proposes a multifaceted approach to addressing California's housing crisis.

The bill establishes a statewide path for homeowners seeking to create a duplex or subdivide an existing residential parcel by ensuring local governments approve qualified applications without discretionary review, eliminating overly burdensome requirements that slows qualified applications.

SB 9 expands opportunities for existing homeowners to build equity while also creating new opportunities to make positive changes in our communities that strengthen the fabric of our neighborhoods with equity and inclusivity.

Finally, SB 9 strikes an appropriate balance between respecting local control and creating the environment and opportunity for small-scale neighborhood housing that benefits the broader community. Recent amendments clarify that only up to four units are permitted on a single-family parcel. Additionally, SB 9 contains an owner occupancy requirement.

This bill includes key safeguards to ensure:

- ✓ Tenants are protected.
- ✓ Local control is respected
- ✓ Historic neighborhoods are preserved.

FOR MORE INFORMATION

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SUPPORT

AARP
Abundant Housing LA
ADU Task Force East Bay
All Home
American Planning Association, California Chapter
Bay Area Council
Bridge Housing Corporation
Cal Asian Chamber of Commerce
California Apartment Association
California Asian Pacific Chamber of Commerce
California Building Industry Association
California Chamber of Commerce
California Community Economic Development Association (CCEDA)
California Hispanic Chamber of Commerce
California YIMBY
Casita Coalition
Chan Zuckerberg Initiative
Circulate San Diego
City of Alameda
City of Oakland

¹Housing and Community Development Dept. Statewide Housing Assessment 2025.

City of San Diego
Clear Advocacy
Council Member Jon Wizard, City of Seaside
Council Member Zach Hilton, City of Gilroy
Council of Infill Builders
County of Monterey
East Bay for Everyone
Eden Housing
Facebook, INC.
Fathers and Families of San Joaquin
Fieldstead and Company, INC.
Generation Housing
Greenbelt Alliance
Habitat for Humanity California
Hello Housing
Hollywood Chamber of Commerce
Housing Action Coalition
Inland Empire Regional Chamber of Commerce
InnerCity Struggle
League of Women Voters of California
LISC San Diego
Livable Sunnyvale
Local Government Commission
Long Beach Yimby
Los Angeles Business Council
Midpen Housing Corporation
Modular Building Institute
Mountain View Yimby
National Association of Hispanic Real Estate
Professionals (NAHREP)
Non-profit Housing Association of Northern
California
North Bay Leadership Council
Northern Neighbors
Office of Sacramento Mayor Darrell Steinberg
Orange County Business Council
Palo Alto Forward
Peninsula for Everyone
People for Housing - Orange County
Pierre Charles General Construction
Plus Home Housing Solutions
Regional Economic Association Leaders (REAL)
Coalition
San Diego Housing Commission
San Diego Regional Chamber of Commerce
San Fernando Valley YIMBY
San Francisco Bay Area Planning and Research
Association
San Francisco YIMBY
Sand Hill Property Company
Santa Barbara Women's Political Committee
Santa Cruz YIMBY

Schneider Electric
Share Sonoma County
Silicon Valley Leadership Group
South Bay Cities Council of Governments
South Bay YIMBY
South Pasadena Residents for Responsible Growth
Streets for People Bay Area
Sv@home
Techequity Collaborative
Tent Makers
Terner Center for Housing Innovation At the
University of California, Berkeley
The Casita Coalition
The Central Valley Urban Institute
The Two Hundred
Tmg Partners
United Way of Greater Los Angeles