

SB 9—TRUE OR FALSE?

In recent Assembly committee hearings, SB 9's sponsors have made a number of representations about what their bill says and does. Some of the most important of these statements do not accurately represent the contents of the bill, and have been misleading committee members and the public.

Sponsors say:	True or False?
• Provides affordable housing	FALSE. There is nothing in the bill that requires any new units to be affordable!! Whether this bill will result in affordable housing is entirely speculative.
• Never more than 4 units on a single-family lot	FALSE. The bill does not prohibit ADUs or JrADUs!! Instead, it leaves the matter up to each local jurisdiction. Each of the 4 units created after a lot-split might build an ADU or JrADU, potentially resulting in 8 or more units on each lot.
• Requires owner-occupied	FALSE. The bill does not require occupation by original owners of the lot!! Instead, it only requires the owners to sign an affidavit that they “intend” to occupy (not <i>actually</i> occupy) for 3 years after the lot split (<i>not</i> after the units are built, which can occur more than 3 years after the lot split), unless the owner is a qualified nonprofit or community land trust.
• Homeowner Associations (HOAs) not affected	FALSE. The bill does not exempt common-interest or other types of planned developments (nor, of course, neighborhoods with voluntary associations). For impact on HOAs, see https://www.adamsstirling.com/blog/legislation-on-lot-splits
• Generations living together	SPURIOUS. They can already do this via ADUs (formerly known as “mother-in-law” or “grandparent” units) and JrADUs, and/or by adding on to the main house.
• Moderate-income families can subdivide & build themselves	UNLIKELY. Most moderate-income families have neither the capital nor the expertise to undertake subdivision of a lot and construction of multiple units. Developers will inevitably step in.

WHAT'S MISSING?

- The only way to ensure that affordable housing will be built is to provide subsidies to do so!! State redevelopment funding to the tune of \$1.5 billion a year was stopped in 2011. The governor just announced a budget surplus of \$75.7 billion—give some of it back to the cities for affordable housing!
- Underutilized areas already zoned for multifamily or commercial use can easily be repurposed for additional residential units.

There's no need to eliminate single-family neighborhoods as a housing option in California—which is what SB 9 will do.