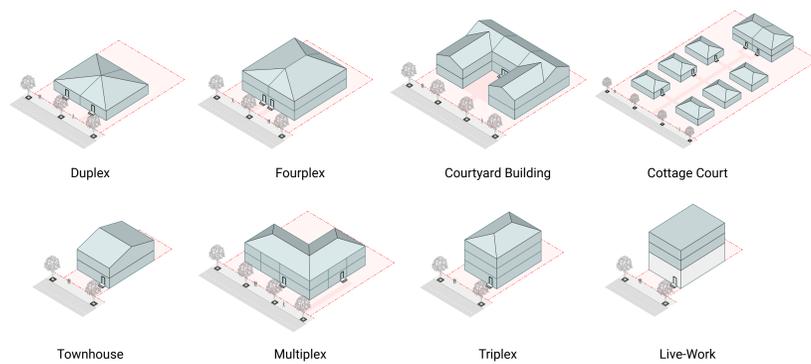


6A. MISSING MIDDLE HOUSING

“Missing middle housing” refers to small-scale multifamily housing forms of missing middle housing may include duplexes, bungalow courts, accessory dwelling units, fourplexes, multiplexes, townhomes, courtyard apartments, and live/work units.



Middle Middle Housing Typologies

What is SB9?

Senate Bill 9, also called the California Housing Opportunity and More Efficiency (“HOME”) Act, is a California state law that enables homeowners to split their single-family residential lot into two separate lots and/or build additional residential units on their property without the need for discretionary review or public hearing.

SB9 was passed at the State level to encourage development of missing middle housing types that would be affordable by design.

SB 9 gives qualifying property owners the right to a maximum total of 4 units across the two lots, whether as single-family dwellings, duplexes, and/or ADUs.



Duplex



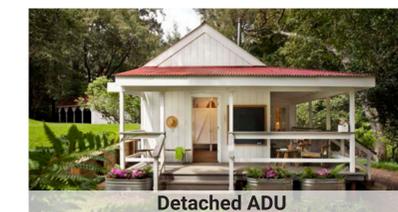
Duplex

Qualifying Property Owners

- To be eligible, a property must be **located within an urban area and zoned for single-family use.**
- The property cannot be located within an historic zone, flood zone*, fire hazard zone*, earthquake fault zone*, hazardous waste site*, on prime farmland, or within other environmentally protected areas like conservation zones and endangered species habitats.

Zones marked with an asterisk () may be eligible for SB 9 if jurisdiction allows and all safety requirements are met*

- Proposed SB 9 projects cannot require the alteration or demolition of any rent-controlled or moderate, low, or very low income housing. Alteration and demolition is also prohibited for any units occupied by a rental tenant within the past three years.
- Senate Bill 9 does not apply to properties that have a record of tenant eviction within the last 15 years.



Detached ADU



Attached ADU

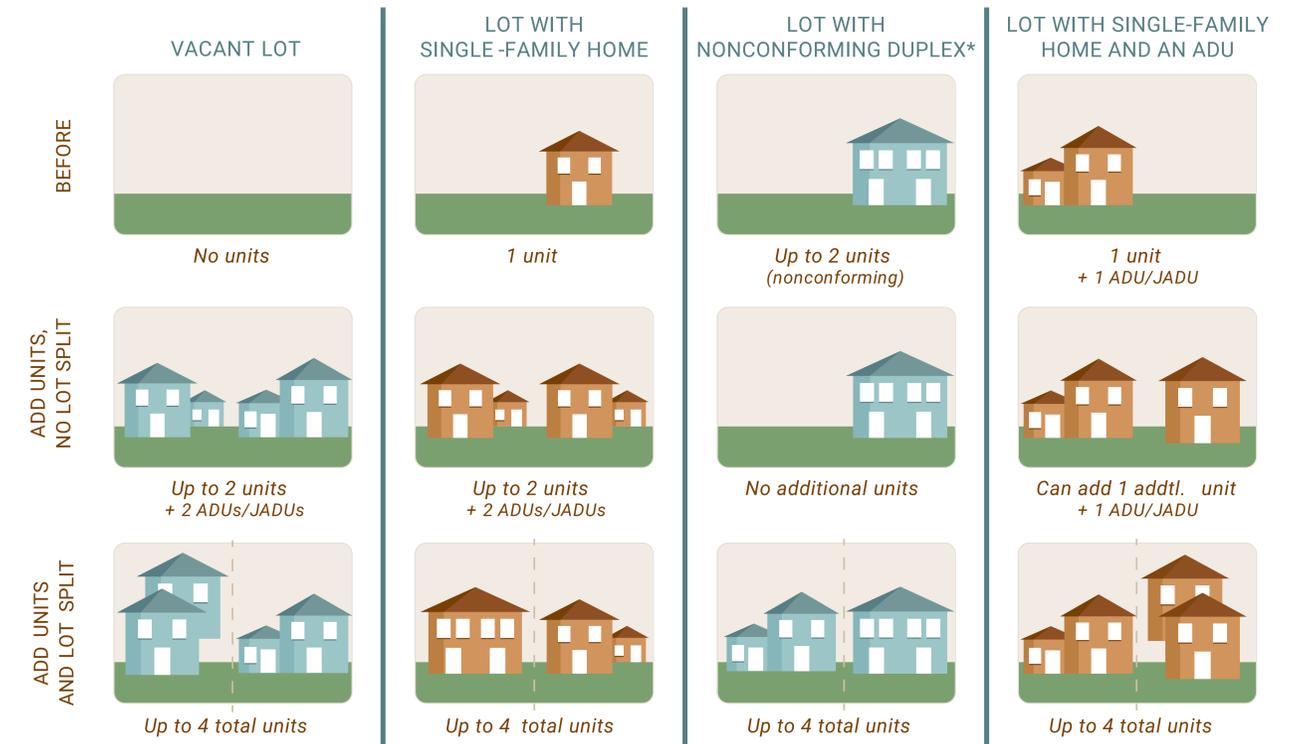
The Housing Crises:

- Ross is a charming residential community and that character is important to local residents.
- The housing stock is overwhelmingly single family homes (92.7% detached single family), and prices are rising quickly, which limits options for members of the local workforce to live close to where they work.
- This severely limits the types of housing that can be built and pushes the boundaries of urban expansion ever outward.



Would you be interested in developing an SB9 unit?

Is this a solution that can help create workforce housing for teachers, public servants, and home help workers in Ross? Why/why not?



Based on diagram by ABAG.

