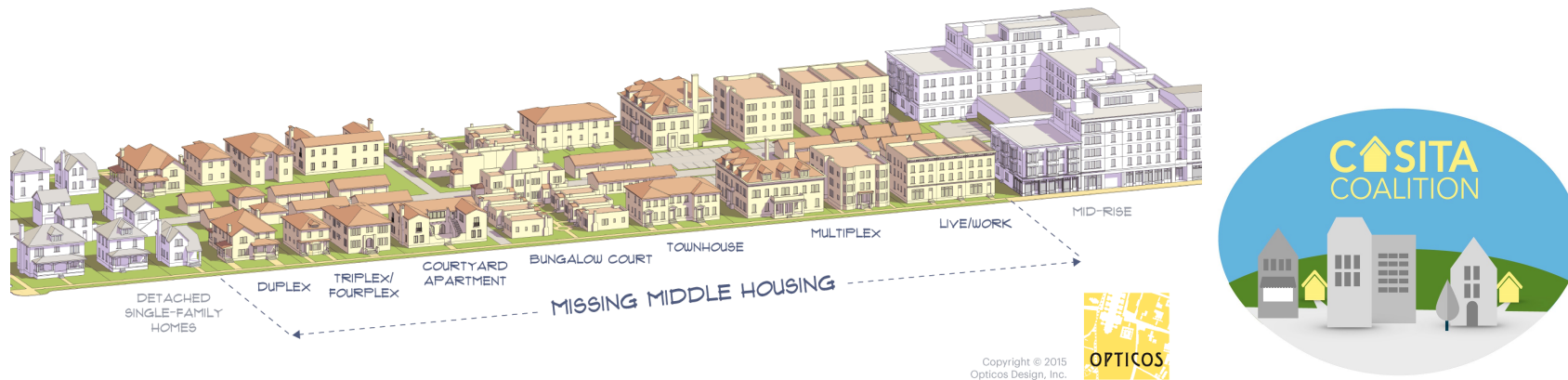


Small housing forms pre-date many current zoning laws and are often “missing” from local communities

Accessory dwelling units (ADU+JADU), cottage homes, tiny homes, and other small infill such as duplexes, triplexes and fourplexes



Small homes must be part of California’s housing future:

- **Improve housing opportunity, choice, and inclusion** in infill neighborhoods that are unaffordable to all but highest income earners.
- **Increase naturally affordable rental and ownership housing** with minimal subsidy because they cost less to build.
- **Offer path to home ownership in desirable neighborhoods** May be only way to expand create home ownership opportunities for our kids, families, and critical community work force who are otherwise moving away to buy a home.
- **Reduce GHG emissions:** smaller spaces, less “stuff”, reduced commutes to job-rich housing-strapped centers.
- **“Gentle” or “invisible” infill that “fits” in existing neighborhoods on scarce urban land:** 3 stories, reuse existing structures/lots served with infrastructure, forms blend into neighborhoods.
- **Support local jobs and economy:** typically built and financed by community based companies: small/craft builders, small lenders, local architects make for a more diverse economic ecosystem.
- **Help families and seniors weather setbacks and stay in their homes** while creating housing to help loved ones or community members.

California can do more to add more of these smaller housing forms for rent and for sale:

- **Steward our innovative new CA innovative laws:** help communities and lower income homeowners roll these out
- **Remove barriers to ownership:** allow small lot subdivisions, reduce impositions on small subdivisions
- **Streamline small housing approval:** small infill projects (ADU laws, 10 units, small buildings, zoning compliant, allow under SB 35)
- **Zoning:** require locals to remove barriers to these including limits on unit density, lot size, setback, open space, parking (Oregon, Washington, Minneapolis).