

May 6, 2025

The Honorable Sharon Quirk-Silva
California State Assembly
1021 O Street, Suite 4210
Sacramento, CA 95814

RE: AB 1061 (Quirk-Silva) – Housing developments: urban lot splits: historical resources – SUPPORT

Dear Assemblymember Quirk-Silva:

MidPen Housing is pleased to write to you in support of your bill AB 1061, which removes barriers to housing developments by allowing the California HOME Act (SB 9 of 2021) to apply in historic districts, as long as projects do not demolish existing historic structures.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed 139 communities and over 10,000 homes for low-income families, seniors and those with supportive housing needs throughout Northern California.

California has a severe shortage of middle-income housing and small multi-family developments near jobs, transit and high-opportunity areas. The problem: restrictive single-family zoning covers over 70% of residential land, limiting the construction of diverse housing options. To address this, the California HOME Act (SB 9) was enacted in 2021, allowing homeowners to split lots and build up to four homes, promoting small, scale infill development.

However, SB 9 has been significantly underutilized due to loopholes that cities and individuals exploit to block housing. A key obstacle is its exclusion of historic districts, which prohibits new housing on any property within these areas at both the state and local levels. This restriction has led to a surge in historic designations, particularly in exclusionary neighborhoods, as a tactic to prevent new development.

AB 1061 will close this loophole by allowing SB 9 to streamline lot splits and duplexes in historic districts, provided no existing historic structures are demolished.

For these reasons, we are pleased to support AB 1061. Thank you for your consideration and please feel free to contact Nevada V. Merriman, Vice President of Policy & Advocacy, at 650-477-6195 or nmerriman@midpen-housing.org.

Best Regards,



Matthew O. Franklin
President and CEO

CC: Nevada V. Merriman, Vice President of Policy & Advocacy, MidPen Housing