



June 16, 2026

Honorable Assemblymember Matt Haney  
California State Assembly  
1021 O Street, Suite 5740  
Sacramento, CA 95814

**RE: SB 1116 (CABALLERO) - PLANNING AND ZONING: HOUSING DEVELOPMENT  
PROJECTS: SUBDIVISIONS - SUPPORT**

Dear Chair Haney,

As members of the HOME coalition, we write in strong support of Senate Bill 1116. This bill strengthens and clarifies the Starter Home Revitalization Act (SHRA) to remove barriers to small-lot subdivisions and missing-middle homeownership opportunities, making homeownership more accessible and affordable for Californians.

The HOME Coalition brings together community organizations from across California that primarily serve BIPOC and low-income communities. Across sectors, we are united by a shared commitment to addressing housing challenges in the communities we serve. We believe homeownership remains the primary pathway to wealth-building for most Californians, making it critical to expand and diversify opportunities for all families to own a home.

California continues to face a severe housing affordability crisis driven by chronic underproduction, particularly in the entry-level and moderate-income homeownership market. While recent housing reforms have streamlined multifamily development, smaller-scale ownership-oriented projects – often referred to as missing-middle housing – are struggling to catch up.

The SHRA was first enacted in 2023 by SB 684 (Caballero) to allow ministerial approval of small-lot subdivisions (up to 10 units) in qualifying urban areas. However, implementation has revealed barriers that need to be addressed to ensure the SHRA is a strong tool to promote the streamlined construction of missing-middle housing. Ambiguity in eligibility standards and inconsistent local implementation have further limited the law's impact.

The bill tightens limits on local design constraints, protects allowable density and floor area ratios (FAR), clarifies height standards, creates flexibility for minimum parcel sizes, strengthens Department of

Housing and Community Development (HCD) oversight, and enhances annual housing reporting requirements to better track progress toward Regional Housing Needs Allocation (RHNA) goals. These changes will ensure the law is implemented more effectively.

Our organizations are proud to lend our voices in support of Senate Bill 1116.

Sincerely,



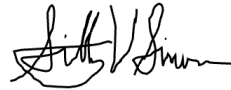
Nolan Gray  
Senior Director of Legislation and Research  
California YIMBY (sponsor)



Clemente Mojica  
President and CEO  
Neighborhood Partnership Housing Services



Esmeralda López  
California State Advocacy Director  
UnidosUS (sponsor)



Sibley Simon  
President  
New Way Homes



Azeen Khanmalek  
Executive Director  
Abundant Housing LA (sponsor)



Ricardo Flores  
Executive Director  
LISC San Diego



Noerena Limon  
CEO  
Casita Coalition (sponsor)



Saa'un Bell  
Executive Vice President  
PowerCA Action



Mahdi Manji  
Director of Public Policy  
Inner City Law Center

