



May 6, 2026

Honorable Senator Maria Elena Durazo  
Chair, Senate Local Government Committee  
California State Senate  
State Capitol, Room 407  
Sacramento, CA 95814

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

Dear Senator Arreguín,

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 lend our voices to the broad coalition in support of Senate Bill 1116. Thank you for considering our support for this important legislation.

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