



June 22, 2026

TO: **REGIONAL PLANNING ADVISORY COMMITTEE**
FROM: JAY SCHLOSSER, EXECUTIVE DIRECTOR
SUBJECT: JULY 1, 2026, MEETING CANCELLATION NOTICE

The meeting of the Regional Planning Advisory Committee (RPAC) scheduled for Wednesday, July 1, 2026, has been cancelled.

The Cancellation Notice and information items can be found on the Kern COG website:

<https://www.kerncog.org/rpac-meetings/>

The next regularly scheduled meeting is August 5, 2026.

INFORMATION ITEMS:

- I. Legislative Updates



Friday, June 19, 2026

TO: Regional Planning Advisory Committee (RPAC)

FROM: Jay Schlosser, Executive Director
Karl Davisson, Regional Planner

SUBJECT: Legislative Update: SB 1116, SB1117 and SB1169

Kern COG staff will be providing a legislative update focusing on housing and land-use policy bills identified as relevant to the committee's work. Please note that these are active bills currently moving through the legislative process; they may be amended or may not become law. Below is a synopsis of three bills, SB1116, SB1117 and SB1169 that we believe are of interest to the committee.

SB 1116 (Caballero) – Starter Home Revitalization Act (SHRA) Refinements

Summary:

Updates and clarifies rules under the **Starter Home Revitalization Act**, which streamlines approval of small-lot subdivisions (10 or fewer homes). The bill: Expands limits on local standards that restrict SHRA projects. Clarifies that SHRA height limits refer to **building height**, not number of floors. Allows minimum lot size averaging. Replaces density rules with new maximum-unit or floor-area criteria. Requires proportional affordable housing when SHRA sites appear in housing elements for lower-income RHNA. Strengthens HCD oversight of SHRA-related local ordinances. Voids private covenants that would block SHRA projects.

Key Points:

- Strengthens implementation of small-lot ownership housing by clarifying SHRA rules and limiting local barriers.
- Updates and clarifies SHRA to ensure consistent statewide implementation of small-lot subdivisions for "missing-middle" homeownership.
- Prevents local governments from imposing additional physical standards beyond those allowed by SHRA.
- Clarifies height limits apply to **building height**, not number of floors.
- Allows **lot-size averaging** to meet minimum parcel sizes.
- Provides new criteria for allowable density and requires proportional affordable units where the site is designated for lower-income RHNA.
- Requires jurisdictions to submit SHRA-related ordinances to HCD and correct deficiencies or have the ordinances **voided**.
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For reference, I've also attached an information sheet from HCD on the existing Starter Home Revitalization Act (SHRA)/Government Code §§ 65852.28, 65913.4.5, and 66499.41.

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SB 1117 (Cervantes) – Accessory Dwelling Unit (ADU) Impact Fee Clarification

Summary:

Allows impact fees on ADUs **larger than 750 sq ft** to be charged **only on the square footage above 750 sq ft**, not the full unit size. This effectively reduces development fees for larger ADUs. Existing proportionality rules still apply. Intended to lower costs and support continued ADU production.

Key Points

- Allows impact fees on ADUs **larger than 750 sq ft** to be charged **only on the square footage above 750 sq ft**, reducing cost burdens on homeowners.
- Builds on existing law that exempts ADUs under 750 sq ft entirely from impact fees.
- Supports ADU construction as a key housing strategy—ADUs now account for more than **21% of statewide permits** (per background in the bill).
- Designed to ensure consistent statewide implementation and prevent overly broad fee assessments that conflict with legislative intent.

SB 1169 (Grayson) – Tentative Map Life Extensions

Summary:

Sets the initial duration of a tentative subdivision map at **8 years**, with one local 2-year extension. The bill also, effective January 1, 2027 removes the separate extension tied to construction spending. The bill aims to reduce re-entitlement burdens and increase certainty for housing developers.

Key Points:

- Increases certainty for builders by extending the life of tentative maps and reducing the need for re-entitlement.
- Extends the **initial life of a tentative map from 2 years to 8 years**.
- Limits the existing, separate 48-month extension tied to construction spending to maps submitted prior to January 1, 2027.
- Reduces project delays caused by expiring maps, especially in complex or slow-financing markets.
- Intended to better align project timelines with planning cycles and reduce housing development risk.

Attachment: HCD SHRA Information Sheet



STARTER HOME REVITALIZATION ACT

Government Code §§ 65852.28, 65913.4.5, and 66499.41

INTRODUCTION

The Starter Home Revitalization Act (SHRA) aims to address California's housing shortage by streamlining approval for small-scale residential projects of ten or fewer units on urban lots under five acres zoned for multifamily residential use. The statute mandates a ministerial, non-discretionary approval process, reducing local government delays and facilitating infill development. By cutting regulatory burdens, SHRA promotes homeownership opportunities, particularly for low- and moderate-income families, while maintaining protections against tenant displacement and environmentally sensitive site development.

The Housing Law Fact Sheets provide an overview of existing laws which the California Department of Housing and Community Development (HCD) has statutory authority to enforce. The fact sheet does not constitute legal advice but is intended to be a resource for local agencies and decision-makers within California, including members of City Councils, Boards of Supervisors, and Planning Commissions.

KEY PROVISIONS

SHRA requires ministerial approval of qualifying housing projects within 60 days, after which applications are deemed approved if no action is taken. The law applies to urban lots under five acres, zoned for multifamily residential use, and located in incorporated cities or large urban counties. It limits local restrictions, prohibiting excessive setbacks, parking mandates, and low floor area ratios that would reduce allowable housing density. The law allows for up to ten lots and a maximum of ten total units.

Housing projects must comply with local inclusionary housing requirements and may be structured as fee simple ownership, common interest developments, or community land trusts. SHRA protects existing renters by prohibiting redevelopment that displaces rent-controlled or tenant-occupied housing. Environmentally sensitive areas, including farmland, wetlands, and fire hazard zones, are ineligible for development. The law exempts projects from CEQA review, further accelerating approvals while maintaining affordability and urban housing growth.

RECENT HCD TECHNICAL ASSISTANCE LETTERS

[City of Oakland](#),
February 19 2025

The City cannot require a conditional use permit for qualifying projects and must reduce setback and open space requirements if they preclude development at the allowed density. SHRA mandates ministerial approval, ensuring streamlined development. The City may only deny a project if it can prove an unavoidable public health and safety risk.

[City of Hayward](#),
January 28 2025

SHRA applies broadly to any zoning district allowing multifamily housing, including high-intensity mixed-use zones. Condominium projects qualify under the law and that units can be rented after ownership transfer.

LEGISLATIVE HIGHLIGHTS

Expansion of Streamlined Housing Approvals for Vacant Single-Family Lots

[SB 1123](#), Caballero (2024); amended Gov. Code, § 65852.28 and 66499.41

Expands SHRA by enabling property owners in single-family zones to utilize the same streamlined, ministerial approval process available to multifamily parcels. The bill was intended for small-scale housing developments, facilitating the creation of up to 10 units, excluding ADUs. This amendment increased housing opportunities in areas previously restricted to large lots with a maximum density of one single-family home and promoted higher density, entry-level homeownership. Additionally, the bill clarified language to ensure that various lower-cost homeownership models, such as tenancies in common and community land trusts, were eligible under SHRA. SB 1123 took effect on July 1, 2025.

Streamlined Approval for Small Urban Housing Projects

[SB 684](#), Caballero (2023); added Gov. Code, §§ 65852.28, 65913.4.5, and 66499.41

Requires local agencies to ministerially approve certain small-scale housing developments and subdivisions—specifically, projects with 10 or fewer residential units on urban lots of 5 acres or less. The bill creates new streamlined processes for parcel and tentative/final map approval and prohibits local governments from imposing specific zoning and design standards that would hinder such developments.