

Attachment A: FBH Round 3 Recommended Awards - Project Summaries

Planning Grant Awards – Staff Recommendations

Bay Area Middle Housing Accelerator

Lead Applicant: StopWaste

The Bay Area Middle Housing Accelerator will develop a regional framework to expand factory-built “missing middle” housing throughout Alameda County and partnering jurisdictions. Led by StopWaste, with support from BayREN, the Association of Bay Area Governments, the Bay Area Housing Finance Authority, Alameda County Community Development Agency, San Francisco Housing Accelerator Fund, Build It Green, and the City and County of San Francisco, the project will create standardized modular design prototypes, model zoning and permitting reforms, and technical assistance resources that streamline infill development. By capturing and disseminating lessons from pilot projects, this proposal will scale proven models, tools, and partnerships, positioning the region as a hub for equitable, climate-aligned, and replicable small-scale factory-built housing solutions.

Built Different: A Blueprint for Factory-Built Housing in the Greater Sacramento Valley

Lead Applicant: Mutual Housing California

Built Different will leverage Mutual Housing California’s committed pipeline of six affordable factory-built housing projects to create scalable solutions that advance high-quality, zero net energy, affordable factory-built housing in the Greater Sacramento Valley through network building, public reports, and demonstration projects. Mutual Housing California (MHC) will work with Guerdon Modular, Brown Construction, AO Architects, SACOG, Redwood Energy, and Mutual Housing Management to produce standardized modular plan sets, risk reduction financing guidance, and streamlined permitting processes. This collaboration will accelerate modular adoption and deliver a replicable implementation roadmap for affordable, zero net energy housing across the region.

Factory-Built Workforce Housing Program – *partial award*

Lead Applicant: City of Anaheim

The City of Anaheim will design a regional pathway to address the jobs-housing mismatch by aligning zoning, streamlining permitting, and financing strategies for modular infill housing. Partnering with the Livability Lab, the Community Action Partnership of Orange County, modular builders, and local employers, Anaheim will develop modular design prototypes, employer-assisted home finance models, and regulatory guidance tailored to factory-built housing delivery. The project will expand workforce housing options in high-cost communities and offer a replicable approach for employer-supported modular development across the state.

California Factory-Built Housing Accelerator: Mass Timber -- *partial award*

Lead Applicant: Bay Area Council Foundation

The California Mass Timber Accelerator will create statewide permitting tools, cost-reduction strategies, and standardized design models to increase adoption of factory-built mass timber housing. Led by the Bay Area Council Foundation, with partnerships with the cities of San José and Sacramento, Greenbelt Alliance, The Northern California Carpenters, Mad River Mass Timber, and regional development firms, the initiative will address jurisdictional permitting inconsistencies and create an integrated vertical supply chain for factory-built mass timber housing in California. Mass timber systems support reduced construction emissions, repeatable design, and more predictable costs. The resulting standardized permitting pathways, feasibility tools, and design guidance will help jurisdictions and developers integrate mass timber more efficiently into multifamily projects.

Tahoe Truckee Regional Mass Timber Factory-Built Housing Initiative – *partial award*

Lead Applicant: Tahoe Prosperity Center

The Tahoe Truckee Mass Timber Initiative will deliver factory-built mass timber solutions tailored to high-wildfire-risk mountain communities. Led by the Tahoe Prosperity Center, in partnership with the University of California, Berkeley, the Tahoe Regional Planning Agency, Placer and El Dorado Counties, Alpenglow Timber, and WoodWorks, the project will produce region-specific mass timber factory-built housing prototypes, Wildland-Urban Interface-aligned permitting guidance, coordinated interjurisdictional planning tools, and workforce development strategies. By piloting an integrated forest-to-housing model, the

initiative fosters innovation and establishes a replicable framework to scale factory-built housing across California's mountain and rural regions.

Catalyst Grant Awards – Staff Recommendations

DreamBuild Riverside County

Lead Applicant: Riverside County Housing & Workforce Solutions

DreamBuild will align land use, permitting, infrastructure readiness, and workforce development to support early-stage regional capacity for factory-built housing in the Eastern Coachella Valley. Riverside County will partner with the Rural Community Assistance Corporation, Lift to Rise, and *come dream come build* (cdcb) to conduct feasibility research, create standardized modular home designs for rural parcels, expand modular workforce training, and convene multi-sector stakeholders. The project will improve modular literacy, support rural infill opportunities, and build groundwork for future modular development in a high-need region.

Unlocking Factory-Built Missing Middle Housing

Lead Applicant: cityLAB-UCLA

cityLAB-UCLA will design modular prototypes and regulatory strategies to enable small-scale multifamily “missing middle” housing statewide. Working with Abundant Housing LA and the modular firm Villa Homes, the project will conduct feasibility analysis, produce factory-built prototypes, and develop zoning and permitting tools to help cities reduce regulatory barriers. The resulting standardized designs and policy guidance will support broader municipal adoption of factory-built middle housing.

Eaton Fire & Palisades Fire Modular Housing Recovery Initiative: Building a Regional Factory-Built Housing Deployment Framework for Altadena and Pacific Palisades Fire Recovery Communities

Lead Applicant: Integrity Custom Built, Inc.

Integrity Custom Built will develop a factory-built housing wildfire recovery model for households affected by the Eaton and Palisades Fires. Through partnerships with Polaris Modular, Skyline/Champion Homes, and local community organizations, the project will produce pre-approved modular housing designs built for high-wildfire-risk areas, a regional permitting navigation guide, a homeowner education program, and demand aggregation

strategies. This initiative aims to accelerate rebuild timelines and produce a replicable modular wildfire recovery model.

Innovating New Factory-Built Homes for the Redwood Region

Lead Applicant: Building Lives by Building Structure / BLBS

BLBS will advance Tribal-led innovation in “hempcrete” panelized factory-built housing for the North Coast’s Tribal and rural communities by exploring the potential economic, environmental, and resiliency co-benefits of hempcrete panels, which use hemp fiber, lime, and admixtures to replace conventional fiberglass insulation. Partnering with the Hoopa Valley Tribe, Backman Building Services, and GRID Alternatives, BLBS will design early-stage prototypes, assess feasibility, examine permitting pathways, and develop workforce strategies aligned with the Hoopa Modular Plant. The project will support resilient, low-carbon housing and strengthen Tribal capacity to integrate factory-built solutions.

The FORGE Initiative: Factory-Built Housing Opportunity, Regional Governance, and Equity in the San Joaquin Valley

Lead Applicant: Stanislaus Equity Partners

The FORGE Initiative will build a regional foundation for factory-built housing capacity across Stanislaus, Merced, and San Joaquin counties. Led by Stanislaus Equity Partners in collaboration with Enterprise Community Partners, the San Joaquin Valley Housing Collaborative, the Housing Authority of Stanislaus County, and the City of Modesto, the project will produce factory-built housing ecosystem analyses, workforce alignment tools, permitting guidance, and a site-readiness pipeline. FORGE will strengthen regional coordination and prepare the Valley for future factory-built housing production.