Attachment A: FBH Round 3 Recommended Awards - Project Summaries (Updated)

Planning Grant Awards – Staff Recommendations

Factory-Built Workforce Housing Program – *increase to the August 2026 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 – *increase to the August 2026 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 – *increase to the August 2026 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.

LA County Disaster-Resilient Modular Workforce Housing Deployment Program – partial award

Lead applicant: ReMo Home

ReMo Homes' preapproved wildfire-resilient modular design provides a foundation for faster, safer rebuilding. This proposal advances that work into a scalable regional delivery system for Los Angeles County, reducing permitting complexity, accelerating deployment, and lowering costs. Project elements include county-specific design and preapproval, financial tools for diverse communities, a regional FBH workforce strategy, and coordinated engagement with agencies, developers, lenders, and community partners.

San Diego Regional Factory-Built Housing Implementation Pathway – partial award

Lead applicant: Communities for Global Sustainability (C4GS)

This Planning Grant will establish a replicable regional pathway for factory-built housing in San Diego County, centered on the Promise Zone. The project will identify where factory-built housing is feasible, what enabling conditions are needed, and how scalable delivery models can adapt across communities. It will produce a roadmap, implementation and community-activation toolkits, and a prototype-readiness framework. The work also advances a Kit of Parts and Pop-Up Factory model to support lower-carbon, faster, and more adaptable housing aligned with affordability and resilience goals.

Catalyst Grant Awards – Staff Recommendations

Homes Within Reach: Factory Housing Manufacturing Hub Initiative

Lead Applicant: USGL Land, Inc

As housing costs soar and climate risks intensify, the East Bay faces a severe shortage of affordable homes, with Oakland alone obligated to deliver over 26,000 units amid multifamily costs exceeding $600 per square foot. Homes Within Reach addresses these barriers by analyzing regional needs, pursuing HCD certification for a standardized prefabricated wall panel system, assessing manufacturing hub feasibility, and advancing a 72-unit affordable pilot in Oakland. Factory-produced panels reduce emissions, cut costs, speed delivery, and create quality jobs, establishing a replicable regional model.