

Date of Hearing: May 13, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

AB 2146 (Stefani) – As Amended April 13, 2026

Policy Committee: Housing and Community Development      Vote: 10 - 1

Urgency: No      State Mandated Local Program: Yes      Reimbursable: No

**SUMMARY:**

This bill establishes the California Direct Access to Supportive Housing (DASH) designation, for the purpose of facilitating quick and accountable access to supportive housing units. The bill also allows for a housing development serving people experiencing homelessness to accept self-certification that an individual is homeless.

Specifically, this bill:

- 1) Creates a process for housing developments that receive funding from the Low-Income Housing Tax Credit (LIHTC) program, Multifamily Housing Program (MHP), and No Place Like Home (NPLH), and Homekey to fill vacancies outside of the local coordinated entry system (CES) if they request a referral and do not receive one within 180 days of making the request.
- 2) Provides that a housing unit be designated as DASH if it meets the following criteria:
  - a) The unit did not or does not receive any federal capital or operating subsidy that requires compliance with federal Department of Housing and Urban Development standards.
  - b) The unit is restricted to occupancy by those at risk of homelessness or experiencing homelessness or chronic homelessness.
  - c) The unit receives referrals through a CES or an equivalent referral system (ERF) for the first 180 days per vacancy.
- 3) Beginning July 1, 2027, requires a housing credit applicant to notify the California Tax Credit Allocation Committee (TCAC) or the Department of Housing and Community Development (HCD) if a unit receiving an allocation of tax credits or funding from NPLH or MHP meets the criteria for DASH designation.
- 4) Beginning July 1, 2027, for a prospective tenant referred to a DASH unit through a CES or ERF, to the extent not prohibited by federal law, the following apply:
  - a) TCAC and HCD may not require a housing credit applicant to obtain third-party documentation of a person's status as chronically homeless, homeless, or at risk of homelessness to establish tenant eligibility.

- b) TCAC and HCD must accept self-certification of homelessness from the prospective tenant.
  - c) TCAC and HCD may not require housing history for prospective tenants.
  - d) A housing credit applicant may not request or require housing history or landlord or personal references for prospective tenants.
- 5) Provides that a housing credit applicant who receives referrals through a CES or an ERF, to the extent not prohibited by federal law, may receive and process referrals of prospective tenants from sources outside of a CES or ERF 180 days from the day the applicant notifies the CES or ERF of a vacant unit, if certain conditions are met.
- 6) Requires the California Housing and Homelessness Agency (CHHA) and TCAC, by January 1, 2028, in consultation with sponsors of housing units designated as DASH, to complete a comprehensive review of compliance, as specified and submit a report to the Legislature by April 1, 2028.
- 7) Requires CHHA and TCAC to implement revised compliance requirements based on the completed review.

#### **FISCAL EFFECT:**

Minor and absorbable costs to the State Treasurer's Office, which administers TCAC, and HCD.

#### **COMMENTS:**

- 1) **Purpose.** According to the author:

Although California has been a leader in creating permanent supportive housing for people who need it most, too many individuals still face unnecessary documentation requirements that stall their access to these life-changing housing opportunities. [This bill] addresses these barriers to access by removing the requirement that people "prove" they are homeless with hard-to-obtain documents like eviction records or hospital discharge paperwork. This bill also gives affordable housing providers more flexibility to fill units that have been sitting vacant for too long by expanding where they can get referrals. Together these changes tackle the real-world barriers that housing administrators, nonprofit providers, and service agencies all agree are getting in the way of connecting people to available housing.

- 2) **Background. DASH.** Federal law encourages prompt referrals from CES by allowing an affordable housing developer to obtain tenant referrals outside of CES for units that have not received a referral, or 30 days after a CES is notified. According to the sponsors, Housing California and Non-Profit Housing Association of Northern CA:

This current 'release valve' does not function well in practice. As long as each referral is provided within 30 days of request, CES systems can provide a series of poorly matched referrals that result in an

extended vacancy. These vacancies are financially damaging to housing providers, and unacceptable given the incredible scarcity of permanent supportive homes.

This bill creates a process for an affordable housing developer to designate units that may use another referral system if CES does not make a referral within 180 days of a request. For units that receive funding from TCAC, the California Debt Limit Allocation Committee (CDLAC) or HCD, a developer may apply to designate the unit as DASH. Once the unit is approved, the developer may fill a vacancy outside of CES if they request a tenant from CES and the referral is not made within 180 days.

***Self-Certification.*** In California, under SB 1380 (Mitchell), Chapter 847, Statutes of 2016, homeless applicants cannot be denied supportive housing due to poor or inconsistent housing history. However, federal funding for continuums of care (CoCs) requires applicants for housing to provide documentation related to their housing history, including third-party verification of homelessness, two years of rental history, and, in some cases, landlord or personal references. State law has mirrored this requirement in the MHP guidelines although there is no requirement to do so. According to the sponsors, these requirements are burdensome for homeless populations to fulfill, and removing the requirements will reduce delays in an applicant accessing supportive housing,

For DASH designated units, this bill requires TCAC and CDLAC and HCD for affordable housing developments that receive tax credits, MHP, and NPLH to accept self-certification from a prospective tenant that they are homeless. Affordable housing developers are not required to obtain third party documentation of a person's status as homeless, any housing history, or landlord or personal references.

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