
SENATE COMMITTEE ON APPROPRIATIONS

Senator Sabrina Cervantes, Chair
2025 - 2026 Regular Session

AB 2146 (Stefani) - Supportive housing: prospective tenants: barriers to access

Version: June 22, 2026

Urgency: No

Hearing Date: August 13, 2026

Policy Vote: HOUSING 8 - 1

Mandate: Yes

Consultant: Mark McKenzie

Bill Summary: AB 2146 would establish a Direct Access to Supportive Housing (DASH) designation for certain supportive housing units and create a process for housing developments funded through specified state affordable housing programs to fill vacancies for those housing units outside of a coordinated entry system (CES) with if a project sponsor requests a tenant referral and does not receive an applicant within 180 days, as specified.

***** **ANALYSIS ADDENDUM – SUSPENSE FILE** *****

**The following information is revised to reflect amendments
adopted by the committee on August 13, 2026**

Fiscal Impact:

- The California Housing and Homelessness Agency (CHHA) estimates costs in the low hundreds of thousands of dollars for a contract to complete the comprehensive review of compliance documentation and identifying compliance requirements, alternative methods of compliance, and opportunities to streamline documentation, as well as implementing revised compliance requirements based on the review. (General Fund)
- The Department of Housing and Community Development (HCD) would incur minor workload costs in excess of \$50,000 to amend program guidelines to incorporate changes specified in the bill and to conduct ongoing oversight and other activities to verify that units qualify for a DASH designation, as well as respond to technical assistance requests from developers and other interested parties. HCD indicates that these costs are likely absorbable within existing resources. (General Fund)
- The California Tax Credit Allocation Committee (TCAC) costs to update program guidelines would be minor and absorbable. (General Fund, Tax Credit Allocation Fee Account)

Author Amendments:

- Delete Sections 2 and 4 of the bill, which would have allowed a project sponsor or LIHTC applicant to receive and process tenant referrals for DASH units outside of the CES or equivalent referral system if more than 180 days have passed.
- Remove TCAC from the requirement to complete a comprehensive review of compliance documentation required for DASH units and report to the Legislature, and from the requirement to implement the compliance requirements, as specified.

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