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## SENATE COMMITTEE ON APPROPRIATIONS

Senator Sabrina Cervantes, Chair  
2025 - 2026 Regular Session

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### AB 2185 (Quirk-Silva) - Housing: multifamily affordable housing programs

**Version:** March 19, 2026

**Urgency:** No

**Hearing Date:** August 13, 2026

**Policy Vote:** HOUSING 10 - 0

**Mandate:** No

**Consultant:** Mark McKenzie

**Bill Summary:** AB 2185 would require relevant state entities, when administering specified multifamily affordable housing programs, to update guidelines and regulations to facilitate the production and use of factory-built housing (FBH) and clarify that FBH projects are an allowable use of funding under those programs.

### \*\*\*\*\* 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) indicates that CHHA, the Department of Housing and Community Development (HCD), the California Housing Finance Agency (CalHFA), and the Housing Development and Finance Committee would all incur minor and absorbable costs to review and update specified program guidelines and regulations. (General Fund)
- The State Treasurer's Office (STO) indicates that costs for the California Tax Credit Advisory Committee (CTCAC) and the California Debt Limit Advisory Committee (CDLAC) to update guidelines would be minor and absorbable. The STO notes that there is nothing that currently precludes FBH from eligibility for funding under its programs.

#### Author Amendments:

- Add the Housing Development and Finance Committee to the definition of "Agency."
- Delete the requirement that each agency establish market-based underwriting guidelines as to the amount and timing of early deposits, as specified.
- Require each agency to allow funding for early deposits for FBH.

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