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Alameda County's SHIFT Program Anchors Top-Ranked Bay Area Proposal for \$3 Million State Factory-Built Housing Grant

OAKLAND, Calif. – August 28, 2026 – Everyone deserves a safe and stable place to call home, and the Bay Area has just gained a new set of tools to build those homes. The California Strategic Growth Council has approved a \$3 million [Factory-Built Housing Regional Pilot Program](#) Planning Grant to a regional collaborative led by [StopWaste](#), with Alameda County's [SHIFT](#) program serving as the funded proving ground for factory-built middle housing. The proposal earned the highest score of any Planning Grant among 65 applications submitted statewide and was one of two recommended for full funding.

The buildings SHIFT prioritizes are small by design: four to fifteen unit buildings can fit on the vacant and underused lots and into the fabric of every Alameda County community, priced for the working families hit hardest by rising Bay Area rents. Over the next three years, a team of public agencies, mission lenders, and nonprofits from Alameda and San Francisco counties (listed below) will evaluate sites, document permitting pathways, design a financing product for small factory-built projects, connect builders with manufacturers, train developers and building officials, and build new homes faster and less expensively.

The Bay Area's housing shortage was decades in the making, and the tools that built the last generation of affordable housing cannot close the gap fast enough on their own. Factory-built construction, pre-approved designs, standardized financing, and shared data are ready today, but no single agency can prove them at scale alone. Collaboration is just as critical as new technology. By working across county lines and testing new methods on funded projects, we aim to move promising ideas from pilot to practice in years, not decades.

SHIFT, adopted by the Board of Supervisors in March 2026 with \$11.4 million in Phase 1 funding, pairs pre-approved designs, simplified public financing, and a standing pool of qualified developers to produce homes affordable to households earning 60 to 80 percent of Area Median Income. Under the grant, HCD will develop a site evaluation method for vacant and tax-defaulted parcels, report on carrying SHIFT designs through pre-approval in multiple cities, publish a template developer qualification process other agencies can adopt, and compare the cost and timeline of factory-built and conventional SHIFT projects. HCD will also build out ALIGN, the County's shared data platform, expanding its capabilities so cities and the County can evaluate results together and coordinate housing investment and strategy. Because SHIFT projects are already funded, the collaborative's tools will be tested on real projects moving toward construction in 2027.

FROM THE HOUSING DIRECTOR

"Stronger, thriving communities start with a safe place to call home. Measure A1 showed what Alameda County can do when residents, cities, and builders pull in the same direction, with more than 4,200 new affordable homes built or underway. SHIFT is a path to build on that success and look to what comes next: homes working families can afford in the neighborhoods they already love, delivered faster and at lower cost. This grant unites the partners, financing tools, and manufacturing relationships we need to turn a pilot into a pathway Bay Area cites can follow." – **Michelle Starratt, Housing Director, Alameda County HCD**

Together, we can make Alameda County the home we love. Learn more at achcd.org/shift and achcd.org/home-is-here.

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Bay Area Factory-Built Middle Housing Collaborative

Partners in the SGC Factory-Built Housing Round 3 Planning Grant, with roles drawn from the funded application.

Partner	Role in the collaborative	Named staff	Contact
<u>StopWaste</u>	Lead applicant and grant administrator. Landscape analysis of middle housing and factory-built approval processes; plan review across three cities; manufacturer and supply chain roadmap; demonstration module with Laney College.	Karen Kho	info@stopwaste.org
<u>Alameda County HCD</u>	SHIFT program lead. Site evaluation method for vacant and tax-defaulted parcels; pre-approval findings with Inspired ADUs; template developer RFQ; factory-built versus conventional cost comparison; ALIGN platform build-out and regional technical assistance.	Dylan Sweeney, Policy and Programs Manager; Aaron Tiedemann, Housing and Community Development Specialist III	HCD.Policy.Program@acgov.org
<u>Bay Area Housing Finance Authority with BayREN</u>	Integration of Doorway and Welfare Tax Exemption programs into small-lot financing; research on local process barriers; building department trainings and materials across 109 Bay Area jurisdictions.	Heather Peters, Principal, BAHFA; Toto Vu-Duc, BayREN	bahfa@bayareametro.gov info@bayren.org
<u>Build It Green</u>	Factory-built housing intensive for developers; continuing education and factory visits; neighborhood engagement in priority communities; community land trust convenings; annual Innovation Showcase.	Kate Voshell, Senior Director; Jeremy Madsen, Executive Director	info@builditgreen.org
<u>City and County of San Francisco</u>	Applies findings to its small and mid-rise multifamily infill and pre-approved plans programs; advises on regulatory context and workforce needs. Planning Department and <u>MOHCD</u> .	Sheila Nickolopoulos, MOHCD; Lisa Chen, Planning Department	mohcdcomms@sfgov.org pic@sfgov.org
<u>San Francisco Housing Accelerator Fund</u>	Legal memorandum on factory contracting and tenure; financial models for four- to fifteen-unit projects; lender survey; new industrialized construction financing product; manufacturer partnerships.	Kate Hartley, Chief Lending Officer; Jan Lindenthal, Chief Investment Officer	info@sfhaf.org
Supporting partners	<u>Inspired ADUs</u> (SHIFT program design consultant); <u>Laney College</u> Carpentry Department and Cypress Mandela (demonstration module and workforce training); Watershed Center, Cambium, and UC Berkeley Wood Lab (materials).	–	hello@inspiredadus.com info@cypressmandela.org

The Factory-Built Housing Regional Pilot Program is part of [**California Climate Investments**](#), which directs Cap-and-Invest proceeds to projects that reduce emissions and strengthen communities.