BOARD OF DIRECTORS
OF THE CALIFORNIA HOUSING FINANCE AGENCY

RESOLUTION NO. 26-16

RESOLUTION AUTHORIZING A FINAL LOAN COMMITMENT

WHEREAS, the California Housing Finance Agency (the "***Agency***") has received a loan application on behalf of Gateway Tower SJ, LP, a California limited partnership (the "***Borrower***"), seeking a loan commitment, the proceeds of which are to be used to provide financing for a multifamily housing development located in the City of San Jose, County of Santa Clara, California, to be known as Gateway Tower (the "***Development***"); and

WHEREAS, the loan application has been reviewed by Agency staff which prepared a report presented to the Board on the meeting date recited below (the "***Staff Report***"), recommending Board approval subject to certain recommended terms and conditions; and

WHEREAS, Agency staff has determined or expects to determine prior to making a binding commitment to fund the loan for which the application has been made, that (i) the Agency can effectively and prudently raise capital to fund the loan for which the application has been made, by direct access to the capital markets, by private placement, or other means and (ii) any financial mechanisms needed to insure prudent and reasonable financing of loans can be achieved; and

WHEREAS, pursuant to the Executive Director's authority to issue Conduit Bonds, under Resolution 25-08 the Agency has filed an application with the California Debt Limit Allocation Committee ("***CDLAC***") for an allocation of California Qualified Private Activity Bonds for the Development; and

WHEREAS, pursuant to Resolution 26-04, the Agency may additionally issue refunding bonds utilizing "Recycled" private activity bond volume cap pursuant to 26 U.S.C. 146(i)(6); and

WHEREAS, the Development has received a TEFRA Resolution as required by the Tax Equity and Fiscal Responsibility Act of 1983, and under 26 U.S.C. section 147(f); and

WHEREAS, Section 1.150-2 of the Treasury Regulations requires the Agency, as the issuer of tax-exempt bonds, to declare its reasonable official intent to reimburse prior expenditures for the Development with proceeds of a subsequent borrowing; and

WHEREAS, on March 10, 2025, the Interim Executive Director exercised the authority delegated to her under Resolution 15-16 to declare the official intent of the Agency to reimburse such prior expenditures for the Development; and

WHEREAS, the Agency has conditionally approved a subsidy loan pursuant to CalHFA's Mixed-Income Program ("***MIP***") pursuant to its authority under Resolutions 19-02 and 19-14; and

WHEREAS, the Board wishes to grant the staff the authority to enter into a loan commitment to provide permanent financing for the development and taking out the Conduit Bonds upon Agency staff determining in its judgment that reasonable and prudent financing mechanisms can be achieved;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors (the "***Board***") of the California Housing Finance Agency as follows:

1. The Executive Director, or in his absence, the Chief Deputy Director, is hereby authorized to execute and deliver a final commitment letter, in a form acceptable to the Agency, and subject to recommended terms and conditions set forth in the Staff Report and any terms and conditions as the Board has designated in the Minutes of the Board Meeting, in relation to the Development described above and as follows:

PROJECT NUMBER	DEVELOPMENT NAME/ LOCALITY	MORTGAGE AMOUNT	
25-016-A/X/N	GATEWAY TOWER City of San Jose, County of Santa Clara California	$43,950,000.00	1st Lien Bond Loan with HUD Risk Sharing
		$ 4,000,000.00	Mixed-Income Program Residual Receipts 2nd Lien Loan

The Board recognizes that in the event that staff cannot determine that reasonable and prudent financing mechanisms can be achieved, the staff will not enter into loan commitments to finance the Development. In addition, access to capital markets may require significant changes to the terms of loans submitted to the Board. Notwithstanding paragraph 2 below, the staff is authorized to make any needed modifications to the loan which in staff's judgment are directly or indirectly the result of the disruptions to the capital markets referred to above.

2. The Executive Director may modify the terms and conditions of the loan or loans as described in the Staff Report, provided that major modifications, as defined below, must be submitted to this Board for approval. "Major modifications" as used herein means modifications which either (i) increase the total aggregate amount of any loans made pursuant to the Resolution by more than 7%; or (ii) modifications which in the judgment of the Executive Director, or in his absence, the Chief Deputy Director of the Agency, adversely change the financial or public purpose aspects of the final commitment in a substantial way.

SECRETARY'S CERTIFICATE

I, Marc Victor, the undersigned, do hereby certify that I am the duly authorized Secretary of the Board of Directors of the California Housing Finance Agency, and hereby further certify that the foregoing is a full, true, and correct copy of Resolution No. 26-16 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 25th day of June, 2026, at which meeting all said directors had due notice, a quorum was present and that at said meeting said resolution was adopted by the following vote:

AYES:	Cervantes, Kergan (for Moss), Henning (for Ma), Russell, Sin, Williams (for Velasquez), Williams
NOES:	None
ABSTENTIONS:	None
ABSENT:	Cabildo, Limon, Muoto, White
RECUSAL:	Prince

IN WITNESS WHEREOF, I have executed this certificate hereto this 25th day of June, 2026.

ATTEST: ______________________

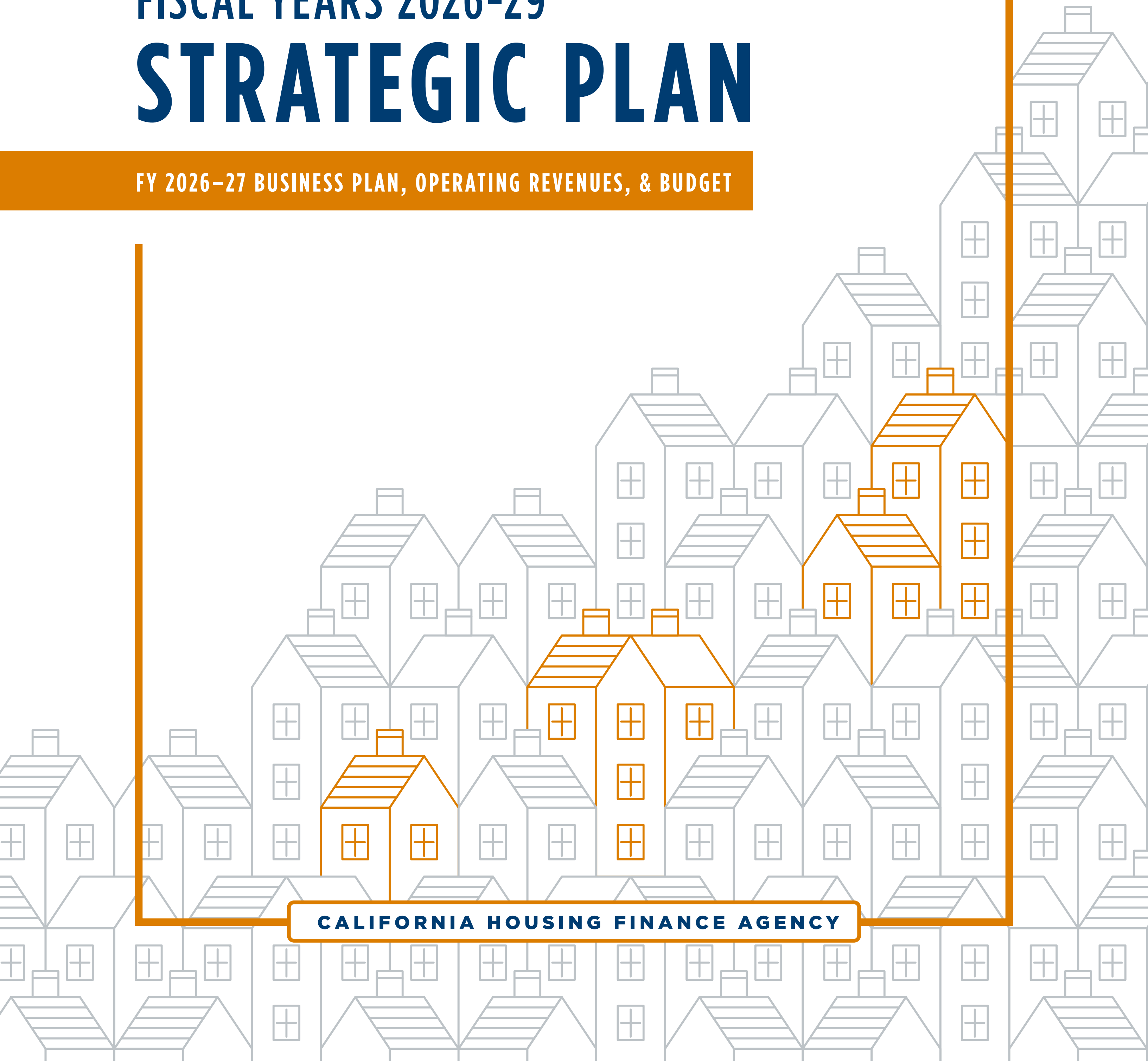
MARC J. VICTOR
Secretary of the Board of Directors of the
California Housing Finance Agency

CalHFA℠

FISCAL YEARS 2026-29

STRATEGIC PLAN

FY 2026–27 BUSINESS PLAN, OPERATING REVENUES, & BUDGET



CALIFORNIA HOUSING FINANCE AGENCY

INTRODUCTION

Tony Sertich

Greetings,

I am honored to present the California Housing Finance Agency's 2026–2029 Strategic Plan. This Plan builds on the incredible progress the Agency has made in recent years and marks the beginning of CalHFA's next era, which will be focused on helping even more Californians access affordable homes and deeper alignment with our state partners as part of the new California Housing and Homelessness Agency.

Guided by the CalHFA Board of Directors, this strategy is focused on delivering innovative, coordinated and reliable funding solutions; strengthening partnerships across sectors; modernizing our operations; investing in a highly capable and empowered team; and ensuring CalHFA's long term financial strength.

The goals and initiatives in this Plan were designed with acknowledgment of the Californians we serve, the people we work with to achieve success, and the vast capabilities of the experienced and talented CalHFA staff.

The Agency will lean on those capabilities, including financial expertise; product design and execution; collaboration; team development; and operational effectiveness as we move down this strategic path toward accomplishing our mission to *deliver reliable financing solutions to advance housing opportunities for Californians.*

I look forward to advancing this work with our partners, our Board, and the exceptional CalHFA team.

Sincerely,

Tony Sertich
Executive Director
California Housing Finance Agency

MISSION

Delivering reliable financing solutions to advance housing opportunities for Californians.

VISION

Every Californian can build a thriving life in a stable home.

CORE VALUES

Our work is grounded in accountability, impact, integrity, respect, and teamwork.

ACCOUNTABLE	IMPACT	INTEGRITY	RESPECT	TEAMWORK
We are each responsible for actions, decisions, and quality of work.	We are committed to achieving equitable outcomes and opportunities.	We behave with honest and ethical purpose in all decisions we make, and the work we do.	We treat all people with dignity and accept them for who they are.	We value the collective and individual contributions of our team and collaboration with our partners.

GOAL 1

ADVANCE HOUSING OPPORTUNITIES

Help more low to moderate income Californians access safe, stable homes by expanding programs and funding innovation.

We're working to build more homes for Californians by using a mix of funding sources, exploring new approaches, and expanding programs that serve families and communities. Through initiatives that boost supply, provide construction financing, and protect existing housing, we'll open doors to homeownership and affordable housing for more people. These actions will help in addressing the broad housing needs of Californians.

MULTIFAMILY PROGRAMS METRIC

Develop and deploy lending products that support multifamily housing production and account for 50% of state private activity bonds allocated.

HOMEOWNERSHIP PROGRAMS METRIC

Expand single family lending products and programs to incentivize new entry-level single-family housing production such that 5% of single-family lending portfolio supports new supply.

CAPABILITIES*

+ Financial Expertise | + Product Design & Optimization | + Collaboration | + Operational Effectiveness | + Team Development

* See the glossary on page 13 for capability definitions and other terms.

FISCAL YEAR 2026-27

Initiatives

1. Scale Employer Based Down Payment Assistance Program to include participation of additional partners.
2. Develop new homeownership supply program(s) to incentivize the production of new entry level homeownership products.
3. Develop and deploy a construction loan product that fills critical financing gaps and delivers mission-aligned capital to accelerate and increase multifamily housing production.
4. Develop and implement Preservation Financing Tools to support acquisition, rehabilitation and recapitalization that extends affordability and stabilizes aging multifamily properties.

Production Goals

FY 26-27 PRODUCTION (PROJECTED): 7/1/2026 - 6/30/2027

SINGLE FAMILY

Finance $2.5 billion in single family lending, serving 5,550 homebuyers.

	VOLUME	HOMEOWNERS
First mortgage securitization	$ 2,286,000,000	5,500
MyHome down payment assistance	$ 57,000,000	
Dream for All down payment assistance	$ 208,000,000	
	$ 2,551,000,000	**5,550**

MULTIFAMILY

Finance $626.3 million in on balance sheet lending, constructing 2,857 new homes.

Issue $2.4 billion of bonds, of which $1.4 billion of bonds will finance 4,127 homes.

	BONDS ISSUED	BALANCE SHEET LENDING	HOMES
Conduit Bond Program	$ 1,397,714,672	-	4,127
Mixed-Income Program (MIP)			
Conduit Bonds	$ 1,057,904,185	-	-
Permanent Loan Commitments	-	$ 447,096,796	2,707
Subsidy Loan Commitments	-	$ 79,238,500	-
Construction Lending Program	-	$ 100,000,000	150
	$ 2,455,618,857	**$ 626,335,296**	**6,984**

Success looks like...

Comprehensive, market-filling products:

Offering competitive lending solutions that address gaps, improve affordability, and support construction and preservation for a variety of housing types.

Coordinated, Reliable Execution:

Coordinating construction and permanent financing with clear terms and efficient processes, making CalHFA a trusted partner.

Support for Affordability and Longevity:

Providing financing tools for recapitalization, rehabilitation, and preservation to protect existing homes and for enabling new entry-level housing.

GOAL 2

EXPAND PARTNERSHIPS FOR THRIVING COMMUNITIES

Build thriving communities by working with our government partners to make housing easier to create and access.

CalHFA is building stronger partnerships with tribal, local, state, and federal governments to better coordinate on housing solutions. By sharing tools, standardizing processes, and offering more technical support, we can make program delivery simpler and faster, creating more opportunities for Californians to live in stable homes where they can thrive.

STATE PARTNERS METRIC

In partnership with Housing Development and Finance Committee, cut multifamily application review times in half and eliminate at least half of the duplicate asset-management work on projects that involve multiple state agencies.

TRIBAL PARTNERS METRIC

Increase coordination and program delivery with tribal governments through development of at least 1 new product.

LOCAL PARTNERS METRIC

Increase partnerships with local governments and housing authorities to support production through joint investments of at least $500M.

CAPABILITIES

Product Design & Optimization | Operational Effectiveness
Collaboration | Team Development

FISCAL YEAR 2026-27

Initiatives

1. Support the establishment of the Housing Development Finance Committee Executive Committee—developing governance structures, operational processes, public-meeting compliance mechanisms, and cross-agency coordination frameworks to fully operationalize the Committee.
2. Establish a coordination model that brings tribes, lenders, loan officers, developers, other state partners and localities together early in program and project development to build trust, reduce barriers, and strengthen tribal capacity to advance housing priorities.
3. Support Housing Authorities to more easily advance housing production through funding efforts with CalHFA.

Success looks like…

Unified Government Action:

Stronger collaboration to streamline housing finance and program delivery.

Accelerated, Efficient Processes:

Simplified, standardized approaches remove barriers, speed reviews, and improve resource use to remove barriers and accelerate housing statewide..

Expanded Partnerships for Impact:

Supporting housing production that builds thriving communities aligned with local and regional needs and goals.

GOAL 3

EFFICIENTLY DELIVER RELIABLE FINANCING SOLUTIONS

Create simpler paths to reliable financing solutions by modernizing processes and building an empowered, high-performing workforce.

Our daily work is what turns CalHFA's mission into real impact. We will invest in our employees by expanding training, strengthening leadership skills, and fostering a workplace that supports teamwork and new ideas. We will also improve our systems, use data more effectively, and adopt technology that makes our work faster, easier, and more transparent. By aligning our people, tools, and goals, we will build an organization that can adapt and confidently meet future challenges. At the same time, we will manage risk and strengthen our financial position to ensure long-term stability and sustainability. Maintaining a strong financial position allows us to invest more deeply in the homes, communities, and partnerships that help people find stability and opportunity.

FINANCIAL SUSTAINABILITY & PORTFOLIO RESILIENCE METRIC

Maintain AA rating while increasing the value of the Agency's assets by at least 50%.

TRAINING METRIC

Achieve at least 80% staff participation in new training opportunities focused on building and strengthening our capabilities, with at least 75% learner satisfaction.

SYSTEMS METRIC

Improve workflows and technology to shorten the time from application to final approval in Multifamily lending by 25%.

CAPABILITIES

Financial Expertise | Collaboration | Operational Effectiveness | Team Development

FISCAL YEAR 2026-27

Initiatives

1. Launch a cross-divisional Multifamily Operations and Workflow Optimization program to drive efficiency by streamlining core processes, strengthening coordination among contributing divisions, integrating modern technology, and improving transparency through data-driven tools.
2. Procure and implement a unified end-to-end lending platform establishing a single, trusted source for all multifamily lending data and compliance.
3. Develop and provide a CalHFA specific training program that builds strong leaders and equips all employees with modern, practical tools to identify inefficiencies and improve how work gets done.
4. Modernize IT service delivery by standardizing processes and implementing reliable, transparent, and user-focused operations that equip staff with dependable tools to support CalHFA's mission.
5. Implement new online and on demand Lender Training System.

Success looks like...

Risk and Capital Alignment:

Managing risk across housing and capital market cycles and positioning capital for long-term housing goals, accepting increased value with ratings no lower than AA.

Engaged Experts Driving Impact:

A skilled, motivated workforce bringing creativity and leadership to solve housing challenges and deliver meaningful results for California communities.

Agile, Future-Ready Organization:

Modern systems and data-driven tools enable faster decisions, continuous improvement and adaptability, positioning CalHFA to meet evolving housing challenges with confidence.

Aligned People and Technology:

Empowered employees and streamlined processes work together to deliver greater efficiency, clarity, and impact in housing finance.

FY 2026-27 OPERATING BUDGET

OPERATING REVENUES

Fiscal Year 2026-27 Revenue Budget
(in thousands)

SINGLE FAMILY LENDING	FY2025-26 REVISED BUDGET	FY2026-27 PROPOSED BUDGET	YOY BUDGET CHANGE ($)	YOY BUDGET CHANGE (%)
SECURITIZATION	$23,400	$27,800	$4,400	18.8%
LENDING FEES	0	0	0	0.0%
LOAN SERVICING	390	467	77	19.9%
ADMINISTRATION FEES	$14,250	$11,915	(2,335)	-16.4%
INTEREST	$6,764	$4,371	(2,393)	-35.4%
SINGLE FAMILY SUB-TOTAL	**$44,804**	**$44,553**	**($251)**	**-0.6%**

MULTIFAMILY LENDING	FY2025-26 REVISED BUDGET	FY2026-27 PROPOSED BUDGET	YOY BUDGET CHANGE ($)	YOY BUDGET CHANGE (%)
SECURITIZATION	$3,474	$2,328	($1,146)	-33.0%
LENDING FEES	11,326	11,758	432	3.8%
LOAN SERVICING	1,050	1,050	0	0.0%
ADMINISTRATION FEES	1,000	1,730	730	73.0%
INTEREST	14,700	16,460	1,760	12.0%
MULTIFAMILY SUB-TOTAL	**$31,550**	**$33,326**	**$1,776**	**5.6%**

SPECIAL PROGRAMS	FY2025-26 REVISED BUDGET	FY2026-27 PROPOSED BUDGET	YOY BUDGET CHANGE ($)	YOY BUDGET CHANGE (%)
ADMINISTRATION FEES	$0	$2,500	$2,500	
TOTAL OPERATING REVENUE	**$76,354**	**$80,379**	**$4,025**	**5.3%**

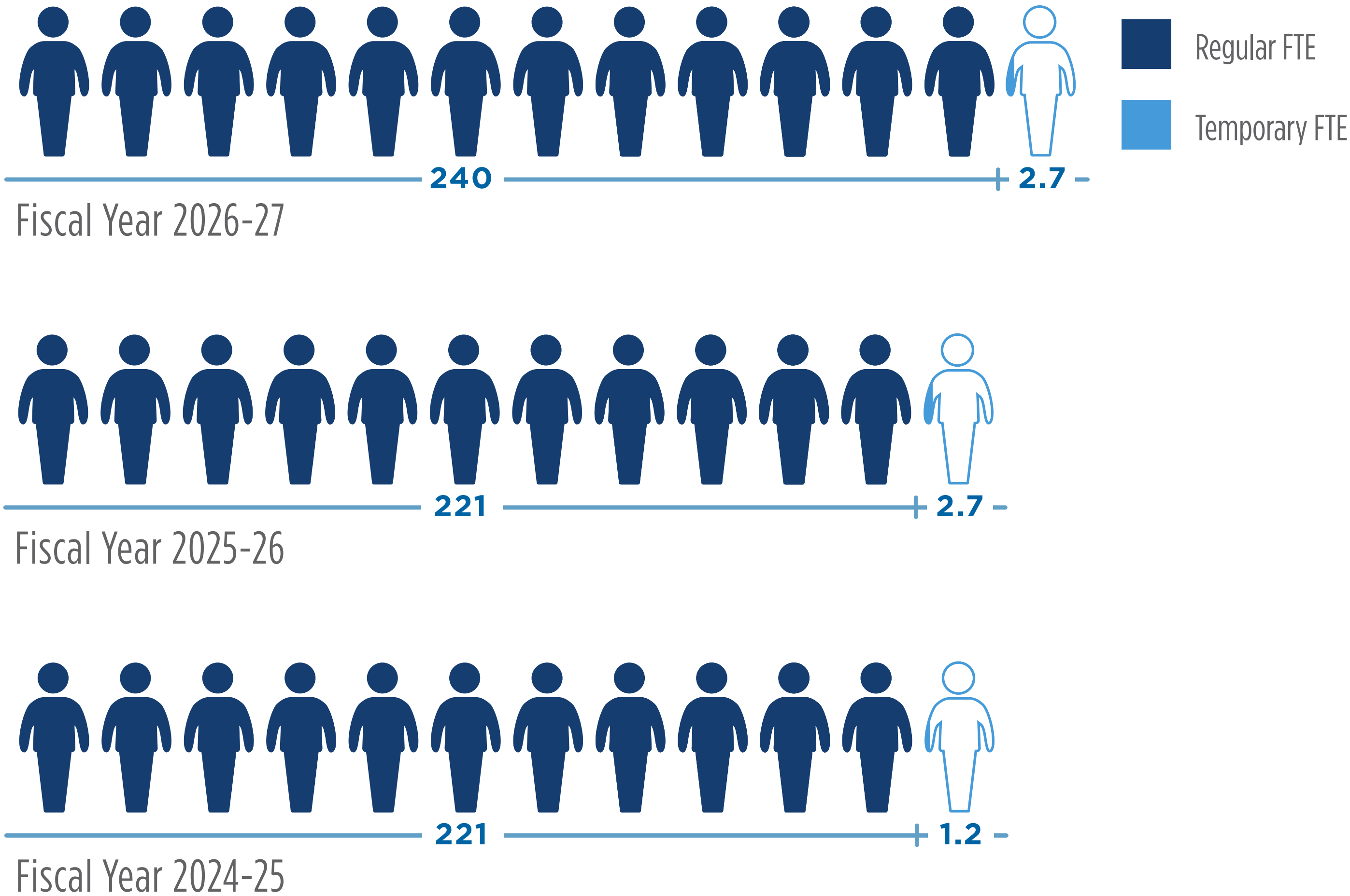
OPERATING EXPENSES

Fiscal Year 2026-27 Expenditures Budget
(in thousands)

	FY2025-26 REVISED BUDGET	FY2026-27 PROPOSED BUDGET	YOY BUDGET CHANGE ($)	YOY BUDGET CHANGE (%)
PERSONNEL (SALARIES & BENEFITS)	$33,802	$36,956	$3,154	9.3%
GENERAL EXPENSES	868	795	(73)	-8.4%
COMMUNICATIONS	425	321	(104)	-24.4%
CONSULTING & PROFESSIONAL SERVICES	6,000	8,426	2,426	40.4%
INFORMATION TECHNOLOGY	2,816	3,172	356	12.7%
FACILITIES OPERATION	2,808	2,945	138	4.9%
TRAINING	325	400	75	23.1%
TRAVEL	440	540	99	22.5%
CENTRAL ADMINISTRATIVE SERVICES	2,753	3,180	428	15.5%
EQUIPMENT	270	810	540	200.0%
TOTAL OPERATING EXPENSES	**$50,506**	**$57,545**	**$7,039**	**13.9%**
NET OPERATING REVENUE	**$25,848**	**$22,834**	**($3,014)**	**-11.7%**

STAFFING

FY2026-27: 242.7 Full-Time Equivalent positions



GLOSSARY

Mission

Our core purpose – why CalHFA exists.

Vision

The future CalHFA is striving to create — the long-term, ambitious picture that guides our direction and decisions.

Values

The principles that guide our behavior and decision-making process.

Goals

The outcome we aim to achieve, aligned with our mission and priorities.

Metric

A measurable way to track progress toward a goal.

Capabilities

The internal strengths, skills, systems, and partnerships we must develop or maintain to deliver on our Goals.

Financial Expertise

- Skill in evaluating financial risks, analyzing capital needs, modeling scenarios, and making informed decisions about bond use, pricing, and portfolio health, as well as conducting loan underwriting and risk assessment for both single-family and multifamily lending.
- Ability to design, price, manage, and optimize capital across cycles and with a long-term strategic view while maintaining AA rating and generating sustainable net revenue.

Product Design & Optimization

- Skill in analyzing housing needs, gathering insight from partners, evaluating performance data, and using disciplined testing and judgment to design, improve, or retire products.
- Ability to continuously design, evaluate, adjust, and sunset financing products aligned with housing gaps, state priorities, and future-focused financial health.

Collaboration

- Skill in building trust, communicating clearly, and facilitating shared problem-solving with internal teams and external partners, drawing on cultural competency, community-specific engagement strategies, process analysis, and policy interpretation to create simple workflows and practices.
- Ability to collaborate across teams, divisions, and agencies to simplify processes, strengthen alignment and support a more connected housing finance ecosystem.

Operational Effectiveness

- Skill in designing clear workflows, using data to monitor performance, and applying continuous improvement methods to run efficient, accurate, dependable processes.
- Ability to modernize systems, automate workflows, integrate data, and use real time metrics to drive decisions, supported by strong data practices that produce clear, reliable analysis and reporting.

Team Development

- Skill in collaborating effectively, giving and receiving feedback, modeling expected behaviors, supporting shared learning, adapting with a growth mindset, and contributing to a culture of ownership, follow-through, and continuous improvement.
- Ability to build empowered teams, encourage cross-functional ownership, support transparent decision-making, and drive disciplined execution aligned rooted in growth-mindset principles.

CALIFORNIA HOUSING FINANCE AGENCY

500 CAPITOL MALL, SUITE 1400
SACRAMENTO, CA 95814
916.326.8000 | WWW.CALHFA.CA.GOV