

1 BOARD OF DIRECTORS  
2 OF THE CALIFORNIA HOUSING FINANCE AGENCY  
3

4 RESOLUTION NO. 26-18  
5

6 RESOLUTION AUTHORIZING THE AGENCY BUSINESS PLAN  
7 FOR FISCAL YEAR 2026/2027  
8  
9

10 WHEREAS, pursuant to the Zenovich-Moscone-Chacon Housing and Home  
11 Finance Act ("Act"), the California Housing Finance Agency ("Agency") has the authority  
12 to engage in activities to reduce the cost of mortgage financing for home purchase and rental  
13 housing development, including the issuance of bonds;  
14

15 WHEREAS, the Agency's statutory objectives include, among others, increasing the  
16 range of housing choices for California residents, meeting the housing needs of persons and  
17 families of low or moderate income, maximizing the impact of financing activities on  
18 employment and local economic activity, and implementing the objectives of the California  
19 Statewide Housing Plan;  
20

21 WHEREAS, California is experiencing market volatility spurred by inflation,  
22 macroeconomic disruption, rising interest rates, and a dearth of affordable housing supply,  
23

24 WHEREAS, the Agency must responsibly manage real estate related risk and  
25 liquidity for operating expenses and financial obligations;  
26

27 WHEREAS, the Agency has presented to the Board of Directors a Business Plan, for  
28 fiscal year 2026/27, with its goals, key strategies and action items designed to assist the  
29 Agency in meeting its financial obligations, its statutory objectives, support the housing  
30 needs of the people of California and to provide the Agency with the necessary road map to  
31 navigate the current macroeconomic capital market challenges and continue as a leading  
32 affordable housing lender providing bond financing and mortgage financing well into the  
33 future;  
34

35 NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Agency  
36 as follows:  
37

38 1. The 2026/27 Business Plan, as presented by the written presentation attached  
39 hereto and made a part hereof, and any additional presentations made at the meeting, is  
40 hereby fully endorsed and adopted.  
41

42 2. In implementing the Business Plan, the Agency shall strive to satisfy all the  
43 capital adequacy, liquidity reserve, credit and other reserve and any other requirements  
44 necessary to maintain the Agency's general obligation credit ratings and the current credit  
45 ratings on its debt obligations, to comply with the requirements of the Agency's providers  
46 of credit enhancement, liquidity, and interest rate swaps and to satisfy any other requirements  
47 of the Agency's bond and insurance programs.  
48

1           3. The updated Business Plan is necessarily based on various economic, fiscal and  
2 legal assumptions. Therefore, for the Agency to respond to changing circumstances, and  
3 subject to the provisions of Resolution 11-06, the Executive Director shall have the authority  
4 to adjust both the Agency's day-to-day activities to reflect actual economic, fiscal and legal  
5 circumstances, and budget appropriations among cost categories to attain goals and  
6 objectives consistent with the intent of the updated Business Plan.  
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9 Attachment  
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1 SECRETARY'S CERTIFICATE

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3 I, Marc Victor, the undersigned, do hereby certify that I am the duly authorized  
4 Secretary of the Board of Directors of the California Housing Finance Agency, and hereby  
5 further certify that the foregoing is a full, true, and correct copy of Resolution No. 26-18  
6 duly adopted at a regular meeting of the Board of Directors of the California Housing  
7 Finance Agency duly called and held on the 25<sup>th</sup> day of June 2026, at which meeting all said  
8 directors had due notice, a quorum was present and that at said meeting said resolution was  
9 adopted by the following vote:

10  
11 AYES: Cervantes, Kergan (for Moss), Henning (for Ma), Prince, Russell, Sin,  
12 Williams (for Velasquez), Williams

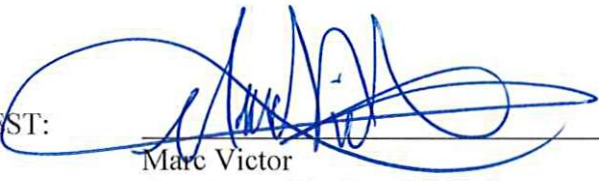
13  
14 NOES: None

15  
16 ABSTENTIONS: None

17  
18 ABSENT: Cabildo, Limon, Muoto, White

19  
20 IN WITNESS WHEREOF, I have executed this certificate hereto this 25th day of  
21 June, 2026.

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23  
24 ATTEST:

25   
26 Marc Victor

27 Secretary of the Board of Directors of the California  
28 Housing Finance Agency  
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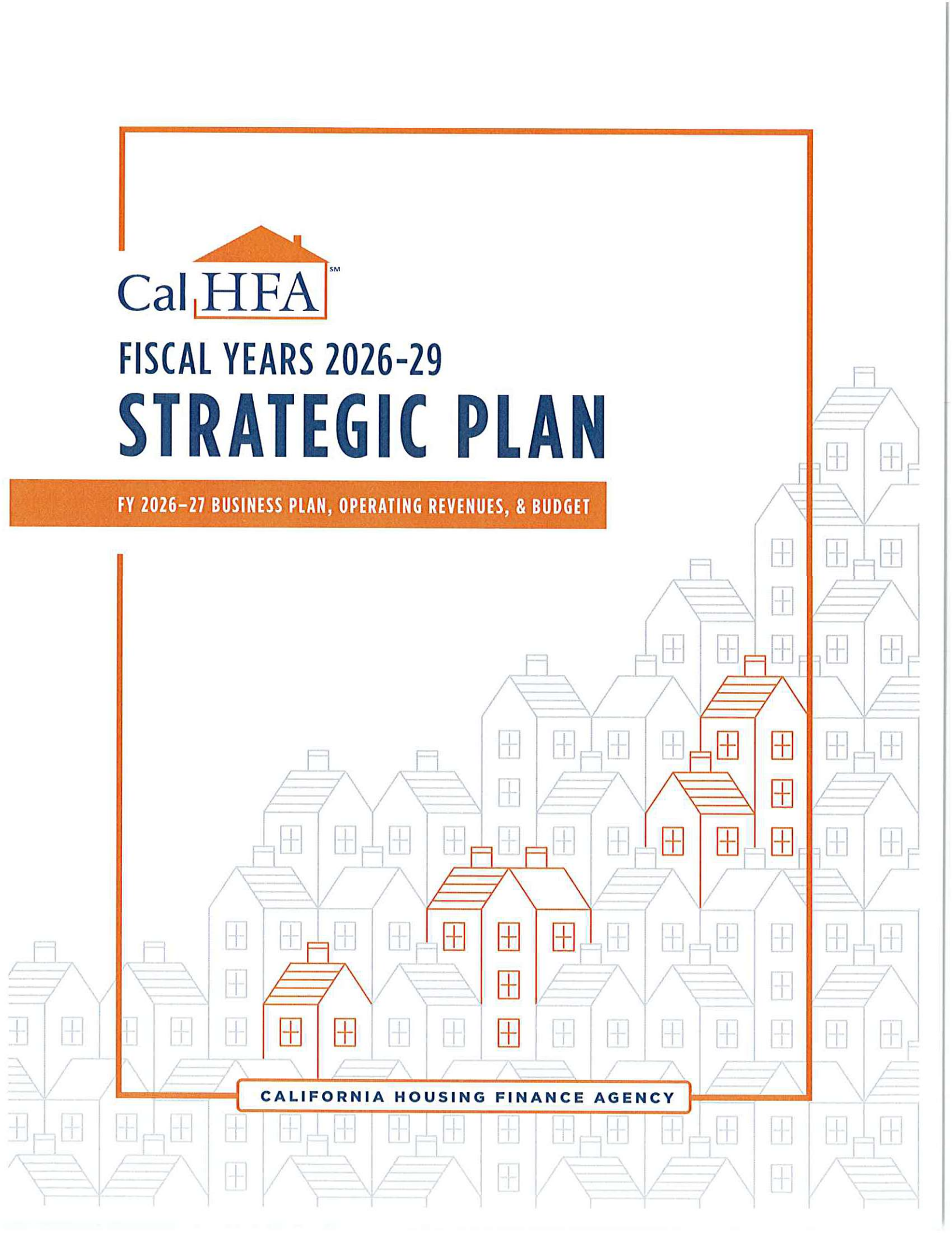




FISCAL YEARS 2026-29

# 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,

A handwritten signature in blue ink that reads "Tony Sertich". The signature is fluid and cursive, with the first name "Tony" being more prominent.

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

We are each responsible for actions, decisions, and quality of work.

#### IMPACT

We are committed to achieving equitable outcomes and opportunities.

#### INTEGRITY

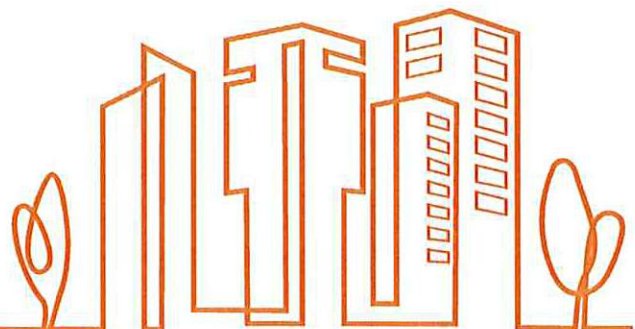
We behave with honest and ethical purpose in all decisions we make, and the work we do.

#### RESPECT

We treat all people with dignity and accept them for who they are.

#### TEAMWORK

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          |              |
|                                       | <b>\$ 2,551,000,000</b> | <b>5,550</b> |

### 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          |
|                              | <b>\$ 2,455,618,857</b> | <b>\$ 626,335,296</b> | <b>6,984</b> |

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



## 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





## 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<br>REVISED BUDGET | FY2026-27<br>PROPOSED BUDGET | YOY BUDGET<br>CHANGE (\$) | YOY BUDGET<br>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%                   |
| <b>SINGLE FAMILY SUB-TOTAL</b> | <b>\$44,804</b>             | <b>\$44,553</b>              | <b>(\$251)</b>            | <b>-0.6%</b>             |

| MULTIFAMILY LENDING          | FY2025-26<br>REVISED BUDGET | FY2026-27<br>PROPOSED BUDGET | YOY BUDGET<br>CHANGE (\$) | YOY BUDGET<br>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%                    |
| <b>MULTIFAMILY SUB-TOTAL</b> | <b>\$31,550</b>             | <b>\$33,326</b>              | <b>\$1,776</b>            | <b>5.6%</b>              |

| SPECIAL PROGRAMS    | FY2025-26<br>REVISED BUDGET | FY2026-27<br>PROPOSED BUDGET | YOY BUDGET<br>CHANGE (\$) | YOY BUDGET<br>CHANGE (%) |
|---------------------|-----------------------------|------------------------------|---------------------------|--------------------------|
| ADMINISTRATION FEES | \$0                         | \$2,500                      | \$2,500                   |                          |

|                                |                 |                 |                |             |
|--------------------------------|-----------------|-----------------|----------------|-------------|
| <b>TOTAL OPERATING REVENUE</b> | <b>\$76,354</b> | <b>\$80,379</b> | <b>\$4,025</b> | <b>5.3%</b> |
|--------------------------------|-----------------|-----------------|----------------|-------------|



## OPERATING EXPENSES

Fiscal Year 2026-27 Expenditures Budget  
(in thousands)

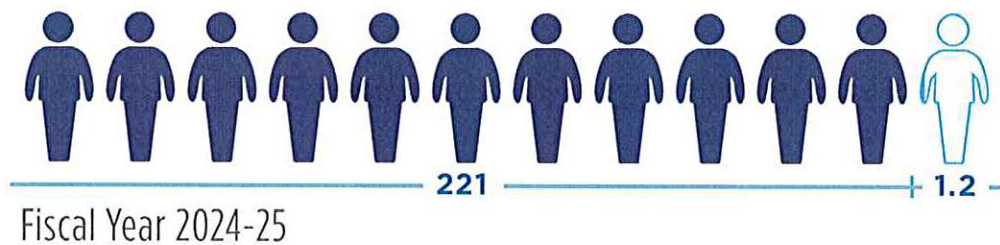
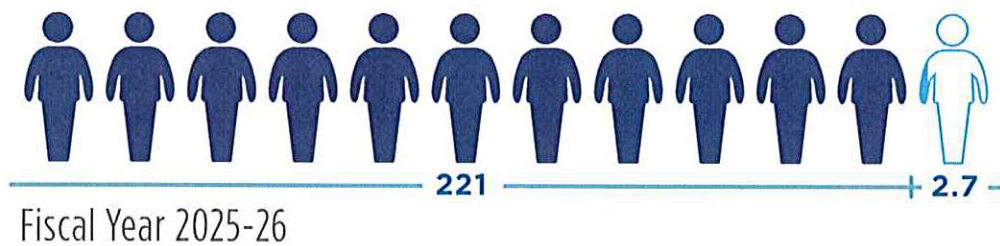
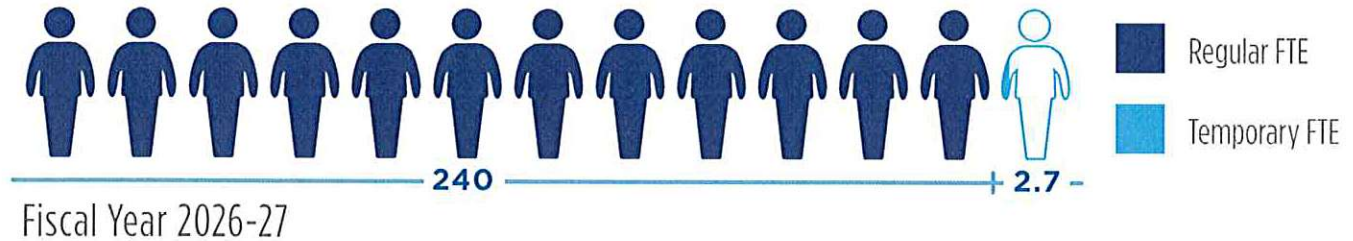
|                                    | FY2025-26<br>REVISED BUDGET | FY2026-27<br>PROPOSED BUDGET | YOY BUDGET<br>CHANGE (\$) | YOY BUDGET<br>CHANGE (%) |
|------------------------------------|-----------------------------|------------------------------|---------------------------|--------------------------|
| 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%                   |
| <b>TOTAL OPERATING EXPENSES</b>    | <b>\$50,506</b>             | <b>\$57,545</b>              | <b>\$7,039</b>            | <b>13.9%</b>             |
| <b>NET OPERATING REVENUE</b>       | <b>\$25,848</b>             | <b>\$22,834</b>              | <b>(\$3,014)</b>          | <b>-11.7%</b>            |





## STAFFING

**FY2026-27:** 242.7 Full-Time Equivalent positions



# GLOSSARY

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## **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.





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