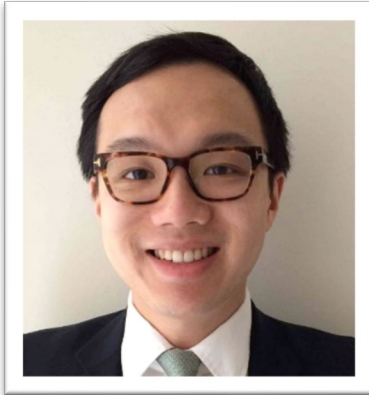


Albert Luong

Director, *Barclays*



Albert Luong provides national investment banking coverage for state and local housing finance agencies. Mr. Luong has nearly a decade of experience in creating innovative financings for both multifamily and single-family programs focused in the affordable housing sector. He works closely with his clients to not only obtain the lowest cost-of-capital, but also simultaneously achieving other objectives such as volume cap preservation, spread retention and cash flow management. At his time at Barclays, he has led some of the largest single-family transactions post the financial crisis, and developed several structures including multifamily, tax-exempt pass throughs and tax-exempt/taxable single family blended structures. Prior to joining the Affordable Housing group, Mr.

Luong worked on the Municipal Short-Term Trading Desk and High-Yield Cash Trading Desk at Barclays.

Mr. Luong holds a Bachelor of Science in Business Administration from Carnegie Mellon University and a Master of Business Administration from Columbia Business School.

Justin Cooper

Partner, *Orrick*



Justin Cooper leads Orrick's Finance Sector and is a member of the firm's Board. He also serves as co-leader of Orrick's Public Finance Department and chair of the firm's nationally prominent housing finance group. Justin's practice is primarily focused in affordable multifamily rental housing, with local and state housing agencies, single family housing and lending, including leveraged lending, with public agency borrowers.

Mr. Cooper is on the Board of Directors of the California Housing Consortium and is a past Chairman of the Bond Buyer's California Public Finance Conference. He speaks frequently at conferences and other industry events. He frequently collaborates with developers and other participants in the development of new financial structures and products designed to lower over financing costs for housing providers and thereby increase both the supply and quality of available affordable housing.

Myles White

Deputy Legislative Affairs Secretary, *Office of Governor Gavin Newsom*



Myles White serves as the Deputy Legislative Affairs Secretary in the Office of Governor Gavin Newsom, responsible for a legislative portfolio that includes housing, transportation, and local government. Prior to being appointed as Deputy Legislative Affairs Secretary, Myles served as Deputy Secretary of Legislation and Policy at the Business, Consumer Services and Housing Agency since 2023 and Assistant Secretary of Legislation there since 2017. From 2015 to 2017, Myles was a Trade Policy Analyst and Project Manager of Trade and Regulatory Databases at Bryant Christie Inc.

He graduated with honors from the University of California, Davis with a Bachelor of Arts degree in Political Science.

James Hacker

Deputy Cabinet Secretary of Housing, Homelessness, Transportation and Broadband Issues, *Office of Governor Gavin Newsom*



James Hacker serves as the Deputy Cabinet Secretary in the Office of Governor Gavin Newsom where he covers housing, homelessness, transportation, and broadband issues. Previously, he was the Principal Consultant to the Senate Committee on Budget and Fiscal Review, a Finance Budget Analyst at the California Department of Finance, and a Fiscal & Policy Analyst with the Legislative Analyst's Office. Prior to that, he was an energy and sustainability consultant with experience across both the public and private sectors, and an author and editor with a focus on sustainable development and environmental policy.

Mr. Hacker graduated from the Maxwell School at Syracuse University, where he was the Alvin L. Alm Scholar in Environmental Policy and the L. Edgar Prina Scholar in Journalism in the Public Interest.

Cassandra Pye

President, *Lucas Public Affairs*



Cassandra provides strategic counsel to the firm's clients from all sectors and industries and guides a team of accomplished public affairs professionals in leading strategic communications and public affairs campaigns on clients' behalf.

Cassandra has served in leadership roles in the public and private sectors in Sacramento and in Washington, DC. In 2014, she launched 3.14 Communications, LLC, a full-service communication consultancy with clients in a range of sectors. She began her career at the Food Marketing Institute and directed government relations operations for the California Grocers Association and the California Retailers Association. As senior vice president for APCO

Worldwide, Cassandra co-led the agency's global food and consumer products practice group. In 2003, Cassandra was appointed deputy chief of staff to California Governor Arnold Schwarzenegger and served as a member of his post-election transition team. She is former political director and corporate affairs vice president for the California Chamber of Commerce, where she launched the JobsPAC, ChamberPAC and the Coalition for California Jobs.

Cassandra brings crisis management, corporate communication, message development and issue/political campaign experience to the firm. Since 2016, she's been a lead facilitator, throughout the country, for the American Leadership Forum's (ALF) Leading Consciously trainings, providing insights into unconscious (implicit) bias and its impact on societal structures and institutions. She is a graduate of George Washington University.