# PRESENTATION ON AFFORDABLE HOUSING FINANCE WORKGROUP

# AGENDA #6

# PRESENTATION ON AFFORDABLE HOUSING FINANCE WORKGROUP (AHFW)

CALIFORNIA HOUSING FINANCE AGENCY
BOARD OF DIRECTORS

JANUARY 22, 2026

# AHFW BACKGROUND

**AB 519 (2023)** requires convening the Affordable Housing Finance Workgroup to develop recommendations for state-administered programs to utilize:

1. a consolidated application for multifamily affordable rental housing developers to use to obtain grants, soft loans, low-income housing tax credits for building multifamily affordable housing

2. a coordinated review process for the application that minimizes duplication of information and maximizes administrative efficiency

# AHFW BACKGROUND

AHFW is a workgroup consisting of:

Convening Members

- CA Debt Limit Allocation Committee (CDLAC)
- CA Tax Credit Allocation Committee (CTCAC)
- CA Housing Finance Agency (CalHFA)
- Dept. of Housing and Community Development (HCD)

Affordable housing developers

Local governments

Tribal governments

Other stakeholders

# AHFW ROLES & RESPONSIBILITIES

**Develop recommendations** for a single consolidated application and review process

**Provide a written report** to the Legislature on or before July 1, 2026

**Members** attend and participate in recurring monthly meetings anticipated to occur through May 2026

**State agencies** participate in all meetings and provide staffing support (research, admin)

# REPORT TO LEGISLATURE

**Report to Legislature:**

- Recommendations regarding a consolidated application and review process
- Use of a unified scoring rubric
- Implementation format (the means by which applications are submitted and reviewed)
- Recommended programs for inclusion
- Any joint agreements between CDLAC, CTCAC, CalHFA, HCD
- Identification of potential conflicts (e.g., timeline, market expectations, statutory or regulatory)

# AHFW TIMELINE

| Dates | Description |
|---|---|
| May – July 2025 | Convening process |
| July 2025 – May 2026 | Monthly meetings |
| Aug – Dec 2025 | Review of state housing priorities, goals and implementation in a coordinated system<br>Member meetings review current CDLAC, CTCAC, CalHFA, HCD scoring, allocation, and geographic distribution systems; challenges with current systems, recommendations<br>Subgroups discuss concepts and options |
| December 2025 | Identify options for recommendations<br>Identify progress and timeline pursuant to AB 519 (due Jan 2026) |
| Jan – Mar 2026 | Continue to discuss and develop recommendations<br>Development of coordinated review and award process, unified scoring rubric, single application content and format |
| Apr – May 2026 | Consolidated application planning and design begins<br>Prepare report on a consolidated application and coordinated review process |
| June 2026 | Complete and submit report to Legislature |

# PROGRESS HIGHLIGHTS

- Programs recommended to be included in single application and coordinated review
- Current coordinated review recommendations
- Proposed 2026-2027 implementation timeline

# CONSOLIDATED APPLICATION AND COORDINATED REVIEW: PROGRAMS

## CalHFA

Mixed Income Program (subsidy loan)

## CDLAC

Tax-exempt bond financing

## CTCAC

Federal and state low-income housing tax credits

## HCD

Affordable Housing and Sustainable Communities Program

Super NOFA programs

- Multifamily Housing Program
- Infill Infrastructure Grant Program
- Joe Serna, Jr. Farmworker Housing Grant Program
- Veterans Housing and Homelessness Prevention Program

CDBG-Disaster Recovery

HOME Investment Partnerships Program

National Housing Trust Fund

# CONSOLIDATED APPLICATION AND COORDINATED REVIEW: CURRENT STATE AGENCY COORDINATION OPTIONS

**Fully Coordinated**

- Single application submitted
- Scored under a unified scoring rubric
- Reviewing entities simultaneously coordinate application review and awarding decisions

**Two Path Coordination**

- Single application submitted
  - Projects not requiring CalHFA or HCD funds apply directly to CDLAC/CTCAC
  - Other projects apply to CalHFA/HCD. Awarded applications requesting bonds/credits are forwarded to CDLAC/CTCAC.
- CDLAC/CTCAC award made from a pre-determined state-funding allocation pool

# Proposed 2026 – 2027 Implementation Timeline

**2026**

**Quarters 1, 2**

- Consolidated application planning
- Coordinated review planning
- Housing Development and Finance Committee (HDFC) design planning
- Determine legislative changes needed
- Submit AHFW report to Legislature

**Quarters 3, 4**

- HDFC launch
- 1/1/27 AB 519 deliverables work
- Finalize single, consolidated application and HDFC guidelines/regulations (Q4)
- Submit AB 519 reports to Legislature (December)

**2027**

**Quarter 1**

- Publish proposed CDLAC, CTCAC regulation updates for public comment
- Update HDFC guidelines, regulations as needed

**Quarter 2**

- Review public comments on regulations and guidelines
- Draft final proposed regulations, guidelines and responses to comments

**Quarter 3**

- Regulation alignment

**Quarter 4**

- Finalize coordinated review process for implementation in 2028

# QUESTIONS?