California Housing Finance Agency

Public Meeting Agenda

# California Housing Finance Agency Board of Directors
Thursday, January 22, 2026
10:00 a.m.

Meeting Location:
California Bank & Trust
520 Capitol Mall
Lower Level Conference Room
Sacramento, CA 95814

This meeting will be open to the public pursuant to Government Code Sections 11120-11132.

The meeting is available in person, on Zoom, and on YouTube. Public comments may be made in person or through Zoom.

Click here to view on YouTube:
[California Housing Finance Agency (CalHFA) - YouTube]

Click here to register on Zoom:
https://events.zoom.us/ev/AoO42v8ZtF_cu0ppg6sY55pQrO04qE9jpP9mNqeLddOyVaGY99lQ~AiuWehvD3i8kTPOmuDnO7koMAkpu_V4_r2-J0AgXIRYFDSO1gSd-LC_3Uw

1. Roll Call



3. Chairperson/Executive Director comments



5. Update on Agency Credit Rating and Capital Markets (Erwin Tam)

Sacramento Headquarters
500 Capitol Mall, Suite 1400
Sacramento, CA 95814
(916) 326-8000

6. Presentation on Affordable Housing Finance Workgroup (Gina Ferguson, Multifamily Finance – Special Projects Branch Chief, California Department of Housing and Community Development)

7. Other Board matters

8. Public comment: Opportunity for members of the public to address the Board on matters within the Board's authority

9. Adjournment

NOTES:

**Parking:** 520 Capitol Mall garage (N Street entrance) • $6/hr. • $24 max/day

**Refreshments:** Available nearby, at Panera and Old Soul Coffee

# MINUTES

**California Housing Finance Agency (CalHFA)**
**Board of Directors Meeting**
**December 11, 2025**
Meeting noticed on December 1, 2025

## 1. Roll Call

The California Housing Finance Agency Board of Directors meeting was called to order at 10:01 a.m. by Chair Cervantes. A quorum of members was present.

| | |
|---|---|
| MEMBERS PRESENT: | Cabildo, Cervantes, Kergan (for Moss), Hardeman, Russell, Sin, Olmstead (for Velasquez), White, Williams, Fano (for Assefa), Sertich |
| MEMBERS ARRIVING AFTER ROLL CALL: | Henning (for Ma) |
| MEMBERS ABSENT: | Limón, Muoto, Prince, Stephenshaw |
| STAFF PRESENT: | Claire Tauriainen, Rebecca Franklin, Ellen Martin, Erwin Tam, Steve Gallagher, Kevin Brown, Courtney Pond |
| EARLY DEPARTURES: | White |
| GUEST SPEAKERS: | Dustin Swonder, University of California, Berkeley |
| | Albert Long, RBC Capital Markets |
| | Robin Redford, Ramirez & Co., Inc. |

## 2. **Approval of the meeting minutes** – October 16, 2025

On a motion by Kergan, the minutes were approved by unanimous consent of all members in attendance.

## 3. Chairperson/Executive Director comments

Chairperson's comments:

- Chair Cervantes noted recent Board changes, including his reappointment and that of Director Prince. He thanked outgoing Director Sotelo for her meaningful contributions and invited her to offer remarks via Zoom. He concluded his comments by welcoming Tony Sertich in his new role as Executive Director.

Executive Director comments:

- Executive Director Sertich emphasized CalHFA's strengthened financial and strategic position, crediting past leadership for enabling growth and greater impact in California's housing market.

- He outlined plans to finalize a strategic plan early next year and build stronger partnerships with state and local agencies to accelerate housing development.

- He noted that the CalAssist Mortgage Fund has assisted more than 600 families, primarily survivors of the Eaton and Palisades fires, and has recently expanded eligibility by increasing income limits for applicants.

- He announced that longtime Director of Administration, Jennifer LeBoeuf, has moved to private industry and noted efforts to fill her role and other vacancies.

**4. Closed session pursuant to Government Code section 11126(a)(1) to consider the appointment of a Director of Multifamily Programs**

Closed session convened at 10:29 a.m. Upon the conclusion of the closed session, the Board returned to the open meeting at 11:34 p.m.

**5. Report out from closed session**

*Presented by Jim Cervantes, Board Chair*

Chair Cervantes reported that the Board met in closed session to discuss the potential appointment of a Director of Multifamily Programs, with no other actions or votes taken.

**6. Discussion, recommendation, and possible action to appoint and set salary for a Director of Multifamily Programs – Resolution No. 25-26**

On a motion by White, the Board approved **Resolution No. 25-26.** The votes were as follows:

| | |
|---|---|
| AYES: | Cabildo, Cervantes, Kergan (for Moss), Hardeman, Henning (for Ma), Russell, Sin, Olmstead (for Velasquez), White, Williams |
| NOES: | None |
| ABSTENTIONS: | None |
| ABSENT: | Limón, Muoto, Prince |

**7. Discussion, recommendation and possible action to approve a permanent loan increase for Alamo Street Apartment, Project No. 21016, for 271 units in Simi Valley, Ventura – Resolution No. 25-27**

*Presented by Steve Gallagher, Deputy Director of Multifamily Programs*

On a motion by Henning, the Board approved **Resolution No. 25-27.** The votes were as follows:

| | |
|---|---|
| AYES: | Cabildo, Cervantes, Kergan (for Moss), Hardeman, Henning (for Ma), Russell, Sin, Olmstead (for Velasquez), White, Williams |
| NOES: | None |
| ABSTENTIONS: | None |
| ABSENT: | Limón, Muoto, Prince |

**8. Discussion, recommendation, and possible action to approve a contract for capital improvements at 520 Capitol Mall – Resolution No. 25-28**

*Presented by Erwin Tam, Director of Financing*

On a motion by Russell, the Board approved **Resolution No. 25-28.** The votes were as follows:

| | |
|---|---|
| AYES: | Cabildo, Cervantes, Kergan (for Moss), Hardeman, Henning, Russell, Sin, Olmstead (for Velasquez), Williams |
| NOES: | None |
| ABSTENTIONS: | None |
| ABSENT: | Limón, Muoto, Prince, White |

**9. Update on State Leadership Accountability Act Report**

*Presented by Kelly Madsen, Director of Enterprise Risk Management and Special Initiatives*

Madsen presented an overview of the State Leadership Accountability Act report, highlighting top enterprise risks, mitigation strategies, and the agency's control environment.

**10. Presentation of Terner Center Report: "The Market for CalHFA Homebuyer Subordinate Financing Products"**

*Presented by Ellen Martin, Director of Homeownership Programs and guest speaker Dustin Swonder*

Swonder and Martin presented a research paper estimating the size and composition of the potential market for CalHFA's homebuyer subordinate financing programs.

**11. Capital Markets and Bond Summary**

*Presented by Erwin Tam, Director of Financing, with guest speakers Albert Long and Robin Redford*

Tam reviewed recent bond issuances for both multifamily and single family programs.

Long and Redford reported that CalHFA's October 2025 multifamily bond issuance financed six projects with 935 total units.

**12. Informational written reports:**

Chair Cervates asked if there were any questions regarding the informational written reports and there were none.

**13. Other Board matters**

Chair Cervantes asked if there were any additional Board matters for discussion and there were none.

**14. Public comment**

Chair Cervantes invited public comment. No members of the public requested to speak.

**15. Adjournment**

As there was no further business to be conducted, Chair Cervantes adjourned the meeting at 1:14 pm.

# M E M O R A N D U M

**To:** Board of Directors **Date:** January 22, 2026

**From:** Kelly Madsen, Director of Enterprise Risk Management & Special Initiatives
**California Housing Finance Agency**

**Subject:** Agenda Item 4 – Discussion, recommendation, and possible action to expand the CalAssist Mortgage Fund Program – Resolution No. 26-01

## Background

CalHFA is administering $105 million from the National Mortgage Settlement fund to provide mortgage assistance to homeowners who have been affected by qualified disasters in California between January 2023 and January 2025. The program launched June 12, 2025, and subsequently announced an expansion on October 20, 2025, increasing the program's income limits. To date, the program has approved 745 applications and distributed over $6 million to homeowners across the state.

Now that one year has passed since the L.A. wildfires and seven months since the launch of CalAssist, CalHFA has sufficient program data and information on the current situation for homeowners to recommend additional program changes. With the goal of making an even more meaningful and lasting impact on the lives of homeowners that have been devastated by recent disasters, CalHFA is seeking approval to make several strategic adjustments to the CalAssist Mortgage Fund, including increasing the maximum assistance amount per household and expanding the pool of eligible homeowners.

## Expansion Overview

When the program first launched, the primary focus was on speed and responsiveness, getting assistance to homeowners as quickly as possible during an incredibly challenging time. That approach was essential in the immediate aftermath of the L.A. wildfires. Now, seven months into program operations and with the benefit of more robust and refined data, we can make informed and intentional expansion. CalHFA used this model of getting funds out quickly to help vulnerable homeowners and then making data-driven expansions during its successful administration of the California Mortgage Relief Program during the pandemic.

CalHFA is requesting Board approval for two strategic adjustments to the CalAssist Mortgage Fund:

1. Extend length of assistance to 12 months and raise the maximum award amount accordingly.
2. Ability to align program income limits with current economic conditions.

These changes will enable CalHFA to distribute remaining funds more effectively and provide meaningful support to homeowners most impacted by recent disasters.

## Increasing the Length of Assistance

Using updated FEMA data from the state's Housing Impact Assessment, which were adjusted for certain eligibility criteria, we have been able adjust our target population ranges from a low of ~3,600 to ~7,900 potentially eligible properties. It should also be noted that there are additional variables that could limit the program's ability to reach and fund all eligible applicants.

Keeping that note in mind, the program used this range to analyze the maximum impact of increasing the length of assistance from 3 months of mortgage payments to 6, 9 and 12 months.

**Exhibit 1: Length of Assistance Analysis**

| | Target Population | | |
|---|---|---|---|
| **Max Assistance** | **3,600** | **5,800** | **7,900** |
| **6 Months** | 58,543,276 | 95,328,792 | 132,114,308 |
| **9 Months** | 87,814,914 | 143,993,188 | 198,171,462 |
| **12 Months** | 117,086,552 | 190,657,584 | 264,228,616 |

Based on that analysis and noting that it is unlikely that the program will reach and fund every potential applicant, increasing the length of assistance to cover 12 months of mortgage payments would best position the program to distribute the remaining funds, while making a more significant recovery impact for each recipient.

### Increasing the Income Limit

Since the expansion, nearly 35% of declines have been related to Income Limit. If we also add declines for not responding to requests for additional information, which are typically income-related, the percentage increases even further to 55%. The median income for these declines is $254,000, which closely aligns to 180% AMI for Los Angeles County, where the overwhelming percentage of applicants live.

Additionally, Los Angeles County has wide variations in household income, which influence median income figures and make them less representative of median incomes for homeowners, particularly those who live in the areas affected by the Eaton and Palisades fires.

CalHFA plans to take advantage of the flexibility of the NMS funds to align program income limits with current economic conditions using analysis of internal program information and external data, while remaining focused on equitable distribution. Other program requirements—including conforming loan limits—will ensure the program's continued ability to prioritize support for the most vulnerable households.

### Communication and Outreach

Communications and outreach for these updated program guidelines will expand upon current efforts to leverage relationships with Community-Based Organizations, legislative partners and partners from the servicing community, as well as paid/social media, earned media (news coverage) and email/mailing campaigns.

Additionally, the expansions will be announced through a press event, and CalHFA will send a direct mailer to mortgage holders in zip codes impacted by disasters.

CalHFA will notify previous applicants of the program changes and invite those that may now be eligible to re-apply. Applicants that have been funded for three months will not need to re-apply for additional months, though it will require the program to communicate with those applicants and their servicers to facilitate additional payment.

BOARD OF DIRECTORS
OF THE CALIFORNIA HOUSING FINANCE AGENCY

RESOLUTION NO. 26-01

RESOLUTION AUTHORIZING EXPANSION OF THE CALASSIST MORTGAGE FUND PROGRAM

WHEREAS, Government Code section 12531 authorizes use of the National Mortgage Settlement funding for HUD-certified housing counseling, legal services, and mortgage assistance;

WHEREAS, the CalHFA Board of Directors has previously authorized the remainder of the NMS funds to be used for HUD-certified housing counseling, legal aid, and the CalAssist Mortgage Fund, a disaster-related mortgage relief program to offer assistance to Californians struggling with housing-related challenges;

WHEREAS, the CalAssist program launched in June of 2025 and staff now has a clearer understanding of the imminent housing needs of disaster victims, many of whom will exhaust twelve months of mortgage forbearance in February 2026;

WHEREAS, the extraordinarily diverse socioeconomic communities within Los Angeles county, where the most recent severe disasters have struck, need tailored assistance so the CalAssist program guidelines must be adaptable;

WHEREAS, the initial CalAssist mortgage assistance offered and granted to many disaster victims will be insufficient to support long-term housing stability;

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

1. The Board directs staff to continue administration of the HUD-certified counseling and legal aid programs as part of a holistic support approach for Californians experiencing housing instability.

2. The Board further directs staff to recalibrate CalAssist program guidelines to expand the length of mortgage assistance for twelve (12) months or more, utilizing data-informed business judgment for victims of qualified disasters.

3. Recognizing the unique and varied composition of Californians living in Los Angeles County, the Board directs CalHFA staff to lift the AMI ceiling to assist low- and moderate-income households recovering from a qualified disaster.

4. The Executive Director and other authorized officers of the Agency shall implement these program modifications with thoughtful urgency through a lens of tailoring the program to assist the broadest swath of disaster victims possible.

5. The Executive Director and other authorized officers of the Agency are directed to:

   a. Hire requisite staff and contractors to implement programmatic modifications,

   b. Execute requisite agreements and contracts,

   c. Take all necessary, reasonable, and proper actions to manage this program effectively and effectively, and

   d. Expend the balance of NMS funds to effectuate these purposes.

SECRETARY'S CERTIFICATE

I, Claire Tauriainen, 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. 26-01 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 22nd day of January 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:

NOES:

ABSTENTIONS:

ABSENT:

IN WITNESS WHEREOF, I have executed this certificate hereto this 22nd day of January 2026.

ATTEST: ______________________________

CLAIRE TAURIAINEN
Secretary of the Board of Directors of the
California Housing Finance Agency