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COMMUNITY WEST BANK HELPS SECURE \$1 MILLION GRANT FOR AFFORDABLE HOUSING IN MADERA COUNTY

FRESNO, CALIFORNIA – March 24, 2025 – James J. Kim, President and CEO of Community West Bank (Bank), is proud to announce a \$1,035,000 Affordable Housing Program (AHP) grant request submitted by Community West Bank for Self-Help Enterprises was funded by the Federal Home Loan Bank of San Francisco (FHLBank San Francisco). This funding will help Self-Help Enterprises, a nationally recognized community development organization, support the River Grove I affordable housing project in the Madera County community of Oakhurst.

Self-Help Enterprises is dedicated to partnering with low-income families to build and sustain healthy homes and communities across California's Fresno, Kern, Kings, Madera, Mariposa, Merced, Stanislaus, San Joaquin and Tulare counties. The organization provides homebuyer assistance, repair programs and collaborative home construction opportunities to address the region's housing challenges.

The grant will help address the housing shortage in Oakhurst, where demand for affordable housing is high. River Grove is a two-phase rental community located in a high resource area close to urgent care, medical and dental offices, schools, shopping and other essential services. River Grove I is comprised of 70 multifamily housing units. The first phase has recently been completed, and residents are now moving in.

"We are thrilled that FHLBank San Francisco has awarded this grant to Self-Help Enterprises to help address the need for affordable housing," said Kim. "We are deeply committed to helping address the health and well-being of the San Joaquin Valley communities that Self-Help Enterprises serves. It is exciting to see their efforts significantly impacting affordable housing availability in this region."

"Community West Bank's support has been instrumental in ensuring the successful completion of River Grove I," said Tom Collishaw, President and CEO of Self-Help Enterprises. "Their commitment to affordable housing demonstrates their dedication to making a real difference for families in Oakhurst."

This partnership underscores Community West Bank's dedication to supporting initiatives that create sustainable housing solutions and strengthen communities in Central California.

About Community West Bank and Bancshares

Community West Bancshares ("Company") (NASDAQ: CWBC) and its wholly owned subsidiary, Community West Bank ("Bank"), are headquartered in Fresno, California. The Company was established in 1979 with the vision to help businesses and communities by exceeding expectations at every opportunity, and opened its first Banking Center in January 1980. Today, the Bank operates full-service Banking Centers throughout Central California and maintains a variety of departments supporting Commercial Lending, Agribusiness, SBA, Residential Construction and Mortgage, Manufactured Housing, Private Banking and Cash Management.

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Members of the Company and Bank Board of Directors are: Daniel J. Doyle (Chairman), Robert H. Bartlein (Vice Chairman), James J. Kim (CEO of the Company and President and CEO of the Bank), Martin E. Plourd (President of the Company), Suzanne M. Chadwick, Daniel N. Cunningham, Tom L. Dobyys, F.T. "Tommy" Elliott IV, Robert J. Flautt, James W. Lokey, Andriana D. Majarian, Steven D. McDonald, Dorothea D. Silva, William S. Smittcamp and Kirk B. Stovesand. Louis C. McMurray is Director Emeritus.

More information about Community West Bancshares and Community West Bank can be found at www.communitywestbank.com. Also, follow the Company on LinkedIn.

About Federal Home Loan Bank of San Francisco

The Federal Home Loan Bank of San Francisco is a member-driven cooperative helping local lenders in Arizona, California and Nevada build strong communities, create opportunity and change lives for the better. The tools and resources we provide to our member financial institutions – commercial banks, credit unions, industrial loan companies, savings institutions, insurance companies and community development financial institutions – foster homeownership, expand access to quality housing, seed or sustain small businesses and revitalize whole neighborhoods. Together with our members and other partners, we are making the communities we serve more vibrant and resilient.

The Federal Home Loan Bank of San Francisco sets aside 10% of its earnings each year to fund the AHP, with a portion of that funding allocated to two first-time homebuyers down payment assistance programs. Since 1990, the Bank has awarded over \$1.35 billion in grants to aid in the purchase, development and rehabilitation of over 154,600 units of quality affordable housing for lower-income households. The Bank's member financial institutions, working in partnership with community-based housing sponsors or developers, compete for AHP grants by submitting applications for specific projects. AHP-funded projects represent a wide range of strategies and solutions, from historic preservation and adaptive reuse to new construction and rehabilitation. Where AHP projects are developed, local economies also get a boost, as these projects create jobs, increase construction and consumer spending and generate new tax revenues.

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Attachment

Pictured: Stefani Woods, SVP Market Manager, CWB; Tom Collishaw, President and CEO, Self-Help Enterprises; Chad Bringe, VP Relationship Manager, CWB; Judy Silicato, VP Banking Center Manager, CWB and Scott Berry, Sr. Project Manager Self Help Enterprises.