CalHFA California Housing Finance Agency

Public Meeting Agenda

California Housing Finance Agency Audit and Risk Management Committee
Thursday, February 20, 2025
9:00 a.m.

Meeting Location:
California Department of Food and Agriculture
1220 N Street, Auditorium
Sacramento, CA 95814

This meeting is also available to view on livestream. Please note, public comments cannot be made when viewing on livestream.
https://www.calhfa.ca.gov/about/events/board-meetings/books/2025/20250220/2025-02-20-audit.htm

6. Other Committee matters

7. Public comment: Opportunity for members of the public to address the Committee on matters within the Committee’s authority

8. Adjournment

MINUTES

California Housing Finance Agency (CalHFA)
Audit Committee Meeting
October 23, 2024
Meeting noticed on October 11, 2024

1. Roll Call

The California Housing Finance Agency Audit Committee meeting was called to order at 11:04 a.m. by Chair Sotelo. A quorum of members was present.

MEMBERS PRESENT: Sotelo, White

MEMBERS ARRIVING AFTER ROLL CALL: None

MEMBERS ABSENT: Ma

STAFF PRESENT: Marc Victor, Courtney Pond, Tiena Johnson Hall, Rebecca Franklin, Pooja Deshmukh, Russell Nakao

2. Approval of the minutes – September 19, 2024

On a motion by White, the minutes were approved by unanimous consent of members present.

3. Chairperson comments

Chair Sotelo opened by welcoming everyone to the meeting. She outlined the agenda for the meeting and stated that the Committee would report back to the Board of Directors at their next meeting

4. 2024 Annual Information Security update

Presented by Pooja Deshmukh, Deputy Chief Information Officer and Russell Nakao, Chief Information Security Officer

Deshmukh and Nakao provided the Committee with an annual update on both information and cyber security activities at CalHFA.

5. Review and discuss potential amendments to the Audit Committee Charter

Presented by Rebecca Franklin, Director of Enterprise Risk Management and Compliance

Franklin reviewed proposed changes to the Charter, including the addition of a risk management reporting function to the Committee. After a discussion, members agreed to report to the Board that they concur with staff's recommendation to amend the Charter.

6. Other Committee matters

Chair Sotelo raised the possibility that additional meetings may be needed in the future, given the potential increased scope of the Audit Committee.

7. Public comment

Chair Sotelo asked if there were any members of the public who wanted to provide a comment and there were none.

8. Adjournment

As there was no further business to be conducted, Chair Sotelo adjourned the meeting at 11:54 a.m.

2023/24

Annual Comprehensive Financial Report

of the California Housing Finance Fund for the Fiscal Years Ended June 30, 2023 and June 30, 2024

Purposeful Lending

California Housing Finance Agency
A Component Unit of the State of California

Cal HFA SM

ANNUAL COMPREHENSIVE FINANCIAL REPORT

of the California Housing Finance Fund
for the fiscal years ended June 30, 2023 and June 30, 2024

Prepared through the joint efforts of CalHFA team members.

CalHFA
California Housing Finance Agency

A Component Unit of the State of California

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Introductory Section

State of California

CalHFA California Housing Finance Agency

December 9, 2024

To the Board of Directors, Legislature and Residents of the State of California:

The California Housing Finance Agency (CalHFA) is pleased to present this Annual Comprehensive Financial Report (ACFR) of the California Housing Finance Fund (Fund) for the Fiscal Year ended June 30, 2024. This report gives a general overview of CalHFA's financial position, satisfying the annual reporting requirements of California Health and Safety Code (HSC) Section 51005. It also shows our continuing commitment to prudent and responsible financial management, in addition to giving context and background about the environment in which we operate.

The Fund's management is responsible for establishing and maintaining internal controls designed to provide reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, transactions are executed in accordance with management's authorization, and transactions are recorded properly to permit the preparation of the financial statements in accordance with generally accepted accounting principles (GAAP). Internal control is also designed to reduce, to an acceptable level, the risk that errors or irregularities in amounts that would be material in relation to the financial statements may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. Management believes the Fund's internal accounting and operational controls adequately meet the above criteria.

CalHFA is not subject to an appropriated budget by the State, however, pursuant to HSC Section 50913, an annual budget is prepared by staff and approved by the CalHFA's Board of Directors. In addition, CalHFA produces quarterly reports to the Board of Directors on the business plan and operating budget.

The Fund is a discretely presented enterprise fund reported using the full accrual basis of accounting in accordance with GAAP accounting principles. The Fund's financial statements have been audited by CliftonLarsonAllen LLP, a firm of licensed Certified Public Accountants. The independent auditor concluded, based upon the audit, the Fund's financial statements as of and for the Fiscal Year ended June 30, 2024, are fairly presented in conformity with GAAP. The independent auditor's report expresses an unmodified opinion and is presented as the first component of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and the two should be read in conjunction.

About CalHFA

For nearly 50 years, CalHFA has been dedicated to addressing the needs of renters and homebuyers by offering financing and programs for low- to moderate-income Californians. Established in 1975 as the State of California's affordable housing lender, CalHFA remains committed to this mission, continuing to provide essential support to those it serves.

CalHFA is a discretely presented component unit of the State of California governed by a Board of Directors, whose names and biographies can be found later in this report. The Board oversees an Executive Director, who is an appointee of the Governor and directs the day-to-day operations of CalHFA.

CalHFA has an established Audit Committee to assist the Board of Directors in fulfilling its oversight responsibilities of financial reporting and accounting integrity. The Audit Committee is comprised of no fewer than three voting members of the Board, selected by the Chairman of the Board to serve on a rotational basis with staggered terms. The Committee meets at least twice per year to conduct meetings with the independent auditor, management and staff that serve as resources for their understanding of CalHFA's financial reporting responsibilities and any significant issues related to financial reporting and accounting policies.

CalHFA's mission of investing in diverse communities with financing programs that help more Californians have a place to call home is accomplished through a variety of housing programs and activities.

CalHFA's Multifamily Division finances affordable rental housing through partnerships with local jurisdictions, affordable housing developers and other financial institutions. CalHFA's Single Family Division provides mortgage products including down payment assistance for first-time homebuyers through the CalHFA's vast network of lending partners.

CalHFA's operations are primarily self-funded by revenues generated through its lending activities. In recent years, however, some special program funding has come from California's General Fund and voter-approved initiatives that are continuously appropriated to CalHFA. CalHFA also oversees disbursement of funds allocated by the federal government for other special programs.

Since 1975 CalHFA has helped more than 226,000 Californians purchase their first home with a mortgage they can afford and helped build or preserve more than 78,000 units in affordable housing developments for veterans, seniors, those with special needs and families in danger of experiencing homelessness.

Financial Condition

Economic Impact

Since CalHFA is self-supporting, its operating budget does not draw upon the general taxing authority of the State. As the State of California's affordable housing lender, however, CalHFA's operations can be directly impacted by several market/economic factors as follows:

- Trends in single family home prices – California home prices have steadily increased for the last ten years in addition to more recent sustained high interest rates. This upward trend has had an overall positive impact on CalHFA's lending activity in terms of dollar volume, although fiscal year 2023-24's numbers are slightly down from the prior year. Many first-time homebuyers are currently unable to afford homes in high-cost areas. Cash buyers, and other competitors to the typical first-time homebuyer also offer challenges.

- Trends in interest rates – CalHFA's lending programs are impacted by the volatility in short and long-term interest rates. Fluctuations in interest rates will affect potential borrowers' interest in CalHFA's loan products. CalHFA's cost of capital also will change based on prevailing interest rates. CalHFA continues an interest rate hedging program for multifamily permanent loan commitments, begun in January 2022, to mitigate interest rate risk.

- Trends in rental housing demand — California continues to experience very high rents in many areas, which has led to a high demand for new rental housing. CalHFA's ability to participate in the market depends on its ability to offer attractive rates and programs to developers and other partners.

- Trends in CalHFA's credit ratings — CalHFA may be affected by its credit ratings, which are discussed in the MD&A.

Major Initiatives

CalHFA experienced an 18% decrease in the number of single-family loans this year primarily due to the end of the Forgivable Equity Builder Loan program and utilization of approximately 85% of Dream for All (DFA) shared appreciation loan funds in Fiscal Year 2022-23. Although the DFA program received a new allocation from the state legislature for the 2023-24 fiscal year, securitization of these loans will not commence until the 2024-25 Fiscal Year. Despite the ongoing rise in housing prices, the dollar volume of loans decreased by only approximately 8%. In Fiscal Year 2023-24, CalHFA securitized 6,037 first mortgage loans for low- and moderate-income homebuyers, totaling over $2.5 billion.

The MyHome Assistance Program remains the cornerstone of Single Family lending. Over 98% of our non-DFA first mortgage loans included a MyHome loan, underscoring the persistent demand for down payment and closing cost assistance among low- and moderate-income homebuyers.

CalHFA's Multifamily Division continued its innovations to enhance California's broader affordable housing finance system. Utilizing CalHFA's diverse range of financing products—such as conduit bond issuance, recycled bonds, permanent first lien loans, mixed-income subordinate loans, and funding for projects serving Californians with special needs—CalHFA successfully created or preserved 3,904 units, with over $1.8 billion in financing, during Fiscal Year 2023-2024.

Looking ahead to Fiscal Year 2024-2025 and beyond, CalHFA remains committed to increasing its efforts to provide safe, decent, and affordable housing to low- and moderate-income renters and homebuyers.

CalHFA continued its administration of $300 million from the National Mortgage Settlement (NMS). The multi-phase program began with $50 million allocated to HUD-approved Housing Counseling Agencies, offering free housing counseling to homeowners, former homeowners, and renters. Additional funds have been provided to expand the reach of this assistance. As of June 30, 2024, the NMS Program has supported over 78,000 families with free counseling sessions.

Additionally, through its special purpose affiliate, the CalHFA Homeowner Relief Corporation (CalHRC), CalHFA utilized California's full $1.06 billion allocation of the federal Homeowner Assistance Fund to administer the California Mortgage Relief Program (MRP). The MRP program is scheduled to wind down through fiscal year 2024-25, with CalHRC maintaining its own audited financial reporting.

Awards and Designations

The Government Finance Officers Association of the United States and Canada (GFOA) has yet to issue a Certificate of Achievement for Excellence in Financial Reporting to the Fund for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2023. This would be the seventh year the fund has achieved this prestigious award, bestowed for publishing an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

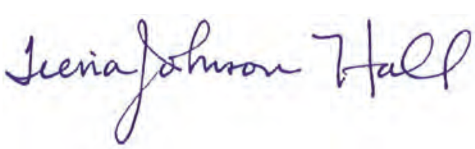
A Certificate of Achievement is valid for one year. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

This report gives a reliable, complete picture of CalHFA's financial operations for Fiscal Year 2023-2024. It also can be used as a basis for making informed management decisions, to determine compliance with legal statutes and to demonstrate the Board's responsible direction of CalHFA.

The preparation of this report has been accomplished through the dedicated team effort of CalHFA employees. I also would like to take this opportunity, on behalf of the staff and residents served by CalHFA, to acknowledge the members of the Board for their continued support and guidance.

Respectfully Submitted,



Tiena Johnson Hall
Executive Director

Dalila Sotelo
Governor Appointee
Senior Development Executive
Integral Group
Term Ends:
September 26, 2025

AnaMarie Avila Farias
Governor Appointee
Operations Director
Contra Costa Juvenile Hall
Term Ends:
September 26, 2026

Preston Prince
Governor Appointee
Executive Director
Santa Clara County Housing Authority
Term Ends:
September 26, 2025

Maria Cabildo
Speaker of the Assembly Appointee
Director of Housing and Economic Opportunity
California Community Foundation
Term Ends:
April 19, 2027

Jim Cervantes
Governor Appointee and Chairperson
Retired, former Managing Director of Public Finance
Stifel, Nicolaus & Company
Term Ends:
September 26, 2025

Frederick White
Governor Appointee
Housing Capital Advisor
City of Los Angeles
Office of Homelessness Initiatives
Term Ends:
September 26, 2027

Stephen Russell
Senate Committee on Rules Appointee
Executive Director
San Diego Housing Federation
Term Ends:
November 18, 2025

Noerena Limón
Governor Appointee
Principal
Mariposa Strategies
Term Ends:
September 26, 2027

Tyrone Roderick Williams
Governor Appointee
Chief Executive Officer
Fresno Housing Authority
Term Ends:
September 26, 2027

Lindsey Sin
Ex Officio Member
Secretary
California Department
of Veterans Affairs

Fiona Ma
Ex Officio Member
California State Treasurer

Tomiquia Moss*
Ex Officio Member
Secretary, Business,
Consumer Services &
Housing Agency

Gustavo Velasquez
Ex Officio Member
Director
California Department of
Housing and Community
Development

Samuel Assefa
Ex Officio Member
Director
Office of Planning &
Research

Joe Stephenshaw
Ex Officio Member
Director
California Department of
Finance

Tiena Johnson Hall
Ex Officio Member
Executive Director California
Housing Finance Agency


Tiena Johnson Hall
Executive Director
Chris Shultz
Chief Deputy Director
Erwin Tam
Director of Financing
Ellen Martin
Director of Homeownership
Kate Ferguson
Director of Multifamily Programs
Mehgie Tabar
Director of Legislation
Oksana Glushchenko
Comptroller
Kathy Phillips
Director of Marketing & Communications
Jennifer LeBoeuf
Director of Administration
Claire Tauriainen
General Counsel
Ashish Kumar
Chief Information Officer
Rebecca Franklin
Director of Enterprise Risk Management & Compliance
Vacant
Director of Business Development & Stakeholder Relations

Financial Section

CliftonLarsonAllen LLP
CLAconnect.com

INDEPENDENT AUDITORS' REPORT

Board of Directors
California Housing Finance Fund
Sacramento, California

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the California Housing Finance Fund of the California Housing Finance Agency, a component unit of the State of California as of and for the years ended June 30, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the California Housing Finance Fund's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the California Housing Finance Fund, as of June 30, 2024 and 2023, and the respective changes in financial position, and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the California Housing Finance Fund and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the California Housing Finance Fund and do not purport to, and do not, present fairly the financial position of the California Housing Finance Agency, as of June 30, 2024 and 2023, the changes in its financial position, or, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Board of Directors
California Housing Finance Fund

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the California Housing Finance Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Board of Directors
California Housing Finance Fund

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, Schedule of the Fund's Proportionate Share of the Net Pension Liability, the Schedule of Fund Contributions - Pension, the Schedule of the Fund's Proportionate Share of the Net OPEB Liability, the Schedule of the Fund Contributions - OPEB and the Notes to the Required Supplementary Information as outlined in the table contents be presented to supplement the financial statements. Such information is the responsibility of management and, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the California Housing Finance Fund's basic financial statements. The combining schedules of net position, combining schedules of revenues, expenses and changes in net position and combining schedule of cash flows (supplementary information) are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section, statistical section and statutory requirements sections but does not include the basic financial statements and our auditors' report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audits of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Board of Directors
California Housing Finance Fund

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 9, 2024, on our consideration of the California Housing Finance Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the California Housing Finance Fund's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering California Housing Finance Fund's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

Baltimore, Maryland
December 9, 2024

Overview of The Financial Statements

Management of the California Housing Finance Agency is pleased to offer readers of the Agency’s financial statements this narrative overview and analysis of its basic financial statements for the fiscal years ended June 30, 2024 and 2023, with comparative data from year ending June 30, 2022. The intent of this management discussion and analysis (MD&A) is to provide a comprehensive view of financial performance as a whole. We suggest that readers review the MD&A section in conjunction with the Letter of Transmittal, the Agency’s financial statements, and the notes to the financial statements to further enhance their understanding of the Agency’s financial performance.

The basic financial statements of the California Housing Finance Fund (Fund) have been prepared in accordance with U.S. Generally Accepted Accounting Principles (GAAP). GAAP requires the inclusion of three basic financial statements: the statement of net position (balance sheet); the statement of revenues, expenses, and changes in net position (income statement); and the statement of cash flows. These required statements offer short-term and long-term financial information about the Fund.

The following MD&A applies only to activities of the Fund. Operations of the Fund include the issuance of Agency bonds and notes to fund loans to qualified borrowers for single-family houses and multifamily developments. The Agency issues its own bonds and uses other available monies to provide the necessary financing for loan programs. Any interest paid to bondholders is generally exempt from both state and federal tax; however, the Agency may issue federally taxable bonds. The Agency's operations are entirely self-funded and does not draw upon the general taxing authority of the State.

The multifamily conduit issuances of the Agency are designed to facilitate both for-profit and non-profit developers in accessing tax- exempt and taxable bonds for the financing of affordable family, senior, and mixed-income housing developments. The goals of the program are to increase and preserve the supply of affordable rental housing, maintain a quality living environment, leverage private sector funds to the greatest extent possible, and to cooperate with local jurisdictions to advance affordable housing goals. Conduit issuances are limited obligations of the Agency, payable solely from the revenues and other funds and money pledged and assigned under the applicable indenture, series indenture, master pledge and assignment, or funding loan agreement. Neither the Agency or the State, nor any political subdivision thereof, is obligated in any manner for repayment of the debt. Accordingly, these bonds and notes are not reported as liabilities in the Agency’s financial statements. For more information, see Note 7 – Long and Short-term Liabilities.

The financial statements present the totals of the programs and accounts of the Fund. The supplemental combining information of the Fund is organized by the following major categories: Homeownership Programs, Multifamily Rental Housing Programs, Other Programs and Accounts, and Contract Administration Programs. This supplemental information and additional information for specific programs and accounts are reported after the notes to the financial statements.

Historically, the Homeownership Programs provided low-cost mortgage capital through the issuance of home mortgage revenue bonds to a network of approved lenders, from whom the Fund purchases previously funded and closed loans secured by single-family homes purchased by individual borrowers. However, over the last ten years, the Homeownership Programs have achieved success by participating in the To Be Announced (TBA) Market Rate Program, which does not require the issuance of bonds to fund single-family loans. Therefore, the TBA Market Rate Program activities are not recorded within Homeownership Programs but within the Other Programs and Accounts category. Homeownership Programs only include the pledged loan and bond activities of Home Mortgage Revenue Bonds, which were fully redeemed during Fiscal Year 22-23.

The Multifamily Rental Housing Programs are typically used to directly fund loans to developers and housing sponsors for the construction or acquisition of multifamily rental housing developments. Within the these programs, only the pledged loan and bond activities of Multifamily Housing Revenue Bonds III, Multifamily Special/ Limited Obligation Bonds, and Multifamily Affordable Housing Revenue Bonds are recorded. The latest bond, the Affordable Housing Revenue Bonds (AHRB), was issued in August 2023. Historically, the Multifamily Housing Revenue Bonds III indenture and the Multifamily Affordable Housing Revenue Bonds have participated in the FHA-HFA Multifamily Risk-Sharing Program with the U.S. Department of Housing and Urban Development (HUD).

In FY 2016-17, the Agency entered into an agreement with the Federal Financing Bank (FFB) to provide capital for the multifamily loans under the FHA-HFA Multifamily Risk-Sharing Program, eliminating the need to issue Multifamily Housing Revenue Bonds for the permanent loan. The Agency continues to participate in this program, and all new FFB loans are structured to comply with its requirements.

The Other Programs and Accounts category includes all non-bond-related activities of the Fund. This category encompasses the activities of Housing Assistance Trust (HAT), Federal Programs, Loan Servicing, and other accounts:

- HAT is a source of funding used to assist in the development of single and multifamily projects through various low-interest loan and technical assistance programs and support the Agency's business operations. Within HAT, the TBA Market Rate Program activities are being reported along with other remaining investments or loans from fully redeemed bond series or loans previously funded by HAT. The TBA Market Rate Program allows for the easy trade of eligible mortgage-backed securities (MBS) while supporting well-priced, long-termed, fixed-rate mortgages with or without a subordinate loan. The TBA market allows for the sale of securities before they have been finalized or before the mortgages that back the securities have been identified. Because the loans can be sold to investors prior to being finalized, the TBA market allows lenders to offer borrowers a predetermined interest rate or rate lock in advance of their loan closing. This protects the borrower from a rate increase while they finalize their loan. The TBA market ensures a steady supply of capital for long-term fixed rate mortgages because the program is viable for lenders, affordable to consumers and attractive for investors. Under the TBA Market Rate Program there is no balance sheet risk as the Fund does not hold any whole loans mortgages under this program. Once the mortgages are pooled into an MBS, the Fund purchases the MBS pool, immediately sells them to investors that same day and records a gain on sale of securities for the transaction along with other revenues and expenses of the program. Additionally, the Agency may use either HAT funds or a credit facility from the Federal Home Loan Bank of San Francisco to purchase a select portfolio of Fannie Mae and Ginnie Mae MBS composed of loans it has originated for low to moderate income homebuyers.
- Federal Programs includes the Section 8 Housing Assistance Program and the Section 811 Supportive Housing for Person with Disabilities.
- Other accounts provide security for the issuance of bonds, identify credit or loan agreements and emergency contingencies, and report in-house loan servicing operations. The operating expenses of the Agency's loan and bond programs are paid from the Agency's Operating Account, ensuring that the programs are self-supporting.

The Contract Administration Programs (CAP) includes the Mental Health Services Act Housing Program (MHSA), Special Needs Housing Program (SNHP), Building Home and Jobs Act Housing Program (BHJ), Low and Moderate Income Housing Program (LMI), National Mortgage Settlement Housing Counseling Program (NMS), Homebuyer Assistance Program (HBA), and Accessory Dwelling Unit Program (ADU). These programs are administered for the State or another State Department on a contract basis.

Financial Highlights

- The Single Family TBA Market Rate program continued to succeed, achieving over $2.57 billion in securitization volume for FY 2023-24. The program generated approximately $57.1 million in revenue during the same period.
- Operating income was $112.3 million for FY 2023-24 compared to $132 million for FY 2022-23, a decrease of $19.7 million. Operating revenues increased by $15 million from $220.2 million in FY 2022-23 to $235.2 million in FY 2023-24. Operating expenses also increased by $34.6 million from $88.2 million in FY 2022-23 to $122.8 million in FY 2023-24. For more information, see Condensed Schedule of Revenues, Expenses and Changes in Net Position.
- Total assets increased by $280.8 million to $4.56 billion compared to the prior year. Total liabilities increased by $121.4 million to $1.29 billion compared to FY 2022-23. For more information, see Condensed Statements of Net Position.
- The assets and deferred outflows of resources of the Fund exceeded its liabilities and deferred inflows of resources by $3.22 billion (net position) for FY 2023-24. The change in net position prior to transfers was $114.2 million, a decrease of $44.6 million compared to the prior year.
- The Fund's proportionate share of the State's overall Net Pension liability is $38.5 million. For more information, see Note 9 – Pension Plan.
- The Fund's proportionate share of the State's overall Net Other Post-employment Benefits (OPEB) liability is $52 million. For more information, see Note 10 – Other Post-employment Benefits.
- In August 2023, $84.9 million in multifamily bonds were issued under the new Affordable Housing Revenue Bonds indenture. For more information, see Note 7 - Long and Short-Term Liabilities.
- The Fund's Single Family first loan portfolio comprised 5,144 loans as of June 30, 2024 compared to 5,504 loans as of June 30, 2023. Overall, the Single Family loan portfolio declined by 360 loans (6.5%). The overall delinquency ratio of the Fund's Single Family first loan portfolio was 5.9% (303 delinquent loans) as of June 30, 2024. In comparison, the delinquency ratio for the Agency's Single Family portfolio was 5.7% (312 delinquent loans) as of June 30, 2023.

Financial Analysis

Statements of Net Position

The Statement of Net Position provides readers with a snapshot of the Fund's fiscal condition at a specific point in time. Over time, increases or decreases in the Fund's net position serve as an indicator of whether its financial status is improving, stable, or deteriorating. Additionally, other factors should be considered when reviewing the operational results, such as changes in the interest rate environment, the bond market, state and federal laws governing the Fund's programs, the tax code, and the real estate market in the State.

Condensed Statements of Net Position

as of June 30 (dollars in thousands)

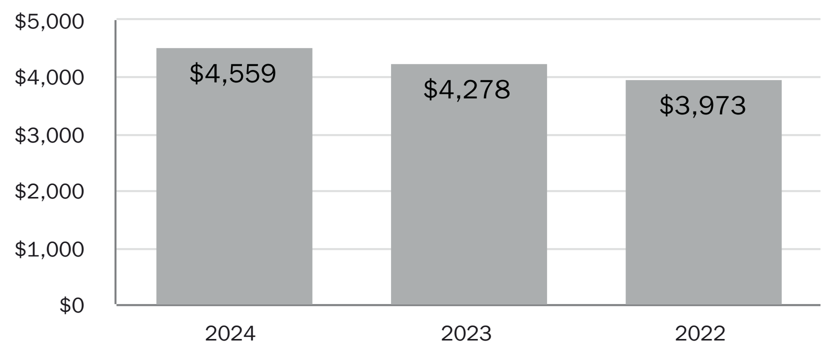
	2024	2023	2022	Change 2024/2023	Change 2023/2022
ASSETS					
Current Assets					
Cash and investments	$1,743,295	$1,660,383	$1,504,562	$82,912	$155,821
Program loans receivable-net	60,056	61,956	66,330	(1,900)	(4,374)
Other	206,466	184,891	208,881	21,575	(23,990)
Total Current assets	$2,009,817	$1,907,230	$1,779,773	$102,587	$127,457
Noncurrent Assets					
Investments	$400,917	$299,399	$236,080	$101,518	$63,319
Program loans receivable-net	2,079,072	2,020,416	1,916,651	58,656	103,765
Capital assets	20,885	23,163	26,098	(2,278)	(2,935)
Other noncurrent assets	47,910	27,578	14,262	20,332	13,316
Total Noncurrent Assets	$2,548,784	$2,370,556	$2,193,091	$178,228	$177,465
Total Assets	$4,558,601	$4,277,786	$3,972,864	$280,815	$304,922
DEFERRED OUTFLOWS OF RESOURCES	$22,134	$21,982	$14,775	$152	$7,207
LIABILITIES					
Current Liabilities					
Bonds payable-net	$4,396	$430	$21,725	$3,966	($21,295)
Notes payable	3,396	3,243	2,947	153	296
Loans payable	204,600	151,422	102,305	53,178	49,117
Other current liabilities	246,970	240,208	246,447	6,762	(6,239)
Total Current liabilities	$459,362	$395,303	$373,424	$64,059	$21,879
Noncurrent Liabilities					
Bonds payable-net	$120,461	$40,525	$99,530	$79,936	($59,005)
Notes payable	283,465	286,860	272,461	(3,395)	14,399
Loans payable	379	1,201	2,180	(822)	(979)
Other noncurrent liabilities	431,227	449,628	429,863	(18,401)	19,765
Total Noncurrent Liabilities	$835,532	$778,214	$804,034	$57,318	($25,820)
Total Liabilities	$1,294,894	$1,173,517	$1,177,458	$121,377	($3,941)
DEFERRED INFLOWS OF RESOURCES	$64,993	$46,489	$41,609	$18,504	$4,880
NET POSITION					
Net investment in capital assets	($730)	($384)	$305	($346)	($689)
Restricted net position	3,294,458	3,132,039	2,857,944	162,419	274,095
Unrestricted net position (deficit)	(72,880)	(51,893)	(89,677)	(20,987)	37,784
Total Net Position	$3,220,848	$3,079,762	$2,768,572	$141,086	$311,190

Assets

Total assets were $4.56 billion as of June 30, 2024 compared to $4.28 billion as of June 30, 2023, and $3.97 billion as of June 30, 2022. This represents an increase of $280.8 million (or 6.6%) from the prior year and an increase of $304.9 million (7.7%) from June 30, 2022 to June 30, 2023. The increase in total assets for FY 2023-24 is primarily due to a $120.2 million increase in cash and cash equivalents, a $101.5 million increase in investments in securities, a $56.8 million increase in program loans receivable, a $27.2 million increase in cash collateral held by counterparties, a $21.3 million increase in derivative swap assets (fair value swaps), and an $8.9 million increase in interest receivables. This increase is partially offset by a $37.2 million decrease in investments in the State's Surplus Money Investment Fund (SMIF) and commercial paper, an $11.1 million decrease in amounts due from other government entities, a $3.3 million decrease in defeasible liens receivable, a $2.3 million decrease in capital assets, and a $1 million decrease in Real Estate Owned mortgages.

Of the Fund's assets, 94% consisted of cash and investments, and program loans receivable.

Total Assets
(dollars in millions)



Cash and Investments

Total cash and investments were $2.14 billion as of June 30, 2024 compared to $1.96 billion as of June 30, 2023 and $1.74 billion as of June 30, 2022. This represents an increase of $184.4 million (9.4%) from the prior fiscal year and an increase of $219.1 million (12.6%) from June 30, 2022 to June 30, 2023.

Of the Fund's assets, 47% is in the form of cash and investments at June 30, 2024. Approximately $1.55 billion of the Fund's investments are held in the SMIF and earn a variable rate of interest. The amount of funds invested in SMIF decreased by $37.2 million primarily due to the transfer of funds from SMIF to US Bank for the purchase of mortgage-backed securities, and other investment purposes.

The composition of cash and investments as of June 30 and the changes from the prior year are shown in the table below:

Cash and Investments (dollars in thousands)	**2024**	**2023**	**2022**	**Change 2024/2023**	**Change 2023/2022**
Cash	$197,788	$77,573	$139,932	$120,215	($62,359)
SMIF	1,545,507	1,582,737	1,364,588	(37,230)	218,149
Open Commercial Paper	—	73	42	(73)	31
Securities	400,917	299,399	236,080	101,518	63,319
Total Cash & Investments	$2,144,212	$1,959,782	$1,740,642	$184,430	$219,140

Deferred Outflows of Resources

Deferred outflows of resources were $22.1 million as of June 30, 2024 compared to $22 million as of June 30, 2023 and $14.8 million as of June 30, 2022. This represents an increase of $0.1 million from the prior fiscal year as a result of an increase in OPEB and pension related outflows.

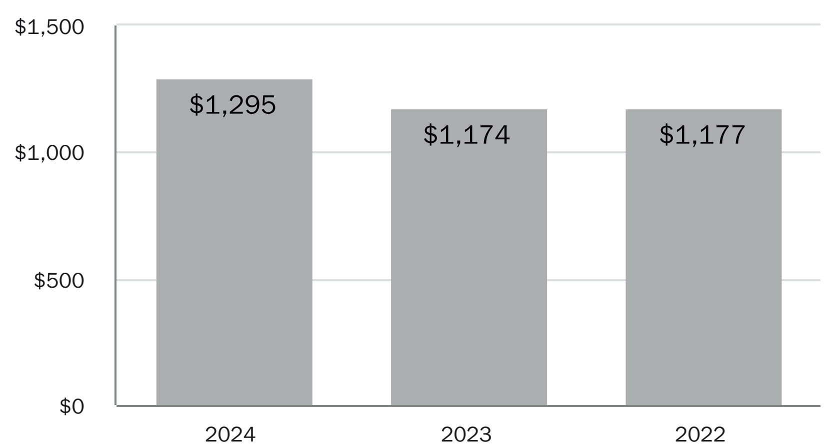
Liabilities

Total liabilities were $1.29 billion as of June 30, 2024 compared to $1.17 billion as of June 30, 2023 and $1.18 billion as of June 30, 2022. This represents an increase of $121.4 million (10.3%) from the prior fiscal year in contrast to a decrease of $3.9 million (0.3%) from June 30, 2022 to June 30, 2023.

Of the Fund’s total liabilities, 9.6% is in the form of bond indebtedness, 22.2% is in the form of notes indebtedness, and 15.8% is in the form of loan indebtedness compared to 3.5%, 24.7%, and 13% in prior year, respectively. The Fund’s net bonds payable as of June 30, 2024 increased by $83.9 million compared to the prior year. This increase was primarily due to the issuance of $84.9 million in new bonds and a balance of $0.7 million in unamortized forward interest rate hedging gains from termination at bond issuance treated as a bond premium. The increase from new bond issuances was partially offset by $1.6 million in scheduled principal maturities and $0.1 million in bond redemptions. Additionally, notes payable to FFB decreased by $3.2 million due to notes repayments. Conversely, the balance of short-term loans payable with the Federal Home Loan Bank (FHLB) of San Francisco and credit facility agreement with Braeburn, LLC increased by $53.2 million.

Other liabilities decreased by $11.6 million, primarily due to a $22.8 million reduction in unearned revenues, as grants revenues were recognized upon meeting all applicable eligibility criteria, along with a $1.2 million reduction in pension liability. However, these declines were partially offset by a $3.7 million increase in deposit accounts for impound withholding, a $1.3 million rise in bond interest payable related to the increase in bonds payable, and a $7.5 million increase in OPEB liability.

Total Liabilities
(dollars in millions)



Bonds Payable

As of June 30, 2024, the outstanding balance of federally taxable bonds was zero, while tax-exempt bonds increased by $83.2 million to $124.1 million due to a new bond issuance, representing 100% of all bonds outstanding. Multifamily conduit bond issuances are not reported within the Fund. For more information, see Note 7 - Long and Short-term Liabilities. Shown below are the amounts of variable and fixed rate indebtedness, by tax status, as of June 30 and the changes from the previous year:

Bonds Payable (dollars in thousands)	2024	2023	2022	Change 2024/2023	Change 2023/2022
Tax-Exempt Bonds					
Variable Rate	$30,000	—	—	$30,000	—
Fixed Rate	94,145	40,955	41,490	53,190	(535)
Total Tax-Exempt Bonds	$124,145	$40,955	$41,490	$83,190	($535)
Federally Taxable Bonds					
Fixed Rate	—	—	$79,765	—	($79,765)
Total Federally Taxable Bonds	—	—	$79,765	—	($79,765)
Total Bonds Outstanding	$124,145	$40,955	$121,255	$83,190	($80,300)

Deferred Inflows of Resources

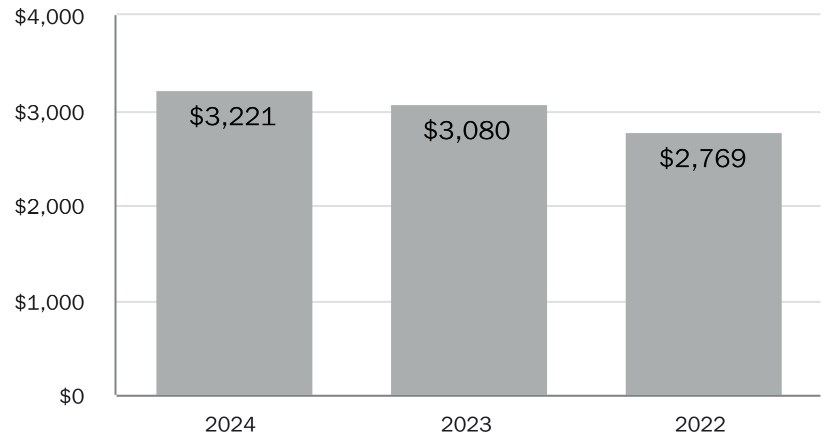
Deferred inflows of resources were $65 million as of June 30, 2024 compared to $46.5 million as of June 30, 2023 and $41.6 million as of June 30, 2022. This represents an increase of $18.5 million from the prior fiscal year and an increase of $4.9 million from Fiscal Year 2021-22 to Fiscal Year 2022-23. The increase in Fiscal Year 2023-24 was mainly due to a $21.3 million increase in the fair value of hedging derivatives, which was partially offset by a $2.8 million decrease in OPEB and pension related inflows.

Net Position

The Fund’s net position is either 1) restricted pursuant to trust agreements with bondholders and the Agency’s enabling legislation or 2) unrestricted, or 3) classified as net investment in capital assets. As of June 30, 2024, the total net position of the Fund is $3.22 billion, reflecting an increase of $141.1 million from FY 2022-23 and a $311.2 million increase from FY 2021-22 to FY 2022-23. The growth in net position was primarily due to a $280.8 million increase in total assets, which was partially offset by a $121.4 million increase in total liabilities and an $18.5 million increase in deferred inflows of resources. The unrestricted net position shows a deficit of $72.9 million mainly due to recorded liabilities related to pension (see Note 9) and other post employment benefits (see Note 10).

Of the $3.22 billion in total net position, the Fund's restricted and unrestricted net position represents 100% of the total.

Net Position
(dollars in millions)



Capital Assets

The Fund's capital assets comprise 0.6% of the total net position of $3.22 billion. As of June 30, 2024, net capital assets were $20.9 million, reflecting a decrease of $2.3 million from the previous year and a decrease of $2.9 million from FY 2021-22 to FY 2022-23.

The policy of capitalizing assets is described in Note 6 – Capital Assets.The table below shows the Agency's capital assets and accumulated depreciation and amortization as of June 30 and changes from the previous year:

Capital Assets (dollars in thousands)	2024	2023	2022	Change 2024/2023	Change 2023/2022
Data processing equipment	$363	$328	$576	$35	($248)
Office furniture and equipment	338	271	292	67	(21)
Leased buildings	27,987	27,987	27,990	—	(3)
Total Capital Assets	$28,688	$28,586	$28,858	$102	($272)
Less Accumulated Depreciation For					
Data processing equipment	($212)	($174)	($189)	($38)	$15
Office furniture and equipment	(243)	(194)	(42)	(49)	(152)
Less Accumulated Amortization For					
Leased buildings	($7,348)	($5,055)	($2,529)	($2,293)	($2,526)
Total Accumulated Depreciation and Amortization	($7,803)	($5,423)	($2,760)	($2,380)	($2,663)
Total Capital Assets, Net	$20,885	$23,163	$26,098	($2,278)	($2,935)

Statements of Revenues, Expenses, and Changes in Net Position

The statement of revenues, expenses, and changes in net position presents the revenues generated by the Fund, both operating and non-operating revenues, and the expenses incurred through operating and non-operating expenditures, and any other interfund transfers.

Following is a comparison of the Fund's condensed Statement of Revenues, Expenses, and Changes in Fund Net Position:

Condensed Statements of Revenues, Expenses, and Changes in Net Position

as of June 30 (dollars in thousands)

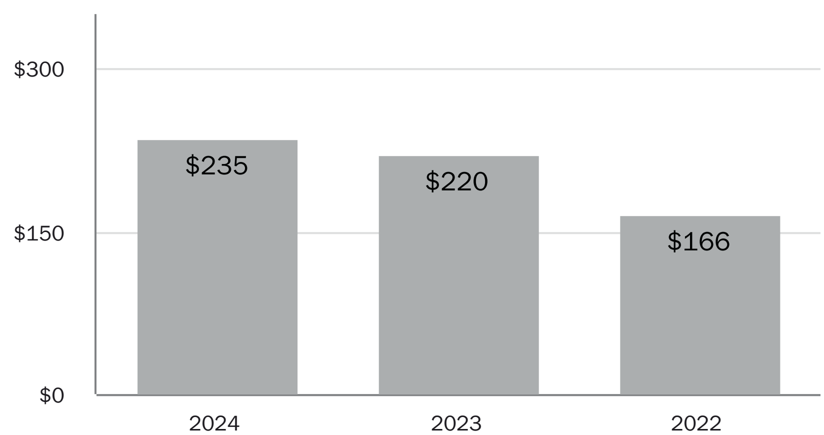
	2024	2023	2022	Change 2024/2023	Change 2023/2022
OPERATING REVENUES					
Interest income - program loans, net	$83,786	$81,799	$95,402	$1,987	($13,603)
Interest income - Investment, net	72,884	38,386	10,676	34,498	27,710
Realized/Unrealized gain on sale of securities	3,879	6,999	20,613	(3,120)	(13,614)
Other loan fees	23,050	40,802	17,357	(17,752)	23,445
Other revenues	51,559	52,168	22,407	(609)	29,761
Total Operating Revenues	$235,158	$220,154	$166,455	$15,004	$53,699
OPERATING EXPENSES					
Interest	$24,338	$17,525	$14,351	$6,813	$3,174
Mortgage servicing fees	1,925	2,064	2,334	(139)	(270)
Salaries & general expenses	41,072	13,194	22,487	27,878	(9,293)
Other expenses	55,477	55,419	11,766	58	43,653
Total Operating Expenses	$122,812	$88,202	$50,938	$34,610	$37,264
Operating Income	$112,346	$131,952	$115,517	($19,606)	$16,435
NON-OPERATING REVENUES & EXPENSES					
Investment SWAP revenue (fair value)	—	$21,777	$45,685	($21,777)	($23,908)
Prepayment penalty	1,743	4,104	10,269	(2,361)	(6,165)
Other	151	1,053	167	(902)	886
Total Non-operating Revenues and Expenses	$1,894	$26,934	$56,121	($25,040)	($29,187)
Change in net position before transfers	114,240	158,886	171,638	(44,646)	(12,752)
Transfers in (out)	26,846	152,304	(221,889)	(125,458)	374,193
Increase (decrease) in net position	$141,086	$311,190	($50,251)	($170,104)	$361,441
Net Position at Beginning of Year	$3,079,762	$2,768,572	$2,818,823	$311,190	($50,251)
Net Position at End of Year	$3,220,848	$3,079,762	$2,768,572	$141,086	$311,190

Operating Revenues

Total operating revenues of the Fund reached $235.2 million for FY 2023-24, up from $220.2 million in FY 2022-23, and $166.5 million in FY 2021-22. This represents an increase of $15 million (6.8%) from FY 2022-23 and a rise of $53.7 million (32.3%) from FY 2021-22 to FY 2022-23. The increase in FY 2023-24 is primarily due to the reasons illustrated below:

- Investment interest income increased by $34.5 million in FY 2023-24 due to a $14.2 million increase from mortgage-backed securities (MBS) and a $20.3 million increase from the Surplus Money Investment Fund (SMIF), both attributed to higher fiscal year-end interest rates compared to the previous fiscal year. Additionally, there was a $2 million increase in interest income from program loans and loan agreements, resulting from the purchase of new loans.
- Realized and unrealized gains on the sale of securities decreased by $3.1 million primarily due to an $8.3 million decrease in realized gains from securitization related to the TBA Market Rate Program. The decrease was partially offset by a $5.2 million increase in the change in fair value of investments for FY 2023-24.
- Other loan fees and revenues decreased by $18.4 million, primarily due to a $17 million reduction in administrative fees revenue resulting from a decline in contract administration program loan purchases. Additionally, acquisition fee revenues decreased by $5.7 million compared to the prior year, mainly due to a lower volume of the securitization in the Single Family TBA Market Rate Program. The decrease was partially offset by a $0.6 million increase in commitment fees, a $0.5 million increase in application fees, and a $3.1 million increase in investment swap revenue, as no revenue was recognized in FY 2023-24 compared to a $3.1 million loss in the previous fiscal year due to the termination of ineffective swaps.

Operating Revenues
(dollars in millions)

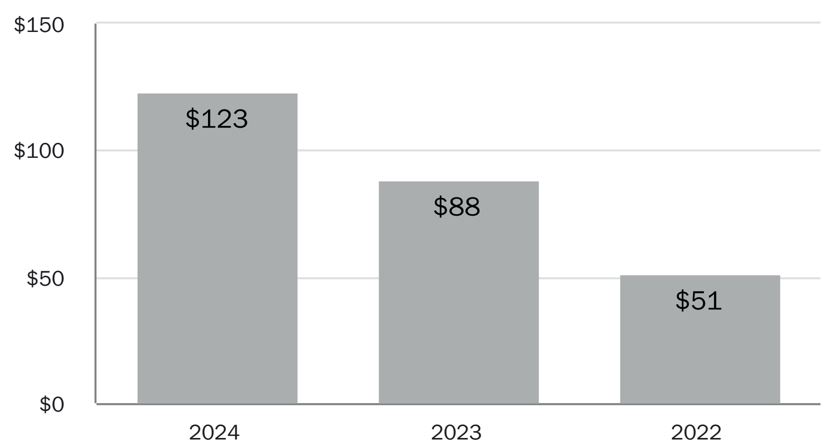


Operating Expenses

Total operating expenses of the Fund were $122.8 million for FY 2023-24, compared to $88.2 million for FY 2022-23 and $50.9 million for FY 2021-22. This reflects an increase of $34.6 million (39.2%) from FY 2022-23 to FY 2023-24 and an increase of $37.3 million (73.2%) from FY 2021-22 to FY 2022-23. The increase in FY 2023-24 is primarily due to the reasons illustrated below:

- Interest expenses increased by $6.8 million, primarily due to a $2.3 million rise in bond interest expenses resulting from $84.9 million in new bond issuances. Additionally, loan interest expenses increased by $4.1 million due to increased financing activity with the Federal Home Loan Bank (FHLB) of San Francisco and the Braeburn Credit Facility, along with a $0.5 million rise in notes interest expenses.
- Salaries and general expenses increased by $27.9 million, mainly due to a $2 million increase in salaries and benefits expenses, a $1.6 million increase in pension expense, a $20.5 million increase in OPEB expense, and a $3.9 million increase in general expenses.

Operating Expenses
(dollars in millions)



Non-Operating Revenues and Expenses

Total non-operating revenues and expenses for FY 2023-24 were $1.9 million, reflecting a decrease of $25 million from FY 2022-23. This decline includes a $21.8 million reduction in revenue from investment swap fair value, resulting from the termination of all ineffective fixed payer and basis swaps in FY 2022-23. Specifically, there was a gain of $38.2 million in fair value investment swap revenue and a loss of $16.4 million from the termination of swaps; no further revenue from these items will be recognized moving forward. Additionally, there was a $2.4 million decrease in prepayment penalty revenue and a $1 million decrease in breakage fee revenue.

Change in Net Position before Transfers

Operating income for fiscal year 2023-24 was $112.3 million compared to $132 million for FY 2022-23. Change in net position before transfers was $114.2 million for FY 2023-24 compared to $158.9 million for FY 2022-23.

Economic Condition and Outlook

The Agency's housing programs are the primary source of income for the Fund. Macroeconomic factors, such as economic growth, employment rates, and inflation rates impact the Agency through changes in the supply and demand for housing in California, the volume of mortgage lending (including refinancing), and the Agency's cost of capital. In addition, the Agency can be affected by various regulatory and statutory changes, impacting results from its Single Family and Multifamily production divisions and the Agency's overall operations.

FY 2023-24 Operating Results

Single Family revenues generated from participation in the TBA market rate program accounted for approximately 24.3% of the Agency's total operating revenue during FY 2023-24. The volume of single-family first mortgage purchases through the TBA market rate program reached over $2.57 billion. The Agency also provided $156.3 million in subordinate lending for down payment assistance and closing costs.

Multifamily program revenues are mainly composed of interest received from the Agency's permanent loans. The Agency makes a financial commitment to refinance construction loans up to 42 months prior to the refinancing. Only after this refinancing does the Agency realize interest revenue from this financial commitment. As such, annual commitments will not materially impact the Agency's immediate financial condition. As of June 30, 2024, the Agency had $930.1 million in outstanding commitments to fund first lien monthly paying Multifamily Program loans.

Current Single family delinquency rate as of June 30, 2024 is approximately 5.90% and 90+ days delinquency rate is approximately 1.91%. Due to continued high inflation, the Federal Reserve has increased the Fed Fund rate from 5.25% at the start of the fiscal year to 5.50% by June 30, 2024 . The high interest rates have resulted in prepayments of single-family portfolio being under 75% of SIFMA for the year. The continued high interest rate has also resulted in the continued low origination of the agency's single family ZIP loan program.

Authorized Indebtedness

The Fund's total amount of outstanding indebtedness cannot exceed $13.15 billion at any time. The Agency's board of directors approves an annual new debt lending limit for the Fund. As of June 30, 2024, the Fund program limit for 501(c)(3) and taxable bond issuance for direct lending is set at $500 million. The Fund program limit for 501(c)(3), taxable, and non-private activity tax-exempt conduit issuances is $2.5 billion. The Fund program limit for new money private activity bond issuance is subject to the Agency's authorization to apply for up to $2.5 billion in private activity volume cap for multifamily and single-family bond issuance. The Fund is authorized to have up to $1 billion in credit facilities available for use.

Outlook

A major challenge to the U.S. economy is inflation and increasing interest rates. This new economic environment, coupled with the decreased level of support by the Federal Reserve for the MBS market, has resulted in decreased revenue from the Agency's TBA market rate program. The Agency is currently exploring financial alternatives for improved performance from its Single-Family production division. Multifamily developments in planning or construction are facing challenges with higher material cost and availability. This has resulted in project delays and, in the rare cases, cancellation. The Agency is currently exploring financial alternatives to support the completion of multifamily developments.

The Agency has primarily two credit ratings that impact its financial results:

i. CalHFA's issuer credit rating (S&P's "AA Stable outlook"/Moody's "Aa2 Stable outlook")

- During FY 2023-24, CalHFA maintained its issuer credit rating of "AA" with a stable outlook from Standard & Poor's (S&P's) and"Aa2" with a stable outlook from Moody's.

ii. Affordable Housing Revenue Bonds (S&P's "AA Stable outlook"/Moody's "Aa2 Stable outlook")

Request for Information

To view or download a copy of this Annual Comprehensive Financial Report (ACFR), please go to the CalHFA website: www.calhfa.ca.gov/about/financials/reports

Questions concerning any of the information presented in this financial report or requests for additional information should be addressed to:

CalHFA Financing Division
500 Capitol Mall, Suite 1400
Sacramento, CA 95814
Phone: 916.326.8650
financing@calhfa.ca.gov

CALIFORNIA HOUSING FINANCE FUND

Statements of Net Position[1]

June 30, 2024 and June 30, 2023 (dollars in thousands)

	2024	2023
ASSETS		
Current Assets		
Cash and cash equivalents - (Note 2)	$197,788	$77,573
Investments - (Note 2)	1,545,507	1,582,810
Current portion - program loans receivable, net of allowance - (Note 4)	60,056	61,956
Interest Receivable		
Program loans, net	$85,394	$83,018
Investments	19,671	13,182
Defeasible liens receivable	5,878	9,172
Accounts receivable	2,565	2,688
Due from other government entities - (Note 3)	—	11,100
Other assets	92,958	65,731
Total Current Assets	$2,009,817	$1,907,230
Noncurrent Assets		
Investments - (Note 2)	$400,917	$299,399
Program loans receivable, net of allowance - (Note 4)	2,079,072	2,020,416
Capital assets - (Note 6)	20,885	23,163
Other assets	47,910	27,578
Total Noncurrent Assets	$2,548,784	$2,370,556
Total Assets	$4,558,601	$4,277,786
DEFERRED OUTFLOWS OF RESOURCES		
OPEB related outflows - (Note 10)	$7,862	$7,038
SB84 Supplement contributions - (Note 7)	379	1,201
Unamortized difference & change related in pension - (Note 9)	13,893	13,743
Total Deferred Outflows of Resources	$22,134	$21,982
LIABILITIES		
Current Liabilities		
Bonds payable - (Note 7)	$4,396	$430
Notes payable - (Note 7)	3,396	3,243
Loans payable - (Note 7)	204,600	151,422
Interest payable	3,314	2,079
Due to other government entities, net– (Note 3)	1,092	1,118
Compensated absences - (Note 7)	200	200
Lease liabilities - (Note 7)	2,018	1,932
Deposits and other liabilities - (Note 7)	240,346	234,879
Total Current Liabilities	$459,362	$395,303

[1] The accompanying notes are an integral part of these financial statements.

CALIFORNIA HOUSING FINANCE FUND

Statements of Net Position[1] (continued)

June 30, 2024 and June 30, 2023 (dollars in thousands)

	2024	2023
Noncurrent Liabilities		
Bonds payable - (Note 7)	$120,461	$40,525
Notes payable - (Note 7)	283,465	286,860
Loans payable - SB84 - (Note 7)	379	1,201
Net OPEB obligation - (Note 10)	51,954	44,476
Net pension liability - (Note 9)	38,486	39,718
Compensated absences - (Note 7)	2,736	2,556
Lease liabilities - (Note 7)	19,597	21,615
Unearned revenues - (Note 7)	318,454	341,263
Total Noncurrent Liabilities	$835,532	$778,214
Total Liabilities	$1,294,894	$1,173,517
DEFERRED INFLOWS OF RESOURCES		
Accumulated increase in fair value of hedging derivatives	$47,545	$26,275
OPEB related inflows - (Note 10)	12,947	15,261
Unamortized pension, net difference - (Note 9)	4,501	4,953
Total Deferred Inflows of Resources	$64,993	$46,489
NET POSITION		
Net investment in capital assets	($730)	($384)
Restricted by indenture	790,624	749,992
Restricted by statute	2,503,834	2,382,047
Unrestricted (deficit)	(72,880)	(51,893)
Total Net Position	$3,220,848	$3,079,762

[1] The accompanying notes are an integral part of these financial statements.

CALIFORNIA HOUSING FINANCE FUND

Statements of Revenues, Expenses, and Changes in Net Position[1]

Years ended June 30, 2024 and June 30, 2023 (dollars in thousands)

	2024	2023
OPERATING REVENUES		
Interest Income		
Program loans, net	$83,786	$81,799
Interest on investment	72,884	38,386
Realized and unrealized gain on investments	3,879	6,999
Loan commitment fees	3,918	3,305
Other loan fees	19,132	37,497
Other revenues	51,559	52,168
Total Operating Revenues	$235,158	$220,154
OPERATING EXPENSES		
Interest	$24,383	$17,525
Amortization of bond discount and bond premium	(45)	—
Mortgage servicing expenses	1,925	2,064
Provision (reversal) for program loan losses - (Note 5)	9,314	3,349
Salaries and general expenses	41,072	13,194
Depreciation and amortization expenses	2,418	2,953
Other expenses	43,745	49,117
Total Operating Expenses	$122,812	$88,202
Total Operating Income	$112,346	$131,952
NON-OPERATING REVENUES AND EXPENSES		
Investment SWAP revenue (fair value) - (Note 7)	—	$38,172
Investment (loss) gain on termination SWAP– (Note 7)	—	(16,395)
Federal pass-through revenues - HUD/UST	5,708	14,047
Federal pass-through expenses - HUD/UST	(5,708)	(14,047)
Accessory Dwelling Unit (ADU) revenues	20,803	80,547
Accessory Dwelling Unit (ADU) expenses	(20,803)	(80,547)
Forgivable Equity Builder Loan (EBL) revenues	15,949	4,837
Forgivable Equity Builder Loan (EBL) expenses	(15,949)	(4,837)
National Mortgage Settlement (NMS) revenues	21,028	26,158
National Mortgage Settlement (NMS) expenses	(21,028)	(26,158)
Prepayment penalty	1,743	4,104
Other	151	1,053
Total Non-Operating Income (Expense)	$1,894	$26,934
Change in net position before transfers	114,240	158,886
Transfers in (out) - (Note 3)	26,846	152,304
Increase (decrease) in net position	141,086	311,190
Net Position at Beginning of Year	$3,079,762	$2,768,572
Net Position at End of Year	$3,220,848	$3,079,762

[1] The accompanying notes are an integral part of these financial statements.

CALIFORNIA HOUSING FINANCE FUND

Statements of Cash Flows

Years ended June 30, 2024 and June 30, 2023 (dollars in thousands)

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$71,274	$74,302
Payments to suppliers	(10,483)	(7,694)
Payments to employees and related benefits	(35,323)	(23,229)
Receipts from loan related activities	150,103	168,933
Payments to loan related expenses	(192,107)	(231,878)
Other receipts	67,785	232,046
Other payments	(89,241)	(121,894)
Due from other government entities	11,016	(10,884)
Due to other government entities	5,483	(6,700)
Net Cash (Used for) Provided by Operating Activities	($21,493)	$73,002
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Proceeds from sales of bonds, notes, and loans	$1,126,011	$747,287
Payment of bonds, notes, and loans principal	(991,999)	(694,775)
Early bond redemptions	(130)	(69,000)
Interest paid on debt	(22,808)	(22,314)
Interfund transfers	26,846	152,304
Net Cash Provided by (Used for) Noncapital Financing Activities	$137,920	$113,502
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Principal paid on lease	($1,932)	($2,246)
Interest paid on lease	(340)	(370)
Net Cash (Used for) Provided by Capital and Related Financing Activities	($2,272)	($2,616)
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from maturity and sale of investments	$3,036,219	$4,299,794
Purchase of investments	(3,096,555)	(4,574,295)
Interest on investments, net	66,396	28,254
Net Cash Provided by (Used for) Investing Activities	$6,060	($246,247)
Net increase (decrease) in cash and cash equivalents	120,215	(62,359)
Cash and cash equivalents at beginning of year	77,573	139,932
Cash and Cash Equivalents at End of Year	$197,788	$77,573

CALIFORNIA HOUSING FINANCE FUND

Statements of Cash Flows (continued)

Years ended June 30, 2024 and June 30, 2023 (dollars in thousands)

	2024	2023
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES:		
Operating income	$112,346	$131,952
Adjustments to Reconcile Operating Income to Net Cash Provided by (used for) Operating Activities:		
Interest expense on debt	$24,383	$17,525
Interest on investments	(72,884)	(38,386)
Changes in fair value of investments	3,220	8,387
Realized gain on sale of securities	(7,100)	(15,386)
Amortization of hedge termination	(45)	—
Amortization of deferred losses on refunding of debt	—	(100)
Loan commitment fees	(3,918)	(3,305)
Other revenues	65,425	152,524
Depreciation and amortization	2,418	2,953
Provision (reversal) for estimated loan losses	9,314	3,349
Other expenses	(63,532)	(125,589)
Effects of Changes in Operating Assets and Liabilities:		
(Purchase) sale of program loans, net	($192,107)	($231,878)
Collection of principal from program loans, net	127,053	128,132
Interest receivable	(12,511)	(7,398)
Allowance for interest receivable	10,135	9,520
Defeasible liens receivable	3,294	13,350
Accounts receivable	45	1,738
Other assets	(48,637)	15,685
Compensated absences	180	(237)
Deferred outflows of resources:		
Pension	$672	($6,739)
OPEB	(824)	(468)
Deferred inflows of resources:		
Pension	($452)	($11,330)
OPEB	(2,314)	3,970
Deposits and other liabilities	5,467	1,312
Due from other government entities	11,016	(10,884)
Due to other government entities	5,483	(6,700)
Unearned revenue	2,380	41,005
Net Cash (Use for) Provided by Operating Activities	($21,493)	$73,002
Supplemental Disclosure of Cash Flow Information		
Noncash transfer of program loan to REO	$1,015	($1,005)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a) Organization and Program Descriptions

The California Housing Finance Agency (Agency) was created by the Zenovich-Moscone-Chacon Housing and Home Finance Act (Act), as amended, as a public instrumentality and political subdivision of the State of California (State), and administers the activities of the California Housing Finance Fund (Fund) and the California Housing Loan Insurance Fund (CaHLIF). These funds allow the Agency to carry out its purpose of financing the housing needs of persons and families of low and moderate income within the State.

The Agency is authorized to issue its bonds, notes and other obligations to fund loans to qualified borrowers for single family houses and multifamily developments. The Agency has no taxing power and is exempt from federal income taxes and state franchise taxes.

Funding of loan programs on an on-going basis is derived from bond proceeds, credit facilities, interest earned on loans and investments and by participating in the To Be Announced (TBA) Market Rate Program. As part of the TBA program, the Agency has agreed to sell on a mandatory delivery basis certain specified Agency mortgage pass-through securities, the repayment of which is guaranteed in full as to principal and interest by Federal National Mortgage Association (Fannie Mae) or Government National Mortgage Association (GNMA).

b) Financial Reporting Entity

In the State's Annual Comprehensive Financial Report (ACFR), CalHFA is designated as a component unit of the State. Component units are organizations that are legally separate from the State, but for which the State is financially accountable, or organizations whose relationship with the State is such that exclusion would cause the State's financial statements to be misleading. Of the three different types of component units of the State (blended, fiduciary, and discretely presented), CalHFA is considered a discretely presented component unit. Discretely presented component units are legally separate from the primary government (defined as funds, organizations, institutions, agencies, departments, and offices that are not legally separate from the State) and usually provide services to entities and individuals outside the primary government.

The Agency is governed by a Board of Directors which consists of 12 voting members and three non-voting members. Of the 12 voting members, six are appointed by the Governor, four are ex-officio and two are appointed by the Legislature. The statutory role of the Board is to: 1) enact the annual financing resolutions that permit the issuance of bonds; 2) enact the Agency's operating budget and business plan; 3) authorize any sale of obligations or securities or other debt obligations and shall approve other major contractual agreements. Any other contractual agreements or debt obligations may be approved by the executive director pursuant to regulations of the Board. Subject to the supervision of the Board, the Agency's day-to-day operational authority statutorily resides with the Agency's Executive Director.

Assembly Bill No. 129, Chapter 40, enacted July 10, 2023 removed the Agency from the California Department of Housing and Community Development (HCD) budgetary presentation to directly under the Business, Consumer Services, and Housing Agency. Pursuant to Health and Safety Code section 51000, expenditures from the California Housing Finance Fund are administered by the Agency and are not subject to the supervision or approval of any other officer or division of state government. Further, pursuant to the Health and Safety Code section 51000.1, no officer or division of state government has the authority to transfer any sums of money from any fund or account of the Agency, except as authorized by the executive director of the Agency or designated trustee pursuant to authority contained in appropriate adopted resolutions pertaining to notes or bonds issued by the Agency.

The Agency may also provide administrative, consulting and technical services in connection with the financing of housing developments; act as a state representative in receiving and allocating federal housing subsidies; and make grants, under certain circumstances, to housing sponsors (providing that grants may not be made with proceeds from the sale of bonds or notes).

The Agency is the administrator of the Home Purchase Assistance Fund (HPA), established by Section 51341 of the Health and Safety Code et seq., the funds of which are neither generated nor held within the Fund, and therefore, not included in the accompanying financial statements.

The Agency is the administrator of the Dream for All Program (DFA) fund, established in 2022 by Section 51520 of the Health and Safety Code et seq. which is a shared appreciation down payment loan program, the funds of which are neither generated nor held within the Fund, and therefore, not included in the accompanying financial statements.

The accompanying financial statements are the financial statements of the Fund and do not include the financial position or the results of operations of CaHLIF which insures loans owned by the Agency and others to finance the acquisition, new construction or rehabilitation of residential structures in California. As of December 31, 2023, the CaHLIF had total assets of $0.04 million and deficit net position of $39.8 million (not covered by this Independent Auditors' Report).

Veterans and Affordable Housing Bond Act 2018 - Senate Bill 3 (SB-3): Chaptered September 29, 2017, SB-3 designated $150 million to be transferred into CalHFA's Home Purchase Assistance (HPA) Fund from the Department of Housing and Community Development. The HPA Fund is not included in the Housing Finance Fund financial statements. Pursuant to CalHFA's board's September 12, 2019 Resolution No. 19-14, the Agency identified HPA mortgage transactions that were eligible for reimbursement from funds on deposit in the Housing Finance Fund.

c) Programs and Accounts

The Fund has the following program and accounts:

Homeownership Programs

Home Mortgage Revenue Bonds: The Home Mortgage Revenue Bonds (HMRB) provided financing for the Agency's Home Mortgage Program which purchases eligible mortgage loans, secured by trust deeds on newly constructed or existing single family homes, condominiums, planned unit developments and manufactured housing permanently attached to the land and originated and serviced by qualified lending institutions. All mortgage loans purchased under this program are insured either by the Federal Housing Administration (FHA), CaHLIF, the Department of Veterans Affairs (VA), a private mortgage guaranty insurance policy, or a combination thereof, covering a loss of up to fifty percent (50%), one hundred percent (100%) in the case of a FHA insured loan, of the outstanding principal amount of the mortgage loans. All bonds under the HMRB indenture were fully redeemed or defeased as of December 2022.

Multifamily Rental Housing Programs

Multifamily Housing Revenue Bonds III: The Multifamily Housing Revenue Bonds III (MFHRB III) are fixed or variable rate bonds collateralized by GNMA mortgage-backed securities and/or FHA insured loans and/or uninsured loans. The bonds provide financing for multi-unit rental housing developments which are utilized for occupancy by persons and families of low and moderate income. The loans may provide acquisition, construction (both for new construction and rehabilitation), and permanent financing for developments. All bonds under the MFHRB III indenture were fully redeemed as of March 2022.

Special Obligation Multifamily Housing Revenue Bonds and Multifamily Housing Revenue Bonds: The Special Obligation Multifamily Housing Revenue Bonds (SOMHRB) and Multifamily Housing Revenue Bonds (MHRB) are secured by FHA risk-share insured mortgage loans. The bonds provide financing for the acquisition and rehabilitation of multifamily affordable residential rental development.

Affordable Housing Revenue Bonds: The Affordable Housing Revenue Bonds (AHRB) are fixed or variable rate bonds collateralized by FHA insured, FHA risk-share or uninsured multifamily loans. Currently the loans provide permanent financing for MF projects previously financed through other programs.

Other Programs and Accounts

Housing Assistance Trust: The Housing Assistance Trust (HAT) is comprised of remaining investments in mortgage loans from fully redeemed bond indentures, and funds to assist in the development of single and multifamily projects through various low-interest loan and technical assistance programs. Also, included within HAT are the TBA Market Rate Program and funds held in trust representing Earned Surplus and Financial Adjustment Factor (FAF) Savings from HUD Section 8 projects. Earned Surplus is to be used in lowering the rents for persons and families of low or moderate income in accordance with state law. FAF Savings are to be used in providing decent, safe, and sanitary housing, which is available for very-low income families and persons qualifying in accordance with federal law.

Supplementary Bond Security Account: This account was established exclusively to secure issuances of bonds. This security may be accomplished by creating supplementary reserve accounts to provide for payment of the principal, interest, redemption premiums or sinking fund payments on bonds, or by insuring mortgage loans made with the proceeds of bond issues.

Emergency Reserve Account: This account was updated in 2017 by Board Resolution 17-12 for the purpose of funding unforeseen expenditures for previously Board authorized obligations, funding necessary administrative and operating expenses for which funds may not otherwise be available, and/or to fund the payment of any obligations or commitments previously approved by the Board which are necessary to protect the credit ratings of the Agency and the security interest of holders of the Agency's bonds, notes or other debt instruments, including other financing instruments and obligations associated with the issuance of the Agency's bonds, notes or other debt instruments. To the extent funds are available as determined by the Director of Financing, the Emergency Reserve Account shall be computed and shall be established and funded no later than each June 30th at not less than one hundred percent (100%) of the approved operating budget for the upcoming fiscal year, rounded to the nearest million.

Loan Servicing: The Agency services nearly all multifamily program loans, junior or subordinate lien homeownership program loans and certain other loans for the California State Teachers' Retirement System and Fannie Mae. The Agency's homeownership program loans in first lien position are all serviced by CalHFA approved servicers or sub-servicer.

Federal Programs: The Agency administers loan and grant programs for HUD Section 8 Housing Assistance Payments, and HUD Section 811 Supportive Housing for Persons with Disabilities.

Operating Account: The Operating Account was established for purposes of depositing funds available to the Agency for payment of operating and administrative expenses of the Agency and financing expenditures not associated with specific bond funds.

Federal Financing Bank: The Agency has entered into agreements with the U.S. Treasury and the Department of Housing and Urban Development in order to provide capital for multifamily loans at reduced rates otherwise unavailable in the current market. Under this program, the U.S. Treasury will use the Federal Financing Bank (FFB) to participate in multifamily loans insured under the Federal Housing Administration's HFA Risk-Sharing Program. This program provides permanent financing at very competitive interest rates which helps preserve and increase affordable housing.

Federal Home Loan Bank: In September 2017 the Agency was approved for $200 million in financing availability form the Federal Home Loan Bank of San Francisco (FHLB). The Agency has access to the FHLB secured credit line to fund a select portfolio of Fannie Mae and Ginnie Mae mortgage-backed securities composed of single family loans it has originated for low to moderate income homebuyers. Beginning in 2022 the Agency utilizes the FHLB credit line to warehouse multifamily loans prior to refunding by bond issuance. The Agency believes that access to FHLB's competitively priced funding will provide the Agency with flexibility in how the Agency raises capital for lending and will expand our lending capacity. It will help the Agency manage its liquidity and lower the costs of capital, which will ultimately help more Californians have a place to call home.

Credit Facility Braeburn: On June 18, 2020 the Agency entered into a $250 million Credit Facility agreement with Braeburn Capital, Inc. for the Agency's Tax-Exempt Bond Recycling program. The Credit Facility is used to refinance the tax-exempt portion of bond/note issuances resulting in the preservation of tax-exempt allocations awarded by the California Debt Limit Allocation Committee (CDLAC) from an annual lending cap.

Contract Administration Programs

The Agency administers loan and grant programs for the Mental Health Services Act Housing Program, Special Needs Housing Program, Building Homes and Jobs Program, Low to Moderate Income Housing Program, National Mortgage Settlement Housing Counseling Program, Homebuyer Assistance Program, and Accessory Dwelling Unit Program. Funding of these programs was appropriated by the legislature or voter authorized State bond programs to other departments and agencies within the State that have contracted with the Agency for this purpose. All monies transferred in accordance with the agreements and for the purposes of the program are considered assets of the Fund.

Mental Health Services Act Housing Program (MHSA): The program was developed in 2008 as a result of voter approved Proposition 63 and offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. The $400 million MHSA appropriation was shared by 53 participating mental health agencies. The Agency administers the funds on behalf of the mental health agencies. The MHSA Housing Program ended on May 30, 2016 with expiration of the 8-year Interagency Agreement between CalHFA and the Department of Health Care Services (DHCS).

Special Needs Housing Program (SNHP): The SNHP was created to replace the expired Mental Health Services Act (MHSA or Act) Housing Program as an option for local governments to begin or continue to develop supportive housing for MHSA-eligible persons, and to more fully utilize MHSA funds for housing purposes. An advantage of the SNHP allows local governments to roll over their unused MHSA Housing funds. The Agency provides housing development expertise and real estate lending services for the benefit of other governmental entities in the State of California for the construction, rehabilitation, and development of housing for persons qualifying for mental health services under the Act. On November 4, 2019, the California Department of Health Care Services (DHCS) notified the County Behavioral Health Directors of the discontinuation of the SNHP as of January 3, 2020. The Agency was instructed to continue to process project loan applications under the program through January 3, 2020, for projects with a construction financing close of no later than June 30, 2022. On January 19, 2022, the Agency extended the construction financing closing deadline to December 31, 2022. The Agency transferred unencumbered funds to existing project Capitalized Operating Subsidy Reserves (COSR) per their received instructions or returned the unencumbered funds to all participating counties except for Los Angeles County by August 25, 2020. In 2022 the Agency transferred funds to COSR per Los Angeles County Attachment B instructions. Los Angeles County informed the Agency they will delay the MHSA/SNHP 2023 Annual distribution, and funds will be released pending future instructions.

Building Homes and Jobs Program (BHJ): The program was created in FY 2019-20 through Bill No. 2, Chapter 364, enacted September 29, 2017. This bill established the Building Homes and Jobs Act, imposing a fee of $75 to be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except as provided. This bill allocated fifteen percent of the fees, collected on and after January 1, 2019, deposited in the Building Homes and Jobs Trust Fund, be continuously appropriated to the Agency for the purpose of creating mixed income multifamily residential housing for lower to moderate income households pursuant to Chapter 6.7 (commencing with Section 51325) of Part 3.

Low to Moderate Income Housing Program (LMI): The program was created in FY 2019-20 as a result of Assembly Bill No. 101, Chapter 159, Statutes of 2019, enacted July 31, 2019. The Bill appropriated $500 million to the Agency via Housing and Community Developments' Self-Help Housing Fund over a 5-year period. These moneys are to be used by the Agency to finance low and moderate income housing. Department of Finance altered the yearly release amount from the State's General Fund through Assembly Bill No. 89, Chapter 7, enacted June 29, 2020, and Senate Bill No. 129. Chapter 69, enacted July 12, 2021.

National Mortgage Settlement Housing Counseling Program (NMS): California's FY 2020-21 State Budget allocated $300 million from the National Mortgage Settlement (NMS) funds to CalHFA to provide HUD-certified housing counseling services to homeowners, former homeowners, or renters and to provide mortgage assistance to qualified California households. Housing Counseling Agencies receive $750 for a client's first one-on-one personalized counseling session. An additional $750 is allowed if the same client returns for a second one-on-one session or a more in-depth level of counseling is needed (i.e. loan modification assistance). The maximum per household limit is $1,500.

Homebuyer Assistance Program (HBA): The program was created in FY 2021-22 as a result of Senate Bill No. 129, Chapter 69, amending the Budget Act of 2021, Section 2.00, Chapter 69, enacted July 12, 2021. The Bill appropriated $100 million to the Agency for providing homebuyer assistance. Board Resolution 22-02 allocated $88 million for a Forgivable Down Payment Assistance for low-income households and $12 million to fund State Route 710 Affordable Sales Program Phase 2.

Accessory Dwelling Unit Program (ADU): The ADU program provides grants up to $40,000 towards pre-development and non-reoccurring closing costs associated with the construction of accessory dwelling units. It was created in budget year 2021-22 with an $81 million allocation through Senate Bill 115, Chapter 2, chaptered February 9, 2022. These funds were received in August 2022. The program received an additional allocation of $50 million through AB-178, Chapter 45, enacted June 30, 2022. This amount was later reduced to $25 million through SB-104, Chapter 189, enacted September 13, 2023.

d) Basis of Presentation and Accounting

The Fund is accounted for as an enterprise fund. Accordingly, the accompanying financial statements have been prepared using the economic resources measurement focus and accrual basis of accounting as required by accounting principles generally accepted in the United States of America (hereinafter referred to as "Generally Accepted Accounting Principles", "GAAP"). Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made regardless of the measurement focus applied. Under accrual basis of accounting, revenues are recorded when earned, and expenses are recorded when liabilities are incurred.

The Agency follows the business-type accounting requirements of GASB Statement 34, as amended, which provides the following sections be included in the annual financial report:

- Management's discussion and analysis
- Basic financial statements including a statement of net position, statement of revenues, expenses and changes in net position, and a statement of cash flows.
- Notes to basic financial statements
- Required supplementary information including schedules related to pension and other post-employment benefits funding

e) Recently Adopted Accounting Pronouncements

In June 2022, GASB issued Statement 100, Accounting Changes and Error Corrections, effective for reporting periods beginning after June 15, 2023. The primary objective of this Statement is to enhance accounting and financial reporting requirement for certain changes in accounting principles and accounting estimates. The Agency has adopted GASB 100 for reporting periods beginning July 1, 2023. There were no accounting changes or error correction for the Fiscal Year 2023-24.

f) New Accounting Pronouncements to be adopted in the future

In June 2022, GASB issued Statement 101, Compensated Absences, effective for reporting periods beginning after December 15, 2023. The objective of the Statement is to better meet the information needs of the financial statement users by updating the recognition and measurement guidelines for compensated absences. The Agency will adopt GASB 101 for reporting periods beginning July 1, 2024

In June 2023, GASB issued Implementation Guide No. 2023-1 Implementation Guidance Update-2023. The primary objective of this Implementation Guide is to provide guidance that clarifies, explains, or elaborates on GASB Statements. This guide amends Implementation Guide No. 2019-3, Leases and 2021-1. The Agency believes Implementation Guide No 2023-1 will have no effect on the financial statement of the fund.

In December 2023, GASB issued Statement 102, Certain Risk Disclosures effective for reporting periods beginning after June 15, 2024. The scope of this Statement is to provide timely information regarding certain concentrations or constraints and related events that make governments vulnerable to a substantial impact. The Agency believes adoption of GASB 102 will not have an effect for reporting periods beginning July 1, 2024.

In April 2024, GASB issued Statement 103, Financial Reporting Model Improvements, effective for reporting periods beginning after June 15, 2025. The scope of this Statement is to improve key components of the financial reporting model to enhance its effectiveness. The Agency will adopt GASB 103 for reporting periods beginning July 1, 2025.

In September, 2024, GASB issued Statement 104, Disclosure of Certain Capital Assets, effective for reporting periods beginning after June 15, 2025. The scope of this Statement is to improve financial reporting by providing users with essential information about certain types of capital assets, such as those held-for-sale. The Agency will adopt GASB 104 for reporting periods beginning July 1, 2025.

g) Use of Estimates

The preparation of financial statements in conformity with Generally Accepted Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates are used in determining the fair values of the interest rate swaps and the allowance for loan losses. The fair values of the swaps are based on factors such as future interest rates and a discount rate. Actual results could differ materially from those estimates. Estimates for loan losses are based on historical 3 to 5 year default rates and loan losses. Loans are evaluated individually based on recent payment history, and for single family first lien loans the home value trends of the zip code of the property.

h) Cash and Cash Equivalents

The Agency considers cash on hand, cash on deposit with financial institutions and cash held in money market funds to be cash and cash equivalents.

i) Investments

Investment of funds is restricted by the California Code section 16430 – 16431, Agency's Investment Policy, and various bond resolutions and indentures of the Agency.

GASB No. 72, Fair Value Measurement and Application (Statement No. 72), revises and establishes new financial reporting requirements for governments related to fair value measurements. The Agency was already in compliance with the Statement's requirement that investments be measured at fair value.

Investment securities, other than certain non-participating fixed interest investment contracts, are stated at fair value, which is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between two market participants at the measurement date. Purchase and sale transactions are recorded on the trade date.

Within the state centralized treasury system, any monies determined to be in excess of the Funds' immediate needs are swept into the Surplus Money Investment Fund (SMIF), managed by the California State Treasurer for investment. All earnings derived from investments of SMIF are apportioned to the contributing funds as provided in the code. The value of each participating dollar equals the fair value divided by the amortized cost of the SMIF. The funds of the SMIF are invested by the Pooled Money Investment Board. The SMIF is not rated.

j) Income from Investments

Income from investments is recognized when earned and includes interest, dividends, and other income.

k) Swap Agreements

Forward Swap Agreements: The Agency enters into forward swaps agreements for its Multifamily Program (MF) to hedge against the change in interest rates over the two-to-four-year period between the loan rate commitment for MF projects for construction conversion and the bond rate at issuance for bonds backed by the MF project permanent loans. No forward swap payments or receipt of funds occur until the mandatory termination date of the forward swap at the conversion of the construction loan to a permanent funding loan. Changes to the fair market value of the forward swaps are reported as deferred inflows or deferred outflows in the statement of net position. In the event the forward swap ceases to meet the hedge effectiveness criteria, changes to the fair market value are reported in the statement of revenues, expenses and changes in fund net position. Please see Note 7 – Short and Long Term Liabilities for detailed information regarding swap agreements.

l) Program Loans Receivable, net

Loans receivable are carried at their outstanding principal balances, less an allowance for loan losses.

m) Allowance for Program Loan Losses

The Agency's policy is to charge expenses for estimated probable losses which are established as an allowance for loan losses. The allowance is an amount that management believes will be adequate to absorb losses inherent in existing loans based on evaluations of collectability and prior loss experience. Additional information regarding these calculations can be found in Note 5 to the financial statements. While management uses the best information available to evaluate the adequacy of its allowance, future adjustments to the allowance may be necessary if actual experience differs from the factors used in making the evaluations.

n) Defeasible Liens Receivable

This represents the projected amount that will be received from forgivable liens transferred to the Agency from the sunset of CalHFA MAC June 11, 2020. The estimate is periodically re-evaluated based on historical data and market expectations.

o) Capital Assets

The capital assets of the Agency, with capitalization threshold of $5,000, include data processing equipment, office furniture & equipment. Under GASB 87 implementation, right to use lease assets with a $100,000 capitalization threshold are included under Capital Assets. Capital assets are depreciated using straight-line method. Depreciation is charged as an expense against the Housing Finance Fund. Information regarding capital assets and accumulated depreciation is reported in Note 6 Capital Assets to the financial statements.

p) Other Real Estate Owned (REO)

Property acquired by the Agency through foreclosure is recorded at the lower of estimated fair value less estimated selling costs (fair value) or the carrying value of the related loan at the date of foreclosure and is included in “Other Assets” on the accompanying financial statements. At the time the property is acquired, if the fair value is less than the loan amounts outstanding, any difference is charged against the allowance for loan losses. After acquisition, valuations are periodically performed and, if the carrying value of the property exceeds the current fair value, a valuation allowance is established by a charge to operations. Subsequent increases in the fair value may reduce or eliminate the allowance. Operating costs on foreclosed real estate are expensed as incurred. Costs incurred for physical improvements to foreclosed real estate are capitalized if the value is recoverable through future sale.

q) Bonds Payable, Notes Payable and Loans Payable, net

Bonds Payable are carried at their outstanding principal balances plus unamortized bond premiums and less unamortized bond discounts. Notes and Loans Payable are carried at their outstanding principal balances.

r) Bond Issuance Costs, Premiums and Discounts

The costs and related fees associated with issuing bonds are recognized in the current period in accordance with GASB No. 65 in the statements of revenues, expenses, and changes in net position. Premium and discounts are amortized using straight line method. For debt refunding, the difference between the reacquisition price of the refunded bonds and the net carrying amount of the refunded bonds is deferred.

s) Compensated Absences

Agency employees accrue vacation or annual leave in varying amounts for each monthly period worked. Employees may accumulate leave time, subject to certain limitations, and upon retirement, termination, or death may be compensated for certain accumulated amounts at their then current rates of pay. The Agency records an expense for all accumulated leave that the Agency would be required to pay if all employees terminated their employment.

t) Unearned Revenue

Unearned revenue represents the receipt of certain loan fees from lenders and borrowers, which is generally recognized as revenue over the life of the associated loans, and funds received for non-exchange transactions for contract administration programs where revenue is recognized at the time of expense recognition of expenditure of program monies.

u) Deferred Outflows and Deferred Inflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to future periods, and deferred inflows of resources is an acquisition of net assets that applies to future periods.

The Fund's deferred outflows of resources include accumulated decrease in fair value of hedging derivatives, deferred loss on refunding, employer contribution difference for pensions and OPEB, difference between expected and actual experience for pensions, net difference between projected and actual earnings on investments for pensions, and employer contributions of pension and OPEB from current fiscal year. Accumulated increase in fair value of hedging derivatives, deferred gain on refunding, net difference between projected and actual earnings on investments for pensions and OPEB and change in assumptions for pensions and OPEB are reported under the Fund's deferred inflows of resources.

v) Net Position

Net Position is equal to assets plus deferred outflows of resources less the sum of liabilities plus deferred inflows of resources. Net position is classified as net investment in capital assets, restricted, or unrestricted net position. Net investment in capital assets represents investments in office equipment and furniture net of depreciation and right-to-use lease assets net of amortization and lease liabilities. The fund reported a negative net investment in capital assets. This is due to the right-to-use leased asset depreciating at a faster rate than the corresponding lease liability is being amortized (paid down), which is a result of the leased asset is depreciated on a straight-line basis over the term of the lease and interest expense is front-loaded as the lease obligation is amortized. Restricted net position represents net position balances under the lien of bond indentures that are therefore pledged to bondholders. State statutes further restrict other net position of the Fund solely for purposes of the Agency and provide for a continuing appropriation of such assets for the benefit of bondholders. Unrestricted net position represents net position of the Agency's operating expenses, not restricted for any project or other purpose.

w) Extinguishment of Debt

The Agency accounts for gains and losses associated with debt refundings by deferring such gains or losses and recognizing them as revenues or expenses over the shorter of the term of the bonds extinguished or the term of the refunding bonds. Gains or losses associated with debt redemptions and maturing principal, other than refundings, are recognized as income or expense at the date of the extinguishment.

x) Operating Revenues and Expenses

The Fund's operating revenues and expenses are activities classified as core business activities of the Fund. The Fund's primary operating revenue is derived from the TBA Market Rate Program fee revenue and gain on sale of the TBA Market Rate securities, investment of bond proceeds in the loan programs and investment in securities. The Fund's primary expenses comprise salaries, other expenses and interest expense on bonds outstanding. Net interest income is an important measure of performance for the Fund. "Interest income program loans" and "interest income investments-net" are shown as operating revenues in the statement of revenue, expenses and changes in net position.

y) Non-Operating Revenues and Expenses

The Fund's non-operating revenues and expenses include the reporting of HUD's Section 8 Housing Assistance Program and Section 811 Project Rental Assistance Demonstration Program, the Accessory Dwelling Unit (ADU) Grant program, the Forgivable Equity Builder Loan (FEBL) program, the National Mortgage Settlement (NMS) program, along with Other Programs and Accounts. Also included in this section are activities not classified as core business activities of the Fund.

z) Pension

As part of the State, the primary government, the Fund contributes to the Miscellaneous Plan (Plan) and it is administered by the California Public Employees' Retirement System (CalPERS). The Plan is included in the Public Employees' Retirement Fund A (PERF A). PERF is comprised of and reported as PERF A, PERF B, and PERF C for accounting purposes. PERF A is comprised of agent multiple-employer plans, which include State and most public agencies rate plans. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the CalPERS Financial Office. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Please see Note 9 - Pension Plan to the financial statements for detailed information regarding pensions.

aa) Other Post-Employment Benefits (OPEB) Plan

The State provides medical and prescription drug benefits to retired state employees and dependents through CalPERS under the Public Employees' Medical and Hospital Care Act. The State, and certain bargaining units and judicial employees have agreed to prefund retiree healthcare benefits. Assets are held in separate accounts by valuation group within the California Employers' Retiree Benefit Trust (CERBT). The Schedule of OPEB Pay-as-You Go contribution and OPEB Prefunding contribution by Valuation Group are used to calculate each state entity's proportionate share of OPEB amount. For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expenses, information about the fiduciary net position of the Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the CalPERS Financial Office. Please see Note 10 - OPEB to the financial statements for detailed information regarding the fund's position related to OPEB.

bb) Reclassification

Certain prior year balances have been reclassified to conform to current year's presentation. The reclassification occurred between cash flows from noncapital financing activities and cash flows from capital and related financing activities.

NOTE 2 - CASH, CASH EQUIVALENTS AND INVESTMENTS

a) Cash and Cash Equivalents

The Fund utilizes a cash and investment pool maintained by the State Treasurer's Office (STO). The Agency is allowed to withdraw funds from the investment pool, at any time, given that the Agency follows the standard claim schedule process. Each program and account's portion of this pool is included in investments on the statements of net position. In addition, other types of investments are separately held by most of the programs and accounts.

Cash and Cash Equivalents: At June 30, 2024 and 2023, all cash and cash equivalents, totaling $197.8 million and $77.6 million, respectively, were covered by federal depository insurance or by collateral held by the Agency's agent in the Agency's name.

b) Investments

Investments: Investment of funds is restricted by the Act and the various bond resolutions and indentures of the Agency, generally, to certain types of investment securities, including direct obligations of the U.S. Government and its agencies, the State Treasurer's Pooled Money Investment Account, long term investment agreements which are issued by institutions rated within the top two ratings of a nationally recognized rating service, and other financial instruments. Investments of funds are also made in accordance with the Agency's Investment Policy.

The Agency entered into an U.S. Bank National Association Daily Liquid (open-ended) Commercial Paper (Open CP) agreement with U.S. Bank in March 2013. The Open CP agreements are unsecured promissory notes issued by U.S. Bank National Association. The Open CP is not insured by Federal Deposit Insurance Corporation (FDIC) or guaranteed by any governmental agency or authority, or by U.S. Bank. As of June 30, 2024 the Open CP agreements were terminated and there was no longer any par value and market value of Open CP agreements. As of June 30, 2023, there was a balance of $0.07 million par and market value for Open CP agreements.

The Agency's investment measured at amortized cost includes investments in surplus money investment fund (SMIF), and Open CP, totaling $1.5 billion and $1.6 billion for the fiscal year ended June 30, 2024, and June 30, 2023, respectively.

The Agency is required to post collateral based on the Agency's current Long Term Debt Ratings assigned by either Standard and Poor's Rating Group or Moody's Investor Service, Inc., as set forth in each International Swap Dealers Association, Inc. (ISDA) Master Agreement (see Note 7 - Long- and Short-term Liabilities). The total cash and fair market value of investment securities posted as collateral at June 30, 2024 and 2023 was $155.9 million and $168.9 million, respectively. As of June 30, 2024, investment collateral posted is solely for the FHLB credit line as all fixed rate and basis swaps were terminated by June 30, 2023. Cash collateral for outstanding draws on the Braeburn credit facility as shown in Current Assets: Other as of June 30, 2024 and 2023 was $92.5 million and $65.3 million, respectively.

The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The three levels of the fair value hierarchy are described as follows:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Agency has the ability to access.

Level 2 Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly such as:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair market value measurement.

Investments with Fair Value Measurement at June 30, 2024 and 2023 are as follows:

Investments with Fair Value Measurements (dollars in thousands)	**June 30, 2024 Level 1**	**June 30, 2024 Level 2**	**June 30, 2024 Level 3**	**June 30, 2024 Total**	**June 30, 2023 Level 1**	**June 30, 2023 Level 2**	**June 30, 2023 Level 3**	**June 30, 2023 Total**
U.S. Agency Securities - GNMA	—	$213,037	—	$213,037	—	$173,986	—	$173,986
Federal Agency Securities	—	187,880	—	187,880	—	125,413	—	125,413
Total Investments by fair value level	—	$400,917	—	$400,917	—	$299,399	—	$299,399

The Agency measures and records its investments using fair value measurement guidelines established by general accepted accounting principles. As of June 30, 2024, all the securities were using quoted price from similar asset in active markets through Interactive Data Corp (IDC) and are classified in Level 2.

There are many factors that can affect the value of investments. Some, such as credit risk, custodial credit risk, and concentration of credit risk and interest rate risk, may affect both equity and fixed income securities. Equity and debt securities respond to such factors as economic conditions, individual company earnings performance and market liquidity, while fixed income securities are particularly sensitive to credit risks and changes in interest rates. It is the investment policy of the Agency to invest substantially all of its funds in fixed income securities, which limits the Agency’s exposure to most types of risk.

Credit Risk: Fixed income securities are subject to credit risk, which is the chance that an issuer will fail to pay interest or principal in a timely manner, or that negative perceptions of the issuer's ability to make these payments will cause security prices to decline. Certain fixed income securities, including obligations of the U.S. government or those explicitly guaranteed by the U.S. government are not considered to have credit risk.

The credit risk profile for fixed income securities including mortgage-backed securities and rated investment agreements at June 30, 2024 and 2023 are as follows:

Credit Risk Profile for Fixed Income Securities

(dollars in thousands)	2024	2023
U.S. Government Guaranteed	$400,917	$299,399
Total Fixed Income Securities	$400,917	$299,399

Custodial Credit Risk: Custodial credit risk is the risk that in the event of the failure of the custodian, the investments may not be returned. As of June 30, 2024 and 2023, the Agency did not have any investments exposed to custodial credit. All investments are held by the State of California or by pledging financial institutions in the name of the Agency.

Concentration of Credit Risk: Concentration of credit risk is the risk associated with a lack of diversification, such as having substantial investments in a few individual issuers, thereby exposing the Agency to greater risks resulting from adverse economic, political, regulatory, geographic, or credit developments. Investments issued or guaranteed by the U.S. government and investments in external investment pools, such as the commingled funds managed by the Agency are not considered subject to concentration of credit risk. As of June 30, 2024 and 2023, no investments in any one issuer exceed 5% of the net position, except for securities issued by the U.S. government or its agencies.

Interest Rate Risk: Interest rate risk is the risk that the value of fixed income securities will decline due to decreasing interest rates. The terms of a debt investment may cause its fair value to be highly sensitive to interest rate changes. As of June 30, 2024, the Agency does not have any debt investments that are highly sensitive to changes in interest rates.

Effective duration is the approximate change in price of a security resulting from a 100 basis points (1 percentage point) change in the level of interest rates. It is not a measure of time. The effective duration for U.S. government guaranteed fixed income securities as of June 30, 2024 and 2023 are as follows:

Fixed Income Securities

(number in years)	2024	2023
Fixed Income Securities		
U.S. government guaranteed	16.6	17.7

NOTE 3 – TRANSFERS FROM/TO AND DUE FROM/TO OTHER FUNDS/GOVERNMENT ENTITIES

For the year ended June 30, 2024, there were net transfers in of $26.8 million, compared to $152.3 million for the year ended June 30, 2023. Transfers for FY 2023-24 included $53.4 million funds received for various programs and $26.6 million transferred to different counties from the Mental Health Services Act Housing Program and the Special Needs Housing Program.

As of June 30, 2024, the net amount due to other governments was $91.5 million, an increase from $74.2 million as of June 30, 2023. The “Due from/to other government entities" category encompasses amounts due from and due to California and federal agencies, and it also includes pension and OPEB liabilities. For detailed disclosures regarding pension and OPEB liabilities, please refer to Notes 9 and 10.

NOTE 4 – PROGRAM LOANS RECEIVABLE

Program loans receivable increased by $56.8 million during FY 2023-24. The increase in program loans receivable were primarily due to new loans purchased. Loan prepayments decreased by $11.2 million to $27.7 million in FY 2023-24 compared to $38.9 million in FY 2022-23.

Changes in program loans receivable for the years ended June 30, 2024 and 2023 are as follows:

Changes in Program Loans Receivable

(dollars in thousands)	2024	2023
Beginning of year balance	$2,082,372	$1,982,981
Loans purchased/funded	192,002	231,655
Noncash transfer - REO	(1,015)	1,005
Amortized principal repayments	(82,374)	(89,406)
Prepayments	(27,715)	(38,892)
Forgivable Equity Builder Loan Program	(15,949)	(839)
Chargeoffs	(315)	(1,152)
Unamortized Mortgage Discount	105	223
Transfer to REO-net of write-down	1,015	(1,005)
Allowance for loan loss	(8,998)	(2,198)
End of Year Balance	$2,139,128	$2,082,372
Current portion	$60,056	$61,956
Noncurrent portion	2,079,072	2,020,416
Total	$2,139,128	$2,082,372

NOTE 5 – ALLOWANCE FOR PROGRAM LOAN LOSSES

Single Family: The Agency's policy takes into consideration a variety of factors using Markov Chain Monte Carlo (MCMC) simulation for probable losses which are established as an allowance for loan losses on Single Family loans. These evaluations take into consideration loan status, previous 36-month payment history, housing price index (HPI), and location of the property.

Multi Family: The Agency's policy in setting loan loss reserves on the Multi-Family Portfolio is determined on a loan level basis. Loan loss reserve calculations take into consideration lien priority, Section 8 Units, Tax credit status, Loan-To-Value ratio (LTV), Debt Service Coverage Ratio (DSCR), occupancy percentage, FHA insurance or FHA-Risk Share Coverage, and delinquency status.

Changes in the allowance for program loan losses for the years ended June 30, 2024 and 2023 are as follows:

Changes in The Allowance for Program Loan Losses (dollars in thousands)	**Homeownership Programs**	**Multifamily Rental Housing Programs**	**Other Program And Accounts**	**Contract Administration Programs**	**2024 Total**	**2023 Total**
Beginning of year balance	$116	$304	$14,771	$61,870	$77,061	$74,864
Provision (reversal) to program loan losses	(276)	1,564	(153)	8,179	9,314	3,349
Charge-offs	211	—	(444)	(83)	(316)	(1,152)
End of Year Balance	$51	$1,868	$14,174	$69,966	$86,059	$77,061

Total allowance for loan loss reserves increased $9 million to $86.1 million in FY 2023-24. The increase was primarily due to increases in loans purchased.

NOTE 6 – CAPITAL ASSETS

The capital assets of the Agency include data processing equipment, office furniture and equipment, and leased buildings.

Data processing equipment, office furniture, and office equipment are reported at historical cost. The Agency has established a policy of capitalizing assets with an acquisition cost or established value of $5,000 or greater. Depreciation on capital assets is computed using the straight-line method over estimated useful lives ranging from one to ten years. Depreciation used by the Agency is charged as an expense against the Agency's General Operating Fund. When assets are retired or otherwise disposed of, the costs and related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in operations in the period of disposal.

The Agency recognizes the right-to-use lease asset for contracts with $100,000 or more in total future lease payments and 12 months or more remaining on the contract from July 1, 2021, to the end of the lease term. The lease asset is measured at the amount of the initial measurement of the lease liability and amortized on a straight-line method over the lease term or the useful life of the underlying asset, whichever is shorter. The amortization expense is reported with depreciation expense for capital assets. See Note 7 – Long- and Short-Term Liabilities - Lease liabilities for more information.

In accordance with GASB statement 42, the Agency is required to evaluate prominent events or changes in circumstances that may result in impairment of capital assets. No such events or circumstances were encountered as of June 30, 2024.

The table below shows the changes and balances of the Agency's capital assets for the years ended June 30, 2024 and 2023:

Changes and Balances of Capital Assets (dollars in thousands)	**2024 Beginning Balance**	**2024 Increases**	**2024 Decreases**	**2024 Ending Balance**	**2023 Beginning Balance**	**2023 Increases**	**2023 Decreases**	**2023 Ending Balance**
Capital Assets								
Data processing equipment	$328	$73	($38)	$363	$576	—	($248)	$328
Office furniture & equipment	271	67	—	338	292	21	(42)	271
Leased Buildings	27,987	—	—	27,987	27,990	—	(3)	27,987
Total Capital Assets Being Depreciated/Amortized	$28,586	$140	($38)	$28,688	$28,858	$21	($293)	$28,586
Less Accumulated Depreciation For								
Data processing equipment	($174)	($76)	$38	($212)	($189)	($233)	$248	($174)
Office furniture & equipment	(194)	(49)	—	(243)	(42)	(194)	42	(194)
Less Accumulated Amortization for				—				—
Leased Buildings	(5,055)	(2,293)	—	(7,348)	(2,529)	(2,529)	3	(5,055)
Total Accumulated Depreciation and Amortization	($5,423)	($2,418)	$38	($7,803)	($2,760)	($2,956)	$293	($5,423)
Capital Assets, Net	$23,163	($2,278)	—	$20,885	$26,098	($2,935)	$-	$23,163

NOTE 7 – LONG- AND SHORT-TERM LIABILITIES

The Act empowers the Agency, on behalf of the Fund, to issue both federally taxable and tax-exempt bonds and notes. Bonds and notes issued by the Agency are not debts of the State but are special and general obligations of the Agency payable solely from and collateralized by the revenues and other assets pledged under the respective indentures. The Act provides the Agency with the authority to have outstanding bonds or notes, at any one time, in the aggregate principal amount of $13.15 billion excluding refunding issues and certain taxable securities.

The Agency, on behalf of the Fund, as part of its interest rate risk management program, has entered into interest rate swap agreements with various counterparties wherein the Agency has agreed to pay fixed or variable rates of interest and receive floating rate payments.

In the event of a default, as defined in the Indenture, the principal of all Bonds may be declared due and payable upon the conditions, in the manner and with the effect provided in the Indenture. The Indenture provides that in certain events such declaration and its consequences may be rescinded by the registered owners of at least twenty-five percent (25%) in Aggregate Principal Amount of the Bonds then outstanding. The Indenture does not provide for Termination Events or Acceleration Clauses. The underlying loans are pledged to the respective Bond Indentures. Additionally, unencumbered Agency assets are pledged to the Multifamily Housing Revenue III Bonds.

Bonds payable and the terms, interest rate and reset terms as of June 30, 2024 are as follows:

Bonds Payable and Terms with Associated Swaps Information
(dollars in thousands)

Bond Issue	Type of Bond	Interest Rate Range	Variable Rate Type	Reset Term	Final Maturity Date	Original Issuance Amount	Outstanding Fixed	Outstanding Variable	Total
Special Obligation Multifamily Housing Revenue Bonds (Virginia Terrace):									
2015 Issue A [1]	**Tax-Exempt**	4.170%	-	-	2057	$5,245	$3,625	—	$3,625
						$5,245	$3,625	—	$3,625
Special Obligation Multifamily Housing Revenue Bonds (Ocean View Senior):									
2015 Issue B [1]	**Tax-Exempt**	4.170%	-	-	2058	$18,075	$8,805	—	$8,805
						$18,075	$8,805	—	$8,805
Multifamily Housing Revenue Bonds (Maplewood - FHA Risk-Share):									
2016 Issue A	**Tax-Exempt**	0.8% - 3.250%	-	-	2035	$8,600	$4,340	—	$4,340
						$8,600	$4,340	—	$4,340
Multifamily Housing Revenue Bonds (Woodglen Vista - FHA Risk-Share):									
2016 Issue B	**Tax-Exempt**	0.8% - 3.800%	-	-	2053	$31,000	$23,625	—	$23,625
						$31,000	$23,625	—	$23,625
Affordable Housing Revenue Bonds									
2023 Issue A-1	**Tax-Exempt**	3.20% - 4.125%	-	-	2038	$54,940	$53,750	—	$53,750
2023 Issue A-2	**Tax-Exempt**	3.60% - 3.60%	Soft-put 9%	Feb 1 - Aug 1 2026	2063	30,000	—	30,000	30,000
						$84,940	$53,750	$30,000	$83,750
						$117,860	$94,145	$30,000	$124,145
							Unamortized discount		—
							Unamortized premium		$712
							Total Bonds		$124,857

[1] Private Placement Bond.

Bonds payable and the terms, interest rate and reset terms as of June 30, 2023 are as follows:

Bonds Payable and Terms with Associated Swaps Information (continued)
(dollars in thousands)

Bond Issue	Type of Bond	Interest Rate Range	Variable Rate Type	Reset Term	Final Maturity Date	Original Issuance Amount	Outstanding Fixed	Outstanding Variable	Total
Special Obligation Multifamily Housing Revenue Bonds (Virginia Terrace):									
2015 Issue A	**Tax-Exempt**	4.170%	-	-	2057	$5,245	$3,660	—	$3,660
						$5,245	$3,660	—	$3,660
Special Obligation Multifamily Housing Revenue Bonds (Ocean View Senior):									
2015 Issue B	**Tax-Exempt**	4.170%	-	-	2058	$18,075	$8,900	—	$8,900
						$18,075	$8,900	—	$8,900
Multifamily Housing Revenue Bonds (Maplewood - FHA Risk-Share):									
2016 Issue A	**Tax-Exempt**	0.8% - 3.250%	-	-	2035	$8,600	$4,410	—	$4,410
						$8,600	$4,410	—	$4,410
Multifamily Housing Revenue Bonds (Woodglen Vista - FHA Risk-Share):									
2016 Issue B	**Tax-Exempt**	0.8% - 3.800%	-	-	2053	$31,000	$23,985	—	$23,985
						$31,000	$23,985	—	$23,985
						$62,920	$40,955	—	$40,955
							Unamortized discount		—
							Unamortized premium		—
							Total Bonds		$40,955

Reconciliation of Bonds Payable: Changes in bonds payable for the years ended June 30, 2024 and 2023 are as follows:

Changes in Bonds Payable

(dollars in thousands)	2024	2023
Beginning of year balance	$40,955	$121,255
New bonds issued	85,697	—
Scheduled maturities	(1,620)	(11,300)
Redemptions	(130)	(69,000)
Amortized discount	—	
Amortized premium	(45)	—
End of Year Balance	$124,857	$40,955
Current portion	4,396	430
Noncurrent portion	120,461	40,525
Total	$124,857	$40,955

Bond Debt Service Requirements: The table below provides a summary of bond debt service requirements for the next five years and in five year increments thereafter:

Fixed Rate Bonds

(dollars in thousands)	Principal	Interest	Total
2025	$4,396	$4,351	$8,747
2026	4,550	4,213	8,763
2027	4,910	4,068	8,978
2028	5,275	3,903	9,178
2029	5,480	4,188	9,668
2030-2034	21,565	17,003	38,568
2035-2039	20,705	12,711	33,416
2040-2044	10,520	9,931	20,451
2045-2049	12,565	7,863	20,428
2050-2054	12,725	5,381	18,106
2055-2059	19,050	2,382	21,432
2060-2064	2,404	209	2,613
Total	$124,145	$76,203	$200,348

Notes Payable: In Fiscal Year 2016-17, the Agency entered into an agreement with Federal Financing Bank (FFB) to borrow capital specifically for multifamily loans to support its participation in FHA's HFA Risk-Sharing Program. The Housing & Urban Development (HUD) commissioner can declare the Agency is in default in event of any violation of the agreement. In the event of a default the commissioner or designee can impose any or all of the following:

- Require that the Housing Finance Agency (HFA) execute a trust agreement and fund such account which may be drawn upon by HUD for purposes of meeting the HFA's risk-sharing obligations.
- Require the HFA to assume a higher portion of risk for the subject and future mortgages.
- Recommend that the HFA be required to contract its loan servicing to a third party.
- Recommend that the mortgage insurance be terminated. The insurance amount may be transferred to an insured mortgage not in accord with the requirements.
- Recommend that approval for the HFA to participate in the program be suspended or withdrawn.
- Recommend that the HFA's mortgage approval be withdrawn.
- Require additional financial or other reports as may be necessary to monitor the activities of the HFA more closely.

There are no subjective acceleration or termination clauses in the agreement. Underlying loans are pledged to the Notes.

The balance and changes in notes payable for the years ended June 30, 2024 and 2023 are as follows:

Balance and Changes in Notes Payable
(dollars in thousands)

	2024	2023
Beginning of year balance	$290,103	$275,408
FFB Notes Issued	—	17,655
Principal payments	(3,242)	(2,960)
End of Year Balance	$286,861	$290,103
Current portion	3,396	3,243
Noncurrent portion	283,465	286,860
Total	$286,861	$290,103

The table below provides a summary of note payment requirements for the next five years and in five year increments thereafter:

Note Payment Requirements

(dollars in thousands)	Principal	Interest	Total
2025	$3,396	$14,088	$17,484
2026	3,556	13,920	17,476
2027	3,723	13,745	17,468
2028	3,898	13,561	17,459
2029	4,082	13,368	17,450
2030-2034	23,486	63,608	87,094
2035-2039	36,290	56,859	93,149
2040-2044	35,796	47,725	83,521
2045-2049	45,135	37,856	82,991
2050-2054	56,836	25,368	82,204
2055-2059	58,416	10,127	68,543
2060-2064	12,247	745	12,992
Total	$286,861	$310,970	$597,831

Loans Payable – Short Term: Short term loans consist of loan draws from the Federal Home Loan Bank (FHLB) and the Braeburn Credit Facility. In Fiscal Year 2016-17, the Agency entered into an agreement with the FHLB of San Francisco. Currently, the Agency has access to $200 million secured credit line to fund select portfolios of Fannie Mae and Ginnie Mae MBS composed of single family loans it has originated for low to moderate income homebuyers and multi-family projects. The FHLB advances can have terms up to one year and terms can be renewed for up to one year at each maturity date. Accrued interest is paid at the time of renewal.

Upon the occurrence of and during the continuation of any Event of Default, the FHLB may declare all Indebtedness to be immediately due and payable without presentment, demand, protest or any further notice, and terminate any obligation on the part of the FHLB in respect of any Commitment or to make or continue any Advances. The Agency has pledged MBS securities as collateral for the credit line.

To preserve portions of the Agency's annual CDLAC tax-exempt lending cap, at the end of FY 2019-20, the Agency entered into a $250 million Credit Facility Agreement with Braeburn, LLC to serve as a partial/full refunding vehicle for existing issuances. The Credit Facility is a stand-alone instrument that is fully collateralized by borrower funds on deposit in a collateral account held at Bank of New York. Loan draws on the Credit Facility are refunded by new issuances within a 180 day period or paid by the release of collateral.

The balance and changes in short term loans payable for the years ended June 30, 2024 and 2023 are as follows:

Balances and Changes in Short Term Loans Payable

(dollars in thousands)	2024	2023
Beginning of year balance	$151,422	$102,305
Loans added	1,040,314	729,633
Principal payments	(987,136)	(680,516)
End of Year Balance	$204,600	$151,422

Loans Payable – SB84: California Senate Bill 84, Chapter 50, Statutes of 2017, authorized a one-time $6 billion supplemental pension payment to CalPERS funded through a cash loan from the Surplus Money Investment Fund (SMIF). The $6 billion loan amount will be repaid to SMIF via the State's General fund and funds from other agency and department funds that are responsible for retirement contributions. Agencies and departments were allocated a loan liability amount of the $6 billion based on their proportionate share of the State's unfunded pension liability.

Beginning FY 2018-19, CalHFA recorded their proportionate share of the loan as reported by the State Controller's Office as an Interfund Loan Payable. The principal balances as of June 30, 2024 and 2023 were $0.4 million and $1.2 million, respectively. A tentative repayment schedule through 2030 has been provided by the Department of Finance (DOF). Each year loan repayments are allocated as a percentage of total current retirement contributions of each agency and department fund. Although the Agency has no collateral pledged directly to the interfund loan, SB84 authorizes the California Department of Finance to instruct the California State Controller's Office to withdraw the annual payment amount from Agency funds on deposit in SMIF. There is no subjective acceleration or termination clause for the interfund loan.

The table below shows the estimated schedule of the Agency's share of principal and interest (P&I) loan payments through 2025. A breakout of annual interest is unavailable:

SB84 Loan Repayment

(dollars in thousands)	P&I Payments
2025	$794
	$794

Conduit Debt Obligations: Beginning in 2009, the Agency issued conduit housing revenue debt obligations to provide financial assistance for the acquisition, construction, and development of multifamily rental housing. They are limited obligations of the Agency, payable solely from the revenues and other funds and money pledged and assigned under the applicable indenture, series indenture, master pledge and assignment, or funding loan agreement. The Agency will not assume liability for the debt service of the conduit issues in the event of default.

The Agency had 258 series of conduit debt obligations aggregating $6.2 billion as of June 30, 2024, and 239 series of conduit debt obligations aggregating $5.5 billion as of June 30, 2023. For the years ended June 30, 2024 and 2023, the Agency initially issued $1.5 billion and $1.4 billion in conduit debt obligations, respectively. The aggregate balances as of June 30, 2024 and 2023 include draws from previously issued draw-down conduits offset by maturities and redemptions.

The Agency may collect amounts from borrowers for application processing, issuance fees, administration fees, special issuer fees, unearned revenue-prepaid administration fees and California Debt Limit Allocation Committee (CDLAC) performance fees. If the conduit debt obligations are issued, the CDLAC performance fees are returned. For the year ended June 30, 2024, the Agency collected $1.9 million in issuance fees and $2.2 million in administration fees. The cumulative balance of unearned revenue – prepaid administrative fees as of June 30, 2024 was $1.3 million. For the year ended June 30, 2023, the Agency collected $1.8 million in issuance fees, and $1.8 million in administration fees. The cumulative balance of unearned revenue – prepaid administrative fees as of June 30, 2023 was $0.9 million.

Objective of the Interest Rate Swaps: In order to protect against rising rates, the Agency primarily entered into swaps to establish synthetic fixed rates for a like amount of the Agency's variable rate bond obligations. The majority of the Agency's interest rate swap transactions were structured for the Agency to pay a fixed interest rate while receiving a variable interest rate (fixed payer swaps) and exceptions are listed under Basis Risk Associated with Interest Rate Swaps. Synthetic fixed rates provide the Agency with a significantly lower fixed cost of funds compared to issuing fixed-rate bonds; however, the increased risks related to the synthetic fixed rates have the effect of increasing costs to the Agency. The Agency has redeemed all outstanding variable rate debt as of June 30, 2021. All associated fixed payer and basis derivative contracts were terminated during Fiscal Year 22-23.

Objective of Forward Swaps: Beginning Fiscal Year 18-19, the Agency entered into the forward swaps agreements for its Multifamily Program (MF). These forward swaps are to hedge against the change in interest rates over the two-to-four-year period between the loan rate commitment for MF projects for construction conversion and the bond rate at issuance for bonds backed by the MF project permanent loans. No forward swap payments or receipt of funds occur until the mandatory termination date of the forward swap at the conversion of the construction loan to a permanent funding loan. The following table outlines the outstanding forward swap agreements as of June 30, 2024 (dollars in thousands):

Project Name	Swap Type	Fixed Rate Paid by Agency	Floating Rate Received by Agency	Termination Date	Maturity Date	Notional Outstanding	Fair Value
Elm Lane	Forward	1.90%	100.00% of FedFunds	1/1/2025	1/1/2039	$24,700	$4,995
California Grand Manor	Forward	2.81%	100.00% of SOFR	5/1/2025	5/1/2040	4,270	507
Sarah's Court	Forward	2.81%	100.00% of SOFR	6/1/2025	6/1/2040	3,925	452
Kiku	Forward	1.06%	58.31% of FedFunds	7/1/2025	1/1/2047	72,048	11,419
College Creek	Forward	1.89%	100.00% of FedFunds	8/1/2025	2/1/2040	19,300	3,838
Vista Woods	Forward	1.89%	100.00% of FedFunds	8/1/2025	3/1/2040	24,100	4,809
Marina Village	Forward	1.84%	100.00% of FedFunds	8/8/2025	5/1/2047	12,600	3,279
Monroe Street	Forward	2.89%	100.00% of FedFunds	8/29/2025	9/1/2040	7,690	756
Dunes Monterey Bay	Forward	3.11%	100.00% of SOFR	11/1/2025	11/1/2040	12,860	952
Alamo	Forward	2.94%	100.00% of SOFR	12/1/2025	12/1/2046	26,520	2,844
Kelsey Ayer	Forward	2.84%	100.00% of SOFR	1/1/2026	12/1/2043	9,315	1,052
Anton	Forward	3.39%	100.00% of SOFR	2/1/2026	5/1/2026	15,735	884
Mainline North Apts.	Forward	3.03%	100.00% of SOFR	3/1/2026	3/1/2041	10,720	863
Serra Apartments	Forward	3.03%	100.00% of SOFR	3/1/2026	3/1/2041	18,840	1,680
Shiloh Crossing	Forward	3.03%	100.00% of SOFR	3/1/2026	3/1/2041	14,145	1,262
The Bluffs at 44th	Forward	4.05%	100.00% of SOFR	4/15/2026	9/15/2041	8,850	(165)
8181 Allison	Forward	3.03%	100.00% of SOFR	5/1/2026	5/1/2041	13,840	1,133
Alves Lane	Forward	3.03%	100.00% of SOFR	5/1/2026	5/1/2041	12,940	1,029
Mirasol Village Block D	Forward	3.03%	100.00% of SOFR	5/1/2026	5/1/2041	9,280	819
515 Pioneer	Forward	2.63%	100.00% of SOFR	5/1/2026	4/1/2049	14,815	2,171
Fiddyment	Forward	2.63%	100.00% of SOFR	5/1/2026	4/1/2049	18,170	2,662
La Vista	Forward	2.63%	100.00% of SOFR	5/1/2026	4/1/2049	13,875	2,033
1178 Sonora Court	Forward	4.07%	100.00% of SOFR	4/1/2027	8/1/2042	17,940	(367)
1400 Long Beach	Forward	4.07%	100.00% of SOFR	5/1/2027	10/1/2042	14,690	(298)
Devonwood Apts.	Forward	4.07%	100.00% of SOFR	5/1/2027	10/1/2042	7,475	(152)
Demaree Street Apts	Forward	3.90%	100.00% of SOFR	5/1/2027	4/1/2051	10,450	(238)
Stevens Creek Promenade	Forward	3.90%	100.00% of SOFR	5/1/2027	4/1/2051	19,380	(442)
The Gardens at Bella Breeze	Forward	3.90%	100.00% of SOFR	5/1/2027	4/1/2051	10,165	(232)
						$448,638	$47,545

Terms, Fair Value and Credit Risk: The terms and fair values of the outstanding fixed payer swaps as of June 30, 2024 are summarized in the table at the beginning of this note. The terms and fair values of the outstanding basis swaps are summarized in the table under Basis Risk.

The fair value of the swaps is reported as “Derivative swap asset” within “Other assets” or as “Derivative swap liability” within “Other liabilities” in the statement of net position. The accumulated decrease or increase in the fair value of the effective swaps is reported as “Accumulated decrease in fair value of hedging derivatives” within “Deferred outflows of resources” or “Accumulated increase in fair value of hedging derivatives” within “Deferred inflows of resources” in the statement of net position. As of June 30, 2024, only forward swaps were classified as effective hedging derivatives. Alternatively, the gain or loss on the fair value of the ineffective swaps is reported as “Investment swap revenue” within “Other revenues” in the statement of revenues, expenses and changes in net position.

The Agency did not pay or receive any cash when swap transactions were initiated except for in-substance assignments. For the year ended June 30, 2024 and 2023, all single family and multi-family fixed payer swaps were considered investment derivatives due to no longer meeting the criteria for effective hedges. All of the Agency's fixed payer and basis swaps were terminated by June 30, 2023.

The following table summarizes the swap fair value activity in the statement of net position as of June 30, 2024 and 2023 and the statement of revenues, expenses and changes in net position for the years ended June 30, 2024 and 2023:

Statement of Net Position (dollars in thousands)	**2024**	**2023**
Derivative swap asset	$47,545	$26,274
Derivative swap liability	—	—
Statement of Revenue, Expenses and Changes in Net position		
Investment swap revenue (fair value)	—	$21,777

As of June 30, 2024, the Agency has interest rate swap agreements with 3 swap counterparty guarantors for its forward swap agreements. None of the Agency’s forward rate swap agreements require the Agency to post collateral based on its general obligation credit ratings. Cash collateral and securities collateral are reported as “Current assets: Other Assets” and “Noncurrent assets: Investments,” respectively, in the statement of net position. As of June 30, 2024 and 2023, the Agency has no posted fair value of mortgage-backed securities as collateral with forward swap counterparties, and no cash was posted as collateral with swap counterparties.

The Agency’s forward swap agreements had an aggregate fair value of $47.5 million as of June 30, 2024 and $26.3 million million for aggregate fixed-payer, basis and forward swaps as of June 30, 2023. The ineffective negative fair value is reflected as a derivative swap liability. Fair values are estimated using the zero-coupon method as reported by Bloomberg data service. This zero-coupon method calculates the future net settlement payments required by the swap, assuming the current forward rates implied by the yield curve correctly anticipate future spot interest rates.

These payments are then discounted using the spot rates implied by the current yield curve for hypothetical zero-coupon bonds due on the date of each future net settlement on the swaps. The swaps are classified in Level 2 of the fair value hierarchy. Level 2 is described in the Cash, Cash Equivalents and Investments note.

As of June 30, 2024, the Agency’s swap portfolio had an aggregate asset position of $47.5 million. This represents the maximum loss that would be reported at the reporting date if all counterparties failed to perform as contracted.

The following table shows the total number of the Agency’s fixed payer, basis and forward swaps with outstanding notional amounts by the counterparties’ respective credit ratings as of June 30, 2024:

Counterparties Credit Ratings (dollars in thousands)	Moody's	Standard & Poors	Outstanding Notional Amount	Number of Swap Transactions
	Aa2	AA-	$107,883	3
	Aa2	A+	340,755	25
Total			$448,638	28

Interest Rate Risk: The Agency was not exposed to interest rate risk as all fixed payer and basis swaps were terminated by June 30, 2023.

Basis Risk: All of the Agency’s interest rate swaps contain an element of basis risk, the risk that the floating rate component of the swap will not match the floating rate of the underlying bonds. This risk arises because floating rates paid by swap counterparties are based on indices, which consist of market-wide averages, while interest paid on the Agency’s variable rate bonds is specific to individual bond issues.

Multiple swap formulas have been used by the Agency. For the Agency's forward swaps, the formulas for the swap portfolio utilized either the Secured Overnight Financing Rate (SOFR) or the Effective Federal Fund Rate (EFFR). As of June 30, 2024, rates for the SOFR and EFFR were 5.33% and 5.33%, respectively. The swap formulas will continue to be monitored for effectiveness in case the Agency chooses to enter into any future interest rate swaps.

Termination Risk: Counterparties to the Agency’s forward swap agreements have ordinary termination rights that require settlement payments by the Agency or the counterparty based on the fair value of the swap at the date of termination.

Right to Terminate Following Event of Default: If either an Illegality or a Tax Event occurs and there is only one Affected Party, the Affected Party will use all reasonable efforts to transfer within 20 days after it gives notice all its rights and obligations under the agreement to another of its Offices or Affiliates so that such Termination Event ceases to exist.

Rollover Risk: The Agency is exposed to rollover risk on forward swaps that are hedges of future market rates for housing bonds. If these forward swaps are terminated prior to the date of the future interest rate contracts for loans underlying future bond issuance, the Agency could be re-exposed to the risks being hedged by the swaps.

Compensated absences: The liability for compensated absences related to accumulated vacation and annual leave totaled $2.9 million and $2.8 million for fiscal year ended June 30, 2024 and 2023, respectively. Changes and balances in compensated absences for the years ended June 30, 2024 and 2023 are as follows:

Changes and Balances in Compensated Absences

(dollars in thousands)	2024	2023
Beginning of year balance	$2,756	$2,993
Increase	310	168
Decrease	(130)	(405)
End of Year Balance	$2,936	$2,756
Current portion	200	200
Noncurrent portion	2,736	2,556
Total	$2,936	$2,756

Lease liabilities: To comply with the GASB 87 pronouncement, the Agency has recognized a lease liability and a right-to-use lease asset. The lease liability is measured at the present value of payments expected to be made during the lease term, and it is reduced by lease payments (less amount for interest expense). See Note 6 – Capital Assets for more information. Changes and balances of lease liabilities for the years ended June 30, 2024 and 2023 are as follows:

Changes and Balances of Lease Liabilities

(dollars in thousands)	2024	2023
Beginning of year balance	$23,547	$25,793
Increase	—	—
Decrease	(1,932)	(2,246)
End of Year Balance	$21,615	$23,547
Current portion	2,018	1,932
Noncurrent portion	19,597	21,615
Total	$21,615	$23,547

The table below provides a summary of lease payment requirements for the next five years and in five-year increments thereafter:

Lease Payment Requirements

(dollars in thousands)	Principal Payments	Interest Payments	Total
2025	$2,018	$311	$2,329
2026	2,107	279	2,386
2027	2,199	247	2,446
2028	2,294	213	2,507
2029	2,392	179	2,571
2029-2033	10,605	333	10,938
Total	$21,615	$1,562	$23,177

Unearned revenues: Fiscal Year 2023-24 unearned revenues include $1.2 million for administration fees collected in advance, $24.1 million for Accessory Dwelling Unit Grant Program, $67.6 million for Forgivable Equity Builder Loan Program, and $225.6 million for National Mortgage Settlement Program. Changes and balances of unearned revenue for the years ended June 30, 2024 and 2023 are as follows:

Changes and Balances of Unearned Revenues

(dollars in thousands)	2024	2023
Beginning of year balance	$341,263	$277,717
Increase	42,382	192,915
Decrease	(65,191)	(129,369)
End of Year Balance	$318,454	$341,263

Deposits and other liabilities: As of June 30, 2024, the current deposits and other liabilities contains deposits, bad debt reserves, and accounts payable. The non-current other liabilities are comprised of derivative swap liabilities. The following table shows the changes of other liabilities for fiscal years ended June 30, 2024 and 2023:

Changes and Balances of Other Liabilities

(dollars in thousands)	2024	2023
Beginning of year balance	$234,879	$271,753
Increase	2,875,229	3,705,041
Decrease	(2,869,762)	(3,741,915)
End of Year Balance	$240,346	$234,879
Current portion	$240,346	$234,879
Non-current portion	—	—
Total	$240,346	$234,879

NOTE 8 – NON-MORTGAGE INVESTMENT AND MORTGAGE YIELD

In accordance with Federal law, the Agency is required to rebate to the Internal Revenue Service (IRS) the excess of the amount earned on all non-mortgage investments (derived from investing the bond proceeds) over the amount that would have been earned had those investments borne a rate equal to the yield on the bond issue, plus any income attributable to such excess. As of June 30, 2024 and 2023, the Fund had no rebate liabilities to IRS. The Agency has identified all bond series that were issued as variable rate plans of finance and subject to review and monitoring of mortgage yield excess. As of June 30, 2024 and 2023 the Fund had no mortgage yield excess liability to the IRS. Any liabilities would be reported in the statements of net position as “Due to IRS” within “Due to other government entities.” The net effects of changes in the liability would be recorded as increases in “Interest income: Program loans” in the statements of revenues, expenses and changes in net position. The Agency will continue to monitor the status of mortgage yield compliance to mitigate further liability.

NOTE 9 – PENSION PLAN

Plan Description, Benefits Provided and Employees Covered: The Agency employees are enrolled in the State of California Miscellaneous Plan (Plan), an agent multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS). The Plan is included in the Public Employee's Retirement Fund A (PERF A) PERF is comprised of and reported as PERF A, PERF B, and PERF C for accounting purposes. CalPERS acts as a common investment and administrative agent for participating public entities within the State and uses the accrual basis of accounting. The State is considered the employer and the Agency is a component unit of the State. Benefit provisions and all other requirements are established by state statute. All state agencies are considered collectively to be a single employer, and the actuarial present value of vested and non-vested accumulated plan benefits attribute to the Agency's employees is determined as Agency's percentage of the State as a single employer. Similarly, the net position available for benefits of the Agency employees is determined as the Agency's percentage of the State. A full description of the pension plan regarding number of employees covered, benefit provisions, assumptions, and membership information are listed in the June 30, 2022 Annual Actuarial Valuation Report. Details of the benefits provided can be obtained in Appendix B of the actuarial valuation report. CalPERS issues a separate annual comprehensive financial report that includes financial statements and required supplementary information. CalPERS' annual financial report and the Annual Actuarial Valuation Report may be obtained via the internet at www.calpers. ca.gov under Forms and Publications.

GASB 68 Accounting Valuation Reports: The State requested CalPERS GASB 68 Accounting Valuation Reports for the Plan. Copies of these reports may be obtained from the State Controller's Office, Division of Accounting and Reporting.

Contributions: Generally, full time employees are eligible to participate as members of CalPERS and are eligible to retire at age 50 with at least five years of service or age 55 with at least ten years of service, depending on the plan selected by the employee. Employees hired after January 1, 2013, must be at least age 52 to retire. Annual retirement benefits are determined based on age at retirement, length of membership service, and the amount of earnings based on the highest or last 12 or 36 consecutive months' average. Health care and dental benefits may be provided to members depending on the date hired and the years of credited service of a member. If members are not fully vested, the health care and dental contributions are prorated based of the years of service.

The Fund's Active Employee Pension Benefit contribution rates were 30.87% for fiscal year ended June 30, 2024, and 30.71% for the years ended June 30, 2023. The number of Active employees covered by the benefit terms is 183 and 170 for the years ended in June 30, 2024 and June 30, 2023 respectively.

Pension Liabilities, Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions: As of June 30, 2024 and 2023, the Fund reported a liability of $38.5 million and $39.7 million, respectively, for its proportionate share of the State's net pension liability. The net pension liabilities were measured as of June 30, 2023 and 2022 and were based on the Fund's pensionable compensation as a percentage of the State's total pensionable compensation. As of June 30, 2023 and 2022, the Fund's proportionate share was 0.100% and 0.105%, respectively.

The Fund recognized pension expense of $3.6 million for FY 2023-24 and negative $3.1 million for FY 2022-23. As of June 30, 2024, and 2023, the Fund reported deferred outflows of resources and deferred inflows of resources related to pensions for the following sources:

Pension-Deferred Inflows/Outflows (dollars in thousands)	**2024 Deferred Outflows of Resources**	**2024 Deferred Inflows of Resources**	**2023 Deferred Outflows of Resources**	**2023 Deferred Inflows of Resources**
Differences between expected & actual experience	$1,844	$598	$628	899
Net differences between projected & actual earnings on pension plan investments [1]	4,659	—	5,176	—
Differences between Fund contributions & proportionate share of contributions	5	1,556	10	942
Changes in proportion	—	2,347	—	3,112
Changes of assumptions	1,998	—	3,006	—
Fund contributions subsequent to the measurement date	5,387	—	4,923	—
Total	$13,893	$4,501	$13,743	$4,953

[1] Deferred outflows of resources and deferred inflows of resources arising from differences between projected and actual pension plan investments earnings in different measurement periods were aggregated and reported as a net deferred outflow or inflow.

As of June 30, 2024, the $5.4 million reported as deferred outflows of resources related to pensions resulting from Fund contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending June 30 (dollars in thousands)	**Deferred Outflows/Inflows of Resources**
2025	$316
2026	528
2027	3,073
2028	88
Total	$4,005

Actuarial Assumptions: For the measurement period ended June 30, 2023, the total pension liability was determined by rolling forward the June 30, 2022 total pension liability. The June 30, 2023 total pension liability was based on the following actuarial assumptions:

Actuarial Methods and Assumptions	2023
Inflation	2.30%
Salary increases	Varies by entry age and service
Investment rate of return	6.8% net of pension plan investment and administrative expenses; includes inflation
Postretirement benefit increase	The lesser of contract COLA or 2.30% until purchasing power protection allowance floor on purchasing power applies, 2.30% thereafter

For the measurement period ended June 30, 2022, the total pension liability was determined by rolling forward the June 30, 2021 total pension liability. The June 30, 2022 total pension liabilities were based on the following actuarial assumptions:

Actuarial Methods and Assumptions	2022
Inflation	2.30%
Salary increases	Varies by entry age and service
Investment rate of return	7.0% net of pension plan investment and administrative expenses; includes inflation
Postretirement benefit increase	The lesser of contract COLA or 2.30% until purchasing power protection allowance floor on purchasing power applies, 2.30% thereafter

For the measurement periods ended June 30, 2023 and 2022, the mortality tables were developed based on CalPERS' specific data.The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS 2021 experience study report from November 2021 that can be obtained via the internet at www.calpers.ca.gov under Forms and Publications.

Long-term Expected Rate of Return: The long term expected rate of return on pension plan investments was determined using a building-block method in which best- estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all of the funds' asset classes, expected compound returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points.

The following table reflects expected real rate of returns by asset class for the measurement period ended June 30, 2023:

Asset Class [1]	Assumed Asset Allocation	Real Return[1,2]
Global Equity - Cap-weighted	30.0 %	4.54 %
Global Equity - Non-Cap-weighted	12.0	3.84
Private Equity	13.0	7.28
Treasury	5.0	0.27
Mortgage-backed Securities	5.0	0.50
Investment Grade Corporates	10.0	1.56
High Yield	5.0	2.27
Emerging Market Debt	5.0	2.48
Private Debt	5.0	3.57
Real Assets	15.0	3.21
Leverage	(5.0)	(0.59)
	100 %	

[1] An expected inflation of 2.30% used for this period.
[2] Figure are based on the 2021 Asset Liability Management study.

The following table reflects expected real rate of returns by asset class for the measurement period ended June 30, 2022:

Asset Class [1]	Assumed Asset Allocation	Real Return[1,2]
Global Equity - Cap-weighted	30.0 %	4.54 %
Global Equity - Non-Cap-weighted	12.0	3.84
Private Equity	13.0	7.28
Treasury	5.0	0.27
Mortgage-backed Securities	5.0	0.50
Investment Grade Corporates	10.0	1.56
High Yield	5.0	2.27
Emerging Market Debt	5.0	2.48
Private Debt	5.0	3.57
Real Assets	15.0	3.21
Leverage	(5.0)	(0.59)
	100 %	

[1] An expected inflation of 2.30% used for this period.
[2] Figure are based on the 2021 Asset Liability Management study.

Discount Rate: The discount rate used to measure the total pension liability for the measurement periods ended June 30, 2023 and 2022 was 6.90% and 6.90%, respectively. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all period of projected benefit payments to determine the total pension liability.

Sensitivity of the Fund's Proportionate Share of the Net Pension Liability to Changes in Discount Rate: The following presents the Fund's proportionate share of the net pension liability as of the June 30, 2023 measurement date, calculated using the discount rate of 6.90%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90%) or 1 percentage-point higher (7.90%) than the current rate:

Changes in Discount Rate (dollars in thousands)	**Discount Rate – 1% (5.90%)**	**Current Discount Rate (6.90%)**	**Discount Rate + 1% (7.90%)**
Fund's Net Pension Liability	$55,842	$38,486	$23,996

The following presents the Fund's proportionate share of the net pension liability as of the June 30, 2022 measurement date, calculated using the discount rate of 6.90%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90%) or 1 percentage-point higher (7.90%) than the current rate:

Changes in Discount Rate (dollars in thousands)	**Discount Rate – 1% (5.90%)**	**Current Discount Rate (6.90%)**	**Discount Rate + 1% (7.90%)**
Fund's Net Pension Liability	$57,151	$39,718	$25,164

Pension Plan Fiduciary Net Position: As of June 30, 2023 and 2022, the Plan's fiduciary net position was $101.1 billion and $95.4 billion, respectively. Detailed information about PERF A's fiduciary net position is available via the internet at www.calpers.ca.gov under Forms and Publications.

Payable to the Pension Plan: As of June 30, 2023 and 2022, the Fund did not report any payables related to pension contributions.

Subsequent Events: During the time period between the valuation date and publication of the CalPERS GASB 68 Accounting Valuation Reports, price inflation has been higher than the assumed rate of 2.3% per annum. Since inflation influences cost of living adjustments for retirees and beneficiaries and active member pay increases, higher inflation is likely to put at least some upward pressure on the pension expense and the net pension liability in future valuations. The actual impact of higher inflation on future valuation results will depend on, among other factors, how long higher inflation persists. At this time, we continue to believe the long-term price inflation assumption of 2.3 per annum is appropriate.

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (OPEB)

Plan description: The Agency's employees are provided with OPEB through California Employer's Retiree Benefit Trust Fund (CERBTF) which is a trust for employers to pre-fund health, dental, and other non-pension post-employment benefits. CERBTF was established by Chapter 331 of the 1988 Statutes and is an agent multiple-employer plan administered by CalPERS. The purpose of the fund is to receive contributions from participating employers and establish separate employer prefunding accounts to pay for health care or other post-employment benefits in accordance with the terms of the participating employers' plans.

CalPERS administers OPEB benefits for the Agency's retirees including medical, prescription drug and dental benefits (healthcare benefits) through a single-employer defined benefit plan. These OPEB benefits are partially pre-funded through the Agency's participation in CERBTF. Retirees pay the portion of premiums for these benefits exceeding the State's 100/90 percent contribution formula. Other OPEB offered but not funded through CERBTF include vision benefits, life insurance, and long term care insurance.

Post-retirement health care benefits are also provided to CalHFA employees through the programs sponsored by the State as administered by CalPERS and the California Department of Human Resources (CalHR). The Agency's Net OPEB Obligation (NOO) was $52.0 million and $44 million for the years ended June 30, 2024 and 2023, respectively. The allocated contribution of OPEB from the Fund was $2.7 million and $2.1 million for the years ended June 30, 2024 and 2023. CalPERS issues a publicly available Annual Comprehensive Financial Report (ACFR) that includes financial statements and required supplementary information for the OPEB.

Benefits: As the post-retirement health care plan is sponsored by the state it is considered a single-employer plan. CalHFA is considered a component unit of the State. Health care and dental benefits may be provided to the members depending on the date hired and the member's years of credited service. Post-retirement health benefits include medical, prescription drug, and dental benefits, and are currently funded on a pay-as-you-go basis. Employer contributions for retiree health premiums during the Fiscal Year 2023-24 maintained the 100/90 percent contribution formula established by Government Code for employees hired prior to 2017. Under this formula, the State uses 100 percent of weighted average premiums of the four largest health benefit plans to calculate the maximum amount the State will contribute towards the retiree's health benefits. The State also contributes 90 percent of this average for the health benefits of each of the retiree's dependents. The retiree is responsible for paying all health benefit plan costs that exceed the average of the four largest benefit plans. Under the 100/90 percent contribution formula the monthly estimated contribution is $983 for a single enrollee, $1,890 for an enrollee and one dependent, and $2,366 for an enrollee and two or more dependents. Dental care premiums vary by plan and number of dependents. The contribution formulas are subject to approval and amendment by the State Legislature. If members are not fully vested, the health care and dental contributions are prorated based on the years of service.

For employees hired post 2016, the State maintains an 80/80 percent contribution utilizing 80 percent of weighted average premiums of the four largest health benefit plans to calculate the maximum amount the State will contribute towards the retiree's health benefits. The State also contributes 80 percent of this average for the health benefits of each of the retirees dependents. The retiree is responsible for paying all health benefit plan costs that exceed the average of the four largest benefit plans. Under the 80/80 percent contribution formula the monthly estimated contribution is $747 for a single enrollee, $1,492 for an enrollee and one dependent, and $1,936 and enrollee and two or more dependents. Dental care premiums vary by plan and number of dependents. The contribution formulas are subject to approval and amendment by the State Legislature. If members are not fully vested, the health care and dental contributions are prorated based on the years of service.

Contributions: The State and employees in all bargaining units have agreed to pre-fund retiree healthcare benefits. The State and all active members make contributions into each respective employee group. The Agency contributed $0.5 million for employer CERBT pre-funding and $1.8 million for current retiree pro-rata for the fiscal year ending June 30, 2024 for a total of $2.3 million. For the fiscal year ending June 30, 2023, the Agency contributed $1.7 million for retiree pro-rata and $0.5 million for employer CERBT pre-funding for a total of $2.2 million.

OPEB Liabilities, OPEB expenses, and Deferred Outflows of Resources and Deferred Inflows of Resources related to OPEB: Entries for the fiscal year ending June 30, 2024 are calculated based on the June 30, 2023 actuarial valuation report (AVR) measurement. The AVR is available on the State Controller’s Office (SCO) website www.sco.ca.gov. At June 30, 2024, the Agency reported a liability of $52.0 million for its proportionate share of the net OPEB liability. The Agency’s proportion of the net OPEB liability was based on a projection of the Agency’s long-term share of contributions to the OPEB plan relative to the projected contributions of all participating employers, actuarially determined. At the measurement date of June 30, 2023, the Agency’s proportion was 0.061 percent of the total State net OPEB liability, including Agency non participatory bargaining units.

For FY 2023-24, the Agency recognized OPEB expense of $6.6 million. The SCO’s policy is to fully expense each year’s proportionate share change adjustment. The Agency followed this policy and fully expensed its’ proportionate share change adjustment. The Agency contributed $2.3 million in FY 2023-24 which was after the measurement date of June 30, 2023. This contribution is reported in FY 2023-24 as deferred outflows of resources related to OPEB and will be recognized as a deduction of net OPEB liability in the year ended June 30, 2025.

At June 30, 2024 and 2023 the Agency reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following resources:

OPEB Related Deferred Outflow/Inflow of Resources (dollars in thousands)	2024 Deferred Outflow of Resources	2024 Deferred Inflow of Resources	2023 Deferred Outflow of Resources	2023 Deferred Inflow of Resources
Recognition of Contribution after Measurement Date	$2,274	—	$2,155	—
Recognition due to Non-investment Experience	2,679	4,175	1,941	5,124
Recognition due to Investment Experience	227	—	281	—
Recognition due to Assumption Changes	2,682	8,772	2,661	10,137
Recognition due to Proportion Changes	—	—	—	—
Recognition due to Contribution Changes	—	—	—	—
Total	$7,862	$12,947	$7,038	$15,261

Of the total amount reported as deferred outflows of resources related to OPEB, $2.3 million resulting from direct contributions subsequent to the measurement date and before the end of the fiscal year will be included as a reduction of the collective net OPEB liability in the year ended June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expenses as follows:

Fiscal Year Ending June 30 (dollars in thousands)	Deferred Outflow/Inflow Recognized as OPEB Expense
2025	($2,104)
2026	(1,275)
2027	(1,239)
2028	(1,289)
2029	(1,088)
Thereafter	(364)
Total	($7,359)

Actuarial Methods and Assumptions: The total OPEB liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Methods and Assumptions	2023
Inflation	2.30%, compounded annually
Wage inflation	2.80%, compounded annually
Investment rate of return	6.00%, net of OPEB plan investment expenses other than administrative
Healthcare cost trend rates	Pre-Medicare coverage – Actual increases for 2024, increasing to 7.00% in 2025 grading down to 4.50% for 2030 and to 2038, then to 4.25% for 2039 and later years Post-Medicare coverage – Actual rates for 2024 increasing to a range of 7.00%-7.66% in 2024, then grading down to 4.50% for 2030 - 2038, and 4.25% for 2039 and later years. Dental coverage – 0.23% for 2024, 2.00% for 2025, 3.00% for 2026, 4.00% for 2027 and 4.25% for 2028 and later years.
Mortality rates	Derived using CalPERS' membership data for all membership. The CalPERS' Experience Study can be obtained from CalPERS' website, at www.CalPERS.ca.gov.
Actuarial Cost Method	Individual entry age normal in accordance with the requirements of GASB 75
Actuarial study period	Healthcare related assumptions are based on the 2023 review for the period from 2018 to 2022. The actuarial valuation report can be obtained from the State Controller's website at www.SCO.ca.gov. CalPERS 2022 Experience Study was for the period from 2018 to 2022. The Experience Study report is available at www.CalPERS.ca.gov.

The long-term expected rate of return on OPEB plan investments was determined by Gabriel, Roeder, Smith & Company using a building block method in which expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. Expected compound (geometric) real returns were calculated over a closed period. Based on separate expected real returns for the short-term (first 5 years) and the long-term (6-20 years), and an average inflation assumption of 2.30%, a single expected nominal return rate of 6.00% was calculated for the combined short-term and long-term periods.

The following table reflects the long-term expected real rate of return by asset class as of the June 30, 2023 valuation date:

	Current Target % Allocation	Real Return Years 1-10	Real Return Years 11 - 60
Asset Class			
Global Equity	49.0%	4.40%	4.50%
Fixed Income	23.0	(1.00)	2.20
Treasury Inflation-Protected Securities	5.0	(1.80)	1.30
Real Estate Investment Trusts	20.0	3.00	3.90
Commodities	3.0	0.80	1.20
Source: CalPERS	100%		

The total OPEB liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Methods and Assumptions	2022
Inflation	2.30%, compounded annually
Wage inflation	2.80%, compounded annually
Investment rate of return	6.00%, net of OPEB plan investment expenses other than administrative
Healthcare cost trend rates	Pre-Medicare coverage – Actual increases for 2023, increasing to 7.00% in 2024 grading down to 4.50% for 2029 and to 2037, then to 4.25% for 2038 and later years Post-Medicare coverage – Actual rates for 2023 increasing to a range of 7.00%-8.06% in 2024, then grading down to 4.50% for 2029 - 2037, and 4.25% for 2038 and later years. Dental coverage – 0.03% for 2023, 2.00% for 2024, 3.00% for 2025, 4.00% for 2026 and 4.25% for 2027 and later years.
Mortality rates	Derived using CalPERS' membership data for all membership. The CalPERS' Experience Study can be obtained from CalPERS' website, at www.CalPERS.ca.gov.
Actuarial Cost Method	Individual entry age normal in accordance with the requirements of GASB 75
Actuarial study period	July 1, Healthcare related assumptions are based on the 2018 review for the period from 2014 to 2018. The actuarial valuation report can be obtained from the State Controller's website at www.SCO.ca.gov. CalPERS 2021 Experience Study was for the period from 2000 to 2019. The Experience Study report is available at www.CalPERS.ca.gov.

The long-term expected 6.00% rate of return on OPEB plan investments was determined using CalPERS strategy as disclosed in CalPERS OPEB assumption model for the June 30, 2022 measurement date:

	Current Target % Allocation	Real Return Years 1-10	Real Return Years 11 - 60
Asset Class			
Global Equity	49.0%	4.40%	4.50%
Global Fixed Income	23.0	(1.00)	2.20
Inflation Sensitive	5.0	(1.80)	1.30
Real Estate	20.0	3.00	3.90
Commodities	3.0	0.80	1.20
	100%		

The Real Return Years 1-10 used an expected inflation rate of 1.75% for this period. The Real Return Years 11-60 used an expected inflation rate of 2.67% for this period.

Discount rate: The blended discount rate used to measure the total OPEB liability consists of the 20-year Municipal G.O. Bonds AA Index rate of 3.86% as reported by Fidelity as of June 30, 2023 if pre-funding assets are not available to pay benefits, and 6.00% if pre-funding assets are available to pay benefits. For measurement date of June 30, 2023, the cash flow projections used to calculate the blended discount rate were developed assuming that prefunding agreements in which actuarial determined normal costs are shared between employees and the State will continue and that the required contributions will be made on time and as scheduled in future years. Detailed information on the blended discount rates is available in the State of California Retiree Health Benefits Program GASB Nos. 74 and 75 Actuarial Valuation Report as of June 30, 2023, on the SCO's website, at www.SCO.ca.gov.

Sensitivity of the Fund's proportionate share of the net OPEB liability to changes in the discount rate: Based on the June 30, 2023 AVR measurement, the following presents the Fund's proportionate share of the net OPEB liability, as well as what the Fund's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current blended discount rate (from 3.690% - 4.174%) as of June 30, 2024 (dollars in thousands):

	1% Decrease (2.86% - 3.283%)	Baseline Discount Rate (3.86% - 4.283%)	1% Increase (4.86% -5.283%)
Net OPEB Liability	$60,677	$51,954	$44,655

Based on the June 30, 2022 AVR measurement, the following presents the Fund's proportionate share of the net OPEB liability, as well as what the Fund's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current blended discount rate (from 3.62% to 4.282%) as of June 30, 2023 (dollars in thousands):

	1% Decrease (2.690% - 3.174%)	Baseline Discount Rate (3.690% - 4.174%)	1% Increase (4.690% - 5.174%)
Net OPEB Liability	$52,039	$44,476	$38,334

Sensitivity of the Fund's proportionate share of the net OPEB liability to changes in the healthcare cost trend rate: Based on the June 30, 2023 AVR measurement, the following presents the Fund's proportionate share of the net OPEB liability, as well as what the Fund's proportionate share of the net OPEB liability would be if it were calculated using healthcare cost trend rate that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates as of June 30, 2024 (dollars in thousands):

	1% Decrease 3.25%	Healthcare Cost Trend Rate 4.25%	1% Increase 5.25%
Net OPEB Liability	$46,129	$51,954	$59,476

Based on the June 30, 2022 AVR measurement, the following presents the Fund's proportionate share of the net OPEB liability, as well as what the Fund's proportionate share of the net OPEB liability would be if it were calculated using healthcare cost trend rate that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates as of June 30, 2023 (dollars in thousands):

	1% Decrease 3.25%	Healthcare Cost Trend Rate 4.25%	1% Increase 5.25%
Net OPEB Liability	$37,752	$44,476	$53,039

OPEB plan fiduciary net position: Detailed information about the OPEB plan's fiduciary net position is available in the separately issued CalPERS ACFR. The report can be found at www.CalPERS.ca.gov.

The following table shows the components of the Fund's allocated annual OPEB cost, the amount actually contributed to the plan and the net OPEB obligation as of and for the AVR measurement date of June 30, 2023:

Change in Net OPEB Liability (dollars in thousands)	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Balance at 6/30/23	$47,386	$2,910	$44,476
Changes for the Year			
Change in Proportionate Share	$5,220	—	$5,220
Service cost	1,750	—	1,750
Interest on total OPEB liability	2,188	—	2,188
Changes of assumptions	428	—	428
Benefit payments	(1,846)	—	(1,846)
Difference between Expected & Actual Experience	987	—	987
Employer PayGO	—	1,846	(1,846)
Employer pre funding	—	516	(516)
Active Member Contribution	—	516	(516)
Net investment income	—	217	(217)
Benefit payments	—	(1,846)	1,846
Net Changes	$8,727	$1,249	$7,478
Ending Balance	$56,113	$4,159	$51,954

The following table shows the components of the Fund's allocated annual OPEB cost, the amount actually contributed to the plan and the net OPEB obligation as of and for the AVR measurement date of June 30, 2022:

Change in Net OPEB Liability (dollars in thousands)	**Total OPEB Liability**	**Plan Fiduciary Net Position**	**Net OPEB Liability**
Balance at 6/30/22	$66,015	$2,017	$63,998
Changes for the Year			
Change in Proportionate Share	($12,551)	—	($12,551)
Service cost	2,084		2,084
Interest on total OPEB liability	1,469		1,469
Changes of assumptions	(10,207)		(10,207)
Benefit payments	(1,584)		(1,584)
Difference between Expected & Actual Experience	2,160		2,160
Employer PayGO		1,584	(1,584)
Employer pre funding		823	(823)
Active Member Contribution	—	436	(436)
Net investment income		(366)	366
Benefit payments		(1,584)	1,584
Net Changes	($18,629)	$893	($19,522)
Ending Balance	$47,386	$2,910	$44,476

NOTE 11 – COMMITMENTS

As of June 30, 2024, the Agency had no outstanding commitments to fund Homeownership Program loans and $930.1 million in outstanding commitments to fund Multifamily Program loans. As of June 30, 2024, the Agency had no proceeds available from bonds issued to Homeownership Program loans and no proceeds available from bonds issued for Multifamily Program loans.

NOTE 12 – ARRANGEMENTS WITH CAHLIF

All operating and administrative expenses of the Agency are initially paid from the Fund including certain operating and administrative expenses in support of mortgage guarantee insurance programs which are reported in CaHLIF. Monthly, the Fund charges CaHLIF for these expenses and is reimbursed from premiums of policies still in force and the remaining amount is used to pay outstanding claims of the CaHLIF.

Effective March 1, 2003, CaHLIF entered into a reinsurance treaty and administrative services agreement with Genworth Insurance Corporation (Genworth). This agreement cedes to Genworth a 75% quota share of the insurance risk for most loans insured by CaHLIF and provides for certain administrative services to be performed by Genworth. Prior to February 2011, Genworth was paying the full amount of the loss (100%) to the insured and was billing the CaHLIF for its portion of the loss (25%) each month. Effective February 1, 2011, Genworth is paying for their portion of the loss (75%) directly to the insured and the CaHLIF is paying for its portion of the loss (25%) directly to the insured. As of June 30, 2024, there was no cash or investments remaining in CaHLIF to pay outstanding claims. The California Housing Finance Fund has written off foreclosed loans insured by CaHLIF. As of June 30, 2024, the allowance for loan loss reserve amount established under the Homeownership Programs indenture was $51 thousand.

NOTE 13 – RISK MANAGEMENT

Through its business operations, the Fund is exposed to various risks of loss related to potential loan losses on program mortgages, fire, liability, and employee wrongdoing. To reduce risk of loss on program mortgages, the Fund has various types of mortgage insurance. At June 30, 2024, 39.09% of the Fund's Single Family Bond Program loans were VA, USDA Rural Development, or FHA guaranteed. Approximately 69.40% of the multifamily loan portfolio are either federally insured or guaranteed and/or are subject to HUD section 8 rental assistance subsidies administered by the Agency.

The Fund is a defendant in various legal proceedings arising in the normal course of business. In the opinion of management and its legal counsel, the ultimate resolution of these proceedings will not have a material adverse effect on the Fund's financial position. The Agency participates in the pool for worker's compensation insurance through the State of California Compensation Insurance Fund and is bonded against theft in the aggregate amount of $3.6 million through a private insurance company. The Fund also pays an annual premium for Errors and Omissions (E&O) coverage and has a general liability and umbrella policy. There have been no significant settlements in excess of insurance coverage during the past three calendar years.

NOTE 14 – LITIGATION

Certain lawsuits and claims arising in the ordinary course of business have been filed or are pending against the Agency. Based upon information available to the Agency, its review of such lawsuits and claims and consultation with counsel, the Agency believes the liability relating to these actions, if any, would not have a material adverse effect on the Fund's financial statements.

NOTE 15 – RELATED PARTY TRANSACTIONS

CalHFA Homeowner Relief Corporation (CalHRC): On July 1, 2021 the Agency was contracted to provide administrative and support services to CalHFA HRC, a non-profit CalHFA Homeowner Relief Corporation (HRC) that administers the California Mortgage Relief Program funded from federal Housing Assistance Fund (HAF) monies. Previously the Agency distributed all HAF monies it received from the federal government to CalHRC as its subrecipient. The Agency will continue its administrative support services to CalHRC for the duration of the California Mortgage Relief Program.

NOTE 16 – SUBSEQUENT EVENTS

FHLB credit limit increase: On September 17, 2024 the FHLB Bank of San Francisco increased the Agency's credit limit to $300 million, without change to agreement terms. As the higher limit is utilized, additional collateral in the form of MBS will be deposited with the FHLB.

AHRB bond issuance: On November 14, 2024, the Agency issued $107.6 million in non-AMT bonds under the AHRB indenture for 2024 Series A. These bonds refinanced the FHLB credit line for multifamily project loans warehoused through FHLB loans.

Schedule of the Fund's Proportionate Share of Changes in the Net Pension Liability
Pension - Miscellaneous Plan
For the Fiscal Year Ended June 30 (dollars in thousands)

	2024	2023	2022	2021	2020
TOTAL PENSION LIABILITY					
Fund's Proportion of the Net Pension Liability	0.100%	0.105%	0.106%	0.115%	0.129%
Change in Proportionate Share	($1,853)	($205)	($2,969)	($4,913)	($4,206)
Services Cost	2,571	2,562	2,345	2,434	2,638
Interest on Total Pension Liability	9,181	9,195	9,118	9,492	10,292
Changes of Benefit Terms	—	—	—	—	—
Changes of Assumptions	—	3,918	—	—	—
Difference Between Expected and Actual Experience	2,109	(1,172)	666	850	2,624
Benefit payments, Including Refunds of Employee Contributions	(7,582)	(7,538)	(7,261)	(7,459)	(7,994)
Net Change in Total Pension Liability	4,426	6,760	1,899	404	3,354
Total Pension Liability - Beginning [1]	192,541	185,781	183,882	183,478	180,124
Total Pension Liability - Ending	$196,967	$192,541	$185,781	$183,882	$183,478
PLAN FIDUCIARY NET POSITION					
Contributions - Employer	$6,282	$5,369	$4,004	$5,736	$4,878
Contributions - Employee	1,146	1,136	984	1,152	1,218
Net Investment Income	5,884	(8,232)	20,453	4,739	6,667
Benefit Payments, Including Refunds of Employee Contributions	(7,582)	(7,538)	(7,261)	(7,460)	(7,994)
Net Plan to Plan Resource Movement	(2)	(3)	(2)	(5)	(2)
Administrative Expense	(70)	(68)	(92)	(135)	(74)
Other Miscellaneous Income/(Expense)	—	—	—	—	—
Net Change in Fiduciary Net Position	$5,658	($9,336)	$18,086	$4,027	$4,693
Plan Fiduciary Net Position - Beginning	$152,823	$162,159	$144,073	$140,046	$135,353
Plan Fiduciary Net Position - Ending	$158,481	$152,823	$162,159	$144,073	$140,046
Net Pension Liability [2]	$38,486	$39,718	$23,622	$39,809	$43,432
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	80.46%	79.37%	87.29%	78.35%	76.33%
Covered Payroll	$15,511	$15,472	$13,681	$15,551	$16,674
Fund's net Pension Liability as a Percentage of Covered-Employee Payroll	248.12%	256.71%	172.66%	255.99%	260.48%

[1] Includes any beginning of year adjustment.

[2] Net pension liability is based on the measurement period of one year prior to the reporting period.

Schedule of The Fund's Proportionate Share of Changes in The Net Pension Liability (continued)

Pension - Miscellaneous Plan

For the Fiscal Year Ended June 30 (dollars in thousands)

	2019	2018	2017	2016	2015
TOTAL PENSION LIABILITY					
Fund's Proportion of the Net Pension Liability	0.143%	0.150%	0.161%	0.167%	0.173%
Change in Proportionate Share	($2,860)	($3,376)	($1,786)	($3,995)	—
Services Cost	2,785	2,898	2,679	2,631	2,642
Interest on Total Pension Liability	10,791	11,097	11,592	11,632	11,521
Changes of Benefit Terms	—	—	—	—	—
Changes of Assumptions	(1,963)	8,521	—	—	—
Difference Between Expected and Actual Experience	635	(582)	(163)	1,157	—
Benefit payments, Including Refunds of Employee Contributions	(8,360)	(8,378)	(8,584)	(8,507)	(8,398)
Net Change in Total Pension Liability	1,028	10,180	3,738	2,918	5,765
Total Pension Liability - Beginning [1]	179,096	168,916	165,178	162,260	156,495
Total Pension Liability - Ending	$180,124	$179,096	$168,916	$165,178	$162,260
PLAN FIDUCIARY NET POSITION					
Contributions - Employer	$10,039	$4,653	$4,525	$4,353	$3,738
Contributions - Employee	1,240	1,269	1,286	1,287	1,330
Net Investment Income	8,733	11,020	545	2,511	17,978
Benefit Payments, Including Refunds of Employee Contributions	(8,360)	(8,378)	(8,584)	(8,507)	(8,398)
Net Plan to Plan Resource Movement	(2)	(4)	(2)	(1)	—
Administrative Expense	(160)	(148)	(67)	(128)	(150)
Other Miscellaneous Income/(Expense)	(305)	—	—	—	—
Net Change in Fiduciary Net Position	$11,185	$8,412	($2,297)	($485)	$14,498
Plan Fiduciary Net Position - Beginning	$124,168	$115,756	$118,053	$118,538	$104,040
Plan Fiduciary Net Position - Ending	$135,353	$124,168	$115,756	$118,053	$118,538
Net Pension Liability [2]	$44,771	$54,928	$53,160	$47,125	$43,722
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	75.14%	69.33%	68.53%	71.47%	73.05%
Covered Payroll	$17,465	$17,427	$17,964	$17,756	$17,256
Fund's net Pension Liability as a Percentage of Covered-Employee Payroll	256.35%	315.19%	295.93%	265.40%	253.37%

[1] Includes any beginning of year adjustment.

[2] Net pension liability is based on the measurement period of one year prior to the reporting period.

Notes to Schedule of the Fund's Proportionate Share of Changes in the Net Pension Liability:

Fund's Proportion (percentage) of the Net Pension Liability: The Agency is a component unit of the State. All state agencies are considered collectively to be a single employer. The calculated percentage is based on the Fund's Share of the Pensionable compensation to the State's Total Pensionable Compensation amounts for Miscellaneous Plan, an Agent Multiple-Employer Defined Benefit Pension Plan.

Benefit Changes: The figures in the schedule include any liability impact that may have resulted from voluntary benefit changes that occurred on or before the Measurement Date. However, offers of Two Years Additional Services Credit (a.k.a. Golden Handshakes) that occurred after the Valuation Date are not included in the figures, unless the liability impact is deemed to be material by the plan actuary.

Changes of Assumptions: Effective with the June 30, 2021 valuation date (2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated, combined with risk estimates, and are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return. In addition, demographic assumptions and the inflation rate assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates 2017 through 2021, 7.65% for measurement dates 2015 through 2016, and 7.50% for measurement date 2014.

Schedule of Fund Contributions

Pension - Miscellaneous Plan

For the Fiscal Year Ended June 30 (dollars in thousands)

	2024	2023	2022	2021	2020
Contractually required contribution	$5,141	$4,746	$4,445	$3,991	$4,787
Contribution in relation to contractually required contribution	(5,387)	(4,923)	(4,492)	(4,022)	(4,793)
Contribution deficiency (excess)	($246)	($177)	($47)	($31)	($6)
Fund's covered payroll	$16,655	$15,511	$15,472	$13,681	$15,551
Contributions as a percentage of covered payroll	32.35%	31.74%	29.03%	29.40%	30.82%

Notes to Schedule of Plan Contributions:

The actuarial methods and assumptions used to set the actuarially determined contributions for Fiscal Year 2022-23 were derived from the June 30, 2021 funding valuation report.

Actuarial Methods and Assumptions	Fiscal Year 2022-23
Actuarial Cost Method	Entry Age Actuarial Cost Method
Amortization Method/Period	For details, see June 30, 2021 Funding Valuation Report.
Asset Valuation Method	Fair Value of Assets. For details, see June 30, 2021 Funding Valuation Report.
Inflation	2.3%
Salary Increases	Varies by Entry Age and Service
Payroll Growth	2.8%
Investment Rate of Return	6.8% Net of Pension Plan Investment and Administrative Expenses; includes Inflation.
Retirement Age	The probabilities of Retirement are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions.
Mortality	The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries.

Other information: For the changes to previous years' information, refer to past Annual Comprehensive Financial Reports.

Schedule of Fund Contributions (continued)

Pension - Miscellaneous Plan

For the Fiscal Year Ended June 30 (dollars in thousands)

	2019	2018	2017	2016	2015
Contractually required contribution	$4,861	$4,892	$4,636	$4,506	$4,357
Contribution in relation to contractually required contribution	(4,902)	(4,969)	(4,662)	(4,518)	(4,311)
Contribution deficiency (excess)	($41)	($77)	($26)	($12)	$46
Fund's covered payroll	$16,674	$17,465	$17,427	$17,964	$17,756
Contributions as a percentage of covered payroll	29.40%	28.45%	26.75%	25.15%	24.28%

Schedule of the Fund's Proportionate Share of the Net OPEB Liability

OPEB Plan

For the Fiscal Year Ended June 30 [1, 2] (dollars in thousands)

	2024	2023	2022	2021
TOTAL OPEB LIABILITY				
Change in Proportionate Share	$5,220	($12,551)	($2,980)	($6,383)
Service cost	1,750	2,084	2,337	2,265
Interest on total OPEB liability	2,188	1,469	2,047	2,441
Changes of assumptions	428	(10,207)	2,631	1,020
Benefit payments	(1,846)	(1,584)	(1,817)	(1,806)
Diff btwn Expected & Actual Experience	987	2,160	(4,448)	(2,310)
Net Change in Total OPEB Liability	$8,727	($18,629)	($2,230)	($4,773)
Total OPEB Liability - beginning	$47,386	$66,015	$68,245	$73,018
Total OPEB Liability - Ending	$56,113	$47,386	$66,015	$68,245
PLAN FIDUCIARY NET POSITION				
Employer PayGO	$1,846	$1,584	$1,817	$1,806
Employer pre funding	516	823	471	359
Active Member Contribution	516	436	—	359
Net investment income	217	(366)	344	22
Benefit payments	(1,846)	(1,584)	(1,817)	(1,806)
Net Changes	$1,249	$893	$815	$740
Plan Fiduciary Net Position - Beginning	$2,910	$2,017	$1,202	$462
Plan Fiduciary Net Position - Ending	$4,159	$2,910	$2,017	$1,202
Net OPEB Liability - Ending	$51,954	$44,476	$63,998	$67,043
Plan Fiduciary Net Position as a % Total OPEB Liability	8.01%	6.21%	3.06%	1.76%
Covered Payroll	$16,655	$15,511	$15,472	$13,681
Fund's Net OPEB Liability as a Percentage of Covered Payroll	311.94%	286.74%	413.64%	490.04%

[1] This is a 10-year schedule. However, the information in this schedule is not available for periods prior to Fiscal Year 2018. Years will be added to this schedule until 10 years of information is available.

[2] The actuarial methods and assumptions used to set the actuarially determined contributions for Fiscal Year 2023-24 were derived from the June 30, 2023 actuarial valuation report available on the State Controller's website, www.sco.ca.gov, and experience reports available from CalPERS website, www.calpers.ca.gov.

The Fund's proportion of the net OPEB liability is allocated among various collective bargaining units with different proportions of liability. The Fund's proportion of the total State net OPEB liability as of the June 30, 2023 measurement date is 0.061%, including the Fund's non-participatory bargaining units.

Schedule of the Fund's Proportionate Share of the Net OPEB Liability (continued)

OPEB Plan

For the Fiscal Year Ended June 30 [1, 2] (dollars in thousands)

	2020	2019	2018
TOTAL OPEB LIABILITY			
Change in Proportionate Share	($12,488)	$8,195	—
Service cost	2,420	2,988	3,189
Interest on total OPEB liability	2,739	3,355	2,745
Changes of assumptions	1,926	(3,178)	(8,607)
Benefit payments	(1,937)	(1,923)	(1,653)
Diff btwn Expected & Actual Experience	(738)	(6,538)	—
Net Change in Total OPEB Liability	($8,078)	$2,899	($4,326)
Total OPEB Liability - beginning	$81,096	$78,197	$82,523
Total OPEB Liability - Ending	$73,018	$81,096	$78,197
PLAN FIDUCIARY NET POSITION			
Employer PayGO	$1,937	$1,923	$312
Employer pre funding	167	16	18
Active Member Contribution	167	16	—
Net investment income	25	7	2
Benefit payments	(1,937)	(1,923)	(312)
Net Changes	$359	$39	$20
Plan Fiduciary Net Position - Beginning	$103	$80	—
Plan Fiduciary Net Position - Ending	$462	$119	$20
Net OPEB Liability - Ending	$72,556	$80,977	$78,177
Plan Fiduciary Net Position as a % Total OPEB Liability	0.63%	0.15%	0.03%
Covered Payroll	$15,551	$16,674	$17,465
Fund's Net OPEB Liability as a Percentage of Covered Payroll	466.57%	485.65%	447.62%

[1] This is a 10-year schedule. However, the information in this schedule is not available for periods prior to Fiscal Year 2018. Years will be added to this schedule until 10 years of information is available.

[2] The actuarial methods and assumptions used to set the actuarially determined contributions for Fiscal Year 2023-24 were derived from the June 30, 2023 actuarial valuation report available on the State Controller's website, www.sco.ca.gov, and experience reports available from CalPERS website, www.calpers.ca.gov.

Schedule of Fund Contributions
OPEB Plan
For the Fiscal Year Ended June 30 [1] (dollars in thousands)

	2024	2023	2022	2021	2020	2019	2018
Actuarially Determined Contribution	$2,686	$2,143	$3,135	$3,123	$3,470	$1,955	$3,871
Contributions in relation to contractually required contribution	2,274	2,363	2,407	2,289	2,165	2,103	1,748
Contribution deficiency (excess) [1]	$412	($220)	$728	$834	$1,305	($148)	$2,123
Fund's covered payroll	$16,655	$15,511	$15,472	$13,681	$15,551	$16,674	$17,465
Contribution as a percentage of covered payroll	13.65%	15.23%	15.56%	16.73%	13.92%	12.61%	10.01%

[1] This is a 10-year schedule. However, the information in this schedule is not available for periods prior to Fiscal Year 2018. Years will be added to this schedule until 10 years of information is available. Fiscal Year 2024 payroll from Agency records pending State Controller's Office Compensation Amounts and Calculated Percentages.

Notes to Schedule of the Fund's Proportionate Share of Net OPEB Liability and Schedule of Fund Contributions:

The actuarial assumptions were derived from the June 30, 2023 State Controller's actuarial valuation report and CalPERS experience reports available at www.SCO.ca.gov and www.CalPERS.ca.gov.

Changes of Assumption	2023
Inflation	2.30%, compounded annually
Discount Rate	Blended rate from each actuarial group from 3.860% - 4.283%
Investment Rate of Return	6.00%, net of OPEB plan investment expenses other than administrative
Overall Payroll Growth	2.80%, compounded annually
Healthcare Cost Trend Rates	Pre-Medicare coverage – Actual increases for 2024, increasing to 7.0% in 2025 grading down to 4.5% for 2030 and to 2038, then to 4.25% for 2039 and later years
	Post-Medicare coverage – Actual rates for 2024 increasing to a range of 7.00%-7.66% in 2024, then grading down to 4.50% for 2030 - 2038, and 4.25% for 2039 and later year
Mortality Rates	Derived using CalPERS' membership data for all membership. The CalPERS' Experience Study can be obtained from CalPERS' website, at www.CalPERS.ca.gov.
Actuarial Study Period	Healthcare related assumptions are based on the 2023 review for the period from 2018 to 2022. The actuarial valuation report can be obtained from the State Controller's website at www.SCO.ca.gov. CalPERS 2022 Experience Study was for the period from 2018 to 2022. The Experience Study report is available at www.CalPERS.ca.gov.

Other information: For the changes to previous years' information, refer to past Annual Comprehensive Financial Reports.

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - WITH ADDITIONAL COMBINING INFORMATION

June 30, 2024 (dollars in thousands)

	HOMEOWNERSHIP PROGRAMS	MULTIFAMILY RENTAL HOUSING PROGRAMS	OTHER PROGRAMS AND ACCOUNTS	CONTRACT ADMINISTRATION PROGRAMS	COMBINED TOTALS
ASSETS					
Current Assets					
Cash and cash equivalents	$107	$100,772	$87,846	$9,063	$197,788
Investments	99,022	—	759,859	686,626	1,545,507
Current portion - program loans receivable, net of allowance	23,055	16,123	20,628	250	60,056
Interest receivable:					
Program loans, net	1,444	1,679	27,323	54,948	85,394
Investments	1,019	389	10,816	7,447	19,671
Defeasible liens receivable	—	—	5,878	—	5,878
Accounts receivable	346	—	2,219	—	2,565
Due (to) from other funds	(878)	—	762	116	—
Other assets	—	29	92,914	15	92,958
Total Current Assets	$124,115	$118,992	$1,008,245	$758,465	$2,009,817
Noncurrent Assets					
Investments	$8,618	$1,056	$391,243	—	$400,917
Program loans receivable, net of allowance	313,720	350,471	913,282	501,599	2,079,072
Capital assets	—	—	20,885	—	20,885
Other assets	332	—	47,578	—	47,910
Total Noncurrent Assets	$322,670	$351,527	$1,372,988	$501,599	$2,548,784
Total Assets	$446,785	$470,519	$2,381,233	$1,260,064	$4,558,601
DEFERRED OUTFLOWS OF RESOURCES					
OPEB related outflows	—	—	$7,862	—	$7,862
SB84 Supplement contributions	—	—	379	—	379
Unamortized difference & change related in pension	—	—	13,893	—	13,893
Total Deferred Outflows of Resources	—	—	$22,134	—	$22,134

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - WITH ADDITIONAL COMBINING INFORMATION (continued)

June 30, 2024 (dollars in thousands)

	HOMEOWNERSHIP PROGRAMS	MULTIFAMILY RENTAL HOUSING PROGRAMS	OTHER PROGRAMS AND ACCOUNTS	CONTRACT ADMINISTRATION PROGRAMS	COMBINED TOTALS
LIABILITIES					
Current Liabilities					
Bonds payable	—	$4,396	—	—	$4,396
Notes payable	—	—	3,396	—	3,396
Loans payable	—	—	204,600	—	204,600
Interest payable	—	1,722	1,592	—	3,314
Due to other government entities, net	—	—	1,092	—	1,092
Compensated absences	—	—	200	—	200
Lease liabilities	—	—	2,018	—	2,018
Deposits and other liabilities	101	—	239,490	755	240,346
Total Current Liabilities	$101	$6,118	$452,388	$755	$459,362
Noncurrent Liabilities					
Bonds payable	—	$120,461	—	—	$120,461
Notes payable	—	—	283,465	—	283,465
Loans payable - SB84	—	—	379	—	379
Net OPEB obligation	—	—	51,954	—	51,954
Net pension liability	—	—	38,486	—	38,486
Compensated absences	—	—	2,736	—	2,736
Lease liabilities	—	—	19,597	—	19,597
Unearned revenues	—	—	1,216	317,238	318,454
Total Noncurrent Liabilities	—	$120,461	$397,833	$317,238	$835,532
Total Liabilities	$101	$126,579	$850,221	$317,993	$1,294,894
DEFERRED INFLOWS OF RESOURCES					
Accumulated increase in fair value of hedging derivatives	—	—	$47,545	—	$47,545
OPEB related inflows	—	—	12,947	—	12,947
Unamortized pension, net difference	—	—	4,501	—	4,501
Total Deferred Inflows of Resources	—	—	$64,993	—	$64,993
NET POSITION					
Net investment in capital assets	—	—	($730)	—	($730)
Restricted by indenture	446,684	343,940	—	—	790,624
Restricted by statute	—	—	1,561,763	942,071	2,503,834
Unrestricted (deficit)	—	—	(72,880)	—	(72,880)
Total Net Position	$446,684	$343,940	$1,488,153	$942,071	$3,220,848

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - WITH ADDITIONAL COMBINING INFORMATION

Year Ended June 30, 2024 (dollars in thousands)

	HOMEOWNERSHIP PROGRAMS	MULTIFAMILY RENTAL HOUSING PROGRAMS	OTHER PROGRAMS AND ACCOUNTS	CONTRACT ADMINISTRATION PROGRAMS	COMBINED TOTALS
OPERATING REVENUES					
Interest income:					
Program loans, net	$18,257	$20,242	$31,757	$13,530	$83,786
Interest on investment	3,107	2,911	49,196	17,670	72,884
Realized and unrealized (loss) gain on investments	(35)	(15)	3,929	—	3,879
Loan commitment fees	—	—	3,918	—	3,918
Other loan fees	—	—	19,132	—	19,132
Other revenues	83	—	51,476	—	51,559
Total Operating Revenues	$21,412	$23,138	$159,408	$31,200	$235,158
OPERATING EXPENSES					
Interest	—	$4,108	$20,275	—	$24,383
Amortization of bond discount and bond premium	—	(45)	—	—	(45)
Mortgage servicing expenses	1,143	-	782	—	1,925
(Reversal) provision for program loan losses	(276)	1,564	(153)	8,179	9,314
Salaries and general expenses	—	—	41,072	—	41,072
Depreciation and amortization expenses	—	—	2,418	—	2,418
Other expenses	11	1,149	30,909	11,676	43,745
Total Operating Expenses	$878	$6,776	$95,303	$19,855	$122,812
Total Operating Income (Expenses)	$20,534	$16,362	$64,105	$11,345	$112,346

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - WITH ADDITIONAL COMBINING INFORMATION (continued)

Year Ended June 30, 2024 (dollars in thousands)

	HOMEOWNERSHIP PROGRAMS	MULTIFAMILY RENTAL HOUSING PROGRAMS	OTHER PROGRAMS AND ACCOUNTS	CONTRACT ADMINISTRATION PROGRAMS	COMBINED TOTALS
NON-OPERATING REVENUES AND EXPENSES					
Federal pass-through revenues - HUD/UST	—	—	$5,708	—	$5,708
Federal pass-through expenses - HUD/UST	—	—	(5,708)	—	(5,708)
Accessory Dwelling Unit (ADU) revenues	—	—	—	20,803	20,803
Accessory Dwelling Unit (ADU) expenses	—	—	—	(20,803)	(20,803)
Forgivable Equity Builder Loan (EBL) revenues	—	—	—	15,949	15,949
Forgivable Equity Builder Loan (EBL) expenses	—	—	—	(15,949)	(15,949)
National Mortgage Settlement (NMS) revenues	—	—	—	21,028	21,028
National Mortgage Settlement (NMS) expenses	—	—	—	(21,028)	(21,028)
Prepayment penalty	—	1,699	44	—	1,743
Other	1	—	150	—	151
Total Non-operating Income (Expenses)	$1	$1,699	$194	—	$1,894
Change in net position before transfers	20,535	18,061	64,299	11,345	114,240
Transfers in (out)	—	—	3,826	23,020	26,846
Transfers intrafund	—	2,036	(2,036)	—	—
Increase (Decrease) in Net Position	$20,535	$20,097	$66,089	$34,365	$141,086
Net Position at Beginning of Year	$426,149	$323,843	$1,422,064	$907,706	$3,079,762
Net Position at End of Year	$446,684	$343,940	$1,488,153	$942,071	$3,220,848

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF CASH FLOWS - WITH ADDITIONAL COMBINING INFORMATION

Year Ended June 30, 2024 (dollars in thousands)

	HOMEOWNERSHIP PROGRAMS	MULTIFAMILY RENTAL HOUSING PROGRAMS	OTHER PROGRAMS AND ACCOUNTS	CONTRACT ADMINISTRATION PROGRAMS	COMBINED TOTALS
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	$18,357	$20,125	$29,833	$2,959	$71,274
Payments to suppliers	(1,148)	(14)	(9,321)	—	(10,483)
Payments to employees and related benefits	—	—	(35,323)	—	(35,323)
Receipts from loan related activities	37,719	33,002	61,008	18,374	150,103
Payments to loan related expenses	(1,150)	(85,672)	(32,778)	(72,507)	(192,107)
Other receipts	87	1,808	4,323	61,567	67,785
Other payments	(31)	(1,135)	(5,832)	(82,243)	(89,241)
Intrafund transfers	—	2,036	(2,036)	—	—
Due from other government entities	—	—	11,016	—	11,016
Due to other government entities	—	—	5,483	—	5,483
Net Cash Provided by (Used For) Operating Activities	$53,834	($29,850)	$26,373	($71,850)	($21,493)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Proceeds from sales of bonds, notes, and loans	—	$85,697	$1,040,314	—	$1,126,011
Payment of bonds, notes, and loans principal	—	(1,620)	(990,379)	—	(991,999)
Early bond redemptions	—	(130)	-	—	(130)
Interest paid on debt	—	(2,838)	(19,970)	—	(22,808)
Interfund transfers	—	—	3,826	23,020	26,846
Net Cash Provided by (Used For) Noncapital Financing Activities	—	$81,109	$33,791	$23,020	$137,920
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Principal paid on lease	—	—	($1,932)	—	($1,932)
Interest paid on lease	—	—	(340)	—	(340)
Net Cash (Used For) Provided by Capital and Related Financing Activities	—	—	($2,272)	—	($2,272)

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF CASH FLOWS - WITH ADDITIONAL COMBINING INFORMATION (continued)

Year Ended June 30, 2024 (dollars in thousands)

	HOMEOWNERSHIP PROGRAMS	MULTIFAMILY RENTAL HOUSING PROGRAMS	OTHER PROGRAMS AND ACCOUNTS	CONTRACT ADMINISTRATION PROGRAMS	COMBINED TOTALS
CASH FLOWS FROM INVESTING ACTIVITIES					
Proceeds from maturity and sale of investments	$1,010	$52,427	$2,843,332	$139,450	$3,036,219
Purchase of investments	(57,206)	(9,854)	(2,914,331)	(115,164)	(3,096,555)
Interest on investments, net	2,371	2,824	47,250	13,951	66,396
Net Cash (Used For) Provided by Investing Activities	($53,825)	$45,397	($23,749)	$38,237	$6,060
Net increase (decrease) in cash and cash equivalents	9	96,656	34,143	(10,593)	120,215
Cash and cash equivalents at beginning of year	98	4,116	53,703	19,656	77,573
Cash and cash equivalents at end of year	$107	$100,772	$87,846	$9,063	$197,788
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES:					
Operating Income (Loss)	$20,534	$16,362	$64,105	$11,345	$112,346
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:					
Interest expense on debt	—	$4,108	$20,275	—	$24,383
Interest on investments	(3,107)	(2,911)	(49,196)	(17,670)	(72,884)
Changes in fair value of investments	35	15	3,170	—	3,220
Realized gain on sale of securities	—	—	(7,100)	—	(7,100)
Amortization of hedge termination	—	(45)	—	—	(45)
Loan commitment fees	—	—	(3,918)	—	(3,918)
Other revenues	—	1,699	5,946	57,780	65,425
Depreciation and amortization	—	—	2,418	—	2,418
(Reversal) provision for estimated loan losses	(276)	1,564	(153)	8,179	9,314
Other expenses	1	—	(5,753)	(57,780)	(63,532)

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF CASH FLOWS - WITH ADDITIONAL COMBINING INFORMATION (continued)

Year Ended June 30, 2024 (dollars in thousands)

	HOMEOWNERSHIP PROGRAMS	MULTIFAMILY RENTAL HOUSING PROGRAMS	OTHER PROGRAMS AND ACCOUNTS	CONTRACT ADMINISTRATION PROGRAMS	COMBINED TOTALS
Effects of Changes in Operating Assets and Liabilities:					
(Purchase) sale of program loans, net	($1,150)	($85,672)	($32,778)	($72,507)	($192,107)
Collection of principal from program loans, net	37,719	33,002	37,958	18,374	127,053
Interest receivable	100	(117)	(1,923)	(10,571)	(12,511)
Allowance for interest receivable	—	—	39	10,096	10,135
Defeasible liens receivable	—	—	3,294	—	3,294
Accounts receivable	(20)	7	44	14	45
Due to (from) other funds	24	—	(3,797)	3,773	—
Other assets	—	102	(48,739)	—	(48,637)
Compensated absences	—	—	180	—	180
Deferred outflows of resources:					
Pension	—	—	$672	—	$672
OPEB	—	—	(824)	—	(824)
Deferred inflows of resources:					
Pension	—	—	($452)	—	($452)
OPEB	—	—	(2,314)	—	(2,314)
Deposits and other liabilities	(26)	—	5,201	292	5,467
Intrafund transfers	—	2,036	(2,036)	—	—
Due from other government entities	—	—	11,016	—	11,016
Due to other government entities	—	—	5,483	—	5,483
Unearned revenue	—	—	25,555	(23,175)	2,380
Net Cash Provided by (Used For) Operating Activities	$53,834	($29,850)	$26,373	($71,850)	($21,493)
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION					
Noncash transfer of program loan to REO	$872	—	$143	—	$1,015

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - HOMEOWNERSHIP PROGRAMS

June 30, 2024 (dollars in thousands)

	HOME MORTGAGE REVENUE BONDS	TOTAL HOMEOWNERSHIP PROGRAMS
ASSETS		
Current Assets		
Cash and cash equivalents	$107	$107
Investments	99,022	99,022
Current portion - program loans receivable, net of allowance	23,055	23,055
Interest receivable:		
Program loans, net	$1,444	$1,444
Investments	1,019	1,019
Accounts receivable	346	346
Due (to) from other funds	(878)	(878)
Total Current Assets	$124,115	$124,115
Noncurrent Assets		
Investments	$8,618	$8,618
Program loans receivable, net of allowance	313,720	313,720
Other assets	332	332
Total Noncurrent Assets	$322,670	$322,670
Total Assets	$446,785	$446,785
LIABILITIES		
Current Liabilities		
Deposits and other liabilities	$101	$101
Total Current Liabilities	$101	$101
Total Liabilities	$101	$101
NET POSITION		
Restricted by indenture	$446,684	$446,684
Total Net Position	$446,684	$446,684

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - HOMEOWNERSHIP PROGRAM

Year Ended June 30, 2024 (dollars in thousands)

	HOME MORTGAGE REVENUE BONDS	TOTAL HOMEOWNERSHIP PROGRAMS
OPERATING REVENUES		
Interest income:		
Program loans, net	$18,257	$18,257
Interest on investment	3,107	3,107
Realized and unrealized (loss) gain on investments	(35)	(35)
Other revenues	83	83
Total Operating Revenues	$21,412	$21,412
OPERATING EXPENSES		
Mortgage servicing expenses	$1,143	$1,143
(Reversal) provision for program loan losses	(276)	(276)
Other expenses	11	11
Total Operating Expenses	$878	$878
Total Operating Income	$20,534	$20,534
NON-OPERATING REVENUES AND EXPENSES		
Other	$1	$1
Total Non-operating Income (Expenses)	$1	$1
Change in net position before transfers	20,535	20,535
Increase (Decrease) in Net Position	$20,535	$20,535
Net Position at Beginning of Year	$426,149	$426,149
Net Position at End of Year	$446,684	$446,684

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - HOMEOWNERSHIP PROGRAMS

Year Ended June 30, 2024 (dollars in thousands)

	HOME MORTGAGE REVENUE BONDS	TOTAL HOMEOWNERSHIP PROGRAMS
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$18,357	$18,357
Payments to suppliers	(1,148)	(1,148)
Receipts from loan related activities	37,719	37,719
Payments to loan related expenses	(1,150)	(1,150)
Other receipts	87	87
Other payments	(31)	(31)
Net Cash provided by (Used for) Operating Activities	$53,834	$53,834
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from maturity and sale of investments	$1,010	$1,010
Purchase of investments	(57,206)	(57,206)
Interest on investments, net	2,371	2,371
Net Cash (Used for) Provided by Investing Activities	($53,825)	($53,825)
Net increase (decrease) in cash and cash equivalents	9	9
Cash and cash equivalents at beginning of year	98	98
Cash and Cash Equivalents at End of Year	$107	$107

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - HOMEOWNERSHIP PROGRAMS (continued)

Year Ended June 30, 2024 (dollars in thousands)

	HOME MORTGAGE REVENUE BONDS	TOTAL HOMEOWNERSHIP PROGRAMS
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES:		
Operating Income (Loss)	$20,534	$20,534
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:		
Interest on investments	($3,107)	($3,107)
Changes in fair value of investments	35	35
(Reversal) provision for estimated loan losses	(276)	(276)
Other expenses	1	1
Effects of Changes in Operating Assets and Liabilities:		
(Purchase) sale of program loans, net	($1,150)	($1,150)
Collection of principal from program loans, net	37,719	37,719
Interest receivable	100	100
Accounts receivable	(20)	(20)
Due to (from) other funds	24	24
Deposits and other liabilities	(26)	(26)
Net Cash Provided by (Used For) Operating Activities	$53,834	$53,834
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Noncash transfer of program loan to REO	$872	$872

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - MULTIFAMILY RENTAL HOUSING PROGRAMS

June 30, 2024 (dollars in thousands)

	MULTIFAMILY HOUSING REVENUE BONDS III	MULTIFAMILY SPECIAL/LIMITED OBLIGATION BONDS	MULTIFAMILY AFFORDABLE HOUSING REVENUE BONDS	TOTAL MULTIFAMILY RENTAL HOUSING PROGRAMS
ASSETS				
Current Assets				
Cash and cash equivalents	—	$4,814	$95,958	$100,772
Current portion - program loans receivable, net of allowance	—	$603	$15,520	$16,123
Interest receivable:				
Program loans, net	—	$170	$1,509	$1,679
Investments	—	$19	$370	$389
Other assets	—	$29	—	$29
Total Current Assets	—	$5,635	$113,357	$118,992
Noncurrent Assets				
Investments	—	—	$1,056	$1,056
Program loans receivable, net of allowance	—	$39,526	$310,945	$350,471
Total Noncurrent Assets	—	$39,526	$312,001	$351,527
Total Assets	—	$45,161	$425,358	$470,519
LIABILITIES				
Current Liabilities				
Bonds payable	—	$450	$3,946	$4,396
Interest payable	—	$457	$1,265	$1,722
Total Current Liabilities	—	$907	$5,211	$6,118
Noncurrent Liabilities				
Bonds payable	—	$39,945	$80,516	$120,461
Total Noncurrent Liabilities	—	$39,945	$80,516	$120,461
Total Liabilities	—	$40,852	$85,727	$126,579
NET POSITION				
Restricted by indenture	—	$4,309	$339,631	$343,940
Total Net Position	—	$4,309	$339,631	$343,940

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - MULTIFAMILY RENTAL HOUSING PROGRAMS

Year Ended June 30, 2024 (dollars in thousands)

	MULTIFAMILY HOUSING REVENUE BONDS III	MULTIFAMILY SPECIAL/LIMITED OBLIGATION BONDS	MULTIFAMILY AFFORDABLE HOUSING REVENUE BONDS	TOTAL MULTIFAMILY RENTAL HOUSING PROGRAMS
OPERATING REVENUES				
Interest income:				
Program loans, net	$2,390	$2,051	$15,801	$20,242
Interest on investment	421	226	2,264	2,911
Realized and unrealized (loss) gain on investments	—	—	(15)	(15)
Total Operating Revenues	$2,811	$2,277	$18,050	$23,138
OPERATING EXPENSES				
Interest	—	$1,502	$2,606	$4,108
Amortization of bond discount and bond premium	—	—	(45)	(45)
(Reversal) provision for program loan losses	(304)	—	1,868	1,564
Other expenses	29	80	1,040	1,149
Total Operating Expenses	($275)	$1,582	$5,469	$6,776
Total Operating Income (Expenses)	$3,086	$695	$12,581	$16,362
NON-OPERATING REVENUES AND EXPENSES				
Prepayment penalty	—	—	$1,699	$1,699
Total Non-operating Income (Expenses)	—	—	$1,699	$1,699
Change in net position before transfers	3,086	695	14,280	18,061
Transfers intrafund	(323,315)	—	325,351	2,036
(Decrease) Increase in Net Position	($320,229)	$695	$339,631	$20,097
Net Position at Beginning of Year	$320,229	$3,614	—	$323,843
Net Position at End of Year	—	$4,309	$339,631	$343,940

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - MULTIFAMILY RENTAL HOUSING PROGRAMS

Year Ended June 30, 2024 (dollars in thousands)

	MULTIFAMILY HOUSING REVENUE BONDS III	MULTIFAMILY SPECIAL/LIMITED OBLIGATION BONDS	MULTIFAMILY AFFORDABLE HOUSING REVENUE BONDS	TOTAL MULTIFAMILY RENTAL HOUSING PROGRAMS
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$3,779	$2,054	$14,292	$20,125
Payments to suppliers	—	(14)	—	(14)
Receipts from loan related activities	3,960	574	28,468	33,002
Payments to loan related expenses	271,129	—	(356,801)	(85,672)
Other receipts	109	—	1,699	1,808
Other payments	(29)	(66)	(1,040)	(1,135)
Intrafund transfers	(323,315)	—	325,351	2,036
Net Cash (Used for) Provided by Operating Activities	($44,367)	$2,548	$11,969	($29,850)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Proceeds from sales of bonds, notes, and loans	—	—	$85,697	$85,697
Payment of bonds, notes, and loans principal	—	(430)	(1,190)	(1,620)
Early bond redemptions	—	(130)	—	(130)
Interest paid on debt	—	(1,496)	(1,342)	(2,838)
Net Cash (Used for) Provided by Noncapital Financing Activities	—	($2,056)	$83,165	$81,109
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from maturity and sale of investments	$52,166	—	$261	$52,427
Purchase of investments	(8,522)	—	(1,332)	(9,854)
Interest on investments, net	723	206	1,895	2,824
Net Cash Provided by (Used for) Investing Activities	$44,367	$206	$824	$45,397
Net increase (decrease) in cash and cash equivalents	—	698	95,958	96,656
Cash and cash equivalents at beginning of year	—	4,116	—	4,116
Cash and Cash Equivalents at End of Year	—	$4,814	$95,958	$100,772

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - MULTIFAMILY RENTAL HOUSING PROGRAMS (continued)

Year Ended June 30, 2024 (dollars in thousands)

	MULTIFAMILY HOUSING REVENUE BONDS III	MULTIFAMILY SPECIAL/LIMITED OBLIGATION BONDS	MULTIFAMILY AFFORDABLE HOUSING REVENUE BONDS	TOTAL MULTIFAMILY RENTAL HOUSING PROGRAMS
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES:				
Operating Income (Loss)	$3,086	$695	$12,581	$16,362
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:				
Interest expense on debt	—	$1,502	$2,606	$4,108
Interest on investments	(421)	(226)	(2,264)	(2,911)
Changes in fair value of investments	—	—	15	15
Amortization of hedge termination	—	—	(45)	(45)
Other revenues	—	—	1,699	1,699
(Reversal) provision for estimated loan losses	(304)	—	1,868	1,564
Effects of Changes in Operating Assets and Liabilities:				
Sale (purchase) of program loans, net	$271,129	—	($356,801)	($85,672)
Collection of principal from program loans, net	3,960	574	28,468	33,002
Interest receivable	1,389	3	(1,509)	(117)
Accounts receivable	7	—	—	7
Other assets	102	—	—	102
Intrafund transfers	(323,315)	—	325,351	2,036
Net Cash (Used For) Provided by Operating Activities	($44,367)	$2,548	$11,969	($29,850)

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - OTHER PROGRAMS AND ACCOUNTS

June 30, 2024 (dollars in thousands)

	HOUSING ASSISTANCE TRUST	SUPPLEMENTAL BOND SECURITY ACCOUNT	EMERGENCY RESERVE ACCOUNT	LOAN SERVICING
ASSETS				
Current Assets				
Cash and cash equivalents	$54,827	$1	$89	$27,852
Investments	443,787	10,738	66,611	218,960
Current portion - program loans receivable, net allowance	16,131	—	—	—
Interest receivable:				
Program loans, net	$25,828	—	—	—
Investments	6,021	117	756	2,372
Defeasible liens receivable	—	—	—	5,878
Accounts receivable	1,170	—	116	512
Due from (to) other funds	95	1,235	—	(613)
Other assets	371	—	—	—
Total Current Assets	$548,230	$12,091	$67,572	$254,961
Noncurrent Assets				
Investments	$225,980	—	$9,326	—
Program loans receivable, net of allowance	524,183	—	—	—
Capital assets	—	—	—	—
Other assets	47,578	—	—	—
Total Noncurrent Assets	$797,741	—	$9,326	—
Total Assets	$1,345,971	$12,091	$76,898	$254,961
DEFERRED OUTFLOWS OF RESOURCES				
OPEB related outflows	—	—	—	—
SB84 Supplement contributions	—	—	—	—
Unamortized difference & change related in pension	—	—	—	—
Total Deferred Outflows of Resources	—	—	—	—

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - OTHER PROGRAMS AND ACCOUNTS (continued)

June 30, 2024 (dollars in thousands)

FEDERAL PROGRAMS	OPERATING ACCOUNT	FEDERAL FINANCING BANK	FEDERAL HOME LOAN BANK	CREDIT FACILITY BRAEBURN	TOTAL OTHER PROGRAMS AND ACCOUNTS
$1	$1,992	$3,084	—	—	$87,846
1,066	18,697	—	—	—	759,859
—	—	3,396	1,101	—	20,628
—	—	$1,114	$381	—	$27,323
12	220	14	774	530	10,816
—	—	—	—	—	5,878
—	421	—	—	—	2,219
(3)	48	—	—	—	762
—	9	28	—	92,506	92,914
$1,076	$21,387	$7,636	$2,256	$93,036	$1,008,245
—	—	—	$155,937	—	$391,243
—	—	283,465	105,634	—	913,282
—	20,885	—	—	—	20,885
—	—	—	—	—	47,578
—	$20,885	$283,465	$261,571	—	$1,372,988
$1,076	$42,272	$291,101	$263,827	$93,036	$2,381,233
—	$7,862	—	—	—	$7,862
—	379	—	—	—	379
—	13,893	—	—	—	13,893
—	$22,134	—	—	—	$22,134

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - OTHER PROGRAMS AND ACCOUNTS (continued)
June 30, 2024 (dollars in thousands)

	HOUSING ASSISTANCE TRUST	SUPPLEMENTAL BOND SECURITY ACCOUNT	EMERGENCY RESERVE ACCOUNT	LOAN SERVICING
LIABILITIES				
Current Liabilities				
Notes payable	—	—	—	—
Loans payable	—	—	—	—
Interest payable	—	—	—	—
Due to (from) other government entities, net	—	—	—	1,723
Compensated absences	—	—	—	—
Lease liabilities	—	—	—	—
Deposits and other liabilities	4,393	—	—	229,406
Total Current Liabilities	$4,393	—	—	$231,129
Noncurrent Liabilities				
Notes payable	—	—	—	—
Loans payable - SB84	—	—	—	—
Net OPEB obligation	—	—	—	—
Net pension liability	—	—	—	—
Compensated absences	—	—	—	—
Lease liabilities	—	—	—	—
Unearned revenues	—	—	—	—
Total Noncurrent Liabilities	—	—	—	—
Total Liabilities	$4,393	—	—	$231,129
DEFERRED INFLOWS OF RESOURCES				
Accumulated increase in fair value of hedging derivatives	$47,545	—	—	—
OPEB related inflows	—	—	—	—
Unamortized pension, net difference	—	—	—	—
Total Deferred Inflows of Resources	$47,545	—	—	—
NET POSITION				
Net investment in capital assets	—	—	—	—
Restricted by indenture	—	—	—	—
Restricted by statute	1,294,033	12,091	76,898	23,832
Unrestricted (deficit)	—	—	—	—
Total Net Position	$1,294,033	$12,091	$76,898	$23,832

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - OTHER PROGRAMS AND ACCOUNTS (continued)

June 30, 2024 (dollars in thousands)

FEDERAL PROGRAMS	OPERATING ACCOUNT	FEDERAL FINANCING BANK	FEDERAL HOME LOAN BANK	CREDIT FACILITY BRAEBURN	TOTAL OTHER PROGRAMS AND ACCOUNTS
—	—	$3,396	—	—	$3,396
—	—	—	112,094	92,506	204,600
—	—	685	377	530	1,592
—	(631)	—	—	—	1,092
—	200	—	—	—	200
—	2,018	—	—	—	2,018
1,076	4,613	2	—	—	239,490
$1,076	$6,200	$4,083	$112,471	$93,036	$452,388
—	—	$283,465	—	—	$283,465
—	379	—	—	—	379
—	51,954	—	—	—	51,954
—	38,486	—	—	—	38,486
—	2,736	—	—	—	2,736
—	19,597	—	—	—	19,597
—	1,216	—	—	—	1,216
—	$114,368	$283,465	—	—	$397,833
$1,076	$120,568	$287,548	$112,471	$93,036	$850,221
—	—	—	—	—	$47,545
—	12,947	—	—	—	12,947
—	4,501	—	—	—	4,501
—	$17,448	—	—	—	$64,993
—	($730)	—	—	—	($730)
—	—	—	—	—	—
—	—	3,553	151,356	—	1,561,763
—	(72,880)	—	—	—	(72,880)
—	($73,610)	$3,553	$151,356	—	$1,488,153

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - OTHER PROGRAMS AND ACCOUNTS

Year Ended June 30, 2024 (dollars in thousands)

	HOUSING ASSISTANCE TRUST	SUPPLEMENTAL BOND SECURITY ACCOUNT	EMERGENCY RESERVE ACCOUNT	LOAN SERVICING
OPERATING REVENUES				
Interest income:				
Program loans, net	$21,699	—	—	—
Interest on investment	28,755	467	2,963	—
Realized and unrealized gain (loss) on investments	6,761	—	(58)	—
Loan commitment fees	—	—	—	—
Other loan fees	1,232	—	—	901
Other revenues	50,718	—	—	342
Total Operating Revenues	$109,165	$467	$2,905	$1,243
OPERATING EXPENSES				
Interest	—	—	—	—
Mortgage servicing expenses	294	—	—	488
Provision (reversal) for program loan losses	302	—	—	—
Salaries and general expenses	—	—	—	—
Depreciation and amortization expenses	—	—	—	—
Other expenses	30,005	—	—	242
Total Operating Expenses	$30,601	—	—	$730
Total Operating Income (Expenses)	$78,564	$467	$2,905	$513
NON-OPERATING REVENUES AND EXPENSES				
Federal pass-through revenues - HUD/UST	—	—	—	—
Federal pass-through expenses - HUD/UST	—	—	—	—
Prepayment penalty	44	—	—	—
Other	3	—	—	—
Total Non-operating Income (Expenses)	$47	—	—	—
Change in net position before transfers	78,611	467	2,905	513
Transfers in (out)	—	—	—	3,826
Transfers intrafund	15,314	—	—	—
Increase (Decrease) in Net Position	$93,925	$467	$2,905	$4,339
Net Position at Beginning of Year	$1,200,108	$11,624	$73,993	$19,493
Net Position at End of Year	$1,294,033	$12,091	$76,898	$23,832

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - OTHER PROGRAMS AND ACCOUNTS (continued)

Year Ended June 30, 2024 (dollars in thousands)

FEDERAL PROGRAMS	OPERATING ACCOUNT	FEDERAL FINANCING BANK	FEDERAL HOME LOAN BANK	CREDIT FACILITY BRAEBURN	TOTAL OTHER PROGRAMS AND ACCOUNTS
—	—	$8,259	$1,799	—	$31,757
—	991	175	7,126	8,719	49,196
—	—	—	(2,774)	—	3,929
—	3,918	—	—	—	3,918
—	16,999	—	—	—	19,132
—	416	—	—	—	51,476
—	$22,324	$8,434	$6,151	$8,719	$159,408
—	$434	$8,264	$2,858	$8,719	$20,275
—	—	—	—	—	782
—	—	—	(455)	—	(153)
—	41,072	—	—	—	41,072
—	2,418	—	—	—	2,418
—	562	94	6	—	30,909
—	$44,486	$8,358	$2,409	$8,719	$95,303
—	($22,162)	$76	$3,742	—	$64,105
$5,708	—	—	—	—	$5,708
(5,708)	—	—	—	—	(5,708)
—	—	—	—	—	44
—	147	—	—	—	150
—	$147	—	—	—	$194
—	(22,015)	76	3,742	—	64,299
—	—	—	—	—	3,826
—	682	100	(18,132)	—	(2,036)
—	($21,333)	$176	($14,390)	—	$66,089
—	($52,277)	$3,377	$165,746	—	$1,422,064
—	($73,610)	$3,553	$151,356	—	$1,488,153

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - OTHER PROGRAMS AND ACCOUNTS

Year Ended June 30, 2024 (dollars in thousands)

	HOUSING ASSISTANCE TRUST	SUPPLEMENTAL BOND SECURITY ACCOUNT	EMERGENCY RESERVE ACCOUNT	LOAN SERVICING
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$19,980	—	—	—
Payments to suppliers	(297)	—	—	(488)
Payments to employees and related benefits	—	—	—	—
Receipts from loan related activities	35,592	—	—	901
Payments to loan related expenses	(8,600)	—	—	—
Other receipts	29,438	136	—	(224)
Other payments	(8,037)	—	—	3,306
Intrafund transfers	15,314	—	—	—
Due from other government entities	—	—	—	—
Due to other government entities	—	—	—	58
Net Cash Provided by (Used for) Operating Activities	$83,390	$136	—	$3,553
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Proceeds from sales of bonds, notes, and loans	—	—	—	—
Payment of bonds, notes, and loans principal	—	—	—	—
Interest paid on debt	—	—	—	—
Interfund transfers	—	—	—	3,826
Net Cash Provided by (Used for) Noncapital Financing Activities	—	—	—	$3,826
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Principal paid on lease	—	—	—	—
Interest paid on lease	—	—	—	—
Net Cash (Used for) Provided by Capital and Related Financing Activities	—	—	—	—
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from maturity and sale of investments	$2,731,279	$5	$5,738	$54,110
Purchase of investments	(2,812,410)	(567)	(8,361)	(56,463)
Interest on investments, net	26,652	426	2,712	882
Net Cash (Used for) Provided by Investing Activities	($54,479)	($136)	$89	($1,471)
Net increase (decrease) in cash and cash equivalents	28,911	—	89	5,908
Cash and cash equivalents at beginning of year	25,916	1	—	21,944
Cash and Cash Equivalents at End of Year	$54,827	$1	$89	$27,852

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - OTHER PROGRAMS AND ACCOUNTS (continued)

Year Ended June 30, 2024 (dollars in thousands)

FEDERAL PROGRAMS	OPERATING ACCOUNT	FEDERAL FINANCING BANK	FEDERAL HOME LOAN BANK	CREDIT FACILITY BRAEBURN	TOTAL OTHER PROGRAMS AND ACCOUNTS
—	—	$8,271	$1,582	—	$29,833
—	(8,442)	(94)	—	—	(9,321)
—	(35,323)	—	—	—	(35,323)
—	20,917	3,243	355	—	61,008
—	—	—	(24,178)	—	(32,778)
5,709	(3,526)	—	—	(27,210)	4,323
(5,691)	4,595	—	(5)	—	(5,832)
—	682	100	(18,132)	—	(2,036)
—	11,016	—	—	—	11,016
—	5,425	—	—	—	5,483
$18	($4,656)	$11,520	($40,378)	($27,210)	$26,373
—	—	—	$580,809	$459,505	$1,040,314
—	—	(3,243)	(554,840)	(432,296)	(990,379)
—	(94)	(8,272)	(2,760)	(8,844)	(19,970)
—	—	—	—	—	3,826
—	($94)	($11,515)	$23,209	$18,365	$33,791
—	($1,932)	—	—	—	($1,932)
—	(340)	—	—	—	(340)
—	($2,272)	—	—	—	($2,272)
$63	$41,951	—	$10,186	—	$2,843,332
(77)	(36,453)	—	—	—	(2,914,331)
(4)	985	162	6,952	8,483	47,250
($18)	$6,483	$162	$17,138	$8,483	($23,749)
—	(539)	167	(31)	(362)	34,143
1	2,531	2,917	31	362	53,703
$1	$1,992	$3,084	—	—	$87,846

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - OTHER PROGRAMS AND ACCOUNTS (continued)

Year Ended June 30, 2024 (dollars in thousands)

	HOUSING ASSISTANCE TRUST	SUPPLEMENTAL BOND SECURITY ACCOUNT	EMERGENCY RESERVE ACCOUNT	LOAN SERVICING
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH (USED FOR) PROVIDED BY OPERATING ACTIVITIES:				
Operating Income (Loss)	$78,564	$467	$2,905	$513
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:				
Interest expense on debt	—	—	—	—
Interest on investments	(28,755)	(467)	(2,963)	—
Changes in fair value of investments	338	—	58	—
Realized gain on sale of securities	(7,100)	—	—	—
Loan commitment fees	—	—	—	—
Other revenues	47	—	—	—
Depreciation and amortization	—	—	—	—
Provision (reversal) for estimated loan losses	302	—	—	—
Other expenses	—	—	—	—

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - OTHER PROGRAMS AND ACCOUNTS (continued)

Year Ended June 30, 2024 (dollars in thousands)

FEDERAL PROGRAMS	OPERATING ACCOUNT	FEDERAL FINANCING BANK	FEDERAL HOME LOAN BANK	CREDIT FACILITY BRAEBURN	TOTAL OTHER PROGRAMS AND ACCOUNTS
—	($22,162)	$76	$3,742	—	$64,105
—	$434	$8,264	$2,858	$8,719	$20,275
—	(991)	(175)	(7,126)	(8,719)	(49,196)
—	—	—	2,774	—	3,170
—	—	—	—	—	(7,100)
—	(3,918)	—	—	—	(3,918)
5,708	191	—	—	—	5,946
—	2,418	—	—	—	2,418
—	—	—	(455)	—	(153)
(5,708)	(45)	—	—	—	(5,753)

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - OTHER PROGRAMS AND ACCOUNTS (continued)

Year Ended June 30, 2024 (dollars in thousands)

	HOUSING ASSISTANCE TRUST	SUPPLEMENTAL BOND SECURITY ACCOUNT	EMERGENCY RESERVE ACCOUNT	LOAN SERVICING
Effects of Changes in Operating Assets and Liabilities:				
(Purchase) sale of program loans, net	($8,600)	—	—	—
Collection of principal from program loans, net	34,360	—	—	—
Interest receivable	(1,719)	—	—	—
Allowance for interest receivable	39	—	—	—
Defeasible liens receivable	—	—	—	3,294
Accounts receivable	140	—	—	100
Due (from) to other funds	(63)	136	—	(3,961)
Other assets	(21,403)	—	—	—
Compensated absences	—	—	—	—
Deferred outflows of resources:				
Pension	—	—	—	—
OPEB	—	—	—	—
Deferred inflows of resources:				
Pension	—	—	—	—
OPEB	—	—	—	—
Deposits and other liabilities	656	—	—	3,549
Intrafund transfers	15,314	—	—	—
Due from other government entities	—	—	—	—
Due to other government entities	—	—	—	58
Unearned revenue	21,270	—	—	—
Net Cash Provided by (Used for) Operating Activities	$83,390	$136	—	$3,553
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION				
Noncash transfer of program loan to REO	$143	—	—	—

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - OTHER PROGRAMS AND ACCOUNTS (continued)

Year Ended June 30, 2024 (dollars in thousands)

FEDERAL PROGRAMS	OPERATING ACCOUNT	FEDERAL FINANCING BANK	FEDERAL HOME LOAN BANK	CREDIT FACILITY BRAEBURN	TOTAL OTHER PROGRAMS AND ACCOUNTS
—	—	—	($24,178)	—	($32,778)
—	—	3,243	355	—	37,958
—	—	12	(216)	—	(1,923)
—	—	—	—	—	39
—	—	—	—	—	3,294
—	(196)	—	—	—	44
—	91	—	—	—	(3,797)
—	(126)	—	—	(27,210)	(48,739)
—	180	—	—	—	180
—	$672	—	—	—	$672
—	(824)	—	—	—	(824)
—	($452)	—	—	—	($452)
—	(2,314)	—	—	—	(2,314)
18	978	—	—	—	5,201
—	682	100	(18,132)	—	(2,036)
—	11,016	—	—	—	11,016
—	5,425	—	—	—	5,483
—	4,285	—	—	—	25,555
$18	($4,656)	$11,520	($40,378)	($27,210)	$26,373
—	—	—	—	—	$143

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - CONTRACT ADMINISTRATION PROGRAMS

June 30, 2024 (dollars in thousands)

	MENTAL HEALTH SERVICES ACT (MHP)	SPECIAL NEEDS HOUSING PROGRAM (SNP)	BUILDING HOMES & JOBS PROGRAM (BHJ)
ASSETS			
Current Assets			
Cash and cash equivalents	$6	$2	$1
Investments	1,660	4,475	178,036
Current portion - program loans receivable, net of allowance	—	—	—
Interest receivable:			
Program loans, net	$47,185	$3,361	$1,722
Investments	20	56	1,896
Due from (to) other funds	—	—	—
Other assets	—	—	—
Total Current Assets	$48,871	$7,894	$181,655
Noncurrent Assets			
Program loans receivable, net of allowance	$231,445	$82,178	$83,063
Total Noncurrent Assets	$231,445	$82,178	$83,063
Total Assets	$280,316	$90,072	$264,718
LIABILITIES			
Current Liabilities			
Deposits and other liabilities	$57	$698	—
Total Current Liabilities	$57	$698	—
Noncurrent Liabilities			
Unearned revenues	—	—	—
Total Noncurrent Liabilities	—	—	—
Total Liabilities	$57	$698	—
NET POSITION			
Restricted by statute	$280,259	$89,374	$264,718
Total Net Position	$280,259	$89,374	$264,718

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF NET POSITION - CONTRACT ADMINISTRATION PROGRAMS (continued)

June 30, 2024 (dollars in thousands)

LOW/MODERATE INCOME HOUSING PROGRAM (LMI)	NATIONAL MORTGAGE SETTLEMENT (NMS)	HOMEBUYER ASSISTANCE PROGRAM (HBA)	ACCESSORY DWELLING UNIT PROGRAM (ADU)	TOTAL CONTRACT ADMINISTRATION PROGRAMS
$2,282	$398	$143	$6,231	$9,063
247,109	222,733	17,216	15,397	686,626
250	—	—	—	250
2,680	—	—	—	54,948
2,686	2,438	183	168	7,447
160	—	—	(44)	116
15	—	—	—	15
$255,182	$225,569	$17,542	$21,752	$758,465
43,491	—	61,422	—	501,599
$43,491	—	$61,422	—	$501,599
$298,673	$225,569	$78,964	$21,752	$1,260,064
—	—	—	—	755
—	—	—	—	$755
2,361	225,569	67,556	21,752	317,238
$2,361	$225,569	$67,556	$21,752	$317,238
$2,361	$225,569	$67,556	$21,752	$317,993
$296,312	—	$11,408	—	$942,071
$296,312	—	$11,408	—	$942,071

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - CONTRACT ADMINISTRATION PROGRAMS

Year Ended June 30, 2024 (dollars in thousands)

	MENTAL HEALTH SERVICES ACT (MHP)	SPECIAL NEEDS HOUSING PROGRAM (SNP)	BUILDING HOMES & JOBS PROGRAM (BHJ)
OPERATING REVENUES			
Interest income:			
Program loans, net	$7,106	$3,221	$1,573
Interest on investment	—	—	7,629
Total Operating Revenues	$7,106	$3,221	$9,202
OPERATING EXPENSES			
(Reversal) provision for program loan losses	($53)	$202	$8,308
Other expenses	7,138	2,948	1,559
Total Operating Expenses	$7,085	$3,150	$9,867
Total Operating Income (Expenses)	$21	$71	($665)
NON-OPERATING REVENUES AND EXPENSES			
Accessory Dwelling Unit (ADU) revenues	—	—	—
Accessory Dwelling Unit (ADU) expenses	—	—	—
Forgivable Equity Builder Loan (EBL) revenues	—	—	—
Forgivable Equity Builder Loan (EBL) expenses	—	—	—
National Mortgage Settlement (NMS) revenues	—	—	—
National Mortgage Settlement (NMS) expenses	—	—	—
Total Non-operating Income	—	—	—
Change in net position before transfers	21	71	(665)
Transfers (out) in	(2,101)	(6,063)	31,184
Transfers intrafund	—	—	—
(Decrease) Increase in Net Position	($2,080)	($5,992)	$30,519
Net Position at Beginning of Year	282,339	95,366	234,199
Net Position at End of Year	$280,259	$89,374	$264,718

CALIFORNIA HOUSING FINANCE FUND

SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - CONTRACT ADMINISTRATION PROGRAMS (continued)

Year Ended June 30, 2024 (dollars in thousands)

LOW/MODERATE INCOME HOUSING PROGRAM (LMI)	NATIONAL MORTGAGE SETTLEMENT (NMS)	HOMEBUYER ASSISTANCE PROGRAM (HBA)	ACCESSORY DWELLING UNIT PROGRAM (ADU)	TOTAL CONTRACT ADMINISTRATION PROGRAMS
$1,630	—	—	—	$13,530
9,563	—	478	—	17,670
$11,193	—	$478	—	$31,200
($3)	—	($275)	—	$8,179
31	—	—	—	11,676
$28	—	($275)	—	$19,855
$11,165	—	$753	—	$11,345
$8,508	—	—	$12,295	$20,803
(8,508)	—	—	(12,295)	(20,803)
—	—	15,949	—	15,949
—	—	(15,949)	—	(15,949)
—	21,028	—	—	21,028
—	(21,028)	—	—	(21,028)
—	—	—	—	—
11,165	—	753	—	11,345
—	—	—	—	23,020
—	—	—	—	—
$11,165	—	$753	—	$34,365
285,147	—	10,655	—	907,706
$296,312	—	$11,408	—	$942,071

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - CONTRACT ADMINISTRATION PROGRAMS

Year Ended June 30, 2024 (dollars in thousands)

	MENTAL HEALTH SERVICES ACT (MHP)	SPECIAL NEEDS HOUSING PROGRAM (SNP)	BUILDING HOMES & JOBS PROGRAM (BHJ)
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	$1,416	$423	—
Receipts from loan related activities	283	94	—
Payments to loan related expenses	—	(397)	(72,110)
Other receipts	—	—	—
Other payments	22	270	(1,559)
Net cash provided by (used for) operating activities	$1,721	$390	($73,669)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Interfund transfers	($2,101)	($6,063)	$31,184
Net cash (used for) provided by noncapital financing activities	($2,101)	($6,063)	$31,184
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from maturity and sale of investments	$2,018	$8,521	$95,986
Purchase of investments	(1,636)	(2,878)	(60,871)
Interest on investments, net	(6)	29	7,370
Net cash provided by (used for) investing activities	$376	$5,672	$42,485
Net (decrease) increase in cash and cash equivalents	(4)	(1)	—
Cash and cash equivalents at beginning of year	10	3	1
Cash and cash equivalents at end of year	$6	$2	$1

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - CONTRACT ADMINISTRATION PROGRAMS (continued)

Year Ended June 30, 2024 (dollars in thousands)

LOW/MODERATE INCOME HOUSING PROGRAM (LMI)	NATIONAL MORTGAGE SETTLEMENT (NMS)	HOMEBUYER ASSISTANCE PROGRAM (HBA)	ACCESSORY DWELLING UNIT PROGRAM (ADU)	TOTAL CONTRACT ADMINISTRATION PROGRAMS
$1,120	—	—	—	$2,959
1,725	—	16,272	—	18,374
—	—	—	—	(72,507)
12,372	21,028	15,963	12,204	61,567
(17,036)	(33,104)	(31,819)	983	(82,243)
($1,819)	($12,076)	$416	$13,187	($71,850)
—	—	—	—	$23,020
—	—	—	—	$23,020
$35	$16,788	$12	$16,090	$139,450
(13,714)	(6,254)	(4,404)	(25,407)	(115,164)
6,991	(703)	391	(121)	13,951
($6,688)	$9,831	($4,001)	($9,438)	$38,237
(8,507)	(2,245)	(3,585)	3,749	(10,593)
10,789	2,643	3,728	2,482	19,656
$2,282	$398	$143	$6,231	$9,063

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - CONTRACT ADMINISTRATION PROGRAMS (continued)

Year Ended June 30, 2024 (dollars in thousands)

	MENTAL HEALTH SERVICES ACT (MHP)	SPECIAL NEEDS HOUSING PROGRAM (SNP)	BUILDING HOMES & JOBS PROGRAM (BHJ)
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH (USED FOR) PROVIDED BY OPERATING ACTIVITIES:			
Operating Income (Loss)	$21	$71	($665)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:			
Interest on investments	—	—	($7,629)
Other revenues	—	—	—
(Reversal) provision for estimated loan losses	(53)	202	8,308
Other expenses	—	—	—
Effects of Changes in Operating Assets and Liabilities:			
(Purchase) sale of program loans, net	—	($397)	($72,110)
Collection of principal from program loans, net	284	93	—
Interest receivable	(5,691)	(2,797)	(1,573)
Allowance for interest receivable	7,138	2,948	—
Accounts receivable	—	—	—
Due to (from) other funds	—	—	—
Deposits and other liabilities	22	270	—
Unearned revenue	—	—	—
Net cash provided by (used for) operating activities	$1,721	$390	($73,669)

CALIFORNIA HOUSING FINANCE FUND

SUPPLEMENTAL SCHEDULES OF CASH FLOWS - CONTRACT ADMINISTRATION PROGRAMS (continued)

Year Ended June 30, 2024 (dollars in thousands)

LOW/MODERATE INCOME HOUSING PROGRAM (LMI)	NATIONAL MORTGAGE SETTLEMENT (NMS)	HOMEBUYER ASSISTANCE PROGRAM (HBA)	ACCESSORY DWELLING UNIT PROGRAM (ADU)	TOTAL CONTRACT ADMINISTRATION PROGRAMS
$11,165	—	$753	—	$11,345
($9,563)	—	($478)	—	($17,670)
8,508	21,028	15,949	12,295	57,780
(3)	—	(275)	—	8,179
(8,508)	(21,028)	(15,949)	(12,295)	(57,780)
—	—	—	—	($72,507)
1,725	—	16,272	—	18,374
(510)	—	—	—	(10,571)
10	—	—	—	10,096
—	—	14	—	14
3,865	—	—	(92)	3,773
—	—	—	—	292
(8,508)	(12,076)	(15,870)	13,279	(23,175)
($1,819)	($12,076)	$416	$13,187	($71,850)

Statistical Section

Statistical Section Contents

This part of the California Housing Finance Agency's Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements and note disclosures says about CalHFA's overall financial health.

Financial Trends/Revenue Capacity

These schedules contain trend information to help the reader understand how the Fund's financial performance and well-being have changed over time and how to assess the most significant revenue sources for Single Family and Multifamily Lending. Historical Net Positions show CalHFA's financial health over a ten-year period.

Debt Capacity Information

These schedules contain trend information to help the reader understand the Fund's outstanding debt, the capacity to repay that debt, and the ability to issue additional debt in the future. They include ratios of outstanding debt, underlying revenue base of debt and use of authority for revenue debt.

Demographic and Economic/Operating Information

These charts show demographic and economic indicators to help the reader understand the environment and operating information within which the Fund's financial activities take place. Demographic and economic information for multifamily renters and single-family homebuyers is detailed along with corresponding programs. California demographic and economic data is provided along with CalHFA operating information.

Condensed Schedule of Net Position as of June 30

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
ASSETS					
Cash & Investments	$1,468,746	$1,551,519	$1,366,843	$1,166,816	$1,161,495
Program loan receivable - net	3,423,104	3,107,849	2,645,847	2,495,995	2,393,534
Other assets	96,106	76,826	55,939	60,926	76,848
Total Assets	$4,987,956	$4,736,194	$4,068,629	$3,723,737	$3,631,877
Total Deferred Outflows of Resources	$28,302	$37,995	$25,123	$23,778	$17,286
LIABILITIES					
Bonds, Notes, & Loans payable	$2,969,206	$2,618,939	$2,208,826	$1,675,846	$1,386,661
Other liabilities	521,195	554,786	475,579	488,349	489,113
Total Liabilities	$3,490,401	$3,173,725	$2,684,405	$2,164,195	$1,875,774
Total Deferred Inflows of Resources	$8,230	$9,164	$8,833	$18,198	$25,689
NET POSITION					
Net Investment in Capital Assets	$754	$587	$652	$594	$460
Restricted by indenture	531,976	531,130	576,548	620,505	629,421
Restricted by statute	984,897	1,059,583	823,314	944,023	1,117,819
Unrestricted (deficit)	—	—	—	—	—
Total Net Position	$1,517,627	$1,591,300	$1,400,514	$1,565,122	$1,747,700

	2020	2021	2022	2023	2024
ASSETS					
Cash & Investments	$1,269,347	$1,702,692	$1,740,642	$1,959,782	$2,144,212
Program loan receivable - net	2,280,758	2,106,451	1,982,981	2,082,372	2,139,128
Other assets	85,482	145,433	249,241	235,632	275,261
Total Assets	$3,635,587	$3,954,576	$3,972,864	$4,277,786	$4,558,601
Total Deferred Outflows of Resources	$17,090	$14,886	$14,775	$21,982	$22,134
LIABILITIES					
Bonds, Notes, & Loans payable	$1,386,661	$938,801	$542,928	$407,810	$483,681
Other liabilities	489,113	493,014	588,655	769,648	746,220
Total Liabilities	$1,875,774	$1,431,815	$1,131,583	$1,173,517	$1,294,894
Total Deferred Inflows of Resources	$25,689	$20,982	$19,056	$46,489	$64,993
NET POSITION					
Net Investment in capital assets	$599	$620	$305	($384)	($730)
Restricted by indenture	578,610	645,690	709,312	749,992	790,624
Restricted by statute	1,620,672	2,172,513	2,058,955	2,382,047	2,503,834
Unrestricted (deficit)	(103,291)	(95,921)	(89,677)	(51,893)	(72,880)
Total Net Position	$2,096,590	$2,722,902	$2,678,895	$3,079,762	$3,220,848

Net Position By Component as of June 30

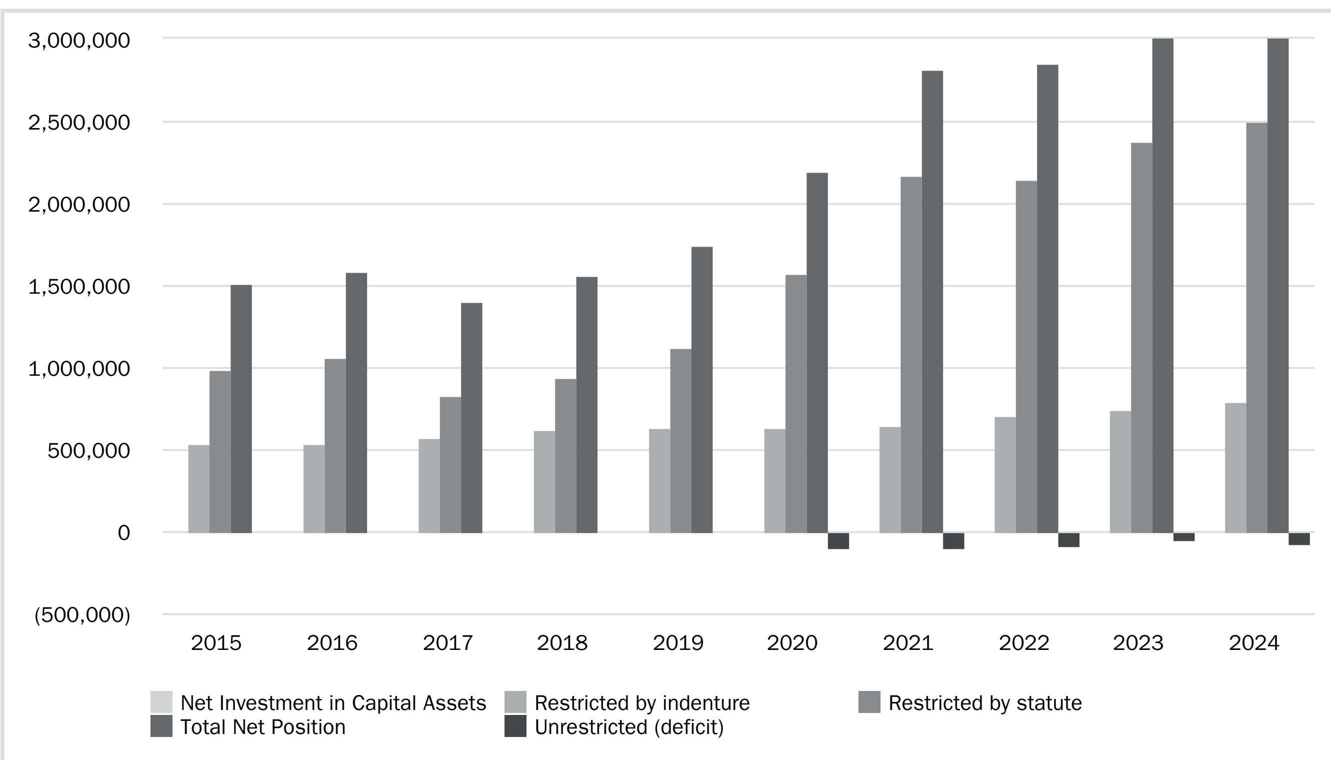
Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
Net Investment in Capital Assets	$754	$587	$652	$594	$460
Restricted by indenture	531,976	531,130	576,548	620,505	629,421
Restricted by statute	984,897	1,059,583	823,314	944,023	1,117,819
Unrestricted (deficit)	—	—	—	—	—
Total Net Position	$1,517,627	$1,591,300	$1,400,514	$1,565,122	$1,747,700

	2020	2021	2022	2023	2024
Net Investment in Capital Assets	$599	$620	$305	($384)	($730)
Restricted by indenture	629,421	645,690	709,312	749,992	790,624
Restricted by statute	1,569,861	2,172,513	2,148,632	2,382,047	2,503,834
Unrestricted (deficit)	(103,291)	(95,921)	(89,677)	(51,893)	(72,880)
Total Net Position	$2,199,881	$2,818,823	$2,858,249	$3,079,762	$3,220,848

Net Position by Components

(dollars in thousands)



Condensed Schedule of Revenues, Expenses and Changes in Net Position as of June 30

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
Operating Revenues					
Interest income	$212,495	$185,714	$161,900	$146,615	$120,185
Realized & unrealized gain/Loss on sale of securities [1]	4,114	47,317	82,553	70,548	3,879
Loan commitment fees	459	885	1,070	1,563	3,918
Administrative and other loan fees	17,143	21,793	17,522	17,154	19,132
Other revenues	(44,562)	(28,529)	(6,169)	7,384	51,559
Total Operating Revenues	$189,649	$227,180	$256,876	$243,264	$235,158
Operating Expenses					
Interest expense	$89,960	$72,288	$64,123	$49,244	$24,383
Amortization of bond discount and premium	(941)	(1,300)	(874)	(799)	(45)
Mortgage servicing fees	7,312	6,008	5,021	4,722	1,925
Provision for estimated loan losses	(22,113)	(12,069)	(2,381)	(3,851)	9,314
Salaries and General expenses	39,546	40,117	39,796	39,098	41,072
Other expenses	36,283	40,487	52,244	39,776	46,163
Total Operating Expenses	$150,047	$145,531	$157,929	$128,190	$122,812
Operating Income	$39,602	$81,649	$98,947	$115,074	$115,074
Non-operating Revenues and Expenses					
Interest: Positive arbitrage	($205)	($189)	($200)	($81)	($81)
Investment SWAP revenue (fair value)	22,397	(10,625)	45,579	30,974	30,974
Investment gain/loss on termination SWAP	—	—	—	—	—
Federal pass-through revenues	59,575	60,184	57,250	52,596	52,596
Federal pass-through expenses	(59,575)	(60,184)	(57,250)	(52,596)	(52,596)
Contract Administration pass-through revenues	—	—	—	—	—
Contract Administration pass-through expenses	—	—	—	—	—
Prepayment penalty	26,949	8,392	5,494	1,954	1,954
Other	(450)	(1,889)	409	3,942	3,942
Total Non-operating Revenues and Expenses	$48,691	($4,311)	$51,282	$36,789	$36,789
Income (loss) before transfers	88,293	77,338	150,229	151,863	151,863
Transfers	(432)	(3,665)	(341,015)	60,095	60,095
Increase (decrease) in net position	87,861	73,673	(190,786)	211,958	211,958
GASB 68 & 71 (2015), GASB 75 (2018)	(48,828)	—	(47,350)	(47,350)	(47,350)
Net Position at Beginning of Year	$1,458,139	$1,478,594	$1,517,627	$1,400,514	$1,400,514
Net Position at End of Year	$1,497,172	$1,552,267	$1,279,491	$1,565,122	$1,565,122

[1] Note: Changes in fair value of investments were combined into "Realized & unrealized gain/loss on sale of securities." No effect to the net position.

Condensed Schedule of Revenues, Expenses and Changes in Net Position as of June 30 (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
Operating Revenues					
Interest income	$129,844	$106,711	$106,078	$120,185	$120,185
Realized & unrealized gain/Loss on sale of securities	114,917	97,352	20,613	6,999	3,879
Loan commiment fees	1,298	2,524	2,596	3,305	3,918
Administrative and other loan fees	26,492	20,283	14,761	37,497	19,132
Other revenues	75,371	27,330	22,407	52,168	51,559
Total Operating Revenues	$347,922	$254,200	$166,455	$220,154	$235,158
Operating Expenses					
Interest expense	$34,483	$21,498	$14,283	$17,525	$24,383
Amortiziation of bond discount and premium	(31)	(70)	68	—	(45)
Mortgage servicing fees	3,755	3,102	2,334	2,064	1,925
Provision for estimated loan losses	5,576	1,454	(28,223)	3,349	9,314
Salaries and General expenses	21,451	23,838	22,487	13,194	41,072
Other expenses	55,734	52,861	39,989	52,070	46,163
Total Operating Expenses	$120,968	$102,683	$50,938	$88,202	$122,812
Operating Income	$226,954	$151,517	$115,517	$131,952	$112,346
Non-operating Revenues and Expenses					
Interest: Positive arbitrage, S	—	—	—	—	—
Investment SWAP revenue (fair value)	(24,122)	31,223	45,314	38,172	—
Investment gain/loss on termination SWAP	—	—	371	(16,395)	—
Federal pass-through revenues	50,179	31,158	1,069,808	14,047	5,708
Federal pass-through expenses	(50,179)	(31,158)	(1,069,808)	(14,047)	(5,708)
Contract Administration pass-through revenues	—	—	28,601	111,542	111,542
Contract Administration pass-through expenses	—	—	(28,601)	(111,542)	(111,542)
Prepayment penalty	6,884	6,820	10,269	4,104	1,743
Other	102	427	167	1,053	151
Total Non-operating Revenues and Expenses	($17,136)	$38,470	$56,121	$26,934	$1,894
Income (loss) before transfers	209,818	189,987	171,638	158,886	114,240
Transfers	242,363	428,955	(221,889)	152,304	26,846
Increase (decrease) in net position	452,181	618,942	(50,251)	311,190	141,086
GASB 68 & 71 (2015), GASB 75 (2018)	—	—	—	—	—
Net Position at Beginning of Year	$1,747,700	$2,199,881	$2,818,823	$2,768,572	$3,079,762
Net Position at End of Year	$2,199,881	$2,818,823	$2,768,572	$3,079,762	$3,220,848

[1] Note: Changes in fair value of investments were combined into "Realized & unrealized gain/loss on sale of securities." No effect to the net position.

Home Mortgage Revenue Bonds (HMRB) [1]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
HMRB Financial Ratios [2]					
Total Asset	$2,157,574	$2,017,439	$1,729,408	$1,190,506	$1,024,847
Total Liability	1,895,843	1,739,280	1,417,367	854,568	667,800
Deferred Inflow of Resources	—	—	1,250	1,106	969
Net Position	261,731	278,159	310,791	334,832	356,078
Deferred Outflow Of Resources	—	—	—	—	—
Liability to Asset Ratio	87.87%	86.21%	81.96%	71.78%	65.16%
Net Position to Asset Ratio	12.13	13.79	17.97	28.13	34.74
HMRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$2,044,205	$1,683,898	$1,374,858	$1,125,858	$947,558
Whole Loan Interest Earned	117,098	89,647	73,220	58,696	49,506
Average Loan Rate	5.73%	5.32%	5.33%	5.21%	5.22%
Single Family Whole Loans Percentage	100.00	100.00	100.00	100.00	100.00
HMRB Revenue Bond Coverage (Debt Service Coverage Ratio) [3]					
Total Debt Service	$524,914	$436,190	$634,665	$209,339	$209,339
Net Revenue to Pay Debt Service	535,746	440,285	660,655	228,452	228,452
Debt Service Coverage Ratio	102.06%	100.94%	104.10%	109.13%	109.13%

[1] Debt Service requirement information obtained from Agency's Debt Management System. HMRB, a Special Obligation Indentur, was defeased in substance on December 29, 2022.

[2] Deferred inflows/outflows added to Financial Ratios per GASB 65 beginning 2013.

[3] Sources of revenue include mortgage loan repayment, mortgage loan interest earnings, mortgage backed securities (MBS) payment, and investment interest earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Home Mortgage Revenue Bonds (HMRB) [1] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
HMRB Financial Ratios [2]					
Total Asset	$871,101	$624,430	$505,107	$426,276	$446,785
Total Liability	498,877	214,368	80,875	127	101
Deferred Inflow of Resources	516	191	100	—	—
Net Position	371,707	409,871	424,132	426,149	446,684
Deferred Outflow Of Resources	—	—	—	—	—
Liability to Asset Ratio	57.27%	34.33%	16.01%	0.03%	0.02%
Net Position to Asset Ratio	42.67	65.64	83.97	99.97	99.98
HMRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$645,479	$626,327	$410,687	$393,755	$354,543
Whole Loan Interest Earned	41,824	31,063	23,575	20,156	18,258
Average Loan Rate	6.48%	4.96%	5.74%	5.12%	5.15%
Single Family Whole Loans Percentage	100.00	100.00	100.00	100.00	100.00
HMRB Revenue Bond Coverage (Debt Service Coverage Ratio) [3]					
Total Debt Service	$180,400	$294,220	$137,126	$81,043	—
Net Revenue to Pay Debt Service	199,860	314,528	314,528	20,861	—
Debt Service Coverage Ratio	110.79%	106.90%	229.37%	25.74%	—

[1] Debt Service requirement information obtained from Agency's Debt Management System. HMRB, a Special Obligation Indentur, was defeased in substance on December 29, 2022.

[2] Deferred inflows/outflows added to Financial Ratios per GASB 65 beginning 2013.

[3] Sources of revenue include mortgage loan repayment, mortgage loan interest earnings, mortgage backed securities (MBS) payment, and investment interest earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Residential Mortgage Revenue Bonds Single Family RMRB (SF)

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
RMRBSF Financial Ratios					
Total Asset	$563,753	$455,636	$370,202	$276,635	$195,690
Total Liability	504,781	392,423	302,285	218,600	148,420
Total Liability and Fund Equity	58,972	63,213	67,917	58,035	47,270
Net Position	58,972	63,213	67,917	58,035	47,270
Liability to Asset Ratio	86%	82%	79%	77%	76%
Net Position to Asset Ratio	14	18	21	23	24
RMRBSF Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$302,044	$253,470	$206,547	$168,238	$181,199
Whole Loan Interest Earned	14,877	11,828	9,652	7,626	6,468
Average Loan Rate	5%	5%	5%	5%	4%
Single Family Whole Loans Percentage	96	95	97	100	100
Multifamily Whole Loans Percentage	4	5	3	—	—
RMRBSF Revenue Bond Coverage (Debt Service Coverage Ratio)					
Total Debt Service	$130,006	$103,010	$96,723	$49,724	$31,802
Net Revenue to Pay Debt Service	134,382	106,496	89,663	45,161	26,122
Debt Service Coverage Ratio	103%	103%	93%	91%	82%

Residential Mortgage Revenue Bonds Single Family RMRB (SF) (continued)
Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
RMRBSF Financial Ratios					
Total Asset	$26,515	—	—	—	—
Total Liability	22,657	—	—	—	—
Total Liability and Fund Equity	3,858	—	—	—	—
Net Position	3,858	—	—	—	—
Liability to Asset Ratio	85.45%	—	—	—	—
Net Position to Asset Ratio	14.55	—	—	—	—
RMRBSF Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$82,025	$135	—	—	—
Whole Loan Interest Earned	1,455	3	—	—	—
Average Loan Rate	1.77%	2.02%	—	—	—
Single Family Whole Loans Percentage	100.00	100.00	—	—	—
Multifamily Whole Loans Percentage	—	—	—	—	—
RMRBSF Revenue Bond Coverage (Debt Service Coverage Ratio)					
Total Debt Service	$127,233	$22,718	—	—	—
Net Revenue to Pay Debt Service	127,636	22,792	—	—	—
Debt Service Coverage Ratio	82.14%	82.14%	—	—	—

Multifamily Housing Revenue Bonds III (MF3) [1, 2]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
MF3 Financial Ratios					
Total Asset	$737,296	$637,971	$559,441	$531,346	$504,243
Deferred Outflow of Resources	22,975	26,328	10,283	3,721	8
Total Liability	590,636	500,454	382,802	320,507	302,867
Total Liability and Fund Equity	169,635	163,846	186,922	214,560	201,384
Net Position	169,635	163,846	186,922	214,560	201,384
Liability to Asset Ratio	80.11%	78.44%	68.43%	60.32%	65.16%
Net Position to Asset Ratio	23.01	25.68	33.41	40.38	34.74
MF3 Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$653,403	$610,274	$563,157	$520,741	$487,432
Whole Loan Interest Earned	38,751	35,687	33,250	31,838	31,558
Average Loan Rate	5.86%	5.93%	5.85%	6.11%	6.47%
Multifamily Whole Loans Percentage	100.00	100.00	100.00	100.00	100.00
MF3 Revenue Bond Coverage (Debt Service Coverage Ratio) [3]					
Total Debt Service	$190,439	$119,614	$84,241	$46,776	$64,309
Net Revenue to Pay Debt Service	198,131	131,289	86,815	58,384	79,111
Debt Service Coverage Ratio	104.04%	109.76%	103.05%	124.82%	123.02%

[1] General Obligation of the Agency. The MF3I Indenture was fully redeemed March 30, 2022.

[2] Debt service requirements information obtained from Agency's Debt Management System.

[3] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Multifamily Housing Revenue Bonds III (MF3) [1, 2] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
MF3 Financial Ratios					
Total Asset	$462,802	$368,377	$320,367	$320,229	—
Deferred Outflow of Resources	6	—	—	—	—
Total Liability	262,024	135,071	38,199	—	—
Total Liability and Fund Equity	200,784	233,306	282,168	320,229	—
Net Position	200,784	233,306	282,168	320,229	—
Liability to Asset Ratio	56.62%	36.67%	11.92%	—	—
Net Position to Asset Ratio	43.38	63.33	88.08	100.00	—
MF3 Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$435,798	$376,206	$318,971	$284,689	—
Whole Loan Interest Earned	25,250	21,996	18,471	16,392	2,390
Average Loan Rate	5.79%	5.85%	5.79%	5.76%	5.76%
Multifamily Whole Loans Percentage	100.00	100.00	100.00	100.00	100.00
MF3 Revenue Bond Coverage (Debt Service Coverage Ratio) [3]					
Total Debt Service	$66,588	$110,042	$60,728	—	—
Net Revenue to Pay Debt Service	77,068	120,863	73,784	—	—
Debt Service Coverage Ratio	115.74%	109.83%	121.50%	—	—

[1] General Obligation of the Agency. The MF3I Indenture was fully redeemed March 30, 2022.

[2] Debt service requirements information obtained from Agency's Debt Management System.

[3] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Residential Mortgage Revenue Bonds Multifamily RMRB (MF) [1]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
RMRB (MF) Financial Ratios					
Total Asset	$53,119	$53,370	$52,639	$52,287	$50,722
Total Liability	49,680	49,680	48,705	48,101	46,090
Total Liability and Fund equity	3,439	3,690	3,934	4,186	4,632
Net Position	3,439	3,690	3,934	4,186	4,632
Liability to Asset Ratio	93.53%	93.09%	92.53%	91.99%	90.87%
Net Position to Asset Ratio	6.47	6.91	7.47	8.01	9.13
RMRB (MF) Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$53,949	$50,169	$49,576	$48,955	$48,300
Whole Loan Interest Earned	2,648	2,505	2,475	2,444	2,412
Average Loan Rate	4.91%	4.99%	4.99%	4.99%	4.99%
Multifamily Whole Loans Percentage	100.00	100.00	100.00	100.00	100.00
RMRB (MF) Revenue Bond Coverage (Debt Service Coverage Ratio) [2]					
Total Debt Service	$22,438	$1,616	$2,562	$2,169	$3,564
Net Revenue to Pay Debt Service	22,575	1,867	2,806	2,421	4,010
Debt Service Coverage Ratio	100.61%	115.53%	109.54%	111.60%	112.51%

[1] Debt service requirement information obtained from Agency's Debt Management System. RMRB (MF), a Special Obligation indenture, was fully reedeemed on March 2, 2020.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Residential Mortgage Revenue Bonds Multifamily RMRB (MF) [1] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
RMRB (MF) Financial Ratios					
Total Asset	—	—	—	—	—
Total Liability	—	—	—	—	—
Total Liability and Fund equity	—	—	—	—	—
Net Position	—	—	—	—	—
Liability to Asset Ratio	—	—	—	—	—
Net Position to Asset Ratio	—	—	—	—	—
RMRB (MF) Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$28,703	—	—	—	—
Whole Loan Interest Earned	1,389	—	—	—	—
Average Loan Rate	4.84%	—	—	—	—
Multifamily Whole Loans Percentage	100.00	—	—	—	—
RMRB (MF) Revenue Bond Coverage (Debt Service Coverage Ratio) [2]					
Total Debt Service	$48,841	—	—	—	—
Net Revenue to Pay Debt Service	46,811	—	—	—	—
Debt Service Coverage Ratio	112.51%	—	—	—	—

[1] Debt service requirement information obtained from Agency's Debt Management System. RMRB (MF), a Special Obligation indenture, was fully redeemed on March 2, 2020.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Affordable Multifamily Housing Revenue Bonds (AMHRB) [1]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
AMHRB Financial Ratios					
Total Asset	$94,433	$96,520	$92,485	$83,382	$83,418
Total Liability	84,014	80,963	78,383	69,609	65,734
Total Liability and Fund Equity	10,419	15,557	14,102	13,773	17,684
Net Position	10,419	15,557	14,102	13,773	17,684
Liability to Asset Ratio	88.97%	83.88%	84.75%	83.48%	78.80%
Net Position to Asset Ratio	11.03	16.12	15.25	16.52	21.20
AMHRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$53,178	$52,130	$51,027	$49,275	$43,990
Whole Loan Interest Earned	2,914	2,856	2,795	2,685	2,408
Average Loan Rate	5.48%	5.48%	5.48%	5.45%	5.47%
Multifamily Whole Loans Percentage	100.00	100.00	100.00	100.00	100.00
AMHRB Revenue Bond Coverage (Debt Service Coverage Ratio) [2]					
Total Debt Service	$7,432	$4,963	$4,404	$10,544	$5,459
Net Revenue to Pay Debt Service	8,742	6,297	5,759	11,845	6,738
Debt Service Coverage Ratio	117.63%	126.88%	130.77%	112.34%	123.43%

[1] Debt service requirement information obtained from Agency's Debt Management System. AMHRB, a Special Obligation indenture, was fully redeemed on April 1, 2020.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Affordable Multifamily Housing Revenue Bonds (AMHRB) [1] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
AMHRB Financial Ratios					
Total Asset	—	—	—	—	—
Total Liability	—	—	—	—	—
Total Liability and Fund Equity	—	—	—	—	—
Net Position	—	—	—	—	—
Liability to Asset Ratio	—	—	—	—	—
Net Position to Asset Ratio	—	—	—	—	—
AMHRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$33,506	—	—	—	—
Whole Loan Interest Earned	1,596	—	—	—	—
Average Loan Rate	4.76%	—	—	—	—
Multifamily Whole Loans Percentage	100.00	—	—	—	—
AMHRB Revenue Bond Coverage (Debt Service Coverage Ratio) [2]					
Total Debt Service	$66,537	—	—	—	—
Net Revenue to Pay Debt Service	70,785	—	—	—	—
Debt Service Coverage Ratio	94.00%	—	—	—	—

[1] Debt service requirement information obtained from Agency's Debt Management System. AMHRB, a Special Obligation indenture, was fully redeemed on April 1, 2020.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Citibank Notes [1, 2]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
Citibank Financial Ratios					
Total Asset	$54,608	$35,078	—	—	—
Total Liability	54,878	35,097	—	—	—
Total Liability and Fund Equity	(270)	(18)	—	—	—
Net Position	(270)	(19)	—	—	—
Liability to Asset Ratio	100.50%	100.05%	—	—	—
Net Position to Asset Ratio	(0.50)	(0.05)	—	—	—
Citibank Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$59,054	$44,736	—	—	—
Whole Loan Interest Earned	3,189	2,614	—	—	—
Average Loan Rate	5.40%	5.84%	—	—	—
Multifamily Whole Loans Percentage	100.00	100.00	—	—	—
Citibank Revenue Bond Coverage (Debt Service Coverage Ratio) [3]					
Total Debt Service	$9,972	$20,246	—	—	—
Net Revenue to Pay Debt Service	9,972	20,301	—	—	—
Debt Service Coverage Ratio	100.00%	100.27%	—	—	—

[1] General Obligation of the Agency. Citibank Notes paid in full on November 21, 2016.

[2] Debt service requirements information obtained from Agency's Debt Management System.

[3] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Citibank Notes [1, 2] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
Citibank Financial Ratios					
Total Asset	—	—	—	—	—
Total Liability	—	—	—	—	—
Total Liability and Fund Equity	—	—	—	—	—
Net Position	—	—	—	—	—
Liability to Asset Ratio	—	—	—	—	—
Net Position to Asset Ratio	—	—	—	—	—
Citibank Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	—	—	—	—	—
Whole Loan Interest Earned	—	—	—	—	—
Average Loan Rate	—	—	—	—	—
Multifamily Whole Loans Percentage	—	—	—	—	—
Citibank Revenue Bond Coverage (Debt Service Coverage Ratio) [3]					
Total Debt Service	—	—	—	—	—
Net Revenue to Pay Debt Service	—	—	—	—	—
Debt Service Coverage Ratio	—	—	—	—	—

[1] General Obligation of the Agency. Citibank Notes paid in full on November 21, 2016.

[2] Debt service requirements information obtained from Agency's Debt Management System.

[3] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Multifamily Loan Purchase Bonds (MLPB) [1]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
MLPB Financial Ratios					
Total Asset	$1,027	$216	—	—	—
Total Liability	1,030	219	—	—	—
Total Liability and Fund Equity	(3)	(3)	—	—	—
Net Position	(3)	(3)	—	—	—
Liability to Asset Ratio	100.29%	101.85%	—	—	—
Net Position to Asset Ratio	(0.29)	(1.39)	—	—	—
MLPB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$2,176	$550	—	—	—
Whole Loan Interest Earned	121	26	—	—	—
Average Loan Rate	5.56%	4.73%	—	—	—
Multifamily Whole Loans Percentage	100.00	100.00	—	—	—
MLPB Revenue Bond Coverage (Debt Service Coverage Ratio) [2]					
Total Debt Service	$2,635	$763	—	—	—
Net Revenue to Pay Debt Service	2,635	763	—	—	—
Debt Service Coverage Ratio	100.00%	100.00%	—	—	—

[1] Debt service requirement information obtained from Agency's Debt Management System. MLPB, a Limited Obligation indenture, was fully paid on February 1, 2017.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Multifamily Loan Purchase Bonds (MLPB) [1] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
MLPB Financial Ratios					
Total Asset	—	—	—	—	—
Total Liability	—	—	—	—	—
Total Liability and Fund Equity	—	—	—	—	—
Net Position	—	—	—	—	—
Liability to Asset Ratio	—	—	—	—	—
Net Position to Asset Ratio	—	—	—	—	—
MLPB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	—	—	—	—	—
Whole Loan Interest Earned	—	—	—	—	—
Average Loan Rate	—	—	—	—	—
Multifamily Whole Loans Percentage	—	—	—	—	—
MLPB Revenue Bond Coverage (Debt Service Coverage Ratio) [2]					
Total Debt Service	—	—	—	—	—
Net Revenue to Pay Debt Service	—	—	—	—	—
Debt Service Coverage Ratio	—	—	—	—	—

[1] Debt service requirement information obtained from Agency's Debt Management System. MLPB, a Limited Obligation indenture, was fully paid on February 1, 2017.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Special Obligation Multifamily Housing Revenue Bonds (SOMHRB) [1, 2]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
SOMHRB Financial Ratios					
Total Asset	—	$24,109	$22,937	$14,006	$14,060
Total Liability	—	23,375	21,984	13,176	13,075
Total Liability and Fund Equity	—	734,044.79	952,636.44	830,000.00	985,000.00
Net Position	—	734	953	830	985
Liability to Asset Ratio	—	96.96%	95.85%	94.07%	92.99%
Net Position to Asset Ratio	—	3.04	4.15	5.93	7.01
SOMHRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	—	$23,320	$21,922	$14,249	$13,059
Whole Loan Interest Earned	—	576	934	719	695
Average Loan Rate	—	4.24%	4.26%	5.04%	5.32%
Multifamily Whole Loans Percentage	—	100.00	100.00	100.00	100.00
SOMHRB Revenue Bond Coverage (Debt Service Coverage Ratio)					
Total Debt Service	—	$399	$2,044	$9,374	$646
Net Revenue to Pay Debt Service	—	734	2,263	9,896	800
Debt Service Coverage Ratio	—	183.96%	110.71%	105.57%	123.84%

[1] Debt service requirement information obtained from Agency's Debt Management System. Bonds under SOMHRB, a Special Obligation Indenture, originated and had loans transferred at end of 2016.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Special Obligation Multifamily Housing Revenue Bonds (SOMHRB) [1, 2] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
SOMHRB Financial Ratios					
Total Asset	$13,736	$13,595	$13,576	$13,583	$13,617
Total Liability	12,960	12,855	12,734	12,604	12,483
Total Liability and Fund Equity	776	740	841	979	1,134
Net Position	776	740	841	979	1,134
Liability to Asset Ratio	94.35%	94.56%	93.80%	92.79%	91.67%
Net Position to Asset Ratio	5.65	5.44	6.20	7.21	8.33
SOMHRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$12,952	$12,840	$12,722	$12,597	$12,444
Whole Loan Interest Earned	691	683	677	670	663
Average Loan Rate	5.34%	5.32%	5.32%	5.32%	5.33%
Multifamily Whole Loans Percentage	100.00	100.00	100.00	100.00	100.00
SOMHRB Revenue Bond Coverage (Debt Service Coverage Ratio)					
Total Debt Service	$656	$642	$652	$657	$651
Net Revenue to Pay Debt Service	807	751	753	698	719
Debt Service Coverage Ratio	123.02%	116.98%	115.55%	106.25%	110.46%

[1] Debt service requirement information obtained from Agency's Debt Management System. Bonds under SOMHRB, a Special Obligation Indenture, originated and had loans transferred at end of 2016.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Multifamily Housing Revenue Bonds (MHRB) [1, 2]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
MHRB Financial Ratios					
Total Asset	—	$41,195	$37,954	$32,275	$32,383
Total Liability	—	39,965	36,143	30,727	30,321
Total Liability and Fund Equity	—	1,230	1,811	1,548	2,062
Net Position	—	1,230	1,811	1,548	2,062
Liability to Asset Ratio	—	97.01%	95.23%	95.20%	93.63%
Net Position to Asset Ratio	—	2.99	4.77	4.80	6.37
MHRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	—	$39,600	$35,701	$30,887	$29,895
Whole Loan Interest Earned	—	709	1,696	1,535	1,485
Average Loan Rate	—	4%	5%	5%	5%
Multifamily Whole Loans Percentage	—	100	100	100	100
MHRB Revenue Bond Coverage (Debt Service Coverage Ratio)					
Total Debt Service	—	$364	$4,944	$6,567	$1,406
Net Revenue to Pay Debt Service	—	1,230	5,524	6,430	1,920
Debt Service Coverage Ratio	—	337.91%	111.73%	102.14%	136.56%

[1] Debt service requirement information obtained from Agency's Debt Management System. Bonds under MHRB, a Special Obligation Indenture, originated and had loans transferred at end of 2016.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Multifamily Housing Revenue Bonds (MHRB) [1, 2] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
MHRB Financial Ratios					
Total Asset	$31,454	$31,370	$31,381	$31,437	$31,543
Total Liability	29,969	29,597	29,210	28,802	28,369
Total Liability and Fund Equity	1,485	1,773	2,171	2,635	3,175
Net Position	1,485	1,773	2,171	2,635	3,175
Liability to Asset Ratio	95.28%	94.35%	93.08%	91.62%	89.94%
Net Position to Asset Ratio	4.72	5.65	6.92	8.38	10.06
MHRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	$29,528	$29,166	$28,788	$28,381	$27,868
Whole Loan Interest Earned	1,467	1,449	1,430	1,408	1,388
Average Loan Rate	4.97%	4.97%	4.97%	4.97%	4.98%
Multifamily Whole Loans Percentage	100.00	100.00	100.00	100.00	100.00
MHRB Revenue Bond Coverage (Debt Service Coverage Ratio)					
Total Debt Service	$1,345	$1,363	$1,373	$1,387	$1,405
Net Revenue to Pay Debt Service	1,798	1,768	1,771	1,490	1,558
Debt Service Coverage Ratio	133.68%	129.71%	128.97%	107.44%	110.90%

[1] Debt service requirement information obtained from Agency's Debt Management System. Bonds under MHRB, a Special Obligation Indenture, originated and had loans transferred at end of 2016.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Multifamily Housing Revenue Note (MHRN) [1, 2]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
MHRN Financial Ratios					
Total Asset	—	—	$13,538	$13,688	$13,688
Total Liability	—	—	14,327	14,327	14,327
Total Liability and Fund Equity	—	—	—	—	—
Net Position	—	—	(789)	(639)	(639)
Liability to Asset Ratio	—	—	106%	105%	105%
Net Position to Asset Ratio	—	—	(6)	(5)	(5)
MHRN Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	—	—	$14,300	$14,300	$14,300
Whole Loan Interest Earned	—	—	143	485	485
Average Loan Rate	—	—	3%	3%	3%
Multifamily Whole Loans Percentage	—	—	100	100	100
MHRN Revenue Note Coverage (Debt Service Coverage Ratio)					
Total Debt Service	—	—	$68	$322	$322
Net Revenue to Pay Debt Service	—	—	10	472	472
Debt Service Coverage Ratio	—	—	15%	147%	147%

[1] General Obligation of the Agency. MHRN originated and whole loan transferred at end of fiscal year 2018. MHRN was fully redeemed September 19, 2019.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Multifamily Housing Revenue Note (MHRN) [1, 2] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
MHRN Financial Ratios					
Total Asset	—	—	—	—	—
Total Liability	—	—	—	—	—
Total Liability and Fund Equity	—	—	—	—	—
Net Position	—	—	—	—	—
Liability to Asset Ratio	—	—	—	—	—
Net Position to Asset Ratio	—	—	—	—	—
MHRN Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	—	—	—	—	—
Whole Loan Interest Earned	—	—	—	—	—
Average Loan Rate	—	—	—	—	—
Multifamily Whole Loans Percentage	—	—	—	—	—
MHRN Revenue Note Coverage (Debt Service Coverage Ratio)					
Total Debt Service	—	—	—	—	—
Net Revenue to Pay Debt Service	—	—	—	—	—
Debt Service Coverage Ratio	—	—	—	—	—

[1] General Obligation of the Agency. MHRN originated and whole loan transferred at end of fiscal year 2018. MHRN was fully redeemed September 19, 2019.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Affordable Housing Revenue Bonds (AHRB)[1, 2]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
AHRB Financial Ratios					
Total Asset	—	—	—	—	—
Total Liability	—	—	—	—	—
Total Liability and Fund Equity	—	—	—	—	—
Net Position	—	—	—	—	—
Liability to Asset Ratio	—	—	—	—	—
Net Position to Asset Ratio	—	—	—	—	—
AHRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	—	—	—	—	—
Whole Loan Interest Earned	—	—	—	—	—
Average Loan Rate	—	—	—	—	—
Multifamily Whole Loans Percentage	—	—	—	—	—
AHRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	—	—	—	—	—
Whole Loan Interest Earned	—	—	—	—	—
Average Loan Rate	—	—	—	—	—
Multifamily Whole Loans Percentage	—	—	—	—	—

[1] Bond Indenture issued August 24, 2023.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Affordable Housing Revenue Bonds (AHRB)[1, 2](continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
AHRB Financial Ratios					
Total Asset	—	—	—	—	$425,358
Total Liability	—	—	—	—	85,727
Total Liability and Fund Equity	—	—	—	—	339,631
Net Position	—	—	—	—	339,631
Liability to Asset Ratio	—	—	—	—	20%
Net Position to Asset Ratio	—	—	—	—	80%
AHRB Revenue Base, Revenue Rate and Principal Payers					
Average Whole Loan Balance	—	—	—	—	$300,109
Whole Loan Interest Earned	—	—	—	—	15,801
Average Loan Rate	—	—	—	—	5%
Multifamily Whole Loans Percentage	—	—	—	—	100%
AHRB Revenue Note Coverage (Debt Service Coverage Ratio)					
Total Debt Service	—	—	—	—	$2,531
Net Revenue to Pay Debt Service	—	—	—	—	18,050
Debt Service Coverage Ratio	—	—	—	—	713%

[1] Bond Indenture issued August 24, 2023.

[2] Sources of revenue include mortgage loan repayments, mortgage loan interest earnings, Mortgage Backed Securities (MBS) payments, and investment earnings.

Qualified mortgage revenue bonds are structured in such a way that both mortgage loan repayments and gross revenues are used for bond repayment. Accordingly, to achieve adequate debt service coverage, mortgage loan repayments must be considered. Due to the nature of qualified mortgage revenue bonds, the Fund's bond resolutions and indentures do not have required bond coverage percentages. The above information is provided for general information purposes only.

Ratio Of Outstanding Debt [1, 2, 3, 4]

Last Ten Fiscal Years (dollars in thousands)

Debt Issuance	2015	2016	2017	2018	2019
Multifamily Housing Revenue Bonds III (Agency GO Bonds)	$483,986	$371,552	$295,507	$256,740	$223,549
Percentage of Total Debt	16%	14%	14%	18%	16%
All Other Multifamily Housing Revenue Bonds	$134,122	$193,195	$184,160	$160,620	$154,255
Percentage of Total Debt	5%	7%	9%	11%	11%
Multifamily Housing Notes/Loans	$54,579	$34,987	—	$14,300	$14,300
Percentage of Total Debt	1.84%	1.34%	—	0.99%	—
Single Family Housing Revenue Bonds	$2,296,519	$2,019,205	$1,616,207	$1,016,419	$804,129
Percentage of Total Debt	77%	77%	77%	70%	59%
Other Programs and Accounts	—	—	—	—	$190,736
Percentage of Total Debt	—	—	—	—	14%
Lease Liability	N/A	N/A	N/A	N/A	N/A
Percentage of Total Debt	N/A	N/A	N/A	N/A	N/A
Total Debt	$2,969,205	$2,618,940	$2,095,874	$1,448,079	$1,372,669
Total Percentage	100%	100%	100%	100%	100%

[1] Includes unamortized bond discounts and premiums.

[2] MFHRB III bonds considered General Obligation (GO) debt as Agency resources would be utilized in the event of default.

[3] Excludes Senate Bill 84 mandated Interfund Loan and conduit issuances.

[4] Per GASB 87.

Ratio Of Outstanding Debt [1, 2, 3, 4] (continued)
Last Ten Fiscal Years (dollars in thousands)

Debt Issuance	2020	2021	2022	2023	2024
Multifamily Housing Revenue Bonds III (Agency GO Bonds)	$163,517	$58,717	—	—	—
Percentage of Total Debt	17%	10%	—	—	—
All Other Multifamily Housing Revenue Bonds	$42,470	$41,995	$41,490	$40,955	$124,857
Percentage of Total Debt	5%	7%	8%	8%	20%
Multifamily Housing Notes/Loans	—	—	—	—	—
Percentage of Total Debt	—	—	—	—	—
Single Family Housing Revenue Bonds	$515,269	$211,325	$79,765	—	—
Percentage of Total Debt	55.13%	36.66%	15.20%	—	—
Other Programs and Accounts	$213,372	$264,380	$377,713	$441,525	$491,460
Percentage of Total Debt	22.83%	45.87%	71.98%	87.25%	77.04%
Lease Liability	N/A	$27,990	$25,793	$23,547	$21,615
Percentage of Total Debt	N/A	N/A	4.92%	4.65%	3.39%
Total Debt	$934,628	$576,417	$524,761	$506,027	$637,932
Total Percentage	100%	100%	100%	100%	100%

[1] Includes unamortized bond discounts and premiums.

[2] MFHRB III bonds considered General Obligation (GO) debt as Agency resources would be utilized in the event of default.

[3] Excludes Senate Bill 84 mandated Interfund Loan and conduit issuances.

[4] Per GASB 87.

Multifamily Housing Revenue Bonds III

Last Ten Fiscal Years (dollars in thousands)

Bond Series	Issue Amount	2015	2016	2017	2018	2019
MHRBIII 2001D	$6,070	$465	—	—	—	—
MHRBIII 2001E	78,735	29,265	27,195	13,970	—	—
MHRBIII 2001F	19,040	10,025	9,320	8,580	7,815	—
MHRBIII 2001G	73,975	19,675	18,820	17,960	17,095	—
MHRBIII 2002D	12,760	3,655	3,515	—	—	—
MHRBIII 2002E	71,305	14,465	14,190	—	—	—
MHRBIII 2003C	97,295	24,765	23,705	—	—	—
MHRBIII 2004B	99,510	22,015	—	—	—	—
MHRBIII 2004C	13,940	6,190	4,000	3,655	3,290	2,565
MHRBIII 2004D	138,475	40,240	—	—	—	—
MHRBIII 2005C	9,025	7,640	—	—	—	—
MHRBIII 2005D	91,225	15,355	14,885	14,375	13,840	—
MHRBIII 2005E	22,935	17,985	—	—	—	—
MHRBIII 2007C	27,970	9,275	9,065	—	—	—
MHRBIII 2008A	11,370	7,265	7,115	—	—	—
MHRBIII 2008B	104,890	24,605	23,080	21,495	—	—
MHRBIII 2008C	33,390	18,100	17,605	17,085	16,555	—
MHRBIII 2014A	38,915	38,915	24,965	24,290	24,045	23,790
MHRBIII 2015A	174,180	174,180	174,180	174,180	174,180	174,180
MHRBIII 2018A	23,090	—	—	—	—	23,090
MHRBIII Total	$1,148,095	$484,080	$371,640	$295,590	$256,820	$223,625

Multifamily Housing Revenue Bonds III (continued)
Last Ten Fiscal Years (dollars In thousands)

	2020	2021	2022	2023	2024
Bond Series					
MHRBIII 2001D	—	—	—	—	—
MHRBIII 2001E	—	—	—	—	—
MHRBIII 2001F	—	—	—	—	—
MHRBIII 2001G	—	—	—	—	—
MHRBIII 2002D	—	—	—	—	—
MHRBIII 2002E	—	—	—	—	—
MHRBIII 2003C	—	—	—	—	—
MHRBIII 2004B	—	—	—	—	—
MHRBIII 2004C	1,900	—	—	—	—
MHRBIII 2004D	—	—	—	—	—
MHRBIII 2005C	—	—	—	—	—
MHRBIII 2005D	—	—	—	—	—
MHRBIII 2005E	—	—	—	—	—
MHRBIII 2007C	—	—	—	—	—
MHRBIII 2008A	—	—	—	—	—
MHRBIII 2008B	—	—	—	—	—
MHRBIII 2008C	—	—	—	—	—
MHRBIII 2014A	23,515	23,225	—	—	—
MHRBIII 2015A	115,080	35,560	—	—	—
MHRBIII 2018A	23,090	—	—	—	—
MHRBIII Total	$163,585	$58,785	—	—	—

Multifamily Loan Purchase Bonds (MLPB)

Last Ten Fiscal Years (dollars in thousands)

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
MLPB 2000A	$269,024	$1,022	$215	—	—	—
MLPB Total	$269,024	$1,022	$215	—	—	—

Residential Mortgage Revenue Bonds (RMRB (MFP))

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
RMRB (MFP) 2009A-6	$69,950	$49,410	$49,410	$48,440	$47,840	$45,840
RMRB (MFP) Total	$69,950	$49,410	$49,410	$48,440	$47,840	$45,840

Affordable Multifamily Housing Revenue Bonds (AMHRB)

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
AMHRB 2009A	$380,530	—	—	—	—	—
AMHRRB 2009A-21	55,990	49,250	46,980	45,220	37,340	34,390
AMHRRB 2009A-22	36,680	34,440	33,670	32,860	32,000	31,090
AMHRB Total	$473,200	$83,690	$80,650	$78,080	$69,340	$65,480

Multifamily Housing Revenue Bonds (MHRB)

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
MHRB 2016A	$8,600	—	$8,600	$4,710	$4,710	$4,650
MHRB 2016B	31,000	—	31,000	31,000	25,600	25,255
MHRB Total	$39,600	—	39,600	$35,710	$30,310	$29,905

Multifamily Loan Purchase Bonds (MLPB) (continued)

Last Ten Fiscal Years (dollars In thousands)

	2020	2021	2022	2023	2024
Bond Series					
MLPB 2000A	—	—	—	—	—
MLPB Total	—	—	—	—	—

Residential Mortgage Revenue Bonds (RMRB (MFP)) (continued)

	2020	2021	2022	2023	2024
Bond Series					
RMRB (MFP) 2009A-6	—	—	—	—	—
RMRB (MFP) Total	—	—	—	—	—

Affordable Multifamily Housing Revenue Bonds (AMHRB) (continued)

	2020	2021	2022	2023	2024
Bond Series					
AMHRB 2009A	—	—	—	—	—
AMHRRB 2009A-21	—	—	—	—	—
AMHRRB 2009A-22	—	—	—	—	—
AMHRB Total	—	—	—	—	—

Multifamily Housing Revenue Bonds (MHRB) (continued)

	2020	2021	2022	2023	2024
Bond Series					
MHRB 2016A	$4,595	$4,535	$4,475	$4,410	$4,340
MHRB 2016B	24,960	24,650	24,325	23,985	23,625
MHRB Total	$29,555	$29,185	$28,800	$28,395	$27,965

Special Obligation Multifamily Housing Revenue Bonds (SOMHRB)

Last Ten Fiscal Years (dollars In thousands)

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
SOMHRB 2015A	$5,245	—	$5,245	$3,855	$3,825	$3,795
SOMHRB 2015B	18,075	—	18,075	18,075	9,305	9,235
SOMHRB Total	$23,320	—	23,320	$21,930	$13,130	$13,030

Multifamily Housing Revenue Note (MHRN)

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
MHRN Bartlett Hill Manor	$14,300	—	—	—	$14,300	$14,300
MHRN Total	$14,300	—	—	—	$14,300	$14,300

Affordable Housing Revenue Bonds (AHRB)

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
AHRB 2023 A-1	$54,940	—	—	—	—	—
AHRB 2023 A-2	30,000	—	—	—	—	—
AHRB Total	$84,940	—	—	—	—	—

Special Obligation Multifamily Housing Revenue Bonds (SOMHRB) (continued)

Last Ten Fiscal Years (dollars In thousands)

	2020	2021	2022	2023	2024
Bond Series					
SOMHRB 2015A	$3,760	$3,735	$3,700	$3,660	$3,625
SOMHRB 2015B	9,155	9,075	8,990	8,900	8,805
SOMHRB Total	$12,915	$12,810	$12,690	$12,560	$12,430

Multifamily Housing Revenue Note (MHRN) (continued)

	2020	2021	2022	2023	2024
Bond Series					
MHRN Bartlett Hill Manor	—	—	—	—	—
MHRN - Bartlett Hill Manor Apartments	—	—	—	—	—

Affordable Housing Revenue Bonds (AHRB) (continued)

	2020	2021	2022	2023	2024
Bond Series					
AHRB 2023 A-1	—	—	—	—	$53,750
AHRB 2023 A-2	—	—	—	—	30,000
AHRB Total	—	—	—	—	$83,750

Citibank N.A Loan Sale (Tax-Exempt)

Last Ten Fiscal Years (dollars in thousands)

	Issue Amount	2015	2016	2017	2018	2019
Project Name						
CLS Belvedere Place	$1,326	$1,162	$1,124	—	—	—
CLS Casa De Vida	558	374	330	—	—	—
CLS Conant Place Seniors	748	571	528	—	—	—
CLS Corralitos Creek	2,311	2,044	1,984	—	—	—
CLS Delaware Street	1,034	1,034	1,034	—	—	—
CLS Doretha Mitchell	1,164	1,100	—	—	—	—
CLS Flower Park Plaza	9,148	7,486	7,032	—	—	—
CLS Gateway Apts	7,224	6,414	—	—	—	—
CLS Hillside Terrace	847	786	755	—	—	—
CLS Madera Villa	4,253	4,043	—	—	—	—
CLS Napa Creek Manor	4,079	3,688	—	—	—	—
CLS Padre Apartments	2,451	1,641	—	—	—	—
CLS Pickleweed Apts	1,550	1,322	—	—	—	—
CLS Plaza Del Sol	7,528	7,441	7,341	—	—	—
CLS Redwood Court	1,252	1,113	1,082	—	—	—
CLS Redwood Oaks	1,585	1,367	1,319	—	—	—
CLS South Delaware	752	674	656	—	—	—
CLS Via Del Mar	787	671	644	—	—	—
CLS Villa Cesar Chavez	2,811	2,231	2,093	—	—	—
CLS Villa Madera	4,082	3,365	3,254	—	—	—
Tax Exempt Note (Citibank N.A Loan Sale) Total	$55,491	$48,526	$29,176	—	—	—

Citibank N.A Loan Sale (Taxable)

	Issue Amount	2015	2016	2017	2018	2019
Project Name						
CLS Delaware Street T	$1,243	$53	$18	—	—	—
CLS Plaza Del Sol T	8,012	119	118	—	—	—
CLS Redwood Court T	1,939	610	593	—	—	—
CLS Thomas Paine	5,137	4,522	4,361	—	—	—
CLS Thomas Paine T	6,087	748	721	—	—	—
Taxable Note (Citibank N.A Loan Sale) Total	$133,399	$6,053	$5,811	—	—	—

Citibank N.A Loan Sale (Tax-Exempt) (continued)

Last Ten Fiscal Years (dollars In thousands)

	2020	2021	2022	2023	2024
Bond Series					
CLS Belvedere Place	—	—	—	—	—
CLS Casa De Vida	—	—	—	—	—
CLS Conant Place Seniors	—	—	—	—	—
CLS Corralitos Creek	—	—	—	—	—
CLS Delaware Street	—	—	—	—	—
CLS Doretha Mitchell	—	—	—	—	—
CLS Flower Park Plaza	—	—	—	—	—
CLS Gateway Apts	—	—	—	—	—
CLS Hillside Terrace	—	—	—	—	—
CLS Madera Villa	—	—	—	—	—
CLS Napa Creek Manor	—	—	—	—	—
CLS Padre Apartments	—	—	—	—	—
CLS Pickleweed Apts	—	—	—	—	—
CLS Plaza Del Sol	—	—	—	—	—
CLS Redwood Court	—	—	—	—	—
CLS Redwood Oaks	—	—	—	—	—
CLS South Delaware	—	—	—	—	—
CLS Via Del Mar	—	—	—	—	—
CLS Villa Cesar Chavez	—	—	—	—	—
CLS Villa Madera	—	—	—	—	—
Tax Exempt Note (Citibank N.A Loan Sale) Total	—	—	—	—	—

Citibank N.A Loan Sale (Taxable) (continued)

	2020	2021	2022	2023	2024
Bond Series					
CLS Delaware Street T	—	—	—	—	—
CLS Plaza Del Sol T	—	—	—	—	—
CLS Redwood Court T	—	—	—	—	—
CLS Thomas Paine	—	—	—	—	—
CLS Thomas Paine T	—	—	—	—	—
Taxable Note (Citibank N.A Loan Sale) Total	—	—	—	—	—

Home Mortgage Revenue Bonds

Last Ten Fiscal Years (dollars in thousands)

Bond Series	Issue Amount	2015	2016	2017	2018	2019
HMRB 2000N	$50,000	$10,400	$8,385	$5,795	$4,340	$3,240
HMRB 2000V	102,000	10,140	—	—	—	—
HMRB 2000Z	102,000	29,715	28,950	28,950	28,950	24,065
HMRB 2001D	112,000	35,505	35,505	35,505	—	—
HMRB 2001G	105,000	28,290	28,290	28,290	26,875	—
HMRB 2001K	144,000	37,610	37,610	37,610	37,610	—
HMRB 2001O	126,000	35,420	35,420	—	—	—
HMRB 2001S	80,745	25,070	6,230	—	—	—
HMRB 2001V	66,000	13,210	—	—	—	—
HMRB 2002H	70,000	13,195	11,205	—	—	—
HMRB 2002J	103,570	25,605	15,975	—	—	—
HMRB 2003H	150,000	8,730	—	—	—	—
HMRB 2003I	50,000	27,415	27,415	27,415	27,415	27,415
HMRB 2003M	150,000	38,580	28,745	—	—	—
HMRB 2003N	50,000	20,660	20,660	20,660	—	—
HMRB 2004E	129,105	40,690	26,140	—	—	—
HMRB 2004F	50,000	33,675	33,675	33,675	33,675	—
HMRB 2005A	200,000	61,380	49,335	37,915	29,150	29,150
HMRB 2005B	200,000	59,490	51,020	40,075	—	—
HMRB 2005F	180,000	73,980	48,710	—	—	—
HMRB 2006C	175,000	68,100	56,205	46,620	41,100	—
HMRB 2006D	20,000	10,920	7,550	—	—	—
HMRB 2006E	100,000	34,600	34,600	—	—	—
HMRB 2006F	120,000	26,090	20,490	—	—	—
HMRB 2006H	75,200	6,030	—	—	—	—
HMRB 2006I	165,310	53,105	49,025	—	—	—
HMRB 2006K	267,210	97,070	77,080	—	—	—

Home Mortgage Revenue Bonds (continued)

Last Ten Fiscal Years (dollars in thousands)

Bond Series	2020	2021	2022	2023	2024
HMRB 2000N	—	—	—	—	—
HMRB 2000V	—	—	—	—	—
HMRB 2000Z	—	—	—	—	—
HMRB 2001D	—	—	—	—	—
HMRB 2001G	—	—	—	—	—
HMRB 2001K	—	—	—	—	—
HMRB 2001O	—	—	—	—	—
HMRB 2001S	—	—	—	—	—
HMRB 2001V	—	—	—	—	—
HMRB 2002H	—	—	—	—	—
HMRB 2002J	—	—	—	—	—
HMRB 2003H	—	—	—	—	—
HMRB 2003I	—	—	—	—	—
HMRB 2003M	—	—	—	—	—
HMRB 2003N	—	—	—	—	—
HMRB 2004E	—	—	—	—	—
HMRB 2004F	—	—	—	—	—
HMRB 2005A	25,205	—	—	—	—
HMRB 2005B	—	—	—	—	—
HMRB 2005F	—	—	—	—	—
HMRB 2006C	—	—	—	—	—
HMRB 2006D	—	—	—	—	—
HMRB 2006E	—	—	—	—	—
HMRB 2006F	—	—	—	—	—
HMRB 2006H	—	—	—	—	—
HMRB 2006I	—	—	—	—	—
HMRB 2006K	—	—	—	—	—

Home Mortgage Revenue Bonds (continued)

Last Ten Fiscal Years (dollars in thousands)

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
HMRB 2006L	$50,185	$1,450	—	—	—	—
HMRB 2006M	219,815	80,570	70,560	—	—	—
HMRB 2007A	90,000	79,840	75,530	71,180	—	—
HMRB 2007B	40,000	40,000	40,000	40,000	40,000	40,000
HMRB 2007C	20,000	20,000	20,000	20,000	20,000	20,000
HMRB 2007D	76,010	16,050	3,310	3,310	—	—
HMRB 2007E	193,990	84,645	78,780	64,650	—	—
HMRB 2007F	48,260	13,420	6,905	3,505	—	—
HMRB 2007G	201,740	80,670	71,495	65,615	—	—
HMRB 2007H	100,000	34,975	27,480	—	—	—
HMRB 2007I	17,280	5,205	3,965	1,360	—	—
HMRB 2007J	92,720	4,580	—	—	—	—
HMRB 2007K	50,000	27,555	24,265	19,875	—	—
HMRB 2007M	90,000	71,560	68,660	65,740	—	—
HMRB 2007N	60,000	60,000	60,000	60,000	60,000	60,000
HMRB 2008A	43,475	20,450	15,195	13,030	—	—
HMRB 2008B	35,960	11,710	10,320	8,780	—	—
HMRB 2008D	100,000	23,200	10,525	—	—	—
HMRB 2008F	25,000	11,925	—	—	—	—
HMRB 2008G	50,000	50,000	—	—	—	—
HMRB 2008H	100,000	50,695	41,100	31,475	21,815	12,120
HMRB 2008K	220,475	79,700	60,775	46,060	—	—
HMRB 2008L	189,790	74,040	52,020	34,670	—	—
HMRB 2016A	236,350	—	236,350	229,130	209,275	194,155
HMRB 2017A	278,240	—	—	278,240	262,040	246,345
HMRB Total	$5,772,430	$1,866,915	$1,715,455	$1,399,130	$842,245	$656,490

Home Mortgage Revenue Bonds (continued)
Last Ten Fiscal Years (dollars In thousands)

	2020	2021	2022	2023	2024
Bond Series					
HMRB 2006L	—	—	—	—	—
HMRB 2006M	—	—	—	—	—
HMRB 2007A	—	—	—	—	—
HMRB 2007B	40,000	—	—	—	—
HMRB 2007C	10,000	—	—	—	—
HMRB 2007D	—	—	—	—	—
HMRB 2007E	—	—	—	—	—
HMRB 2007F	—	—	—	—	—
HMRB 2007G	—	—	—	—	—
HMRB 2007H	—	—	—	—	—
HMRB 2007I	—	—	—	—	—
HMRB 2007J	—	—	—	—	—
HMRB 2007K	—	—	—	—	—
HMRB 2007M	—	—	—	—	—
HMRB 2007N	60,000	—	—	—	—
HMRB 2008A	—	—	—	—	—
HMRB 2008B	—	—	—	—	—
HMRB 2008D	—	—	—	—	—
HMRB 2008F	—	—	—	—	—
HMRB 2008G	—	—	—	—	—
HMRB 2008H	2,365	—	—	—	—
HMRB 2008K	—	—	—	—	—
HMRB 2008L	—	—	—	—	—
HMRB 2016A	123,920	59,620	35,570	—	—
HMRB 2017A	231,205	151,705	44,195	—	—
HMRB Total	$492,695	$211,325	$79,765	—	—

Residential Mortgage Revenue Bonds

Last Ten Fiscal Years (dollars In thousands)

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
RMRB 2010A	$24,000	$13,645	$10,810	$7,385	$5,655	$4,470
RMRB 2011A	72,000	33,370	23,100	15,260	10,825	8,255
RMRB 2013A	100,210	57,593	42,834	30,670	23,516	20,270
RMRB 2013B	33,550	24,807	20,907	15,779	13,250	11,598
RMRB 2009A-5	466,115	260,535	202,755	147,000	120,805	102,930
RMRB Total	$695,875	$389,950	$300,406	$216,094	$174,051	$147,523

Housing Program Bonds

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
HPB 2006A	$47,090	$34,900	—	—	—	—
HPB Total	$47,090	$34,900	—	—	—	—

Other Programs and Accounts

	Issue Amount	2015	2016	2017	2018	2019
Bond Series						
Federal Home Loan Bank Line of Credit	N/A	—	—	$79,595	$108,815	$32,694
Braeburn Credit Facility	N/A	—	—	—	—	—
Promissory Notes Payable - Federal Financing Bank	N/A	—	—	33,357	118,952	158,042
Other Programs and Accounts Total	—	—	—	—	$227,767	$190,736

Source: California Housing Finance Agency Debt Management System and General Ledger

Residential Mortgage Revenue Bonds (continued)

Last Ten Fiscal Years (dollars In thousands)

	2020	2021	2022	2023	2024
Bond Series					
RMRB 2010A	—	—	—	—	—
RMRB 2011A	6,075	—	—	—	—
RMRB 2013A	16,424	—	—	—	—
RMRB 2013B	—	—	—	—	—
RMRB 2009A-5	—	—	—	—	—
RMRB Total	$22,499	—	—	—	—

Housing Program Bonds (continued)

	2020	2021	2022	2023	2024
Bond Series					
HPB 2006A	—	—	—	—	—
HPB Total	—	—	—	—	—

Other Programs and Accounts (continued)

	2020	2021	2022	2023	2024
Bond Series					
Federal Home Loan Bank Line of Credit	—	—	$8,967	$86,125	$112,094
Braeburn Credit Facility	—	36,666	93,338	65,297	92,506
Promissory Notes Payable - Federal Financing Bank	213,372	227,714	275,408	290,103	286,860
Other Programs and Accounts Total	$213,372	$264,380	$377,713	$441,525	$491,460

Use Of Revenue Bonding Authority [1]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
For the Year Ending June 30th					
Authorized by Chapter 7 HSC 51350	$13,150,000	$13,150,000	$13,150,000	$13,150,000	$13,150,000
Non-Conduit Outstanding	2,909,966	2,616	2,095,874	1,448,036	1,398,693
Conduit Outstanding	372,412	591,639	700,113	868,567	882,419
Total Outstanding	3,282,378	594,255	2,795,987	2,316,603	2,281,112
Balance of Remaining Authority	9,867,622	12,555,745	10,354,013	10,833,397	10,868,888
Percentage of Authority Used	25%	5%	21%	18%	17%
Percentage of Authority Remaining	75	95	79	82	83

[1] Excludes Other Programs and Accounts. Per legislation, authority relates solely to revenue or Agency general obligation debt. Although conduit issuances are not liabilities of the Agency and are excluded from the Agency financial statements, they are included in the reduction of the Agency's bonding authority. Excludes Senate Bill 84 mandated Interfund loan.

Use Of Revenue Bonding Authority [1]

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
For the Year Ending June 30th					
Authorized by Chapter 7 HSC 51350	$13,150,000	$13,150,000	$13,150,000	$13,150,000	$13,150,000
Non-Conduit Outstanding	721,249	312,105	121,255	40,955	124,857
Conduit Outstanding	2,019,274	3,136,124	4,597,571	5,478,259	6,160,415
Total Outstanding	2,740,523	3,448,229	4,718,826	5,519,214	6,285,272
Balance of Remaining Authority	10,409,477	9,701,771	8,431,174	7,630,786	6,864,728
Percentage of Authority Used	21%	26%	36%	42%	48%
Percentage of Authority Remaining	79	74	64	58	52

[1] Excludes Other Programs and Accounts. Per legislation, authority relates solely to revenue or Agency general obligation debt. Although conduit issuances are not liabilities of the Agency and are excluded from the Agency financial statements, they are included in the reduction of the Agency's bonding authority. Excludes Senate Bill 84 mandated Interfund loan.

Summary of Single Family Lending Activity (Securitizations)

Last Ten Fiscal Years [1, 2]

	2015	2016	2017	2018	2019
Total Lending Activity					
Loan Count	1,053	4,725	7,259	7,598	12,049
Loan Amount	$240,485,117	$1,111,351,448	$1,859,412,462	$2,070,926,361	$3,501,933,572
Average Loan Amount	$228,381	$235,207	$256,153	$272,562	$290,641
Average Borrower Annual Income	$64,098	$62,201	$66,739	$74,774	$84,623
By Loan Type					
FHA - Loan Count	455	2,797	5,290	5,116	7,100
Conventional - Loan Count	598	1,928	1,969	2,466	4,859
VA - Loan Count	—	—	—	16	90
USDA - Loan Count	—	—	—	—	—
Total	1,053	4,725	7,259	7,598	12,049
FHA- Loan Amount	$100,749,945	$641,184,226	$1,339,086,158	$1,370,140,421	$1,997,143,722
Conventional - Loan Amount	$139,735,172	$470,167,222	$520,326,304	$694,530,908	$1,473,291,200
VA - Loan Amount	—	—	—	$6,255,032	$31,498,650
Amount	—	—	—	—	—
Total	$240,485,117	$1,111,351,448	$1,859,412,462	$2,070,926,361	$3,501,933,572
By Geography					
Metropolitan - Loan Count					
Urban	1,023	4,619	7,118	7,379	11,606
Rural	3	66	76	115	229
Non-Metropolitan - Loan Count	27	40	65	104	214
Total	1,053	4,725	7,259	7,598	12,049
Targeted Areas					
Loan Count	195	625	903	1,080	1,333
Loan Amount	$39,575,653	$123,602,510	$185,667,586	$237,262,932	$304,583,096
Average Loan Amount	$202,952	$197,764	$205,612	$219,688	$228,494
Average Borrower Annual Income	$57,030	$54,057	$54,715	$63,061	$68,608
MCC Activity					
MCCs Issued	1,242	1,801	4,556	3,469	840
MCC Amount	$64,541,293	$99,490,788	$270,547,089	$216,365,406	$55,591,064
MCC Mortgage Amount	$322,706,464	$797,453,942	$1,352,735,443	$1,081,827,030	$277,955,318

[1] MCC program ended FY 2019-20.

[2] USDA loan program began FY 2019-20.

Summary of Single Family Lending Activity (Securitizations) (continued)

Last Ten Fiscal Years [1, 2]

	2020	2021	2022	2023	2024
Total Lending Activity					
Loan Count	13,060	7,603	5,659	7,320	6,037
Loan Amount	$4,074,184,355	$2,475,556,629	$2,034,275,642	$2,839,861,738	$2,570,466,298
Average Loan Amount	$311,959	$325,603	$359,476	$387,959	$425,785
Average Borrower Annual Income	$83,586	$83,803	$89,433	$101,424	$117,671
By Loan Type					
FHA - Loan Count	10,621	5,496	3,946	3,240	3,370
Conventional - Loan Count	2,345	2,084	1,643	3,999	2,626
VA - Loan Count	53	9	26	36	26
USDA - Loan Count	41	14	44	45	15
Total	13,060	7,603	5,659	7,320	6,037
FHA- Loan Amount	$3,298,216,530	$1,764,320,120	$1,406,071,026	$1,207,909,023	$ 1,375,025,510
Conventional - Loan Amount	$746,183,212	$703,931,906	$602,160,293	$1,606,460,998	$ 1,179,934,486
VA - Loan Amount	$19,456,590	$3,326,130	$12,696,817	$13,911,343	$ 11,296,786
Amount	$10,328,023	$3,978,473	$13,347,506	$11,580,374	$ 4,209,516
Total	$4,074,184,355	$2,475,556,629	$2,034,275,642	$2,839,861,738	$ 2,570,466,298
By Geography					
Metropolitan - Loan Count					
Urban	12,540	7,248	5,342	6,909	5,611
Rural	296	203	177	221	239
Non-Metropolitan - Loan Count	224	152	140	190	187
Total	13,060	7,603	5,659	7,320	6,037
Targeted Areas					
Loan Count	1,308	1,029	895	754	586
Loan Amount	$317,209,167	$270,551,351	$268,594,380	$231,107,370	$ 199,947,624
Average Loan Amount	$242,901	$262,926	$300,105	$306,508	$ 341,208
Average Borrower Annual Income	$64,215	$66,707	$73,576	$80,390	$ 95,069
MCC Activity					
MCCs Issued	9	—	—	—	—
MCC Amount	$650,255	—	—	—	—
Total Mortgage Amount	$3,251,274	—	—	—	—

[1] MCC program ended FY 2019-20.

[2] USDA loan program began FY 2019-20.

Single Family Loans by Sales Price

Last Ten Fiscal Years

Sales Price	2015 Count	2015 %	2016 Count	2016 %	2017 Count	2017 %	2018 Count	2018 %
Less than $100,000	21	2.0%	73	1.5%	48	0.6%	37	0.5%
$100,001 to $150,000	135	12.8%	472	10.0%	478	6.6%	343	4.5%
$150,001 to $200,000	226	21.5%	1,048	22.2%	1,363	18.8%	1,167	15.3%
$200,001 to $250,000	229	21.8%	1,184	25.0%	1,793	24.7%	1,731	22.8%
$250,001 to $300,000	197	18.7%	821	17.4%	1,400	19.3%	1,524	20.1%
$300,001 to $350,000	152	14.4%	579	12.3%	960	13.2%	1,210	15.9%
$350,001 and over	93	8.8%	548	11.6%	1,217	16.8%	1,586	20.9%
Total	1,053	100.0%	4,725	100.0%	7,259	100.0%	7,598	100.0%

Sales Price	2019 Count	2019 %	2020 Count	2020 %	2021 Count	2021 %	2022 Count	2022 %
Less than $100,000	37	0.3%	21	0.2%	5	0.1%	1	—
$100,001 to $150,000	396	3.3%	249	1.9%	79	1.0%	32	0.6%
$150,001 to $200,000	1,429	11.8%	1,121	8.6%	455	6.0%	184	3.3%
$200,001 to $250,000	2,501	20.8%	2,299	17.6%	1,158	15.2%	496	8.8%
$250,001 to $300,000	2,520	20.9%	2,814	21.5%	1,568	20.6%	883	15.6%
$300,001 to $350,000	1,965	16.3%	2,300	17.6%	1,495	19.7%	1,159	20.5%
$350,001 and over	3,201	26.6%	4,256	32.6%	2,843	37.4%	2,904	51.3%
Total	12,049	100.0%	13,060	100.0%	7,603	100.0%	5,659	100.0%

Sales Price	2023 Count	2023 %	2024 Count	2024 %
Less than $100,000	2	—	2	—
$100,001 to $150,000	33	0.5%	14	0.2%
$150,001 to $200,000	176	2.4%	80	1.3%
$200,001 to $250,000	470	6.4%	241	4.0%
$250,001 to $300,000	778	10.6%	492	8.1%
$300,001 to $350,000	1,081	14.8%	798	13.2%
$350,001 and over	4,780	65.3%	4,410	73.0%
Total	7,320	100.0%	6,037	100.0%

Single Family Loans by Borrower Income (Revised Income Range)

Last Ten Fiscal Years (dollars in thousands)

Borrower Income	2015 Count	2015 %	2016 Count	2016 %	2017 Count	2017 %	2018 Count	2018 %
Less than $25,000	15	1.4%	57	1.2%	64	1.0%	36	0.4%
$25,001 to $40,000	97	9.2%	514	10.9%	620	8.5%	454	6.0%
$40,001 to $55,000	264	25.1%	1,223	25.9%	1,646	22.7%	1,196	15.7%
$55,001 to $70,000	283	26.9%	1,349	28.6%	1,952	26.9%	1,759	23.2%
$70,001 to $85,000	230	21.8%	993	21.0%	1,542	21.2%	1,729	22.8%
$85,001 to $100,000	122	11.6%	465	9.8%	925	12.7%	1,248	16.4%
$100,001 and over	42	4.0%	124	2.6%	510	7.0%	1,176	15.5%
Total	1,053	100.0%	4,725	100.0%	7,259	100.0%	7,598	100.0%

Borrower Income	2019 Count	2019 %	2020 Count	2020 %	2021 Count	2021 %	2022 Count	2022 %
Less than $25,000	51	0.5%	12	0.1%	2	-%	2	—
$25,001 to $40,000	406	3.4%	465	3.6%	262	3.4%	109	1.9%
$40,001 to $55,000	1,386	11.5%	1,683	12.9%	932	12.3%	475	8.4%
$55,001 to $70,000	2,197	18.2%	2,522	19.3%	1,549	20.4%	1,009	17.8%
$70,001 to $85,000	2,327	19.3%	2,574	19.7%	1,536	20.2%	1,175	20.8%
$85,001 to $100,000	2,172	18.0%	2,299	17.6%	1,324	17.4%	1,013	17.9%
$100,001 and over	3,510	29.1%	3,505	26.8%	1,998	26.3%	1,876	33.2%
Total	12,049	100.0%	13,060	100.0%	7,603	100.0%	5,659	100.0%

Borrower Income	2023 Count	2023 %	2024 Count	2024 %
Less than $25,000	1	—	—	—
$25,001 to $40,000	66	0.9%	13	0.2%
$40,001 to $55,000	486	6.6%	136	2.3%
$55,001 to $70,000	1,031	14.1%	404	6.7%
$70,001 to $85,000	1,235	16.9%	721	11.9%
$85,001 to $100,000	1,094	14.9%	907	15.0%
$100,001 and over	3,407	46.5%	3,856	63.9%
Total	7,320	100.0%	6,037	100.0%

Single Family Loans by Ethnicity
Last Ten Fiscal Years (dollars in Thousands)

	2015 Count	2015 %	2016 Count	2016 %	2017 Count	2017 %	2018 Count	2018 %	2019 Count	2019 %
Ethnicity										
Hispanic	508	48.3%	2,534	53.6%	4,036	55.6%	4,247	55.9%	6,388	53.0%
African American	97	9.2%	371	7.8%	648	8.9%	699	9.2%	955	7.9%
Asian	40	3.8%	206	4.4%	300	4.2%	304	4.0%	553	4.6%
White	373	35.4%	1,554	32.9%	2,186	30.1%	2,250	29.6%	4,037	33.5%
Other	21	2.0%	60	1.3%	89	1.2%	98	1.3%	115	1.0%
Unknown	14	1.3%	—	—	—	—	—	—	—	—
Total	1,053	100.0%	4,725	100.0%	7,259	100.0%	7,598	100.0%	12,048	100.0%

	2020 Count	2020 %	2021 Count	2021 %	2022 Count	2022 %	2023 Count	2023 %	2024 Count	2024 %
Ethnicity										
Hispanic	6,977	53.4%	4,036	53.1%	3,042	53.8%	3,126	42.7%	2,830	46.9%
African American	1,072	8.2%	577	7.6%	488	8.6%	480	6.6%	299	5.0%
Asian	510	3.9%	305	4.0%	202	3.6%	784	10.7%	470	7.8%
White	4,360	33.4%	2,285	30.1%	1,548	27.4%	2,244	30.7%	1,826	30.2%
Other	128	1.0%	67	0.9%	49	0.9%	686	9.4%	612	10.1%
Unknown	13	0.1%	333	4.4%	330	5.8%	—	—	—	—
Total	13,060	100.0%	7,603	100.0%	5,659	100.0%	7,320	100.1%	6,037	100.0%

Single Family Loans by Household Size

Last Ten Fiscal Years

	2015 Count	2015 %	2016 Count	2016 %	2017 Count	2017 %	2018 Count	2018 %	2019 Count	2019 %
Household Size										
1 - 2	377	35.8%	1,271	26.9%	1,643	22.6%	2,003	26.3%	5,671	47.1%
3 - 4	408	38.8%	1,962	41.5%	2,886	39.8%	2,946	38.8%	4,326	35.9%
5 - 6	217	20.6%	1,125	23.8%	2,079	28.6%	2,049	27.0%	1,762	14.6%
6 +	51	4.8%	367	7.8%	651	9.0%	600	7.9%	290	2.4%
Total	1,053	100%	4,725	100%	7,259	100%	7,598	100%	12,049	100%

	2020 Count	2020 %	2021 Count	2021 %	2022 Count	2022 %	2023 Count	2023 %	2024 Count	2024 %
Household Size										
1 - 2	7,507	57.5%	4,686	61.6%	3,595	63.5%	5,020	68.6%	4,013	66.5%
3 - 4	4,046	31.0%	2,211	29.1%	1,490	26.3%	1,763	24.1%	1,549	25.7%
5 - 6	1,359	10.4%	637	8.4%	518	9.2%	479	6.5%	426	7.1%
6 +	148	1.1%	69	0.9%	56	1.0%	58	0.8%	49	0.8%
Total	13,060	100%	7,603	100%	5,659	100%	7,320	100%	6,037	100%

Multifamily Programs

Fiscal Year Ended June 30, 2024 (dollars in thousands)

	COUNTY	LOAN AMOUNT	TOTAL UNITS	VERY LOW INCOME UNITS
PROGRAM				
Permanent Only				
Subsidy Loans	—	—	—	—
Total	—	—	—	—
Conduit Projects				
Junipers	San Diego	$23,176	81	20
Chris Hartmire Plaza	Los Angeles	$58,000	90	14
Eucalyptus Grove Apartments	San Mateo	$57,275	69	29
The Pardes 1	Sacramento	$36,771	96	34
West LA VA - Building 158	Los Angeles	$26,986	49	48
West LA VA - MacArthur Field B	Los Angeles	$40,500	75	74
Symphony at Del Sur	San Diego	$58,994	171	83
Vista Lane Affordable Apartments	San Diego	$34,540	100	20
1633 Valencia	San Francisco	$42,799	146	101
Humble Heart	San Diego	$36,615	73	46
Potrero Power Station Block 7B	San Francisco	$54,775	105	21
Ridge View Commons	Alameda	$39,669	200	20
Playa del Alameda Apartments	Alameda	$15,410	40	8
Ocean View Garden Apartments	Alameda	$28,500	62	14
Bandar Salaam	San Diego	$16,105	68	7
Lion Creek Crossings Phase I	Alameda	$27,045	115	114
Lion Creek Crossings Phase II	Alameda	$32,266	146	117
Shoreview Apartments	San Francisco	$76,500	156	78
Ira D. Hall Square	Santa Clara	$94,760	176	131
1400 Long Beach	Los Angeles	$70,135	163	33
Stevens Creek Promenade	Santa Clara	$105,500	173	58
Demaree Street Apartments	Tulare	$55,781	222	45
The Gardens at Bella Breeze	Placer	$53,130	189	39
The Bluffs at 44th	Santa Cruz	$28,368	36	25
Valley Pride Village	Los Angeles	$62,150	180	68
1612 Apartments	Stanislaus	$27,044	144	47
Battery Point Apartments	Del Norte	$47,250	162	71
Devonwood Apartments	Merced	$44,370	156	110
Maison's Sierra	Los Angeles	$40,900	196	49
Meridian Family Apartments	Santa Clara	$135,820	233	91
Supplemental CDLAC Allocated Bonds Issued [1]	—	$14,525	Counted in Prior FY	Counted in Prior FY
Total		$1,485,659	3,872	1,615

[1] Projects that construction closed in a prior fiscal year and issued supplemental bonds prior to permanent conversion: Terracina at the Dunes $1,600,000, Anton Viridian $1,425,000, Residency at the Mayer Hollywood $11,500,000.

Multifamily Programs (continued)
Fiscal Year Ended June 30, 2024 (dollars in thousands)

	COUNTY	LOAN AMOUNT	TOTAL UNITS	VERY LOW INCOME UNITS
PROGRAM				
Special Needs Housing Program (SNHP)				
SNHP Desert Haven	San Bernardino	$2,173,669	32	31
Total		$2,173,669	32	31
Projects Construction Loan Closed, Waiting for Permanent Loan Conversion				
Permanent				
Ira D. Hall Square	Santa Clara	$25,533,000	176	131
1400 Long Beach	Los Angeles	$21,170,000	163	33
Stevens Creek Promenade	Santa Clara	$36,052,500	173	58
Demaree Street Apartments	Tulare	$19,437,000	222	45
The Gardens at Bella Breeze	Placer	$19,600,000	189	39
The Bluffs at 44th	Santa Cruz	$12,196,429	36	25
Valley Pride Village	Los Angeles	$22,265,000	180	68
1612 Apartments	Stanislaus	$9,673,530	144	47
Battery Point Apartments	Del Norte	$16,375,000	162	71
Devonwood Apartments	Merced	$9,770,338	156	110
Maison's Sierra	Los Angeles	$27,875,000	196	49
Meridian Family Apartments	Santa Clara	$70,550,000	233	91
Totals		$290,497,797	2,030	767
Small Loan Program				
		—	—	—
Small Loan Program Sub-Total		—	—	—

Multifamily Programs (continued)

Fiscal Year Ended June 30, 2024 (dollars in thousands)

	COUNTY	LOAN AMOUNT	TOTAL UNITS	VERY LOW INCOME UNITS
PROGRAM				
Mixed Income Program				
Ira D. Hall Square	Santa Clara	$1,739,000	176	131
1400 Long Beach	Los Angeles	$4,000,000	163	33
Stevens Creek Promenade	Santa Clara	$4,000,000	173	58
Demaree Street Apartments	Tulare	$4,000,000	222	45
The Gardens at Bella Breeze	Placer	$4,000,000	189	39
The Bluffs at 44th	Santa Cruz	$2,100,000	36	25
Valley Pride Village	Los Angeles	$4,000,000	180	68
1612 Apartments	Stanislaus	$3,931,976	144	47
Battery Point Apartments	Del Norte	$4,000,000	162	71
Devonwood Apartments	Merced	$4,000,000	156	110
Maison's Sierra	Los Angeles	$1,600,000	196	49
Meridian Family Apartments	Santa Clara	$4,000,000	233	91
Mixed Income Program Sub-Total		$41,370,976	2,030	767
Projects Construction Loan Closed Totals		$331,868,773	4,060	1,534
Permanent Conversion Projects Counted in Prior Fiscal Years				
The Monarch @ Chinatown	Fresno	$1,885,000	57	29
Gateway Rising	San Mateo	$44,364,000	140	14
Beacon Villa	Contra Costa	$12,939,000	54	6
Brand Haven Senior Apartments	Fresno	$11,505,982	180	54
One Lake Family Apartments	Solano	$27,431,301	190	96
Salvator Apartments	Sacramento	$13,609,845	120	14
Subsidy Loans [1]		$4,275,000	Counted above	Counted above
Totals		$116,010,128	741	213

[1] Projects that received Subsidy Loans: The Monarch at Chinatown, Gateway Rising.

Multifamily Programs (continued)
Fiscal Year Ended June 30, 2024 (dollars in thousands)

PROGRAM	COUNTY	LOAN AMOUNT	TOTAL UNITS	VERY LOW INCOME UNITS
Mixed Income Program Conversion Projects Counted in Prior Fiscal Years				
Beacon Villa	Contra Costa	$6,350,000	54	6
Brand Haven Senior Apartments	Fresno	$4,181,215	180	54
One Lake Family Apartments	Solano	$14,255,000	190	96
Arena Senior Apartments	Sacramento	$6,000,000	240	57
Salvator Apartments	Sacramento	$7,287,347	120	14
ARY Place	Sacramento	$7,900,000	159	78
Antioch Senior & Family Apartments	Contra Costa	$3,000,000	394	91
The Helm	San Diego	$3,785,968	78	32
Mosaic on Mission	Alameda	$5,000,000	140	29
Glen Loma Ranch	Santa Clara	$7,850,000	158	76
Courtyards at Kimball	San Diego	$6,500,000	131	65
Totals		$72,109,530	1844	598
Net Production				
Permanent Only		—	—	—
Conduit Projects		$1,485,659,213	3,872	1,654
Special Needs Housing Program (SNHP)		$2,173,669	32	31
Mental Health Services Act Housing Program (MHSA)		—	—	—
Projects Construction Loan Closed, waiting for Permanent Loan Conversion [1]		$331,868,773	4,060	1,534
Unit Adjustment for Construction to Permanent Financing		—	(4,060)	(1,534)
Permanent Conversion Projects		$116,010,128	741	213
Permanent Conversions Counted in Prior Fiscal Years		($116,010,128)	(741)	(213)
Mixed Income Program Conversion Projects		$72,109,530	1,844	598
Projects Counted in Prior Fiscal Years		($72,109,530)	(1,844)	(598)
Net Lending and Unit Production Total		$1,819,701,655	3,904	1,685

[1] Units already counted in prior years.

Multifamily Geographic and Financing Data: Acquisition/Rehabilitation Projects

Last Ten Fiscal Years [1] (dollars in thousands)

	2015	2016	2017	2018	2019
ACQUISITION/REHABILITATION PROJECTS					
Loans Closed Amount	—	$65,235,000	$9,675,000	$15,580,000	$23,090,000
Number of Projects Financed	—	4	2	2	1
Total Units Financed	—	443	87	129	100
CalHFA Regulated Low or Moderate Units	—	332	31	97	20
Source of Financing					
CalHFA Revenue Bonds Funds	—	$62,920,000	—	$14,300,000	$23,090,000
Housing Assistance Trust Funds	—	—	$9,675,000	—	—
Other Financing	—	$2,315,000	—	$1,280,000	—
Geographic Distribution of Units Financed					
Northern California Metropolitan Counties					
Urban Areas	—	100	43	64	100
Rural Areas	—	—	—	—	—
Total Northern California	—	100	43	64	100
Southern California Metropolitan Counties					
Urban Areas	—	264	—	65	—
Rural Areas	—	79	44	—	—
Total Southern California	—	343	44	65	—
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	—	443	87	129	100

[1] No lending from these programs FY 2019-20 to present.

Multifamily Geographic and Financing Data: Acquisition/Rehabilitation Projects (continued)

Last Ten Fiscal Years [1] (dollars in thousands)

	2020	2021	2022	2023	2024
ACQUISITION/REHABILITATION PROJECTS					
Loans Closed Amount	—	—	—	—	—
Number of Projects Financed	—	—	—	—	—
Total Units Financed	—	—	—	—	—
CalHFA Regulated Low or Moderate Units	—	—	—	—	—
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	—	—	—	—
Geographic Distribution of Units Financed					
Northern California Metropolitan Counties					
Urban Areas	—	—	—	—	—
Rural Areas	—	—	—	—	—
Total Northern California	—	—	—	—	—
Southern California Metropolitan Counties					
Urban Areas	—	—	—	—	—
Rural Areas	—	—	—	—	—
Total Southern California	—	—	—	—	—
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	—	—	—	—	—

[1] No lending from these programs FY 2019-20 to present.

Multifamily Geographic and Financing Data: Permanent Conversion Projects

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
PROJECTS					
Loans Closed Amount	$39,660,000	$25,130,000	$8,575,000	$47,990,000	$14,510,000
Number of Projects Financed	5	3	2	6	3
Total Units Financed	540	383	155	482	170
CalHFA Regulated Low or Moderate Units	430	111	55	344	96
Source of Financing					
CalHFA Revenue Bonds Funds	$39,240,000	$24,460,000	$8,575,000	$34,950,000	—
Housing Assistance Trust Funds	—	—	—	—	$3,900,000
Other Financing	$420,000	$670,000	—	$13,040,000	$10,610,000
Units Financed in Northern California Metropolitan Counties					
Urban Areas	—	100	—	143	138
Rural Areas	—	—	—	—	—
Total Northern California	—	100	—	143	138
Units Financed in Southern California Metropolitan Counties					
Urban Areas	540	283	76	339	32
Rural Areas	—	—	79	—	—
Total Southern California	540	283	155	339	32
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	540	383	155	482	170

Multifamily Geographic and Financing Data: Permanent Conversion Projects (continued)
Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
PERMANENT CONVERSION PROJECTS					
Loans Closed Amount	$64,016,202	$71,822,632	$38,031,812	$110,789,646	$116,010,128
Number of Projects Financed	10	5	7	9	6
Total Units Financed	639	653	635	808	741
CalHFA Regulated Low or Moderate Units	280	345	430	476	699
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	$64,016,202	$71,822,632	$38,031,812	$110,789,646	$116,010,128
Units Financed in Northern California Metropolitan Counties					
Urban Areas	208	522	556	693	741
Rural Areas	175	60	31	47	—
Total Northern California	383	582	587	740	741
Units Financed in Southern California Metropolitan Counties					
Urban Areas	130	71	48	—	—
Rural Areas	—	—	—	—	—
Total Southern California	130	71	48	—	—
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	126	—	—	68	—
Total All Counties	639	653	635	808	741

Multifamily Geographic and Financing Data: Mixed Income Permanent Conversion Projects

Last Ten Fiscal Years [1] (dollars in thousands)

	2015	2016	2017	2018	2019
MIXED INCOME PROGRAM CONVERSION PROJECTS					
Loans Closed Amount	—	—	—	—	—
Number of Projects Financed	—	—	—	—	—
Total Units Financed	—	—	—	—	—
CalHFA Regulated Low or Moderate Units	—	—	—	—	—
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	—	—	—	—
Units Financed in Northern California Metropolitan Counties					
Urban Areas	—	—	—	—	—
Rural Areas	—	—	—	—	—
Total Northern California	—	—	—	—	—
Units Financed in Southern California Metropolitan Counties					
Urban Areas	—	—	—	—	—
Rural Areas	—	—	—	—	—
Total Southern California	—	—	—	—	—
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	—	—	—	—	—

[1] FY 22-23 was first year for Mixed Income Program Conversion Projects.

Multifamily Geographic and Financing Data: Mixed Income Permanent Conversion Projects (continued)

Last Ten Fiscal Years [1] (dollars in thousands)

	2020	2021	2022	2023	2024
MIXED INCOME PROGRAM CONVERSION PROJECTS					
Loans Closed Amount	—	—	—	$21,688,000	$72,109,530
Number of Projects Financed	—	—	—	5	11
Total Units Financed	—	—	—	468	1,844
CalHFA Regulated Low or Moderate Units	—	—	—	422	598
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	—	—	$21,688,000	$72,109,530
Units Financed in Northern California Metropolitan Counties					
Urban Areas	—	—	—	298	1,635
Rural Areas	—	—	—	—	—
Total Northern California	—	—	—	298	1,635
Units Financed in Southern California Metropolitan Counties					
Urban Areas	—	—	—	102	209
Rural Areas	—	—	—	—	—
Total Southern California	—	—	—	102	209
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	68	—
Total All Counties	—	—	—	468	1,844

[1] FY 22-23 was first year for Mixed Income Program Conversion Projects.

Multifamily Geographic and Financing Data: Permanent Only Projects [1, 2]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
PERMANENT ONLY PROJECTS					
Loans Closed Amount	—	—	$48,034,000	$65,876,000	$76,276,000
Number of Projects Financed	—	—	5	3	4
Total Units Financed	—	—	606	385	553
CalHFA Regulated Low or Moderate Units	—	—	242	203	238
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	—	$48,034,000	$65,876,000	$76,276,000
Units Financed in Northern California Metropolitan Counties					
Urban Areas	—	—	—	385	553
Rural Areas	—	—	250	—	—
Total Northern California	—	—	250	385	553
Units Financed in Southern California Metropolitan Counties					
Urban Areas	—	—	356	—	—
Rural Areas	—	—	—	—	—
Total Southern California	—	—	356	—	—
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	—	—	606	385	553

[1] Programs/reports were not available prior to 2015-2016 fiscal year.

[2] No lending from these programs for FY19-20, FY 22-23.

Multifamily Geographic and Financing Data: Permanent Only Projects [1, 2] (continued)
Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
PERMANENT ONLY PROJECTS					
Loans Closed Amount	—	$12,867,000	$35,145,000	—	—
Number of Projects Financed	—	3	4	—	—
Total Units Financed	—	151	340	—	—
CalHFA Regulated Low or Moderate Units	—	47	70	—	—
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	$12,867,000	$35,145,000	—	—
Units Financed in Northern California Metropolitan Counties					
Urban Areas	—	151	141	—	—
Rural Areas	—	—	—	—	—
Total Northern California	—	151	141	—	—
Units Financed in Southern California Metropolitan Counties					
Urban Areas	—	—	199	—	—
Rural Areas	—	—	—	—	—
Total Southern California	—	—	199	—	—
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	—	151	340	—	—

[1] Programs/reports were not available prior to 2015-2016 fiscal year.

[2] No lending from these programs for FY19-20, FY 22-23, FY 23-24.

Multifamily Geographic and Financing Data: Small Loan Projects [1]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
SMALL LOAN PROJECTS					
Loans Closed Amount	—	$2,200,000	—	$3,480,000	—
Number of Projects Financed	—	1	—	2	—
Total Units Financed	—	40	—	85	—
CalHFA Regulated Low or Moderate Units	—	40	—	59	—
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	$3,480,000	—
Other Financing	—	$2,200,000	—	—	—
Units Financed in Northern California Metropolitan Counties					
Urban Areas	—	—	—	—	—
Rural Areas	—	—	—	—	—
Total Northern California	—	40	—	—	—
Units Financed in Southern California Metropolitan Counties					
Urban Areas	—	—	—	85	—
Rural Areas	—	—	—	—	—
Total Southern California	—	—	—	85	—
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	—	40	—	85	—

[1] Program information unavailable prior to FY 2016-17. No lending FY 2016-17, 2019-20 to present.

Multifamily Geographic and Financing Data: Small Loan Projects [1] (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
SMALL LOAN PROJECTS					
Loans Closed Amount	—	—	—	—	—
Number of Projects Financed	—	—	—	—	—
Total Units Financed	—	—	—	—	—
CalHFA Regulated Low or Moderate Units	—	—	—	—	—
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	—	—	—	—
Units Financed in Northern California Metropolitan Counties					
Urban Areas	—	—	—	—	—
Rural Areas	—	—	—	—	—
Total Northern California	—	—	—	—	—
Units Financed in Southern California Metropolitan Counties					
Urban Areas	—	—	—	—	—
Rural Areas	—	—	—	—	—
Total Southern California	—	—	—	—	—
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	—	—	—	—	—

[1] Program information unavailable prior to FY 2016-17. No lending FY 2016-17, 2019-20 to present.

Multifamily Geographic and Financing Data: Conduit Projects

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
CONDUIT PROJECTS					
Loans Closed Amount	$59,146,886	$275,338,000	$290,183,231	$182,141,667	$418,085,150
Number of Projects Financed	4	15	7	11	18
Total Units Financed	337	1,217	1,016	916	2,155
CalHFA Regulated Low or Moderate Units	97	264	408	248	919
Source of Financing					
CalHFA Revenue Bonds Funds	$59,146,886	$275,338,000	$290,183,231	$182,141,667	$418,085,150
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	—	—	—	—
Units Financed in Northern California Metropolitan Counties					
Urban Areas	142	1,073	476	548	1,456
Rural Areas	—	—	—	64	—
Total Northern California	142	1,073	476	612	1,456
Units Financed in Southern California Metropolitan Counties					
Urban Areas	195	144	540	304	699
Rural Areas	—	—	—	—	—
Total Southern California	195	144	540	304	699
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	337	1,217	1,016	916	2,155

Multifamily Geographic and Financing Data: Conduit Projects (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
CONDUIT PROJECTS					
Loans Closed Amount	$789,478,909	$1,372,619,535	$980,486,748	$1,397,073,802	$1,485,659,213
Number of Projects Financed	19	34	21	25	30
Total Units Financed	2,736	4,252	2,967	3,848	3,872
CalHFA Regulated Low or Moderate Units	1,186	2,343	2,130	865	2,813
Source of Financing					
CalHFA Revenue Bonds Funds	$789,478,909	$1,372,619,535	$980,486,748	$1,397,073,802	$1,485,659,213
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	—	—	—	—
Units Financed in Northern California Metropolitan Counties					
Urban Areas	1,869	2,583	706	1,920	2,464
Rural Areas	163	472	982	—	—
Total Northern California	2,032	3,055	1,688	1,920	2,464
Units Financed in Southern California Metropolitan Counties					
Urban Areas	656	1,141	1,141	1,928	1,246
Rural Areas	—	—	138	—	—
Total Southern California	656	1,141	1,279	1,928	1,246
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	48	56	—	—	162
Total All Counties	2,736	4,252	2,967	3,848	3,872

Multifamily Geographic and Financing Data: Special Needs Housing Program [1]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
SPECIAL NEEDS HOUSING PROGRAM					
Loans Closed Amount	—	—	$1,200,000	$13,241,098	$20,467,800
Number of Projects Financed	—	—	1	6	7
Total Units Financed	—	—	65	433	584
CalHFA Restricts Rents On MHSA/ SNHP Units	—	—	—	131	169
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	—	$1,200,000	$13,241,098	$20,467,800
Units Financed in Northern California Metropolitan Counties					
Urban Areas	—	—	—	—	92
Rural Areas	—	—	—	—	—
Total Northern California	—	—	—	—	92
Units Financed in Southern California Metropolitan Counties					
Urban Areas	—	—	—	433	492
Rural Areas	—	—	65	—	—
Total Southern California	—	—	—	433	492
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	—	—	65	433	584

[1] New Program beginning FY 2015-16.

Multifamily Geographic and Financing Data: Special Needs Housing Program [1] (continued)
Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
SPECIAL NEEDS HOUSING PROGRAM					
Loans Closed Amount	$32,859,565	$25,861,291	$7,341,759	$11,066,741	$2,173,669
Number of Projects Financed	14	11	4	7	1
Total Units Financed	726	792	243	362	32
CalHFA Restricts Rents On MHSA/ SNHP Units	200	198	51	82	15
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	$32,859,565	$25,861,291	$7,341,759	$11,066,741	$2,173,669
Units Financed in Northern California Metropolitan Counties					
Urban Areas	74	42	—	—	—
Rural Areas	—	—	—	—	—
Total Northern California	74	42	—	—	—
Units Financed in Southern California Metropolitan Counties					
Urban Areas	519	647	243	345	32
Rural Areas	133	71	—	17	—
Total Southern California	652	718	243	362	32
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	32	—	—	—
Total All Counties	726	792	243	362	32

[1] New Program beginning FY 2015-16.

Multifamily Geographic and Financing Data: Mental Health Services Act Housing Program [1]

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
MENTAL HEALTH SERVICES ACT					
Loans Closed Amount	$32,927,604	$28,856,201	$14,418,734	$2,454,150	$2,463,895
Number of Projects Financed	18	17	5	4	2
Total Units Financed	1,160	910	227	298	20
CalHFA Restricts Rents On MHSA/SNHP Units	217	234	75	31	19
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	$32,927,604	$28,856,201	$14,418,734	$2,454,150	$2,463,895
Units Financed in Northern California Metropolitan Counties					
Urban Areas	558	330	131	98	20
Rural Areas	—	32	6	—	—
Total Northern California	558	362	137	98	20
Units Financed in Southern California Metropolitan Counties					
Urban Areas	602	548	90	200	—
Rural Areas	—	—	—	—	—
Total Southern California	602	548	90	200	—
Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	1,160	910	227	298	20

[1] No lending from MHSA program for FY 19-20 through present.

Multifamily Geographic and Financing Data: Mental Health Services Act Housing Program [1] (continued)
Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
MENTAL HEALTH SERVICES ACT					
Loans Closed Amount	—	—	—	—	—
Number of Projects Financed	—	—	—	—	—
Total Units Financed	—	—	—	—	—
CalHFA Restricts Rents On MHSA/SNHP Units	—	—	—	—	—
Source of Financing					
CalHFA Revenue Bonds Funds	—	—	—	—	—
Housing Assistance Trust Funds	—	—	—	—	—
Other Financing	—	—	—	—	—
Units Financed in Northern California Metropolitan Counties					
Urban Areas	—	—	—	—	—
Rural Areas	—	—	—	—	—
Total Northern California	—	—	—	—	—
Units Financed in Southern California Metropolitan Counties					
Urban Areas	—	—	—	—	—
Rural Areas	—	—	—	—	—
Total Southern California	—	—	—	—	—
Units Financed in Non Metropolitan Counties					
Non Metropolitan Counties	—	—	—	—	—
Total All Counties	—	—	—	—	—

[1] No lending from MHSA program for FY 19-20 through present.

Multifamily Occupancy: Acquisition/Rehabilitation Projects

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
ACQ/REHABILITATION PROJECTS					
Occupancy Type					
Elderly	—	99	44	—	100
Non Elderly Handicapped	—	—	—	8	—
All Other	—	344	43	121	—
Total	—	443	87	129	100
Number of Bedrooms					
Studio - (Zero Bedroom)	—	—	20	—	—
One Bedroom	—	157	35	48	84
Two Bedrooms	—	194	18	67	16
Three Bedrooms	—	92	14	14	—
Four or More Bedrooms	—	—	—	—	—
Total	—	443	87	129	100

	2015	2016	2017	2018	2019
PERMANENT CONVERSION PROJECTS					
Occupancy Type					
Elderly	364	114	—	192	—
Non Elderly Handicapped	—	16	—	5	—
All Other	176	253	155	285	170
Total	540	383	155	482	170
Number of Bedrooms					
Studio - (Zero Bedroom)	1	—	—	20	—
One Bedroom	403	197	13	221	114
Two Bedrooms	123	165	98	162	42
Three Bedrooms	13	15	44	79	14
Four or More Bedrooms	—	6	—	—	—
Total	540	383	155	482	170

Multifamily Occupancy: Acquisition/Rehabilitation Projects (continued)
Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
ACQ/REHABILITATION PROJECTS					
Occupancy Type					
Elderly	—	—	—	—	—
Non Elderly Handicapped	—	—	—	—	—
All Other	—	—	—	—	—
Total	—	—	—	—	—
Number of Bedrooms					
Studio - (Zero Bedroom)	—	—	—	—	—
One Bedroom	—	—	—	—	—
Two Bedrooms	—	—	—	—	—
Three Bedrooms	—	—	—	—	—
Four or More Bedrooms	—	—	—	—	—
Total	—	—	—	—	—

	2020	2021	2022	2023	2024
PERMANENT CONVERSION PROJECTS					
Occupancy Type					
Elderly	267	—	63	46	178
Non Elderly Handicapped	8	35	172	43	65
All Other	364	618	400	719	498
Total	639	653	635	808	741
Number of Bedrooms					
Studio - (Zero Bedroom)	32	4	27	130	23
One Bedroom	414	204	257	142	300
Two Bedrooms	163	310	284	329	225
Three Bedrooms	30	135	61	198	155
Four or More Bedrooms	—	—	6	9	38
Total	639	653	635	808	741

Multifamily Occupancy: Acquisition/Rehabilitation Projects (continued)

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
PERMANENT ONLY PROJECTS					
Occupancy Type					
Elderly	—	—	250	129	146
Non Elderly Handicapped	—	—	12	—	—
All Other	—	—	344	256	407
Total	—	—	606	385	553
Number of Bedrooms					
Studio - (Zero Bedroom)	—	—	22	—	—
One Bedroom	—	—	277	177	253
Two Bedrooms	—	—	232	137	207
Three Bedrooms	—	—	75	71	93
Four or More Bedrooms	—	—	—	—	—
Total	—	—	606	385	553

Multifamily Occupancy: Acquisition/Rehabilitation Projects (continued)
Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
PERMANENT ONLY PROJECTS					
Occupancy Type					
Elderly	—	—	—	—	—
Non Elderly Handicapped	—	—	—	—	—
All Other	—	151	340	—	—
Total	—	151	340	—	—
Number of Bedrooms					
Studio - (Zero Bedroom)	—	4	59	—	—
One Bedroom	—	13	167	—	—
Two Bedrooms	—	44	42	—	—
Three Bedrooms	—	79	58	—	—
Four or More Bedrooms	—	11	14	—	—
Total	—	151	340	—	—

Multifamily Occupancy: Small Loan Projects and Conduit Projects

Last Ten Fiscal Years

	2015	2016	2017	2018	2019
SMALL LOAN PROJECTS					
Occupancy Type					
Elderly	—	—	—	—	—
Non Elderly Handicapped	—	—	—	—	—
All Other	—	40	—	85	—
Total	—	40	—	85	—
Number of Bedrooms					
Studio - (Zero Bedroom)	—	—	—	32	—
One Bedroom	—	10	—	33	—
Two Bedrooms	—	24	—	9	—
Three Bedrooms	—	6	—	11	—
Four or More Bedrooms	—	—	—	—	—
Total	—	40	—	85	—

	2015	2016	2017	2018	2019
CONDUIT PROJECTS					
Occupancy Type					
Elderly	226	344	106	198	121
Non Elderly Handicapped	—	—	—	—	25
All Other	111	873	910	718	2,009
Total	337	1,217	1,016	916	2,155
Number of Bedrooms					
Studio - (Zero Bedroom)	27	18	—	25	379
One Bedroom	211	584	405	367	785
Two Bedrooms	91	387	376	335	795
Three Bedrooms	8	142	211	161	187
Four or More Bedrooms	—	86	24	28	9
Total	337	1,217	1,016	916	2,155

Multifamily Occupancy: Small Loan Projects and Conduit Projects (continued)
Last Ten Fiscal Years

	2020	2021	2022	2023	2024
SMALL LOAN PROJECTS					
Occupancy Type					
Elderly	—	—	—	—	—
Non Elderly Handicapped	—	—	—	—	—
All Other	—	—	—	—	—
Total	—	—	—	—	—
Number of Bedrooms					
Studio - (Zero Bedroom)	—	—	—	—	—
One Bedroom	—	—	—	—	—
Two Bedrooms	—	—	—	—	—
Three Bedrooms	—	—	—	—	—
Four or More Bedrooms	—	—	—	—	—
Total	—	—	—	—	—

	2020	2021	2022	2023	2024
CONDUIT PROJECTS					
Occupancy Type					
Elderly	1,215	64	550	167	298
Non Elderly Handicapped	75	117	201	355	539
All Other	1,446	4,071	2,216	3,326	3,035
Total	2,736	4,252	2,967	3,848	3,872
Number of Bedrooms					
Studio - (Zero Bedroom)	131	486	608	575	536
One Bedroom	1,247	1,656	827	1,869	1,345
Two Bedrooms	843	1,375	892	861	1,036
Three Bedrooms	469	673	576	521	836
Four or More Bedrooms	46	62	64	22	119
Total	2,736	4,252	2,967	3,848	3,872

Multifamily Occupancy: Mixed Income Program Conversion Projects

Last Ten Fiscal Years

	2015	2016	2017	2018	2019
MIXED INCOME PROGRAM CONVERSION PROJECTS					
Occupancy Type					
Elderly	—	—	—	—	—
Non Elderly Handicapped	—	—	—	—	—
All Other	—	—	—	—	—
Total	—	—	—	—	—
Number of Bedrooms					
Studio - (Zero Bedroom)	—	—	—	—	—
One Bedroom	—	—	—	—	—
Two Bedrooms	—	—	—	—	—
Three Bedrooms	—	—	—	—	—
Four or More Bedrooms	—	—	—	—	—
Total	—	—	—	—	—

Multifamily Occupancy: Mixed Income Program Conversion Projects (continued)

Last Ten Fiscal Years

	2020	2021	2022	2023	2024
MIXED INCOME PROGRAM CONVERSION PROJECTS					
Occupancy Type					
Elderly	—	—	—	129	593
Non Elderly Handicapped	—	—	—	—	71
All Other	—	—	—	339	1,180
Total	—	—	—	468	1,844
Number of Bedrooms					
Studio - (Zero Bedroom)	—	—	—	12	101
One Bedroom	—	—	—	140	724
Two Bedrooms	—	—	—	210	556
Three Bedrooms	—	—	—	106	392
Four or More Bedrooms	—	—	—	—	71
Total	—	—	—	468	1,844

Multifamily Summary

Last Ten Fiscal Years (dollars in thousands)

MULTIFAMILY SUMMARY	2015	2016	2017	2018	2019	2020
ACQ/ REHABILITATION PROJECTS						
Number of Units Financed	—	443	87	129	100	—
Loan Amounts	—	$65,235,000	$9,675,000	$15,580,000	$23,090,000	—
PERMANENT FINANCING PROJECTS						
Number of Units Financed	—	—	606	385	553	—
Loan Amounts	—	—	$48,034,000	$65,876,000	$76,276,000	—
SMALL LOAN PROJECTS						
Number of Units Financed	—	40	—	85	—	—
Loan Amounts	—	$2,200,000	—	$3,480,000	—	—
CONDUIT PROJECTS						
Number of Units Financed	337	1,217	1,016	916	2,155	2,736
Loan Amounts	$59,146,886	$275,338,000	$290,183,231	$182,141,667	$418,085,150	$789,478,909
SPECIAL NEEDS HOUSING PROGRAM						
Number of Units Financed	—	—	65	433	584	726
Loan Amounts	—	—	$1,200,000	$13,241,098	$20,467,800	$32,859,565
MENTAL HEALTH SERVICES ACT HOUSING PROGRAM (MHSA)						
Number of Units Financed	1,160	910	227	298	20	—
Loan Amounts	$32,927,604	$28,856,201	$14,418,734	$2,454,150	$2,463,895	—
PERMANENT CONVERSIONS COUNTED IN PRIOR FISCAL YEARS						
Number of Units Financed	540	383	155	482	170	639
Loan Amounts	$39,660,000	$25,130,000	$8,575,000	$47,990,000	$14,510,000	$64,016,282

Multifamily Summary (continued)
Last Ten Fiscal Years (dollars in thousands)

MULTIFAMILY SUMMARY	2021	2022	2023	2024	10 Year Totals
ACQ/ REHABILITATION PROJECTS					
Number of Units Financed	—	—	—	—	759
Loan Amounts	—	—	—	—	$113,580,000
FINANCING PROJECTS					
Number of Units Financed	151	340	—	—	2,035
Loan Amounts	$12,867,000	$35,145,000	—	—	$238,198,000
SMALL LOAN PROJECTS					
Number of Units Financed	—	—	—	—	125
Loan Amounts	—	—	—	—	$5,680,000
CONDUIT PROJECTS					
Number of Units Financed	4,252	2,967	3,848	3,872	23,316
Loan Amounts	$1,372,619,535	$980,486,748	$1,397,073,802	$1,485,659,213	$7,250,213,141
SPECIAL NEEDS HOUSING PROGRAM					
Number of Units Financed	792	243	362	32	3,237
Loan Amounts	$25,861,291	$7,341,759	$11,066,741	$2,173,669	$114,211,923
MENTAL HEALTH SERVICES ACT HOUSING PROGRAM (MHSA)					
Number of Units Financed	—	—	—	—	2,615
Loan Amounts	—	—	—	—	$81,120,584
PERMANENT CONVERSIONS COUNTED IN PRIOR FISCAL YEARS					
Number of Units Financed	653	635	808	741	5,206
Loan Amounts	$71,822,632	$38,031,812	$110,789,646	$116,010,128	$536,535,500

Multifamily Summary (continued)

Last Ten Fiscal Years (dollars in thousands)

MULTIFAMILY SUMMARY	2015	2016	2017	2018	2019	2020
MIXED INCOME PROGRAM CONVERSIONS COUNTED IN PRIOR FISCAL YEARS						
Number of Units Financed	—	—	—	—	—	—
Loan Amounts	—	—	—	—	—	—
NET LENDING PRODUCTION UNITS						
Closed Loans - All Programs	2,037	2,993	2,156	2,728	3,582	4,101
Construction Loans Closed	—	—	—	684	1,043	1,563
Construction to Permanent Financing Unit Adjustment	—	—	—	(348)	(1,043)	(1,516)
Permanent Conversions Counted in Prior Fiscal Years	(540)	(383)	(155)	(375)	(170)	(639)
Mixed Income Program Conversions Counted in Prior Fiscal Years	—	—	—	—	—	—
Number of Units Financed - Net Production	1,497	2,610	2,001	2,689	3,412	3,509
NET PRODUCTION LOAN AMOUNTS						
Closed Loans - All Programs	$131,734,490	$396,759,201	$372,085,965	$330,762,915	$554,892,845	$886,354,756
Construction Loans Closed	—	—	—	75,216,500	78,447,891	108,140,973
Permanent Conversions Counted in Prior Fiscal Years	—	—	—	—	(14,510,000)	(64,016,282)
Mixed Income Program Conversions Counted in Prior Fiscal Years	—	—	—	—	—	—
Loan Amounts - Net Production	$131,734,490	$396,759,201	$372,085,965	$405,979,415	$618,830,736	$930,479,447

Multifamily Summary (continued)

Last Ten Fiscal Years (dollars in thousands)

MULTIFAMILY SUMMARY	2021	2022	2023	2024	10 Year Totals
MIXED INCOME PROGRAM CONVERSIONS COUNTED IN PRIOR FISCAL YEARS					
Number of Units Financed	—	—	468	1,844	2,312
Loan Amounts	—	—	$21,688,000	$72,109,530	$93,797,530
NET LENDING PRODUCTION UNITS					
Closed Loans - All Programs	5,697	4,185	5,486	6,489	39,454
Construction Loans Closed	3,874	3,517	4,210	4,060	18,951
Construction to Permanent Financing Unit Adjustment	(3,874)	(3,517)	(4,210)	(4,060)	(18,568)
Permanent Conversions Counted in Prior Fiscal Years	(653)	(635)	(808)	(741)	(5,099)
Mixed Income Program Conversions Counted in Prior Fiscal Years	—	—	(468)	(1,844)	(2,312)
Number of Units Financed - Net Production	5,044	3,550	4,210	3,904	32,426
NET LENDING LOAN AMOUNTS					
Closed Loans - All Programs	$1,483,170,458	$1,061,005,319	$1,540,618,189	$1,675,952,540	$8,433,336,678
Construction Loans Closed	$323,748,870	$379,350,174	$376,928,277	$331,868,773	$1,673,701,458
Permanent Conversions Counted in Prior Fiscal Years	($71,822,632)	($38,031,812)	($110,789,646)	($116,010,128)	($415,180,500)
Mixed Income Program Conversions Counted in Prior Fiscal Years	—	—	($21,688,000)	($72,109,530)	($93,797,530)
Loan Amounts - Net Production	$1,735,097	$1,402,324	$1,785,069	$1,819,702	$9,598,060

Summary - Multifamily Loans in Portfolio at Year End as of June 30

Last Ten Fiscal Years (dollars in thousands)

MULTIFAMILY PORTFOLIO YEAR END	2015	2016	2017	2018	2019
SUMMARY OF PROJECTS					
Section 8 Projects	96	93	88	82	78
Non-Section 8 Projects	309	297	318	322	315
Mental Health S A Projects	127	129	136	153	176
Section 8 Projects Monitored by PBCA	22	23	28	31	29
Total Projects	554	542	570	588	598
SUMMARY OF UNITS					
Section 8 Projects - CalHFA Regulated					
Occupied Units	6,222	6,080	5,383	4,742	4,369
Vacant Units	43	75	70	143	188
Non-Section 8 Projects - CalHFA Regulated					
Occupied Units	6,779	6,467	7,286	7,524	7,681
Vacant Units	86	164	204	591	253
Total CalHFA Regulated Units	13,130	12,786	12,943	13,000	12,491
Mental Health Services Act (MHSA)	1,899	1,911	2,006	2,189	2,779
Non-CalHFA Regulated Units	20,582	19,970	21,787	23,068	22,897
Non-Regulated Market Rate Units	4,466	4,440	4,440	4,330	4,660
Section 8 Projects Monitored by PBCA	1,504	1,480	2,190	2,301	2,134
Total All Units	41,581	40,587	43,366	44,888	44,961

Summary - Multifamily Loans in Portfolio at Year End as of June 30 (continued)

Last Ten Fiscal Years (dollars in thousands)

MULTIFAMILY PORTFOLIO YEAR END	2020	2021	2022	2023	2024
SUMMARY OF PROJECTS					
Section 8 Projects	64	10	10	41	41
Non-Section 8 Projects	323	409	315	391	438
Mental Health S A Projects	177	177	180	207	176
Section 8 Projects Monitored by PBCA	32	53	93	—	—
Total Projects	596	649	598	639	655
SUMMARY OF UNITS					
Section 8 Projects - CalHFA Regulated					
Occupied Units	3,969	680	611	325	399
Vacant Units	46	8	9	247	164
Non-Section 8 Projects - CalHFA Regulated					
Occupied Units	8,504	8,685	8,743	10,608	13,174
Vacant Units	178	268	333	726	1,210
Total CalHFA Regulated Units	12,697	9,641	9,696	11,906	14,947
Mental Health Services Act (MHSA)	2,808	2,808	2,837	3,167	2,887
Non-CalHFA Regulated Units	22,587	21,494	24,591	26,918	24,176
Non-Regulated Market Rate Units	4,660	4,660	4,660	4,660	4,716
Section 8 Projects Monitored by PBCA	2,124	5,451	3,411	—	—
Total All Units	44,876	44,054	45,195	46,651	46,726

Section 8 - CalHFA Regulated Units: Tenant Family Income and Monthly Rent

Last Ten Fiscal Years (dollars in thousands)

SECTION 8 INCOME AND RENT	2015	2016	2017	2018	2019
ANNUAL FAMILY INCOME					
Less than $5,001	413	387	319	311	256
5,001 to 7,500	295	273	266	253	207
7,501 to 10,000	377	369	377	304	290
10,001 to 12,500	2,648	2,555	2,195	1,888	1,684
12,501 to 15,000	493	464	406	355	360
15,001 to 20,000	1,089	1,053	916	757	765
More than $20,000	907	979	904	876	807
TOTAL PROJECTS	6,222	6,080	5,383	4,744	4,369
MONTHLY TENANT RENT					
Less than $51	410	385	321	332	268
51 to 100	265	237	233	231	202
101 to 150	270	271	252	199	219
151 to 200	445	435	434	360	322
201 to 250	1,921	1,833	1,653	1,312	1,014
251 to 300	888	863	655	657	777
301 to 400	710	663	619	553	539
401 to 500	706	711	587	475	458
More than $500	607	682	629	625	570
TOTAL	6,222	6,080	5,383	4,744	4,369

Section 8 - CalHFA Regulated Units: Tenant Family Income and Monthly Rent (continued)

Last Ten Fiscal Years (dollars in thousands)

SECTION 8 INCOME AND RENT	2020	2021	2022	2023	2024
ANNUAL FAMILY INCOME					
Less than $5,001	219	18	31	19	35
5,001 to 7,500	163	19	10	2	8
7,501 to 10,000	229	36	22	13	13
10,001 to 12,500	1,589	246	177	24	53
12,501 to 15,000	355	119	107	189	173
15,001 to 20,000	642	115	100	35	46
More than $20,000	772	127	164	43	71
TOTAL PROJECTS	3,969	680	611	325	399
MONTHLY TENANT RENT					
Less than $51	244	21	31	18	34
51 to 100	146	12	7	6	13
101 to 150	186	22	24	5	14
151 to 200	250	76	23	3	14
201 to 250	801	84	62	11	79
251 to 300	868	168	174	22	95
301 to 400	448	96	71	201	65
401 to 500	479	85	68	19	34
More than $500	547	116	151	40	51
TOTAL	3,969	680	611	325	399

Non-Section 8 - CalHFA Regulated Units: Tenant Family Income and Monthly Rent
Last Ten Fiscal Years (dollars in thousands)

NON-SECTION 8 INCOME AND RENT	2015	2016	2017	2018	2019
ANNUAL FAMILY INCOME					
Less than $5,001	255	239	258	274	248
5,001 to 7,500	180	146	152	166	171
7,501 to 10,000	259	245	289	289	278
10,001 to 12,500	1,435	1,346	1,594	1,660	1,721
12,501 to 15,000	518	458	506	510	468
15,001 to 20,000	1,172	1,135	1,202	1,216	1,183
More than $20,000	2,960	2,898	3,285	3,413	3,612
TOTAL PROJECTS	6,779	6,467	7,286	7,528	7,681
MONTHLY TENANT RENT					
Less than $51	155	138	148	154	162
51 to 100	117	96	111	131	129
101 to 150	126	122	141	151	167
151 to 200	250	260	283	298	303
201 to 250	647	600	705	717	719
251 to 300	417	416	563	659	693
301 to 400	483	475	568	556	567
401 to 500	652	604	665	640	636
More than $500	3,932	3,756	4,102	4,221	4,304
TOTAL	6,779	6,467	7,286	7,527	7,680

Non-Section 8 - CalHFA Regulated Units: Tenant Family Income and Monthly Rent (continued)
Last Ten Fiscal Years (dollars in thousands)

NON-SECTION 8 INCOME AND RENT	2020	2021	2022	2023	2024
ANNUAL FAMILY INCOME					
Less than $5,001	250	312	462	842	1,384
5,001 to 7,500	135	278	121	298	417
7,501 to 10,000	277	251	264	509	759
10,001 to 12,500	1,723	1,628	1,342	1,593	1,864
12,501 to 15,000	701	701	724	1,834	3,178
15,001 to 20,000	1,309	1,253	911	956	1,635
More than $20,000	4,109	4,262	4,919	4,576	3,937
TOTAL PROJECTS	8,504	8,685	8,743	10,608	13,174
MONTHLY TENANT RENT					
Less than $51	195	172	282	594	992
51 to 100	127	89	107	158	267
101 to 150	278	226	133	261	369
151 to 200	336	473	218	437	624
201 to 250	722	688	572	957	1,291
251 to 300	699	525	630	808	864
301 to 400	645	791	503	527	994
401 to 500	735	825	461	913	1,370
More than $500	4,767	4,896	5,837	5,953	6,403
TOTAL	8,504	8,685	8,743	10,608	13,174

Regulatory Agreement End Date

Units Affected

FISCAL YEAR	SECTION 8	CALHFA OTHER LOW INCOME	TOTAL
2023 - 2024	—	203	203
2024 - 2025	—	204	204
2025 - 2026	—	275	275
2026 - 2027	37	29	66
2027 - 2028	—	73	73
2028 - 2029	—	224	224
2029 - 2030	—	878	878
2030 - 2031	—	398	398
2031 - 2032	—	463	463
2032 - 2033	—	306	306
2033 - 2034	—	270	270
2034 - 2035	88	332	420
2035 - 2036	10	518	528
2036 - 2037	24	262	286
2037 - 2038	15	336	351
2038 - 2039	28	274	302
2039 - 2040	35	255	290
2040 - 2041	117	520	637
2041 - 2042	184	38	222
2042 - 2043	25	49	74
2043 - 2044	—	21	21
2044 - 2045	—	47	47
2045 - 2046	—	249	249
2046 - 2047	—	99	99
2047 - 2048	—	80	80
2048 - 2049	—	22	22
2049 - 2050	—	4,818	4,818
2050 - >>>>	—	3,141	3,141
Total	563	14,384	14,947

Projected Use of Revenue Bonding Authority

Aggregate Principal Amount Of CalHFA Debt Outstanding
Current Actual And Estimated Future Amounts

	AMOUNTS AUTHORIZED
Amounts Authorized by Statue as of 6/30/2024	
Authorized by Chapter 7	$13,150,000,000
Amount Outstanding (non-conduits) as of 6/30/2024	124,145,000
Amount Outstanding (conduits) as of 6/30/2024[1]	6,160,414,901
Total Outstanding as of 6/30/2024	$6,284,559,901
Balance of Remaining Authority as of 6/30/2024	$6,865,440,099
Estimated Increases in Aggregate Principal Amount of CalHFA Bonds Outstanding for FY 2024-2025	
New Single Family Bonds	$100,000,000
New Multifamily Bonds	1,200,000,000
TOTAL NEW BONDS	$1,300,000,000
Estimated Decreases During FY 2024-2025	
(Retirement of Bonds Not Being Refunded)	($200,000,000)
Net increase estimated for FY 2024-2025	1,100,000,000
Estimated Remaining Authority as of 6/30/2024	
Authorized by Chapter 7	$5,765,440,099

[1] Starting fiscal year 2013-14 the outstanding indebtedness does not include indebtedness associated with conduit deals.

CalHFA Capital Assets

Last Ten Fiscal Years (dollars in thousands)

	2015	2016	2017	2018	2019
Data processing equipment & office furniture	$1,782	$1,546	$1,249	$1,286	$1,322
Leased buildings	—	—	—	—	—
Total capital assets being depreciated/ amortized	$1,782	$1,546	$1,249	$1,286	$1,322
Less accumulated depreciation for					
Data processing equipment & office furniture	$940	$792	$662	$634	$728
Leased buildings	—	—	—	—	—
Total accumulated depreciation and amortization	$940	$792	$662	$634	$728
Capital assets, net	$842	$754	$587	$652	$594

CalHFA Capital Assets (continued)

Last Ten Fiscal Years (dollars in thousands)

	2020	2021	2022	2023	2024
Data processing equipment & office furniture	$1,218	$1,393	$930	$868	$599
Leased buildings	—	—	27,990	27,990	27,987
Total capital assets being depreciated/ amortized	$1,218	$1,393	$28,920	$28,858	$28,586
Less Accumulated depreciation for					
Data processing equipment & office furniture	$758	$794	$310	$231	$368
Leased buildings [1]	—	—	—	2,529	5,055
Total accumulated depreciation and amortization	$758	$794	$310	$2,760	$5,423
Capital assets, net	$460	$599	$28,610	$26,098	$23,163

[1] 2022 Leased Buildings beginning balance as restated per GASB 87 implementation.

Number of CalHFA Employees

Last Ten Fiscal Years

	2015	2016	2017	2018	2019
Divisions					
Executive	6	7	7.0	5	5
General Counsel	19	16	12.0	12	12
Financing & Fiscal Services	56	51	45.0	39	36
Administration	17	18	16.0	16	17
Information Technology	20	18	18.0	19	16
Marketing	6	6	7.0	6	8
Loan Servicing	19	23	23.0	Combined with SFL	N/A
Multifamily & Asset Management	48	47	50.0	49	43
Enterprise Risk Management	N/A	N/A	N/A	11	7
Single Family Lending (SFL)	53	46	41.0	51	47
Total	244	231	219	208	191

Number of CalHFA Employees (continued)

Last Ten Fiscal Years

	2020	2021	2022	2023	2024
Divisions					
Executive	4	4	8	4	6
General Counsel	12	12	12	13	14
Financing & Fiscal Services	36	32	32	34	36
Administration	16	14	15	12	13
Information Technology	18	20	20	23	26
Marketing	8	8	7	9	8
Loan Servicing	N/A	N/A	N/A	N/A	N/A
Multifamily & Asset Management	37	35	36	32	35
Enterprise Risk Management	N/A	N/A	N/A	5	6
Single Family Lending (SFL)	44	45	43	38	39
Total	175	170	173	170	183

Source: CalHFA Administration Division
Staffing levels are based on actual number of permanent employees as of June 30 each year.

California Industry Number of Employees by Size Category
Last Ten Fiscal Years

	2014	2015	2016	2017	2018
INDUSTRY					
Agriculture, Forestry, Fishing, Hunting	$467,923	$471,566	$474,766	$473,554	$475,503
Mining	29,142	25,668	21,218	20,130	20,545
Utilities	57,829	57,577	58,008	57,766	56,571
Construction	691,811	748,872	789,841	830,446	880,556
Manufacturing	1,283,779	1,303,651	1,304,915	1,318,709	1,337,213
Wholesale Trade	713,642	719,576	718,853	723,984	701,831
Retail Trade	1,615,557	1,645,332	1,654,247	1,670,450	1,673,554
Transportation and Warehousing	455,070	488,428	517,790	553,571	592,578
Information	459,781	486,838	517,275	526,390	542,792
Finance and Insurance	514,826	523,933	540,844	544,423	541,035
Real Estate and Rental and Leasing	265,335	271,617	278,001	285,957	296,584
Services	7,056,066	7,247,138	7,442,898	7,630,490	7,888,061
Nonclassifiable Establishment	63,478	102,851	119,680	82,201	12,948
Federal, State and Local Government	2,317,813	2,388,336	2,434,565	2,346,343	2,366,731
TOTAL FOR ALL INDUSTRIES	$15,992,052	$16,481,383	$16,872,901	$17,064,414	$17,386,502

California Industry Number of Employees by Size Category (continued)

Last Ten Years

	2019	2020	2021	2022	2023
INDUSTRY					
Agriculture, Forestry, Fishing, Hunting	$478,758	$450,194	$404,736	$396,541	$477,799
Mining	20,133	16,690	16,980	17,402	17,134
Utilities	56,499	59,009	60,113	62,469	65,028
Construction	908,159	861,502	896,376	912,111	932,718
Manufacturing	1,333,653	1,259,018	1,299,211	1,341,547	1,337,824
Wholesale Trade	694,166	634,092	660,675	673,841	667,952
Retail Trade	1,643,399	1,503,656	1,659,808	1,650,348	1,597,706
Transportation and Warehousing	635,648	652,616	773,084	794,536	745,276
Information	562,689	513,216	587,668	605,429	538,655
Finance and Insurance	540,286	532,862	544,205	528,784	507,658
Real Estate and Rental and Leasing	305,824	273,053	302,754	310,240	305,399
Services	8,077,285	6,909,280	7,968,242	8,310,307	8,364,745
Nonclassifiable Establishment	1,543	1,364	3,878	1,760	8,347
Federal, State and Local Government	2,390,055	2,276,430	2,454,756	2,518,775	2,461,209
TOTAL FOR ALL INDUSTRIES	$17,648,097	$15,942,982	$17,632,486	$18,124,090	$18,027,450

Source: California Employment Development Department, as of Q4 2023

California Population, Income, and Employment

Last Ten Years

YEAR	POPULATION (IN THOUSANDS)	PERSONAL INCOME (IN MILLIONS)	PER CAPITA PERSONAL INCOME	UNEMPLOYMENT RATE
2014	38,636	$1,955,718	$50,619	6.8%
2015	38,966	$2,097,050	$53,817	5.7%
2016	39,223	$2,191,138	$55,863	5.0%
2017	39,424	$2,295,049	$58,214	4.5%
2018	39,536	$2,411,055	$60,984	4.1%
2019	39,548	$2,539,747	$64,219	4.0%
2020	39,503	$2,769,103	$70,098	9.8%
2021	39,145	$3,009,557	$76,882	7.3%
2022	39,041	$3,003,826	$76,941	4.3%
2023	38,965	$3,166,135	$81,255	4.8%

Source: Bureau of Economic Analysis, California EDD. Data available through 2023

Index Section

INDEX OF TABLES, CHARTS AND LISTS

Glossary of Acronyms

ACFR: Annual Comprehensive Financial Report

ADU: Accessory Dwelling Unit Program

AHRB: Affordable Housing Revenue Bonds

AMHRB: Affordable Multifamily Housing Revenue Bonds

AVR: Actuarial Valuation Report

BHJ: Building Homes and Jobs Program

CaHLIF: California Housing Loan Insurance Fund

CalHFA: California Housing Finance Agency

CalHR: California Department of Human Resources

CalPERS: California Public Employees' Retirement System

CAP: Contract Administration Programs

CDLAC: California Debt Limit Allocation Committee

CERBT: California Employer's Retiree Benefit Trust

CERBTF: California Employer's Retiree Benefit Trust Fund

COLA: Cost-of-Living Adjustments

COSR: Capitalized Operating Subsidy Reserves

DFA: Dream for All Program

DHCS: Department of Health Care Services

DSCR: Debt Service Coverage Ratio

DOF: Department of Finance

E&O: Errors and Omissions

EBL: Forgivable Equity Builder Loan

EFFR: Effective Federal Fund Rate

FAF: Financial Adjustment Factor

Fannie Mae: Federal National Mortgage Association

FDIC: Federal Deposit Insurance Corporation

FFB: Federal Financing Bank

FHLB: Federal Home Loan Bank of San Francisco

FHA: Federal Housing Administration

GAAP: Generally Accepted Accounting Principles

GNMA: Government National Mortgage Association

GO: General Obligation

HAF: Housing Assistance Fund

HAT: Housing Assistance Trust

HBA: Homebuyer Assistance Program

HCD: California Department of Housing and Community Development

HFA: Housing Finance Agency

HMRB: Home Mortgage Revenue Bonds

HPA Fund: Home Purchase Assistance Fund

HPI: Housing Price Index

HRC: Homeowner Relief Corporation

HUD: Housing and Urban Development

IDC: Interactive Data Corp

IRS: Internal Revenue Service

ISDA: International Swap Dealers Association, Inc.

LMI: Low to Moderate Income Housing Program

LTV: Loan-To-Value

MBS: Mortgage-Backed Securities

MCMC: Markov Chain Monte Carlo

MD&A: Management Discussion and Analysis

MF: Multifamily Program

MFHRB III: Multifamily Housing Revenue Bonds III

MHRB: Multifamily Housing Revenue Bonds

MHRN: Multifamily Housing Revenue Note

MHSA: Mental Health Services Act Housing Program

MLPB: Multifamily Loan Purchase Bonds

NMS: National Mortgage Settlement Housing Counseling Program

NOO: Net OPEB Obligation

OPEB: Other Post-Employment Benefits

P&I: Principal and Interest

PERF A: Public Employees' Retirement Fund A

REO: Real Estate Owned

RMRB: Residential Mortgage Revenue Bonds

SCO: State Controller's Office

SMIF: Surplus Money Investment Fund

SNHP: Special Needs Housing Program

SOFR: Secured Overnight Financing Rate

SOMHRB: Special Obligation Multifamily Housing Revenue Bonds

STO: State Treasurer's Office

TBA Market Rate Program: To Be Announced Market Rate Program

VA: Department of Veteran Affairs

Statutory Requirements

In accordance with Health & Safety Code (HSC) Section 51005, the California Housing Finance Agency (CalHFA) provides the below referenced information. The following table provides guidance on where these items are located within the Annual Comprehensive Financial Report. Information not provided in tables is detailed in the narrative below.

Government Code	Section	Sub-Section/ Table Name
HSC 51005(c)	Financial Section	Independent Auditor's Report
26 USC Sec 142 26 USC Sec 103 HSC 50952(h) HSC 51005(b)(14) HSC 51005(d)	Statistical Section	Multifamily Geographic and Financing Data
HSC 50952(h) HSC 50156 HSC 51005(b)(13) HSC 51005(d) HSC 51005(e) HSC 51230	Statistical Section	Multifamily Occupancy
26 USC Sec 142 26 USC Sec 103 HSC 51005(b)(14)	Statistical Section	Multifamily Programs
HSC 50952(h)	Statistical Section	Multifamily Summary
HSC 50951 HSC 51005(b)(11) HSC 51226 HSC 51226.5 HSC 51227	Statistical Section	Regulatory Agreement End Date
HSC 50952(h) HSC 51005(d)	Statistical Section	Single Family Loans by Borrower Income, Single Family Loans by Ethnicity, Single Family Loans by Household Size, Single Family Loans by Sales Price
HSC 50951 HSC 51005(b)(2) HSC 51005(b)(11) HSC 51226 HSC 51226.5 HSC 51227	Statistical Section	Summary - Multifamily Loans in Portfolio at Year End
HSC 50952(h) HSC 51005(d)	Statistical Section	Summary of Single Family Lending Activity (Securitizations)
HSC 51004.5 HSC 51005(b)(12)	Statistical Section	Use and Projection of Revenue Bonding Authority

Statutory Requirements (continued)

Government Code	Section	Sub-Section/ Table Name
HSC 50950 HSC 50154 HSC 50952(h) HSC 50952(n) HSC 51005(b)(5) HSC 51005(b)(6)	Statistical Section	Multifamily – The Agency is required by statute to use the Statewide Housing Plan for the allocation of Agency funds. The current plan was issued by the Department of Housing &Community Development (HCD), in March 2022. Single Family Lending - The Agency's goal is to meet the housing needs of low to moderate income homebuyers on a continuous basis by making financing available for the purchase of newly constructed and existing homes in every county of the state.
HSC 51005(a)	Statistical Section	Pursuant to Proposition 209 (also referenced as Article 1, Section 31 of the California Constitution), CalHFA does not give preferences in awarding contracts based upon race or gender. Pursuant to federal and state law, the Agency requires affirmative marketing for all housing developments to assure that housing opportunities generated by CalHFA provide attractive housing options in diverse locations for low income, disabled and senior households, and are open to all regardless of race, sex, sexual orientation, marital status, religion, national origin, ancestry, familial status or disability.
HSC 50952(a) HSC 50952(j) HSC 51005(b)(1)	Statistical Section	Multifamily – CalHFA encourages sponsors to request and accept renewals on all rental housing subsidy contracts that are part of approved financing on any given multifamily development. The Agency has combined its financing with participation and contributions from governmental entities utilizing federal, state, county and local resources including but not limited to FHA insurance, Low Income Housing Tax Credits (LIHTC), federally tax-exempt bonds, tax increment and agency funds, Department of Housing and Community Development (HCD) funds, and local resources. Single Family Lending - CalHFA offers a variety of Government loans, including FHA, VA, USDA and Conventional first mortgage loans and down payment loan products that provide both first-time and non-first-time California homebuyers the opportunity to purchase a house with an affordable mortgage.
HSC 50952(b) HSC 51005(b)(2)	Statistical Section	Multifamily - The present multifamily rental programs of the Agency integrate very low and low income housing opportunities with market rate rentals whenever possible. All of CalHFA's housing developments are planned and designed to visually and physically integrate all elements of a housing complex into a socially harmonious environment. There are no visual or physical differences between units to be occupied by the very low income, low income or market rate tenants. The Agency requires that asset management personnel ensure that developments maintain high quality rental units. Housing developments are required to distribute low or very low income units throughout the development. Single Family Lending - The Agency’s loan programs are designed to provide funding models as market conditions permit, to meet housing needs throughout the state. The programs are designed to provide financing to first time homebuyers, who are low to moderate income homebuyers including down payment and closing cost assistance.

Statutory Requirements (continued)

Government Code	Section	Sub-Section/ Table Name
HSC 50952(c)	Statistical Section	Multifamily - Agency developments and amenities are architecturally reflective of comparable market projects within a locale, being indistinguishable as a low income project. Through local participation architectural design requirements keep designs comparable to other multifamily housing in the neighborhood. Whenever market conditions allow, the Agency encourages the development of larger units to accommodate larger low income and other families. Within a development, a proportionate share of all unit types is reserved for low income families. Single Family Lending - The Agency provides mortgage lending products and downpayment and/or closing cost assistance to low to moderate income borrowers throughout the State. This ensures that affordable financing is available to assist low to moderate income households to enjoy the amenities and benefits of homeownership in locations that meet their family needs. All properties must be in good condition and satisfy Government Sponsored Enterprise requirements.
HSC 50952(d)	Statistical Section	Multifamily - In compliance with applicable laws, the Agency requires affirmative marketing and adequate placement for all projects to assure that housing opportunities assisted by CalHFA and other financing mechanisms provide attractive housing options in diverse locations for low income families, disabled, and senior households.
HSC 50952(e)	Statistical Section	Multifamily - Through the sale of tax exempt bonds, voter initiatives and other financing mechanisms, the Agency delivers low-cost mortgages to developers who then pass along this benefit to lower income tenants through reduced rents. The Agency also uses available subsidy funds to lower the cost of preserving affordable rental developments. The Agency continues to actively participate in the FHA-HFA Multifamily Risk-Sharing program for a large percentage of our multifamily lending activity. The FHA-HFA Risk-Sharing program, created in 1992, allows state HFAs that meet rigorous financial standards to underwrite FHA multifamily loans in return for sharing the risk of losses on those loans. The program helps to mitigate financial risk to the Agency and increases the credit quality of multifamily loans the agency originates; thus, improving the financing rates available to our clients. The Agency participates in a risk-sharing program with the Federal Financing Bank (FFB) and HUD to access low cost, 40-year fixed rate financing for affordable multifamily developments.
HSC 50952(f)	Statistical Section	Single Family Lending - The Agency provides first time homebuyers down payment and/or closing cost assistance through various programs such as the Zero Interest Program (ZIP), MyHome and Dream for All Assistance Programs. The result is a financing structure well suited for low to moderate income homebuyers. These programs complement first mortgage lending programs offered by CalHFA-approved lenders throughout the State.

Statutory Requirements (continued)

Government Code	Section	Sub-Section/ Table Name
HSC 50952(g)	Statistical Section	Multifamily - Within every multifamily development, the Agency ensures there are benefits derived from building the project, i.e., construction and related employment, etc. As part of its underwriting considerations, the Agency examines critical factors including vacancy rates, market demand and cost feasibility.
HSC 50952(i)	Statistical Section	Multifamily - The Agency reviews development fees and verifies that they comply with the limitations of other state funding sources. Single Family Lending – The Agency limits the lender fees and points charged under lending programs. Dodd-Frank also places detailed limits on lender fees.
HSC 50952(k)	Statistical Section	Multifamily and Single Family Lending - The Agency markets its programs in a manner which seeks out development projects and individual loan commitments that provide funds for the purchase of homes sponsored by local public entities and nonprofit or for profit developers working with cities and/or counties. The Agency has provided incentives for these developments, and works with local governmental entities, State agencies and nonprofits that provide other sources of subsidy or financing to help make affordable housing available to low income families. The Agency directly reaches out to cities and counties in an effort to acquaint relevant officials with programs offered by the Agency. The draft Statewide Housing Plan includes a separate study of Native American community housing needs and challenges and the Agency has reviewed the study as part of the overall plan review.
HSC 50952(l)	Statistical Section	Multifamily - The Agency works in cooperation with local public entities, such as housing authorities, to coordinate financing to meet local housing needs and promote the revitalization of urban areas. Single Family Lending - The homeownership programs promote the growth and recovery of business activity by assisting permanent mortgage financing in all areas of the State.
HSC 50952(m)	Statistical Section	Multifamily - Development of Agency projects in central city areas have resulted in the replacement and rehabilitation of substandard housing while increasing or preserving the supply of housing units available. Agency projects have assisted with the revitalization of urban areas by providing visual activity of constructive neighborhood improvement, resulting in a wider range of housing opportunities and choices within depressed areas of the city and discouraging migration outside the inner city neighborhoods. This development has increased the quality of housing units available, provided the type of mixed income and market rate projects that have attracted a diversity of groups for a more dynamic economic integration and transformed vacant and/or blighted lots into useful housing infrastructure. Single Family Lending - Competitive interest rates and the availability of Agency down payment assistance programs improve affordability for low to moderate income buyers in these areas.

Statutory Requirements (continued)

Government Code	Section	Sub-Section/ Table Name
HSC 50952(o)	Statistical Section	Multifamily – The Agency works in partnership with local public agencies, many of which promote Transit Oriented development. Low Income Housing Tax Credits also provide incentives for development near transit. CalHFA multifamily lending products are compatible with Transit Oriented development. Single Family Lending – The amount of down payment assistance offered under the MyHome Assistance Program is for all first time homebuyers, regardless of location.
HSC 50952(p)	Statistical Section	The Agency's low interest rate mortgage financing for rental housing developments attracts private equity investment, especially in those circumstances where the federal low income housing tax credit is available. Pension funds have not yet been equity investors in any Agency financed rental housing developments.
HSC 50952(q) GC 65852.1	Statistical Section	The Agency launched a program to help finance ADUs in Fiscal Year 21-22.
HSC 51005(b)(3) HSC 51230	Statistical Section	The Agency requires that the design of all newly constructed units comply with the applicable accessibility requirements.
HSC 51005(b)(4) HSC 51007	Statistical Section	As of June 30, 2024, there were no funds derived from the issuance of bonds by the Agency, which can be declared surplus moneys. All moneys available to the Agency are, subject to agreement with the bondholders, required to service or retire bonds issued on behalf of the Agency, repay loans, pay administrative expenses of the Agency, and accumulate necessary operating reserves (including swap collateral posting and loan warehousing) or loan loss reserves.
HSC 51005(b)(7) HSC 51610	Statistical Section	The California Housing Loan Insurance Fund (CalHLIF) insures loans made by the Agency and other lenders which finance the acquisition of residential units in California. CalHLIF has requested to withdraw its ratings from both Standard and Poor's and Moody's. In Fiscal Year 2023-24, CalHLIF insured no new mortgages. As of December 31, 2023, there were 169 active mortgage certificates. During the year, three claims were received totaling $0.17 million. Claims were paid through a risk share reinsurance arrangement with Genworth Mortgage Insurance Inc. through its end date, December 31, 2017. CalHLIF schedules its portion of claim payments from premiums as they are received. As of December 31, 2023, there were six insured loans totaling $1.16 million reported delinquent 120+ days.
HSC 51005(b)(8)	Statistical Section	In Fiscal Year 2023-24 the Agency securitized 185 Manufactured homes, bringing the total to 2,345 manufactured homes financed since 1983.

Statutory Requirements (continued)

Government Code	Section	Sub-Section/ Table Name
HSC 51005(b)(9) HSC 51005(c) HSC 51365	Statistical Section	All proceeds from the issuance of Agency bonds were applied to housing programs identified in the Agency's Business Plan and its Annual Report, to service the bonds and swaps, pay administrative expenses, maintain required reserves, and repay Agency loans. Over the past two fiscal years, all available reserves derived from the proceeds of bonds are being used for loan losses and additional costs related to bonds and swaps. There are no excess fund balances that exceed indenture requirements. The Agency's financial statements are prepared in accordance with Generally Accepted Accounting Principles (GAAP) and follow the Standards of Governmental Accounting and Financial reporting as promulgated by the Governmental Accounting Standards Board (GASB). All net assets of the Housing Finance Fund (HFF), whether or not currently held under the liens of bond indentures, are properly reported as "restricted" in accordance with GASB Statement No. 34 and State statutes. The Agency's bond issues are structured to comply with bondholder agreements and the requirements of credit rating agencies, bond insurers and other financial institutions providing credit enhancement or security in support of the issuance of the Agency's bonds. In addition, some of the Agency's financings and all swap agreements are guaranteed by the pledge of the Agency's general obligation (refer to the MD&A for Agency rating information). Under State statutes, all assets of the HFF, whether or not held under the liens of bond indentures, are continuously appropriated in support of the Agency's financial obligations. One basis for the Agency's general obligation rating is predicated on the HFF's continuous appropriation. The Agency's interest rate swap portfolio is comprised of 28 swaps with three different financial institutions acting as counterparties. All of the Agency's interest rate swaps are forward starting with a mandatory termination at the effective date of the swap. The estimated net market value (excluding accrued interest) of these swaps as of June 30, 2024 was $47.5 million. This value represents the payments the Agency would receive from its counterparties in the event the swaps were terminated.
HSC 51005(b)(10) HSC 51005(d)	Statistical Section	The MyHome Assistance Program provides down payment assistance and is available in rural areas throughout California.
HSC 51005(b)(15) HSC 51218	Statistical Section	Although the Agency continues to finance rental properties for seniors under other authority, no bonds or projects have been financed specifically as a result of Article 5.7. CalHFA continues to evaluate the financial viability of affordable assisted living projects.
HSC 51342(a)	Statistical Section	Those borrowers whose owner-occupied home was destroyed or declared uninhabitable may apply for Agency first mortgage programs, including the MyHome Assistance Program for down payment and/or closing cost assistance only when used with either the CalPLUS FHA or CalPLUS Conventional loan program.

CalHFA
California Housing Finance Agency
500 Capitol Mall, Suite 1400, Sacramento CA 95814

Popular Annual Financial Report 2023/24

of the California Housing Finance Fund for the fiscal years ended June 30, 2024 and June 30, 2023

Purposeful Lending

California Housing Finance Agency
A Component Unit of the State of California

CalHFA℠

The California Housing Finance Agency

Mission

Investing in diverse communities with financing programs that help more Californians have a place to call home.

Vision

All Californians living in homes they can afford.

Core Values

Accountable

We are each responsible for our 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 the 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.

Popular Annual Financial Report, 2023/24

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Questions concerning any of the information presented in this financial report or additional requests for information should be addressed to: CalHFA Marketing Division, 500 Capitol Mall, Suite #1400, Sacramento CA 95814. The agency can also be reached by phone at 916.326.8600 and by email at marketing@calhfa.ca.gov.

Letter From Our Executive Director

The California Housing Finance Agency is pleased to present our Popular Annual Financial Report of the California Housing Finance Fund for the Fiscal Year ending June 30, 2024.

This report gives a general overview of CalHFA's financial position. It also shows our continuing commitment to prudent and responsible financial management, in addition to giving context and background about the environment in which we operate. Financial and fiscal information in this document is a distillation of the much more detailed Annual Comprehensive Financial Report and will be of more interest to the general public than to financial analysts.

Single Family Lending production in Fiscal Year 2023-24 fell somewhat, due to the prior year's one-time spike from the first round of the California Dream For All Shared Appreciation Loan Program. Overall, CalHFA helped 6,307 low- and moderate-income families achieve the dream of homeownership with more than $2.57 billion in first mortgage loans. Additionally, the Agency used more than $2 billion in lending and bond issuance to create and preserve more than 3,900 affordable rental units for California families.

The Annual Comprehensive Financial Report, which gives a much more detailed look at CalHFA's finances, was written to conform with generally accepted accounting principles, and includes financial statements audited by CliftonLarsonAllen, LLP. Requests for hard copies can be sent to the Sacramento address on the back of this report, or the PDF version is available on our website at calhfa.ca.gov.

We finance loans in collaboration with public and private partners, and in accordance with Affirmatively Furthering Fair Housing principles. We are committed to equity and fairness in all our practices, and we think this report reflects those priorities.

Tiena Johnson Hall

Tiena Johnson Hall, Executive Director

About CalHFA

For almost 50 years, the California Housing Finance Agency has supported the needs of renters and homebuyers by providing financing and programs so more low- to moderate-income Californians have a place to call home.

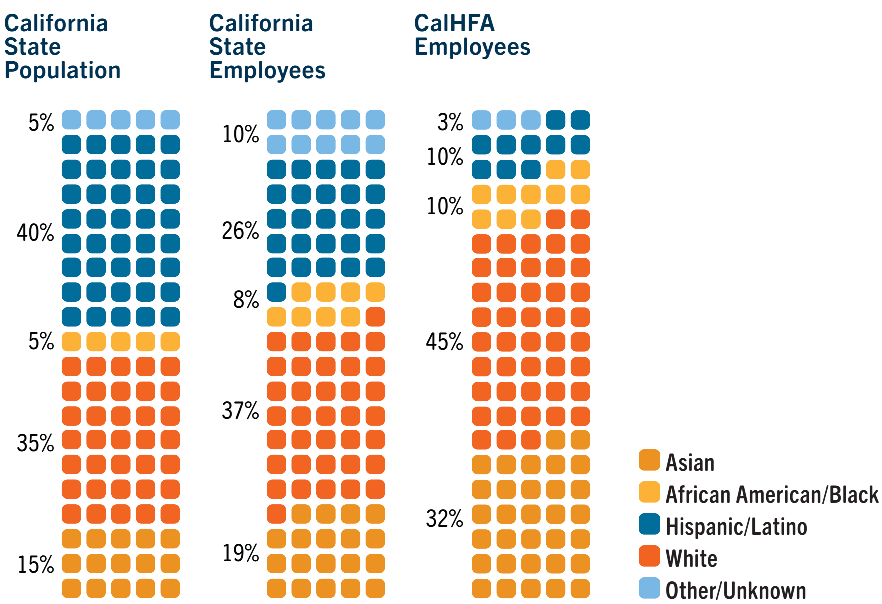
California chartered CalHFA as the state's affordable housing lender in 1975 and it continues to serve that purpose. The Agency's Multifamily Division finances affordable rental housing through partnerships with jurisdictions, developers and more, while its Single Family Lending Division provides first mortgage loans and down payment assistance to first-time homebuyers. CalHFA's operations are funded by revenues generated through its mortgage loan programs, not taxpayer dollars, although some of its program funding comes from California's General Fund and voter-approved initiatives. Over the course of its existence, CalHFA has helped more than 226,000 Californians purchase their first home with a mortgage they can afford, and helped build or preserve more than 82,000 affordable homes and apartments for veterans, seniors, those with special needs and families in danger of experiencing homelessness.

CalHFA's Commitment to Diversity & Inclusion

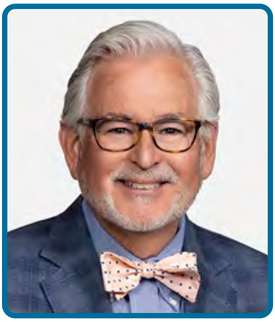
We believe that it is important that our Agency reflect, in some measure, the incredible diversity of the people of California.

Our commitment to low- and moderate-income housing—both on the homeownership and rental sides—demands that we employ people who share some of the characteristics of the people we serve.

CalHFA had 195 employees as of June 30, 2024. About 60% of staff identifies as female, a larger proportion than California state employees overall. CalHFA has a greater share of Black and Asian employees than the overall population of California, although there is room for improvement in attracting and hiring those of Latino heritage. About 9% of CalHFA employees reported having a disability.



Members of the Board of Directors as of June 30, 2023








Chairperson
James Cervantes
Retired (formerly Managing Director of Public Finance at Stifel, Nicolaus & Company)

Maria Cabildo
Director of Housing & Economic Opportunity, California Community Foundation

Preston Prince
Executive Director, Santa Clara County Housing Authority

Stephen Russell
Executive Director, San Diego Housing Federation

Tyrone Roderick Williams
Chief Executive Officer, Fresno Housing Authority

Samuel Assefa*
Director, Office of Planning & Research, State of California

Tomiquia Moss*
Secretary, Business, Consumer Services & Housing Agency

Lindsey Sin*
Secretary, California Department of Veterans Affairs


AnaMarie Avila Farias
Operations Director, Contra Costa County Juvenile Hall Auxiliary

Noerena Limón
Principal, Mariposa Strategies


Dalila Sotelo
Senior Development Executive, The Integral Group

Frederick P. White
Housing Capital Advisor, City of Los Angeles Office of City Homelessness Initiatives


Tiena Johnson Hall*
Executive Director, California Housing Finance Agency, State of California

Fiona Ma*
California State Treasurer


Joe Stephenshaw*
Director, California Department of Finance

Gustavo Velasquez*
Director, California Department of Housing & Community Development

CalHFA Senior Staff as of June 30, 2024


Tiena Johnson Hall
Executive Director

Chris Schultz
Chief Deputy Director


Oksana Glushchenko
Comptroller

Ashish Kumar
Chief Information Officer


Kathy Phillips
Director of Marketing & Communications

Mehgie Tabar
Director of Legislation


Kate Ferguson
Director of of Multifamily Programs

Rebecca Franklin
Director of Enterprise Risk Management & Compliance


Jennifer LeBoeuf
Director of Administration

Ellen E. Martin
Director of Homeownership


Erwin J. Tam
Director of Financing

Claire Tauriainen
General Counsel

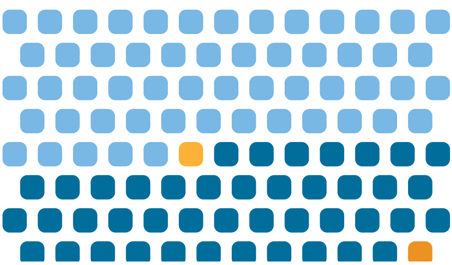
Single Family Highlights

6,037 Homebuyers Helped

$157 million in Down Payment & Closing Cost Assistance

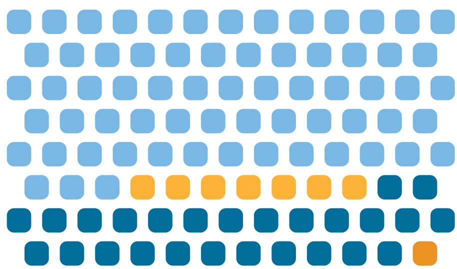
$2.57 billion in First Mortgage Lending

Loan Type



FHA: 55% Conv: 43% VA: 1% USDA: 1%

Household Size



1-2: 66% 3-4: 26% 5-6: 7% >7: 1%

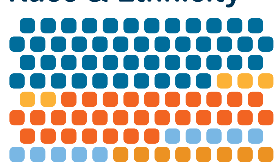
Sales Price

<$150K	1%
$150,001 – 200K	1%
$200 – 250K	4%
$250 – 300K	8%
$300 – 350K	13%
>$350K	73%

Combined Borrower Income

$25,001 – 40K	1%
$40,001 – 55K	2%
$55,001 – 70K	6%
$70,001 – 85K	12%
$85,001 – 100K	15%
$100K+	64%

Race & Ethnicity



Asian	8%
African American/Black	5%
Hispanic/Latino	47%
White	30%
Other/Unknown	10%

Multifamily Highlights

3,904
Affordable Rental Units*

* Represents all units in developments financed by all CalHFA programs

Mixed-Income Program (MIP)

Local Partnerships

Conduit Issuance

Bond Recycling

Preservation

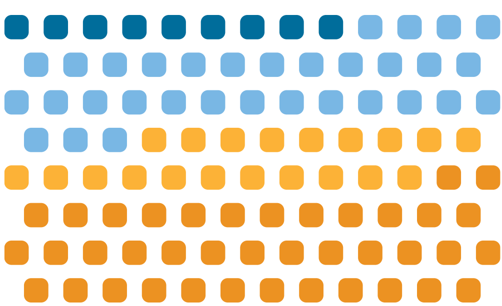
$2 billion in Lending & Bond Issuance

$114 million Mixed-Income Program

$1.3 billion Conduit

$152 million Recycled Bonds

$409 million First Lien



Area Median Income AMI
Data specific to MIP projects only

9% 80 AMI

20% 70 AMI

32% 60 AMI

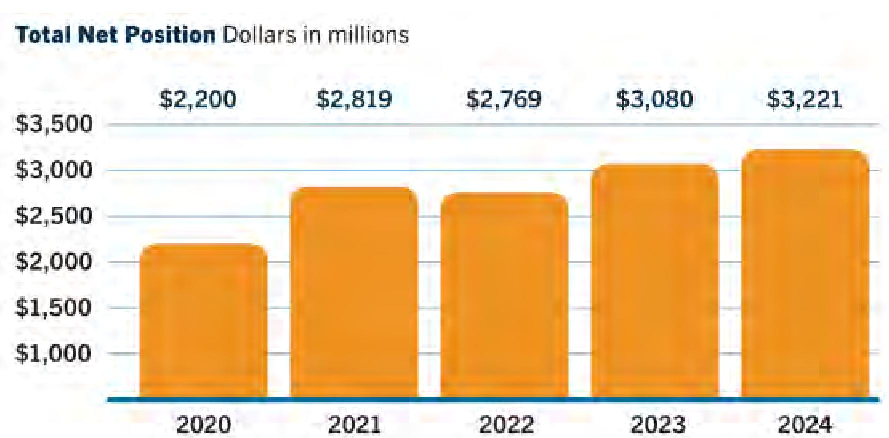
39% 50≥ AMI

Statement of Net Position

The Statement of Net Position is a snapshot of the fiscal condition of the Fund as of a certain point in time; increases or decreases in the Fund's net position over time are one indicator of whether its financial status is improving, stable, or deteriorating.

There are also other indicators that should be considered when reviewing the operational results of the Fund, such as changes in the interest rate environment, bond market, state and federal laws governing the Fund's programs, the tax code, and the real estate market in the state. Trust agreements with bondholders, the Agency's enabling legislation or net investment in capital assets restrict 99.9% of the Fund's net position.

Deferred outflow of resources is a consumption of net assets by the government that is applicable to a future reporting period, and the deferred inflow of resources is an acquisition of net assets by the government that is applicable to a future reporting period.



Condensed Statements of Net Position Dollars in millions

Totals	2020	2021	2022	2023	2024
Assets & Deferred Outflows of Resources	$ 3,653	$ 3,969	$ 3,988	$ 4,300	$ 4,581
Liabilities & Deferred Inflows of Resources	$ 1,453	$ 1,150	$ 1,219	$ 1,220	$ 1,360
Net Position	**$ 2,200**	**$ 2,819**	**$ 2,769**	**$ 3,080**	**$ 3,221**

A financial position of strength and stability is supported by a variety of outstanding Single Family and Multifamily loan products and conservative management principles. The overall financial condition of the Housing Finance Fund remained stable as the assets and deferred outflows of resources of the Fund exceeded liabilities and deferred inflows of resources at the close of the fiscal year.

As of June 30, 2024, the total net position of the Fund increased to $3.22 billion after an increase of $141.1 million from the prior fiscal year ending June 30, 2023.

Of the $3.22 billion in total net position, the Fund's restricted net position is 99.9% of the total.

Total Assets, Total Liabilities & Debt to Asset Ratio Dollars in millions

Assets & Liabilities

The Agency's assets primarily consist of cash, investments, interest receivable, accounts receivable, and program loans receivable. The liabilities are made of bonds, notes and loans payable, interest payable, and compensated absences which represent the amount of accrued vacation or annual leave balances for Agency's employees.

As of June 30, 2024, the Agency's total assets increased by $280.8 million from the prior fiscal year to a total of $4.56 billion. The increase in total assets is primarily due to a $120.2 million increase in cash and cash equivalents, a $101.5 million increase in investments in securities, a $56.8 million increase in program loans receivable, a $27.2 million increase in cash collateral held by counterparties, a $21.3 million increase in derivative swap assets (fair value swaps), and an $8.9 million increase in interest receivables. This increase is partially offset by a $37.2 million decrease in Investment in the State's Surplus Money Investment Fund (SMIF) and commercial paper, an $11.1 million decrease in amounts due from other government entities, a $3.3 million decrease in defeasible liens receivable, a $2.3 million decrease in capital assets, and a $1 million decrease in Real Estate Owned mortgages.

Of the Fund's assets, 94% was in cash and investments and program loans receivable. Total cash and investments were $2.14 billion as of June 30, 2024, an increase of $184.4 million from the prior fiscal year.

Approximately $1.55 billion of the Fund's investments are held in the State's Surplus Money Investment Fund (SMIF) and earn a variable rate of interest. The amount of funds invested in SMIF decreased by $37.2 million due transfers of funds to US Bank for the purchase of mortgage-backed securities and other investment purposes. Capital assets comprise 0.6% of the total net position. As of June 30, 2024, net capital assets were $20.9

million, decreasing $2.3 million. Total liabilities as of June 30, 2024 were $1.29 billion, an increase of $121.4 million from the prior fiscal year.

Of the Fund's liabilities, 9.6% are in the form of bond indebtedness compared to 3.5% in the prior fiscal year. The Fund's net bonds payable as of June 30, 2024 increased by $83.9 million from the prior year due to the issuance of $84.9 million in new bonds and a balance of $0.7 million in unamortized forward interest rate hedging gains from termination at bond issuance treated as a bond premium. The increase was partially offset by $1.6 million in scheduled maturities and $0.1 million in bond redemptions.

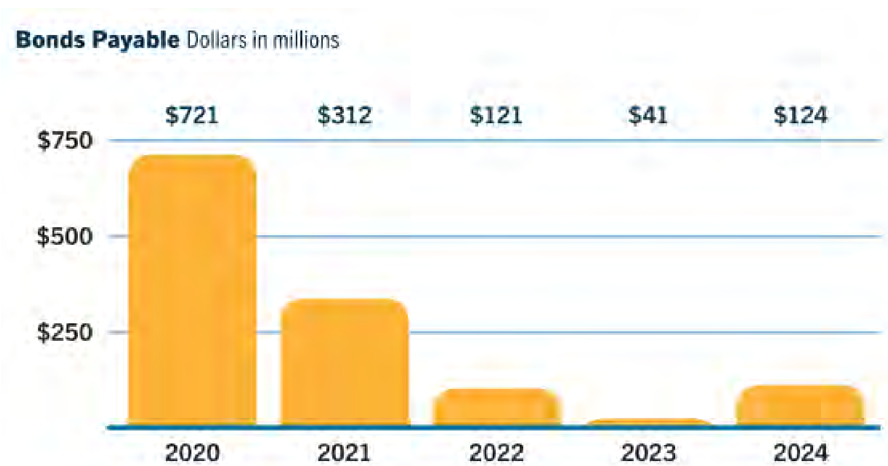
As of June 30, 2024, net notes payable decreased by $3.2 million to $286.9 million, which represents 22.2% of the fund's liabilities compared to 24.7% in the prior fiscal year. As of June 30, 2024, short term loans payable increased $53.2 million to $204.6 million.

As of June 30, 2024, the total of other liabilities decreased by approximately $11.6 million. This was primarily due to a $22.8 million reduction in unearned revenues, as grants revenues were recognized upon meeting applicable criteria, along with a $1.2 million reduction in pension liability. These declines were partially offset by a $3.7 million increase in deposit accounts for impound withholding, a $1.3 million rise in bond interest payable, and $7.5 million increase in OPEB liability.

Long Term Debt

The Agency's enabling statutes empower the Agency, on behalf of the Fund, to issue both federally taxable and tax-exempt bonds and notes.

Bonds and notes issued by the Agency are not debts of the State but are special and general obligations of the Agency payable solely from and collateralized by the revenues and other assets pledged under the respective indentures. The Agency has the authority to have outstanding bonds or notes, at any one time, in the aggregate principal amount of $13.15 billion excluding refunding issues and certain taxable securities.



Bonds Payable

As of June 30, 2024, the Fund's net bonds payable increased by $83.2 million from the prior fiscal year to $124.1 million due to a tax-exampt new bond issuance. 100% of bonds outstanding are tax-exempt.

Notes Payable

As of June 30, 2024, notes payable decreased by $3.2 million due to $286.9 million from principal repayments to loans under the Federal Housing Administration's HFA Risk-Sharing Program.

Notes Payable Dollars in millions

Operating Revenues & Expenses

The Fund's operating revenues and expenses are activities classified as core business activities of the Fund.

The Fund's primary operating revenue is derived from the TBA Market Rate Program fee revenue and gain on sale of the TBA Market Rate securities, investment of bond proceeds in the loan programs and investment in securities. The Fund's primary expense is interest expense on bonds outstanding and salaries and general expenses. Net interest income is an important measure of performance for the Fund.

As of June 30, 2024, the total operating revenues of the Fund were $235.2 million compared to $220.2 million from the prior fiscal year, an increase of $15 million. The increase is primarily due to:

- Investment interest income increased by $34.5 million in FY 2023-24 due to a $14.2 million increase from mortgage-backed securities ("MBS") and a $20.3 million increase from the Surplus Money Investment Fund ("SMIF"), both attributed to higher fiscal year-end interest rates compared to the previous fiscal year. Additionally, there was a $2 million increase in interest income from program loans and loan agreements, resulting from the purchase of new loans.
- Realized and unrealized gains on the sale of securities decreased by $3.1 million primarily due to an $8.3 million decrease in realized gains from securitization related to the TBA Market Rate Program. The decrease was partially offset by a $5.2 million increase in the change in fair value of investments for FY 2023-24.
- Other loan fees and revenues decreased by $18.4 million, primarily due to a $17 million reduction in administrative fees revenue resulting from a decline in contract administration program loan purchases. Additionally, acquisition fee revenues decreased

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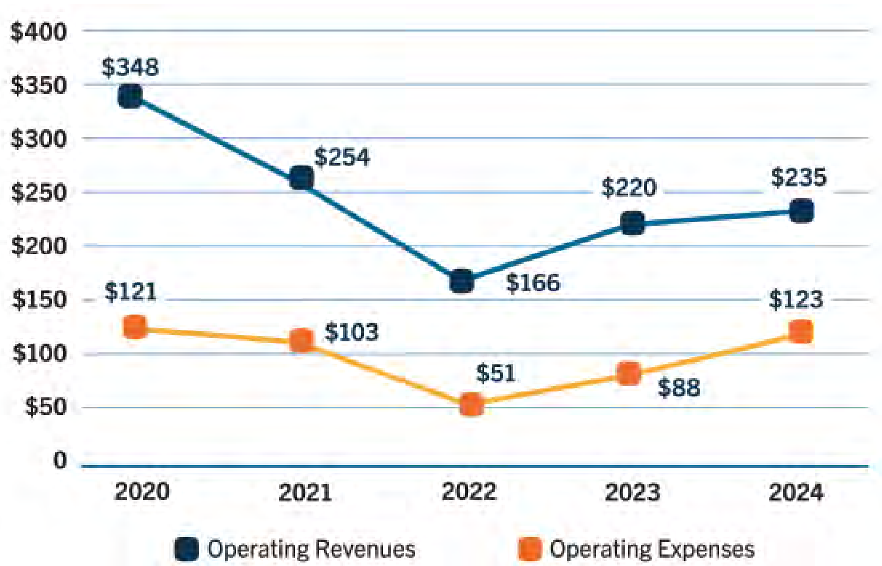
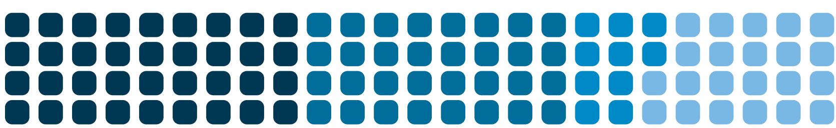
Operating Revenues & Expenses Dollars in millions



Total Operating Revenues & Expenses

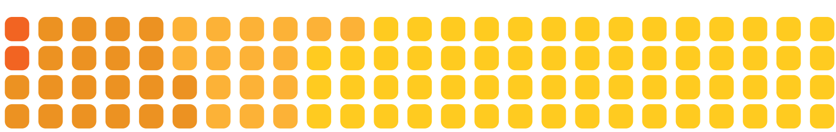


Operating Revenues

- Loan interest income 36%
- Investment income* 32%
- Other loan fee income. 10%
- Other revenues 22%

Operating Expenses

- Mortgage servicing fees 2%
- Interest. 20%
- Salaries, gen. expense 33%
- Other. 45%



*includes investment interest, realized gain by $5.7 million compared to the prior year, mainly due to a lower volume of the securitization in the Single Family TBA Market Rate Program. The decrease was partially offset by a $0.6 million increase in commitment fees, a $0.5 million increase in application fees, and a $3.1 million increase in investment swap revenue, as no revenue was recognized in FY 2023-24 compared to a $3.1 million loss in the previous fiscal year due to the termination of ineffective swaps.

As of June 30, 2024, the total operating expenses of the Fund were $122.8 million compared to $88.2 million for the prior fiscal year, an increase of $34.6 million. The increase is primarily due to the following:

- Interest expenses increased by $6.8 million, primarily due to a $2.3 million rise in bond interest expenses resulting from $84.9 million in new bond issuances. Additionally, loan interest expenses increased by $4.1 million due to increased financing activity with the Federal Home Loan Bank ("FHLB") of San Francisco and the Braeburn Credit Facility, along with a $0.5 million rise in notes interest expenses.
- Salaries and general expenses increased by $27.9 million, mainly due to a $2 million increase in salaries and benefits expenses, a $1.6 million increase in pension expense, a $20.5 million increase in OPEB expense, and a $3.9 million increase in general expenses.

Non-Operating Revenues & Expenses

The Fund's non-operating revenues and expenses include the reporting of the U.S. Department of Housing and Urban Development's Section 8 Housing Assistance Program and Section 811 Project Rental Assistance Demonstration Program within Other Programs and Accounts. Also included in this section are activities not classified as core business activities of the Fund.

As of June 30, 2024, net non-operating revenues and expenses were $1.9 million. This decrease of $25 million from FY 2022-23 includes a $21.8 million reduction in revenue from investment swap fair value, resulting from the termination of all ineffective fixed payer and basis swaps in FY 2022-23. Specifically, there was a gain of $38.2 million in fair value investment swap revenue and a loss of $16.4 million from the termination of swaps; no further revenue from these items will be recognized moving forward. Additionally, there was a $2.4 million decrease in prepayment penalty revenue and a $1 million decrease in breakage fee revenue.

Credit Ratings

The Agency has two credit ratings which impact its financial results.

Rating	Outlook	
	S&Ps	Moody's
CalHFA's Issuer Credit Rating	AA Stable	Aa2 Stable
Affordable Housing Revenue Bonds	AA Stable	Aa2 Stable

During FY 2023-24, CalHFA's issuer credit rating from Standard & Poor's (S&P) was "AA" with a stable outlook and "Aa2" from Moody's. The Agency's new FY 2023-24 Affordable Housing Revenue Bonds issuance received a rating from S&P of "AA" with a stable outlook and "Aa2" with a stable outlook from Moody's.

Economic Condition & Outlook

During the fiscal year ending June 30, 2024, Single Family revenues generated from participation in the TBA Market Rate Program accounted for approximately 24.3% of the Agency's total operating revenue.

The volume of Single Family first mortgages purchases through the TBA Market Rate Program reached over $2.57 billion. The Agency also provided $156.3 million in subordinate lending for down payment assistance and closing costs.

Current Single family delinquency rate as of June 30, 2024 is approximately 5.90% and 90+ days delinquency rate is approximately 1.91%. Due to continued high inflation, the Federal Reserve increased the Fed Fund rate from 5.25% at the start of the fiscal year to 5.50% by June 30, 2024 . The high interest rates have resulted in prepayments of single-family portfolio being under 75% of SIFMA for the year. The continued high interest rate has also resulted in the continued low origination of the Agency's single family ZIP loan program.

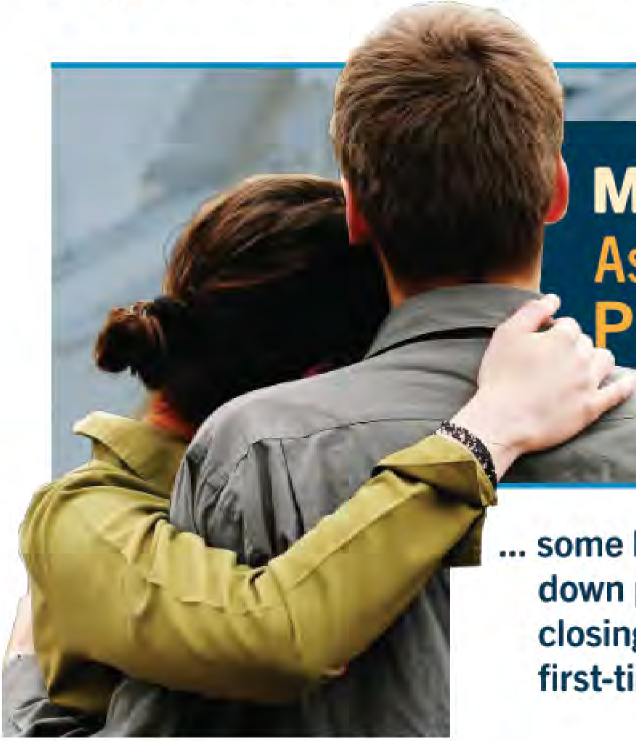
Multifamily program revenues are mainly composed of interest received from the Agency's permanent loans. The Agency makes a financial commitment to refinance construction loans up to 42 months prior to the refinancing. Only after this refinancing does the Agency realize interest revenue from this financial commitment. As such, annual commitments will not materially impact the Agency's immediate financial condition. As of June 30, 2024, the Agency had $930.1 million in outstanding commitments to fund first lien monthly paying Multifamily Program loans.

The fund’s total amount of outstanding indebtedness cannot exceed $13.15 billion at any time. The Agency’s Board of Directors approved an annual new debt lending limit for the Fund. As of June 30, 2024, the Fund program limit for 501(c)3 and taxable bond issuance for direct lending is set at $500 million. The Fund program limit for 501(c)3, taxable, and non-private activity tax-exempt conduit issuances is $2.5 billion. The Fund program limit for new money private activity bond issuance is subject to the Agency’s authorization to apply for up to $2.5 billion in private activity volume cap for Multifamily bond issuance. The Fund is authorized to have up to $1 billion in credit facilities available for use.

A major challenge to the U.S. economy is inflation and increasing interest rates. This new economic environment, coupled with the decreased level of support by the Federal Reserve for the MBS market, has resulted in decreased revenue from the Agency’s TBA market rate program. The Agency is currently exploring financial alternatives for improved performance from its Single-Family production division. Multifamily developments in planning or construction are facing challenges with higher material cost and availability. This has resulted in project delays and, in the rare cases, cancellation. The Agency is currently exploring financial alternatives to support the completion of multifamily developments.

CalHFA The California Housing Finance Agency

Are you a homebuyer looking for ...



MyHome Assistance Program

... some help with the down payment or closing costs on your first-time purchase?

Limited Option 203(k)

... money to make repairs to your new home? Roll these repairs into your mortgage payment.

EQUAL HOUSING OPPORTUNITY

The California Housing Finance Agency does not discriminate on any prohibited basis in employment or in admission and access to its programs or activities. Not printed at the taxpayers' expense.

... then these loan programs are for you.

California Housing Finance Agency
500 Capitol Mall, Suite 1400, Sacramento CA 95814

calhfa.ca.gov

CALIFORNIA HOUSING FINANCE FUND
(California Housing Finance Agency –
A Component Unit of the State of California)

SINGLE AUDIT REPORT

YEAR ENDED JUNE 30, 2024

CALIFORNIA HOUSING FINANCE FUND
(A Component Unit of the State of California)
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YEAR ENDED JUNE 30, 2024

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Directors
California Housing Finance Fund
Sacramento, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the California Housing Finance Fund (the Fund), which is administrated by the California Housing Finance Agency (the Agency), a component unit of the State of California, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Fund's basic financial statements, and have issued our report thereon dated December 9, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Fund's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, we do not express an opinion on the effectiveness of the Fund's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Board of Directors
California Housing Finance Fund

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Fund's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Fund's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Fund's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Baltimore, Maryland
December 9, 2024

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM, REPORT ON INTERNAL CONTROL OVER COMPLIANCE, AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

Board of Directors
California Housing Finance Fund
Sacramento, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited California Housing Finance Fund's (the Fund) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Fund's major federal programs for the year ended June 30, 2024. The Fund's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, California Housing Finance Fund complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative* Requirements*, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Fund and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Fund's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Fund's federal programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Fund's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Fund's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Fund's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the Fund's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Board of Directors
California Housing Finance Fund

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the California Housing Finance Fund as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise California Housing Finance Fund's basic financial statements. We have issued our report thereon, dated December 9, 2024, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Baltimore, Maryland
December 9, 2024

CALIFORNIA HOUSING FINANCE FUND
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED JUNE 30, 2024

Federal Grantor/Pass through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Federal Expenditures
U.S. Department of Housing and Urban Development:				
Section 8 Housing Assistance Payment Program	14.195	-	$ 390,885	$ 425,857
Section 811 Project Rental Assistance Demonstration Program	14.326	-	5,194,680	5,282,416
Total Expenditures of Federal Awards			$ 5,585,565	$ 5,708,273

See accompanying Notes to Schedule of Expenditures of Federal Awards.

CALIFORNIA HOUSING FINANCE FUND
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
JUNE 30, 2024

NOTE 1 BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the California Housing Finance Fund (the Fund) under programs of the federal government for the year ended June 30, 2024. The information in this schedule is presented in accordance with the requirements of *2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the Schedule presents only a selected portion of the operations of the Fund, it is not intended to and does not present the financial position, changes in net position, or cash flow of the Fund.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowed or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years. The Fund has elected to use the 10 percent de minimis indirect cost rate as allowed under the Uniform Guidance.

CALIFORNIA HOUSING FINANCE FUND
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED JUNE 30, 2024

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued: Unmodified
2. Internal control over financial reporting:
   - Material weakness(es) identified? ______ yes __x__ no
   - Significant deficiency(ies) identified? ______ yes __x__ none reported
3. Noncompliance material to financial statements noted? ______ yes __x__ no

Federal Awards

1. Internal control over major federal programs:
   - Material weakness(es) identified? ______ yes __x__ no
   - Significant deficiency(ies) identified? ______ yes __x__ none reported
2. Type of auditors' report issued on compliance for major federal programs: Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? ______ yes __x__ no

Identification of Major Federal Programs

Assistance Listing Number	**Name of Federal Program or Cluster**
14.326	Section 811 Project Rental Assistance Program

Dollar threshold used to distinguish between Type A and Type B programs: $ 750,000

Auditee qualified as low-risk auditee? ______ yes __x__ no

CALIFORNIA HOUSING FINANCE FUND
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)
YEAR ENDED JUNE 30, 2024

Section II – Financial Statement Findings

Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

Section III – Findings and Questioned Costs – Major Federal Programs

Our audit did not disclose any matters required to be reported in accordance with 2 CFR 200.516(a).

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INDEPENDENT ACCOUNTANTS' REPORT

Board of Directors
California Housing Finance Agency
Sacramento, California

We have performed the procedures enumerated below on the Dream for All Program of the California Housing Finance Agency (the Agency) as of and for the year ended June 30, 2024. The Agency is responsible for the administration of the Dream for All Program.

The Agency has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of evaluating the Dream for All funds disbursed by the Agency. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. We obtained and read the Dream for All Shared Appreciation Loan (Shared Appreciation Loan) Handbook and Program Bulletins to identify eligibility requirements for Shared Appreciation Loan Program.

   Results

   We obtained and read the Dream for All Shared Appreciation Loan Handbook and all program bulletins and identified the eligibility requirements.

2. We obtained the Shared Appreciation Loan Disbursement Schedules evidencing loan disbursements for the fiscal year ending June 30, 2024. We haphazardly selected a sample of 10% of loans (but not to exceed 50 loans) to determine the following:

   a. The amount of funds disbursed was used for the purpose specified in the approved loan application.

   b. The borrower qualified based on borrower income level, first time homebuyer status, credit score, and debt-to-income ratio established by the Shared Appreciation Loan Program.

   c. Review the executed Note to ensure that the percentage appreciation share was correctly calculated and reported based on Rate Lock confirmation.

   d. Review Rate Lock confirmation to confirm that the shared appreciation percentage and maximum loan payment amount were correctly displayed on the Shared Appreciation Disclosure.

e. Verify the homebuyer completed the required shared appreciation training as evidenced by the required Shared Appreciation Education Certificate.

f. Verify the homebuyer executed the required shared appreciation disclosure.

Results

We did not identify any exceptions.

We were engaged by California Housing Finance Agency to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the AICPA. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on Dream For All Assistance Program. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures; other matters might have come to our attention that would have been reported to you.

We are required to be independent of California Housing Finance Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the California Housing Finance Agency and is not intended to be, and should not be, used by anyone other than this specified party.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Baltimore, Maryland
August 28, 2024

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INDEPENDENT ACCOUNTANTS' REPORT

Board of Directors
California Housing Finance Agency
Sacramento, California

We have performed the procedures enumerated below on the MyHOME Assistance Program of the California Housing Finance Agency (the Agency) as of and for the year ended June 30, 2024. The Agency is responsible for the administration of the MyHOME Assistance Program in accordance with the requirements of the MyHOME Assistance Program.

The Agency has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of evaluating the MyHOME funds disbursed by the Agency. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. We obtained and read the MyHOME Assistance Program (MyHOME) Handbook and Program Bulletins to identify eligibility requirements for MyHOME loans, program announcements and commitments.

Results

We obtained and read the MyHOME Program Handbook and Program Bulletins without exception.

2. We obtained the MyHOME Commitment/Disbursement Schedules evidencing loan disbursements for the year ended June 30, 2024. We haphazardly selected a sample of 50 loans for testing and scanned the loan files to determine the following:

   a. The amount of funds committed/disbursed was used for the purpose specified in the approved loan application.

   b. The borrower qualified based on income level, sales price, and other criteria established by MyHOME as provided in the eligibility requirements obtained in Step 1.

   c. Agree through sighting that the loan agreement/lien was recorded against the property and that it was in the amount listed in the disbursement schedule.

Results

We did not identify any exceptions.

We were engaged by California Housing Finance Agency to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the AICPA. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on MyHome Asssisstance Program. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures; other matters might have come to our attention that would have been reported to you.

We are required to be independent of California Housing Finance Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the California Housing Finance Agency and is not intended to be, and should not be, used by anyone other than this specified party.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Baltimore, Maryland
August 28, 2024