

# MEMORANDUM

To: Board of Directors

Date: January 13, 2009



Bruce D. Gilbertson, Director of Financing

From: CALIFORNIA HOUSING FINANCE AGENCY

Subject: SUMMARY OF CALENDAR YEAR 2008 BOND FINANCINGS

Attached are tables and pie charts summarizing calendar year 2008 bond issuance activity and showing bonds issued over the last five years. During 2008 we issued bonds totaling \$1.3 billion, compared to last year's issuance volume of \$1.5 billion. All 1.3 billion was issued as permanent debt to purchase loans.

During the year we issued \$300 million of taxable bonds, all of which were sold to expand available proceeds to finance the purchase of single family loans and leverage tax-exempt issuance authority available for this purpose. These bonds were privately placed with banks without the assistance of an underwriter. These direct placements offered significantly lower costs of issuance compared to publicly offered bonds and also allowed us to achieve a lower cost of funds.

Agency indebtedness (bonds and notes) totaled \$8.5 billion as of December 31, 2008, an increase from \$8 billion as of the end of 2007.

As shown in the table and accompanying pie charts, of the \$1.3 billion of debt issued during 2008 \$779 million (58% of total issuance) was issued as fixed rate bonds.

The \$561 million of variable rate bonds were issued as demand bonds or index bonds. All but \$116 million of those variable rate bonds were swapped to fixed rates

Attachments

**CALIFORNIA HOUSING FINANCE AGENCY  
FIVE-YEAR BOND ISSUANCE SUMMARY  
BOND ISSUED FROM 2004 TO 2008**

YEAR	PROGRAM	PRIVATE ACTIVITY BOND ALLOCATION RECEIVED	BONDS SOLD			END OF YEAR BONDS OUTSTANDING
			TAX-EXEMPT	TAXABLE	TOTAL	
2004	Single Family	\$695,804,851 <sup>(1)</sup>	\$1,389,370,000	\$396,305,000	\$1,785,675,000	\$6,267,979,857
	Multifamily	\$214,187,800 <sup>(2)</sup>	\$296,980,000	\$0	\$296,980,000	\$1,688,118,265
	Other Programs *	\$0	\$50,000,000	\$0	\$50,000,000	\$50,000,000
	SUBTOTAL	\$909,992,651	\$1,736,350,000	\$396,305,000	\$2,132,655,000	\$8,006,098,122
2005	Single Family	\$1,015,521,544 <sup>(3)</sup>	\$1,566,506,000	\$0	\$1,566,506,000	\$5,932,309,379
	Multifamily	\$168,155,000 <sup>(4)</sup>	\$239,200,000	\$0	\$239,200,000	\$1,754,767,470
	Other Programs *	\$0	\$0	\$0	\$0	\$50,000,000
	SUBTOTAL	\$1,183,676,544	\$1,805,706,000	\$0	\$1,805,706,000	\$7,737,076,849
2006	Single Family	\$594,000,000 <sup>(5)</sup>	\$1,087,524,500	\$0	\$1,087,524,500	\$5,647,483,156
	Multifamily	\$56,550,000 <sup>(6)</sup>	\$97,280,000	\$0	\$97,280,000	\$1,663,196,486
	Other Programs *	\$0	\$47,090,000	\$61,110,000	\$108,200,000	\$158,200,000
	SUBTOTAL	\$650,550,000	\$1,231,894,500	\$61,110,000	\$1,293,004,500	\$7,468,879,642
2007	Single Family	\$468,257,154 <sup>(7)</sup>	\$1,062,960,000	\$350,000,000	\$1,412,960,000	\$6,363,942,007
	Multifamily	\$39,940,000	\$52,105,000	\$0	\$52,105,000	\$1,517,697,488
	Other Programs *	\$0	\$0	\$0	\$0	\$158,200,000
	SUBTOTAL	\$508,197,154	\$1,115,065,000	\$350,000,000	\$1,465,065,000	\$8,039,839,495
2008	Single Family	\$450,000,000	\$890,455,000	\$300,000,000	\$1,190,455,000	\$7,000,024,482
	SF HR 3221	\$878,361,228 <sup>(8)</sup>	\$0	\$0	\$0	\$0
	Multifamily	\$125,495,000	\$149,650,000	\$0	\$149,650,000	\$1,337,795,535
	Other Programs *	\$0	\$0	\$0	\$0	\$142,425,000
	SUBTOTAL	\$1,453,856,228	\$1,040,105,000	\$300,000,000	\$1,340,105,000	\$8,480,245,017
	<b>5-YEAR TOTALS</b>	<b><u>\$5,889,949,121</u></b>	<b><u>\$8,734,826,500</u></b>	<b><u>\$1,107,415,000</u></b>	<b><u>\$9,842,241,500</u></b>	

\* Includes bonds issued under the Housing Program Bond Indenture to finance single family down payment assistance loans, and to securitize Multifamily loans held in the Housing Assistance Trust

<sup>(1)</sup> Includes \$307,804,851 of single family carryforward.

<sup>(2)</sup> Includes \$21,610,000 of multifamily carryforward.

<sup>(3)</sup> Includes \$756,521,544 of single family carryforward.

<sup>(4)</sup> Includes \$20,365,000 of multifamily carryforward.

<sup>(5)</sup> Includes \$258,625,729 of single family carryforward.

<sup>(6)</sup> Includes \$12,165,000 of multifamily carryforward.

<sup>(7)</sup> Includes \$158,257,154 of single family carryforward.

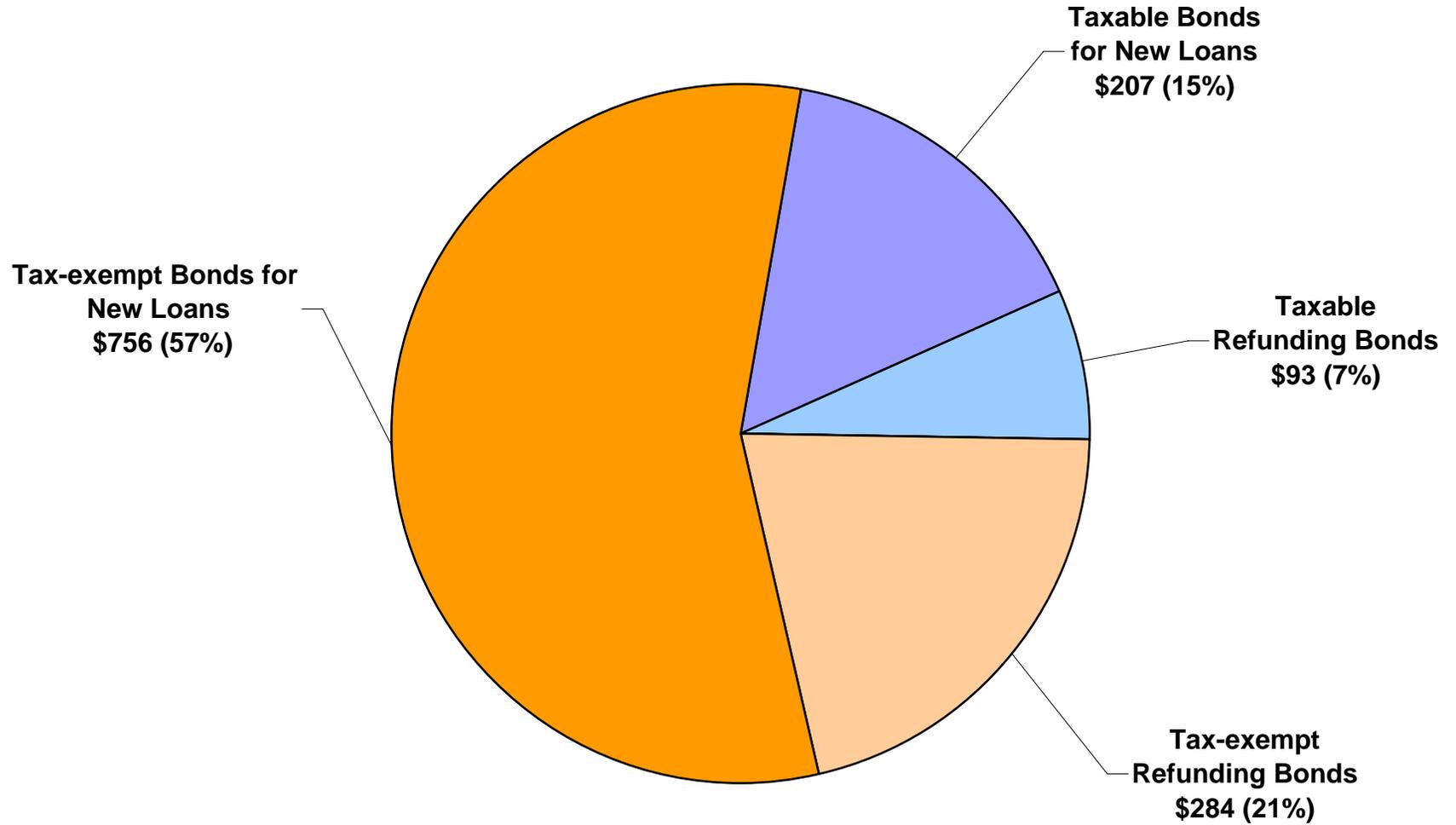
<sup>(8)</sup> Carryforward of 2008 Housing Act Volume Cap

**CALIFORNIA HOUSING FINANCE AGENCY**

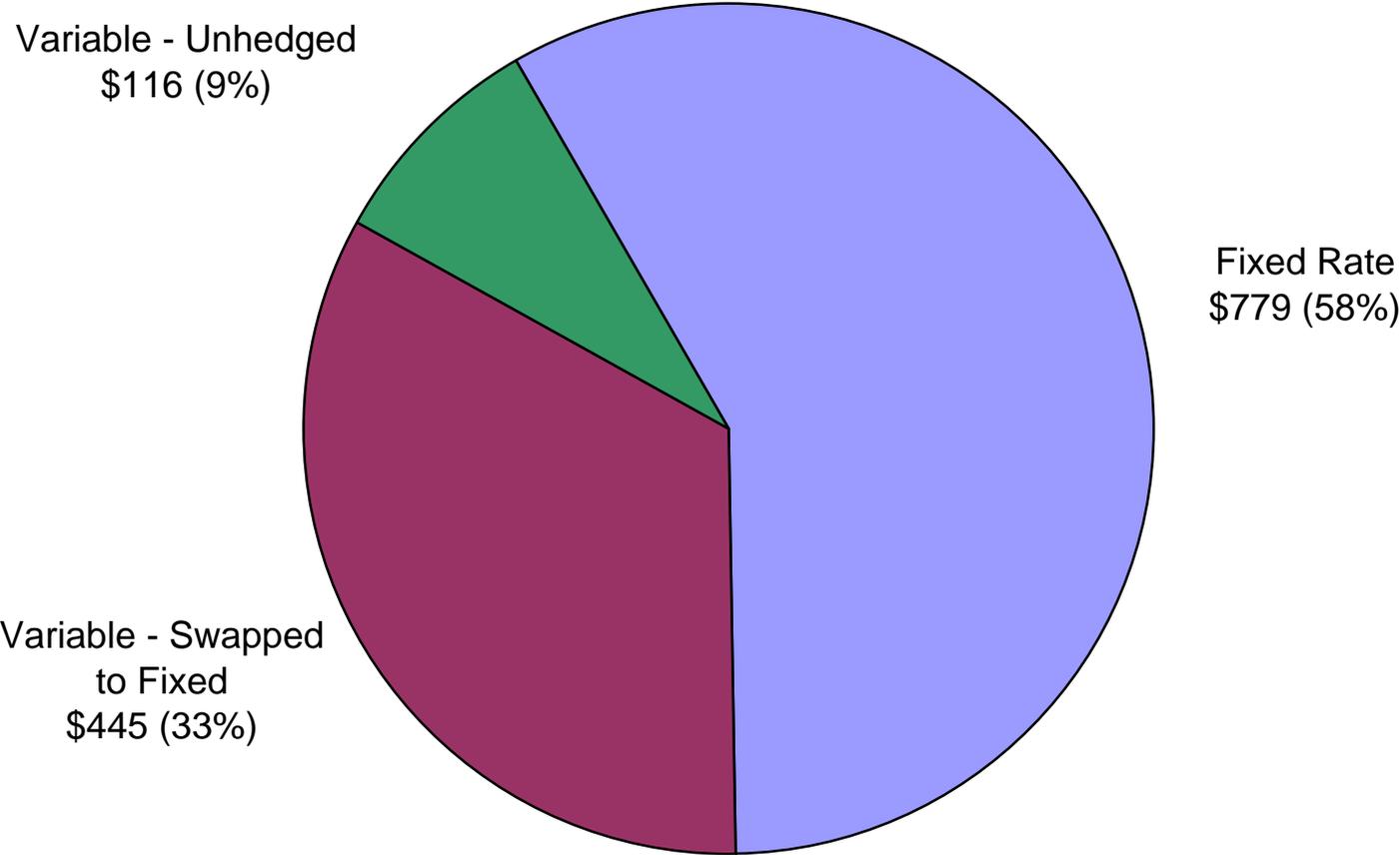
**2008 CALENDAR YEAR  
BOND ISSUANCE SUMMARY**

	<u>HMRB Single Family</u>	<u>HMRB Private Placement</u>	<u>SINGLE FAMILY TOTALS</u>	<u>MHRBIII MULTIFAMILY</u>	<u>TOTALS</u>	<u>Variable Rate</u>	<u>Fixed Rate</u>
<b>TAX-EXEMPT BONDS</b>							
Variable Rate							
VRDO's	\$261,020,000	\$0	\$261,020,000	\$149,650,000	<b>\$410,670,000</b>	\$410,670,000	
Auction	\$0	\$0	\$0	\$0	<b>\$0</b>		
Notes	\$0	\$0	\$0	\$0	<b>\$0</b>		
Fixed Rate	<u>\$629,435,000</u>	<u>\$0</u>	<u>\$629,435,000</u>	<u>\$0</u>	<b><u>\$629,435,000</u></b>		\$629,435,000
<i>Subtotals</i>	<i>\$890,455,000</i>	<i>\$0</i>	<i>\$890,455,000</i>	<i>\$149,650,000</i>	<b><i>\$1,040,105,000</i></b>		
<b>TAXABLE BONDS</b>							
Variable Rate							
Index-Floaters	\$0	\$150,000,000	\$150,000,000	\$0	<b>\$150,000,000</b>	\$150,000,000	
Fixed Rate	<u>\$0</u>	<u>\$150,000,000</u>	<u>\$150,000,000</u>	<u>\$0</u>	<b><u>\$150,000,000</u></b>		\$150,000,000
<i>Subtotals</i>	<i>\$0</i>	<i>\$300,000,000</i>	<i>\$300,000,000</i>	<i>\$0</i>	<b><i>\$300,000,000</i></b>		
<b>TOTALS</b>	<b>\$890,455,000</b>	<b>\$300,000,000</b>	<b>\$1,190,455,000</b>	<b>\$149,650,000</b>	<b>\$1,340,105,000</b>		
<b>Variable Rate Totals</b>						<b>\$560,670,000</b>	
<b>Fixed Rate Totals</b>							<b>\$779,435,000</b>

**CalHFA Tax-exempt and Taxable Bonds  
Issued in Calendar Year 2008  
(\$ in millions)**



**CalHFA Fixed Rate and Variable Rate Bonds  
Issued in Calendar Year 2008  
(\$ in Millions)**



**CalHFA Bonds  
2008 Calendar Year**  
(in millions)

