

**S.E.C. RULE 15c2-12  
ANNUAL REPORT**

The California Housing Finance Agency (the "Issuer") hereby provides its annual report for the fiscal year ended June 30, 2005 in connection with the following Bonds:

**Bond Issues:**

Multifamily Housing Revenue Bonds II (the "Bonds")  
1995 Series A, B & C dated October 1, 1995  
1996 Series A & B dated October 1, 1996

**Annual Report:**

The Issuer's "annual report" (as defined in the Continuing Disclosure Agreement, dated November 14, 1995 as supplemented with respect to the Bonds, hereinafter the "Disclosure Agreement") for the fiscal year ended June 30, 2005 consists of information contained in the Official Statement for the Issuer's Multifamily Housing Revenue Bonds III 2005 Series C, D, & E which is incorporated herein by reference. A copy of this Official Statement has previously been filed with the several Nationally Recognized Municipal Securities Information Repositories and is available from any of them. In addition, attached hereto are items required under the Annual Reports section of the Disclosure Agreement in compliance with S.E.C. Rule 15c2-12.

**Other Matters:**

This annual report is provided solely for purposes of the Disclosure Agreement. The filing of this report does not constitute or imply any representation (i) that all of the information provided is material to investors, (ii) regarding any other financial or operating information about the Issuer or the Bonds, or (iii) that no changes, circumstances or events have occurred since the end of the fiscal year to which this report relates (other than as contained in this report), or that no other information exists, which may have a bearing on the Issuer's financial condition, the security for the Bonds, or an investor's decision to buy, sell, or hold the Bonds. The information contained in this report has been obtained from sources that are believed to be reliable, but such information is not guaranteed as to accuracy or completeness. No statement in this annual report should be construed as a prediction or representation about future financial performance of the Issuer.

The information provided herein may relate to bonds or other obligations of the Issuer in addition to the ones listed above.

CALIFORNIA HOUSING FINANCE AGENCY

By:   
\_\_\_\_\_  
Bruce D. Gilbertson  
Director of Financing

Date: December 27, 2005

The following information is being provided in accordance with the Continuing Disclosure Agreement for the bond issues mentioned below.

Multifamily Housing Revenue Bonds II (the "Bonds")

1995 Series A, B & C  
1996 Series A & B

The Issuer's Audited Financial Statements are shown as Appendix F of the Official Statement for the Multifamily Housing Revenue Bonds III 2005 Series C, D, & E.

A description of all bonds issued by the Issuer and outstanding as of November 3, 2005 is shown on pages H-26 through H-28 of the Official Statement for the Home Mortgage Revenue Bonds 2005 Series H. (Please note that this table does not include bonds with \$0 outstanding.)

Bond Reserve Account Balance as of June 30, 2005 is \$ 3,444,444.

Loan Reserve Accounts have not been established for the following bond series:

1995 Series A, B & C  
1996 Series A & B

There have been no principal prepayments with respect to the loans under this indenture.

Bond redemptions and the source of funds for such redemptions are attached as Appendix A.

The status of the Issuer's Loan portfolio, including the interest rates on the Loans, the principal amount of Loans to be made, purchased or otherwise acquired, including the type of such loans and the principal amount of the current Loan portfolio, is attached as Appendix B.

There have been no principal prepayments with respect to the Loans.

There is one loan delinquency as of June 30, 2005 under this indenture (Ridgeway Apartments, County of Marin, California). The results of this delinquency have been disclosed under separate cover. There have been no loan foreclosures as of June 30, 2005 under this indenture.

## CALIFORNIA HOUSING FINANCE AGENCY

## BOND REDEMPTION HISTORY AS OF AUGUST 1, 2005

MULTIFAMILY HOUSING PROGRAM BONDS			SOURCES OF SPECIAL REDEMPTION FUNDS				
Indenture & Bond Series	Redemption Date	Redemption Amount	Unexpended Proceeds	Recoveries of Principal	Reduction of Reserves	Available Revenues	Optional or Special Redemptions
MULTIFAMILY HOUSING REVENUE BONDS II 1995 Series B	8/1/01	\$35,000	\$0	\$35,000	\$0	\$0	\$0
MULTIFAMILY HOUSING REVENUE BONDS II 1995 Series C	4/15/96	\$3,995,000	\$3,883,035	\$0	\$0	\$26,868	\$85,097
MULTIFAMILY HOUSING REVENUE BONDS II 1996 Series B	8/1/01 6/8/05	\$1,100,000 7,740,000	\$0 0	\$1,100,000 7,441,472	\$0 295,556	\$0 2,972	\$0 0
	Subtotal	\$8,840,000	\$0	\$8,541,472	\$295,556	\$2,972	\$0
MULTIFAMILY HOUSING REVENUE BONDS II INDENTURE TOTALS TO DATE		\$12,870,000	\$3,883,035	\$8,576,472	\$295,556	\$29,840	\$85,097

**Multifamily Housing Revenue Bonds II**  
**Mortgage Backed Security Purchased with Funds Provided by the 1995 Series A Bonds**

Name of Development	Location (City and County)	GNMA Certificate Dated Date	Principal Value of Certificate at Purchase	GNMA Certificate Book Value December 1, 2005	GNMA Certificate Pass-through Rate	GNMA Certificate Maturity Date	Expiration Date of HAP Contract	FHA Insurance	Payments Current as of December 1, 2005
The Hilarita	Tiburon, Marin	June 1, 1995	\$ 9,093,500	\$ 8,483,115	6.875% (1)	June 1, 2035	April 30, 2003 (2)	Yes (2)	Yes

(1) The interest rate on the loan is 7.125%.

(2) The collateralization for the GNMA security is a second deed of trust on the Hilarita, which second deed of trust is insured by FHA under the 241(f) Low Income Housing Preservation and Resident Homeownership Assistance Program (LIHPRHA).

**Multifamily Housing Revenue Bonds II**  
**1995 Series A**

Name of Development	Location (City and County)	Permanent Loan Origination Date	Original Permanent Loan Amount	Outstanding Permanent Loan Balance December 1, 2005	Loan Interest Rate	Loan Maturity Date	HAP Contract	FHA Risk-Sharing Program	Payments Current as of December 1, 2005
Stevens Creek Apts.	Cupertino, Santa Clara	April, 1997	\$ 1,768,900	\$ 1,680,718	7.25%	May, 2037	None	Yes	Yes

**Multifamily Housing Revenue Bonds II  
1995 Series B**

Name of Development	Location (City and County)	Permanent Loan Origination Date	Original Permanent Loan Amount	Outstanding Permanent Loan Balance December 1, 2005	Loan Interest Rate	Loan Maturity Date	HAP Contract	FHA Risk-Sharing Program	Payments Current as of December 1, 2005
Kalmia Courtyards	Fallbrook, San Diego	September, 1997	\$ 951,000	\$ 853,540	7.25%	October, 2027	None	Yes	Yes
Plaza del Sol	San Jose, Santa Clara	June, 1997	4,545,000	4,327,182	7.25	August, 2037	None	Yes	Yes
Promenade I (1)	Pleasanton, Alameda	November, 1997	3,399,603	3,245,325	7.25	December, 2037	None	Yes	Yes
Promenade II	Pleasanton, Alameda	November, 1997	6,500,000	6,205,022	7.25	December, 2037	None	Yes	Yes
Regency Court Senior	Salinas, Monterey	May, 1997	4,901,750	4,371,708	7.25	June, 2027	None	Yes	Yes
Vista Valle (Claremont)	Claremont, Los Angeles	April, 1996	2,200,000	1,929,735	7.50	May, 2026	None	Yes	Yes
Warwick Square	Santa Ana, Orange	February, 1997	18,840,000	16,721,426	7.25	March, 2027	None	Yes	Yes
Total			<u>\$ 41,337,353</u>	<u>\$ 37,653,936</u>					

(1) This loan is financed by the 1995 Series B and 1996 Series B Bonds.

**Multifamily Housing Revenue Bonds II  
1995 Series C**

Name of Development	Location (City and County)	Permanent Loan Origination Date	Original	Outstanding	Loan Interest Rate	Loan Maturity Date	HAP Contract	FHA Risk-Sharing Program	Payments Current
			Permanent Loan Amount	Permanent Loan Balance					as of
				December 1, 2005					December 1, 2005
Arroyo Vista	Mission Viejo, Orange	April, 1996	\$ 7,000,000	\$ 6,732,065	9.00%	May, 2036	None	Yes	Yes
Grand Plaza Apts.	Los Angeles, Los Angeles	March, 1995	7,986,965	7,660,173	9.25	April, 2035	None	Yes	Yes
Salandini Villa	Parlier, Fresno	September, 1997	3,500,000	3,400,421	9.25	October, 2037	None	Yes	Yes
Valle de las Brisas	Madera, Madera	July, 1997	1,350,000	1,312,888	9.50	August, 2037	None	Yes	Yes
Villa Washington	Pasadena, Los Angeles	April, 1997	950,000	870,926	9.00	May, 2027	None	Yes	Yes
		Total	<u>\$ 20,786,965</u>	<u>\$ 19,976,473</u>					

**Multifamily Housing Revenue Bonds II  
1996 Series A**

Name of Development	Location (City and County)	Permanent Loan Origination Date	Original Permanent Loan Amount	Outstanding Permanent Loan Balance December 1, 2005	Loan Interest Rate	Loan Maturity Date	HAP Contract	FHA Risk-Sharing Program	Payments Current as of December 1, 2005
Monterey Village	Rancho Cucamonga, San Bernardino	September, 1996	\$ 5,100,000	\$ 4,488,784	7.25%	October, 2026	None	Yes	Yes
Mountainside Apts.	Rancho Cucamonga, San Bernardino	September, 1996	6,475,000	5,698,996	7.25	October, 2026	None	Yes	Yes
Sycamore Springs	Alta Loma, San Bernardino	September, 1996	4,425,000	3,894,681	7.25	October, 2026	None	Yes	Yes
		Total	<u>\$ 16,000,000</u>	<u>\$ 14,082,462</u>					

**Multifamily Housing Revenue Bonds II  
1996 Series B (1)**

Name of Development	Location (City and County)	Permanent Loan Origination Date	Original Permanent Loan Amount	Original Bridge Loan Amount and Term	Outstanding		Loan Interest Rate (2)	Loan Maturity Date	FHA Risk-Sharing Program	Payments Current as of December 1, 2005
					Permanent Loan Balance	Bridge Loan Balance				
Camden Place	La Palma, Orange	November, 1998	\$ 1,500,000	---	\$ 1,374,372	---	7.25%	December, 2028	Yes	Yes
Parkvista Apts.	Fremont, Alameda	July, 1998	3,300,000	---	3,149,218	---	6.75	August, 2038	Yes	Yes
Promenade I (3)	Pleasanton, Alameda	November, 1997	1,000,397	---	954,998	---	7.25	December, 2037	Yes	Yes
Sutter Terrace Apts.	Roseville, Placer	June, 1998	4,180,000	---	3,986,227	---	6.75	July, 2038	Yes	Yes
The Verandas Family (formerly Capitol Ave.)	San Jose, Santa Clara	September, 1998	7,015,000	---	5,924,879	---	6.75	October, 2028	Yes	Yes
The Winery	Fresno, Fresno	December, 1998	2,300,000	\$1,100,000 1 year	1,972,451	\$0	6.20	January, 2024	Yes	Yes
Victoria Woods	Yorba Linda, Orange	December, 1997	7,000,000	---	6,311,662	---	7.25	January, 2028	Yes	Yes
Total			\$ 26,295,397	\$ 1,100,000	\$ 23,673,806	\$0				

(1) These developments do not receive Section 8 subsidies and hence do not have HAP contracts.

(2) Unless otherwise noted, the interest rate on any bridge loan is the same as that on the corresponding permanent loan.

(3) This loan is financed by the 1995 Series B and 1996 Series B Bonds.