CalHFA℠

CALIFORNIA HOUSING FINANCE AGENCY
A COMPONENT UNIT OF THE STATE OF CALIFORNIA

2018 - 2019

FOR THE FISCAL YEAR ENDED
JUNE 30, 2019

BROADENING OUR REACH

POPULAR ANNUAL FINANCIAL REPORT OF THE CALIFORNIA HOUSING FINANCE FUND

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CALIFORNIA HOUSING FINANCE AGENCY

Popular Annual Financial Report for the Year Ended June 30, 2019

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INTRODUCTION

Tia Boatman Patterson
EXECUTIVE DIRECTOR

The California Housing Finance Agency is pleased to present our Popular Annual Financial Report of the California Housing Finance Fund ("Fund") for the Fiscal Year ending June 30, 2019. 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 Comprehensive Annual Financial Report, and will be of more interest to the general public than to financial analysts.

CalHFA had a banner year in 2018-19. We helped a record-breaking 12,049 families buy their first home, using more than $3.5 billion in financing. Our Multifamily division introduced the Mixed-Income Program which will help spur the construction of more housing the state desperately needs. We continued to streamline and strengthen our business processes, making things easier for our business partners. We pledge to continue this improvement, and to continue creating and financing progressive housing solutions so more Californians have a place to call home.

The Comprehensive Annual Financial report 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 www.calhfa.ca.gov.

Tia Boatman Patterson
Executive Director

ABOUT CALHFA

For more than 40 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. Established in 1975, CalHFA was chartered as the state's affordable housing lender and 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 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 187,000 Californians purchase their first home with a mortgage they can afford, and helped build or preserve more than 65,000 affordable homes and apartments for veterans, seniors, those with special needs and families in danger of experiencing homelessness.

MEMBERS OF THE BOARD OF DIRECTORS

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ACTING CHAIRPERSON
SENIOR VICE PRESIDENT OF LEGISLATIVE AFFAIRS, CALIFORNIA BUILDING INDUSTRY ASSOCIATION

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EXECUTIVE DIRECTOR,
CALIFORNIA HOUSING FINANCE AGENCY

Alexis Podesta
SECRETARY, BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY,
STATE OF CALIFORNIA

Ben Metcalf
DIRECTOR, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT,
STATE OF CALIFORNIA

Stephen Russell
EXECUTIVE DIRECTOR,
SAN DIEGO HOUSING FEDERATION

Eileen Gallagher
MANAGING DIRECTOR, STIFEL
SAN FRANCISCO PUBLIC FINANCE OF CALIFORNIA

Keely Bosler*
DIRECTOR, DEPARTMENT OF FINANCE,
STATE OF CALIFORNIA

Jonathan C. Hunter
CONSULTANT, JCHUNTER CONSULTING

Dalila Sotelo
MANAGING DIRECTOR, WESTERN REGION COMMUNITY DEVELOPMENT DIV.,
THE INTEGRAL GROUP LLC

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DIRECTOR, OFFICE OF PLANNING AND RESEARCH, STATE OF CALIFORNIA

Dr. Vito Imbasciani
SECRETARY, DEPARTMENT OF VETERANS AFFAIRS, STATE OF CALIFORNIA

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SVP, COMMUNITY DEVELOPMENT FINANCE MANAGER, BBVA COMPASS

AnaMarie Avila Farias
HOUSING AUTHORITY OF CONTRA COSTA COUNTY

Preston Prince
CEO AND EXECUTIVE DIRECTOR,
FRESNO HOUSING AUTHORITY

Fiona Ma
STATE TREASURER, STATE OF CALIFORNIA

* NON-VOTING

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CALIFORNIA HOUSING
FINANCE AGENCY


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CHIEF DEPUTY DIRECTOR


Francesc Martí
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Lori Hamahashi
COMPTROLLER


Jennifer LeBoeuf
DIRECTOR OF ADMINISTRATION


Ashish Kumar
CHIEF INFORMATION OFFICER


Kathy Phillips
DIRECTOR OF MARKETING

FINANCIAL HIGHLIGHTS

The Statement of Net Position is a snapshot of the fiscal condition of the Fund as of a certain point in time as over time increases or decreases in the Fund's net position 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. All of the Fund's net position is restricted pursuant to trust agreements with bondholders, the Agency's enabling legislation or net investment in capital assets. 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.

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 by $1.7 billion (net position). Total assets decreased by $91.9 million to $3.6 billion primarily due to the decrease in program loan receivables. Total liabilities decreased $288.4 million to $1.9 billion primarily as a result of significant early bond redemption activities.

Net position increased by $182.6 million. The increase was primarily due to $175.1 million from operating income and $25.4 million net transfers into the Fund, offset by a negative $18 million in non-operating revenues and expenses due to the decrease in Investment swap revenue (fair value).

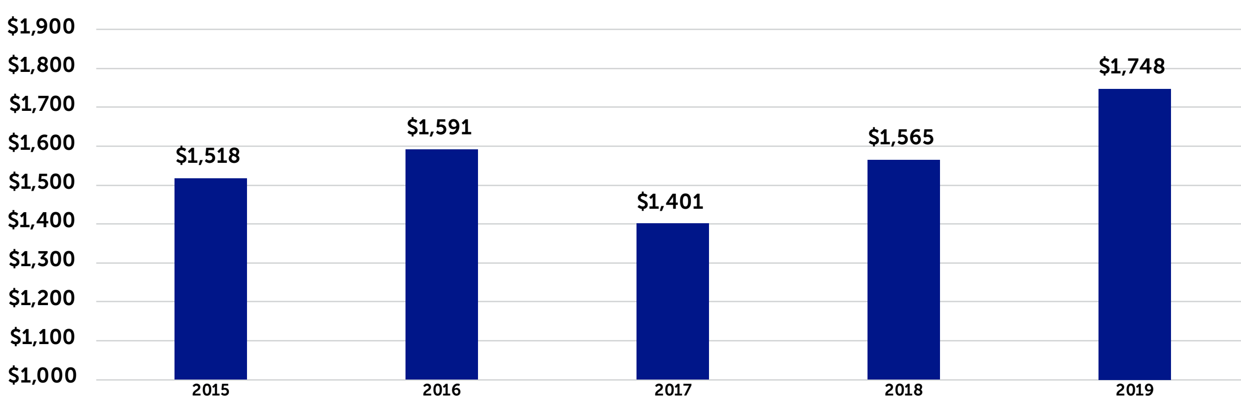
Following is a comparison of the Fund's abbreviated Statement of Net Position as of June 30 (dollars in millions):

CONDENSED STATEMENTS OF NET POSITION

	2015	2016	2017	2018	2019
Total Assets & Deferred Outflows	$ 5,016	$ 4,774	$ 4,094	$ 3,747	$ 3,649
Total Liabilities & Deferred Inflows	$ 3,498	$ 3,183	$ 2,693	$ 2,182	$ 1,901
TOTAL NET POSITION	**$ 1,518**	**$ 1,591**	**$ 1,401**	**$ 1,565**	**$ 1,748**

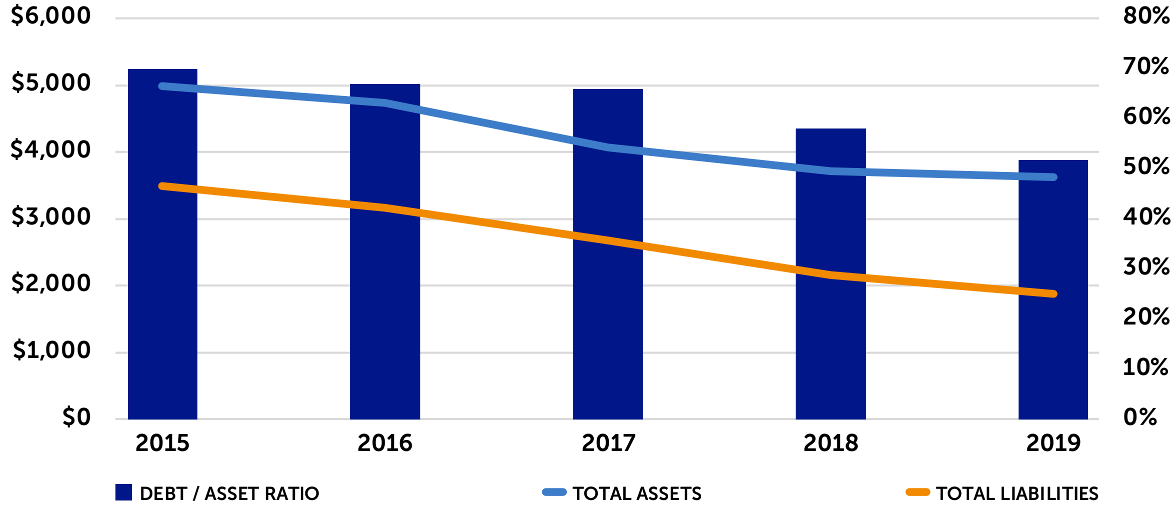
TOTAL NET POSITION

Dollars in Millions



FINANCIAL HIGHLIGHTS

TOTAL ASSETS, TOTAL LIABILITIES AND DEBT TO ASSET RATIO
Dollars in Millions



The Agency's assets primarily consist of cash, investments, interest receivable, accounts receivable, and program loan receivables. The liabilities are predominantly 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.

Total assets were $3.6 billion as of June 30, 2019 compared to $3.7 billion as of June 30, 2018 and $4.1 billion as of June 30, 2017. This represents a decrease of $91.9 million (or 2.5%) from the prior year and a decrease of $344.9 million (or 8.5%) from June 30, 2017 to June 30, 2018. The decrease in total assets is primarily due to the $102.5 million decrease in program loan receivable and the $5.3 million decrease in cash and investments which was used for debt service payments and early bond redemption activities.

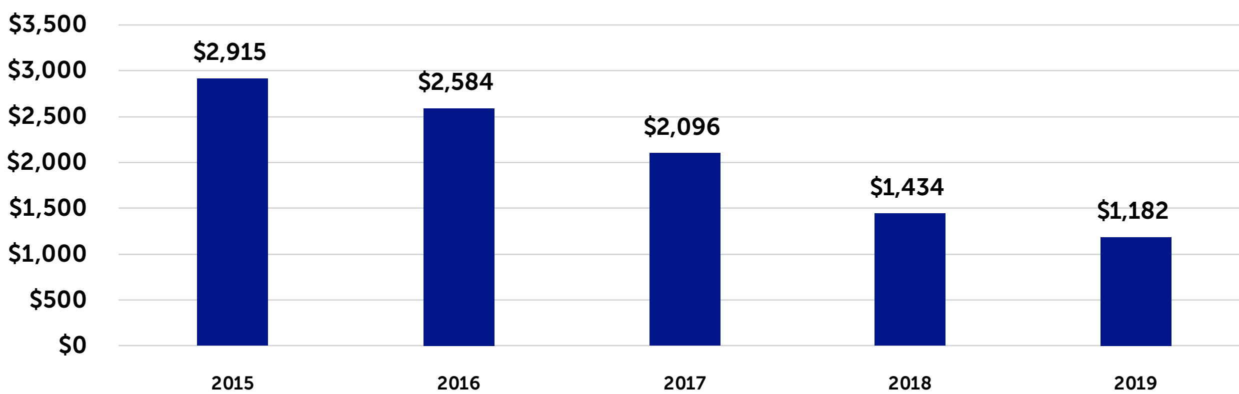
FINANCIAL HIGHLIGHTS

LONG TERM DEBT

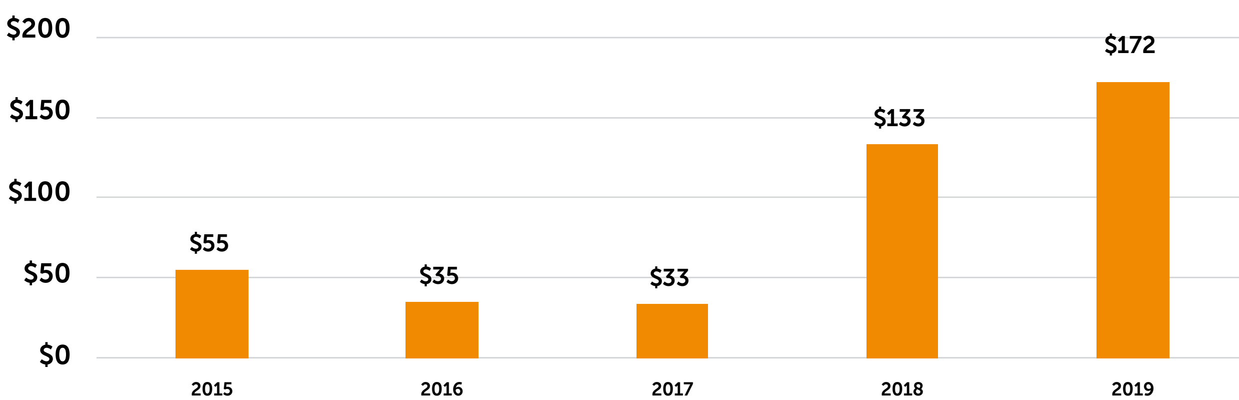
The Agency's enabling statutes empower the Agency, on behalf of the Fund, to issue both federally taxable and tax-exempt bonds and notes. Bonds and notes issued by the Agency are not debts of the State but are special and general obligations of the Agency payable solely from and collateralized by the 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.

The Fund's net bonds payable at June 30, 2019 decreased by $251.8 million from the prior year to $1.2 billion mainly due to $255.6 million in bond redemptions and $19.4 million of scheduled principal maturities. During FY 2019, the Agency issued $23.1 million in tax-exempt fixed rate multifamily long-term bonds. Notes payable increased by $39.1 million from previous year to $172.3 million primarily as a result of multifamily loan activities under FHA's HFA Risk-Sharing Program.

BONDS PAYABLE
Dollars in Millions



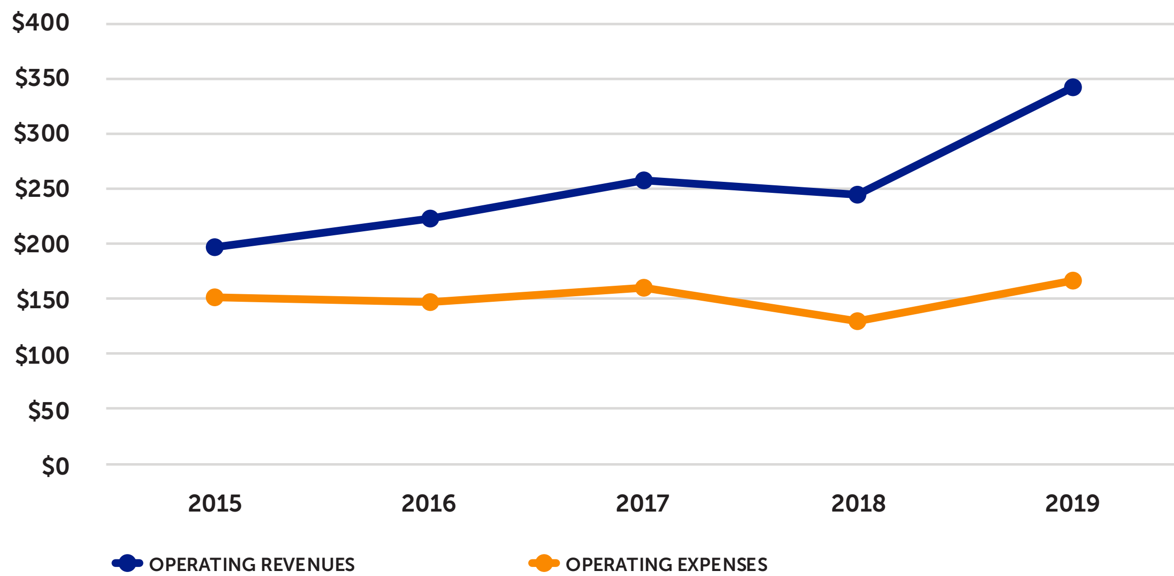
NOTES PAYABLE
Dollars in Millions



FINANCIAL HIGHLIGHTS

The Fund's operating revenues and expenses are activities classified as core business of the Fund. The Fund's primary operating revenue is derived from the interest income on Single Family and Multifamily loans as well as the Single Family Lending Program fee revenue and gain on sale of the securities related to the Single Family Lending Program. The Fund's primary expense is interest expense on bonds outstanding. Net interest income is an important measure of performance for the Fund.

OPERATING REVENUES AND OPERATING EXPENSES
Dollars in Millions



Total operating revenues of the Fund was $341.4 million for FY 2019 compared to $243.3 million for FY 2018, an increase of $98.2 million or 40.4%. The FY 2019 increase is primarily due the increase in Realized and Unrealized Gain on securities of $41.6 million to $112.2 million, and Other revenues increase of $38.2 million. The $41.6 million increase is comprised of $14.1 million from the increase in the realized gain on securitization of the TBA Market Rate Program and $27.5 million from the increase in the change of fair value. The $38.2 million increase in Other revenues is primarily due to the increase in TBA Market Rate Program fee revenue earned as the dollar volume of securitizations rose to a record $3.5 billion in FY 2019.

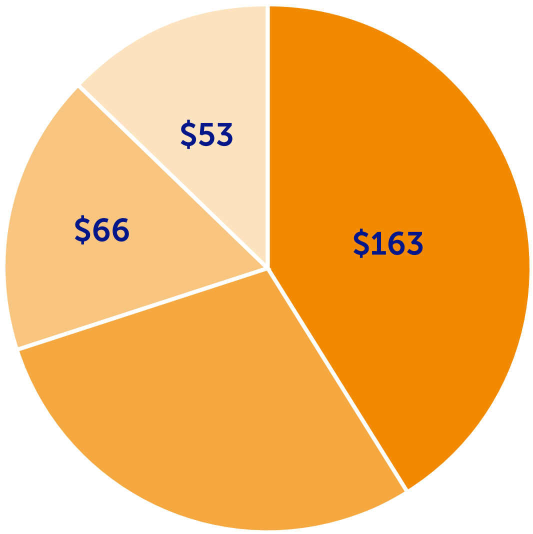
Total operating expenses of the Fund were $166.3 million for FY 2019 compared to $128.2 million for FY 2018, an increase of $38.1 million or 29.7%. The FY 2019 increase is primarily due to the increase in the Provision for estimated loan loss of $25.5 million and $14.3 million increase in service release fees associated with the increased number of loans being securitized in the Single Family TBA Market Rate Program.

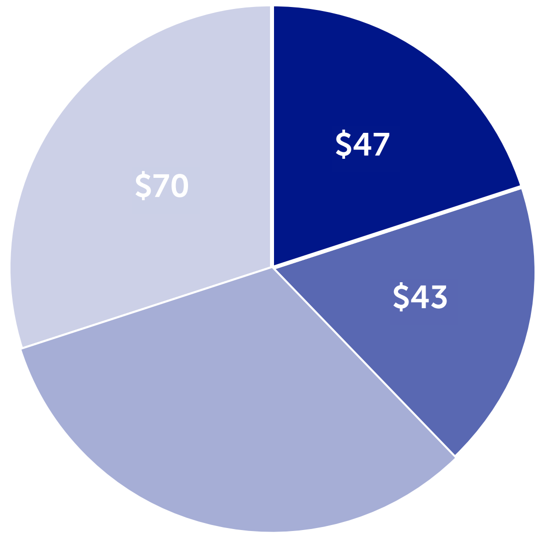
FINANCIAL HIGHLIGHTS

2019 TOTAL REVENUES: $394 MILLION

2019 TOTAL EXPENSES: $237 MILLION

(DOLLARS IN MILLIONS)





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 along with the Department of Treasury's National Foreclosure Mitigation Counseling Program. Also included in this section are activities not classified as core business activities of the Fund.

Non-operating revenues and non-operating expenses for FY 2019 were $52.5 million and $70.5 million, respectively. Total non-operating revenues and expenses was negative $18 million for FY 2019, a decrease of $54.7 million from FY 2018. The decrease is primarily due to the decrease in Investment SWAP revenue (fair value). The six-year taxable rate used in the fair market valuation process had a significant increase of approximately 1.12% in FY 2019.

FINANCIAL HIGHLIGHTS

ECONOMIC CONDITION AND OUTLOOK

The Fund's housing programs are the primary source of income for the Fund. Various economic and regulatory factors such as prevailing economic conditions, mortgage interest rates, investment rates, the demand for housing, the cost of housing and of operating housing programs, the volume of mortgage lending activity in the state and other factors affecting the supply of housing in the state can create significant challenges for the Agency in single family and multifamily housing programs, as well as its overall operations.

The Fund's total amount of outstanding indebtedness cannot exceed $13.1 billion at any time. Additionally, the Fund has an annual resolution approved by the Agency's governing board limiting the taxable bond issuance to $100 million for Single Family programs. The Multifamily programs limit is set at $250 million for 501(c)(3) and taxable issues. During the first 10 years from the original single family bond issuances, the Fund has the option to use monies from certain repayments and prepayments of mortgage loans to be "recycled" for additional mortgage loans instead of issuing new debt. If the market interest rates on mortgages are lower than the corresponding bond rates, the Fund may redeem bonds in lieu of recycling.

The Agency's lending activities have once again experienced excellent progress during the FY 2019. The revenues generated from the participation in the TBA Market Rate Program accounted for nearly 43.2% of the agency's total operating revenues during FY 2019 and will continue to have a significant impact on the Agency's operations in FY 2020. The continued growth is partially attributable to implementation of operational efficiencies, including ongoing collaboration with our master servicer. The volume of single family first mortgage purchases through the TBA Market Rate Program reached over $3.5 billion, an all-time record for CalHFA, and $197.5 million in subordinate lending for down payment assistance ("DPA") and/or closing costs. Although multifamily lending activities fell short of projected lending activities, the Agency's pipeline of multifamily loans is expected to surpass FY 2019 based on its composition of new permanent takeout loans that have longer duration and better yields. Upon the governor's approval of AB 101, the Agency's Mixed Income Program (MIP) can begin taking reservations in FY 2020. The demand for this loan product is expected to be significant due to its pairing with the State's Low-Income Housing Tax Credits (LIHTC). Further, we are pleased to report the Fund's successful efforts to strengthen its financial position by continuing its partnerships with the Federal Financing Bank, and the Federal Home Loan Bank of San Francisco, which provide credit facilities for both Single Family and Multifamily programs and increasing return on equity.

The U.S. economy, particularly the housing market and low interest rates, have had a significant impact on the Fund's operations during the past several years. The continued increase in interest rates along with future predictions of increasing interest rates have improved the Fund's position, especially in regard to its derivative agreements. The Agency has a significant (although decreasing) interest-rate swap portfolio and fluctuations in interest rates can impact the Agency's collateral posting requirements.

In general, higher interest rates will reduce the collateral posting requirements and improve the Agency's liquidity profile; while lower interest rates will increase the collateral posting requirements and limit the Agency's liquidity profile. However, due to the significant decrease in the notional amount of the Agency's interest-rate swap portfolio since the housing crisis, the collateral posting requirements have not fluctuated significantly. Based on the remaining independent collateral posting requirements, fluctuations in the collateral postings, if any, would continue to be minimal.

In addition to modifying the Agency's lending activities to increase operational revenues, the Agency plans to continue to combat the challenges of the economy by actively reducing its debt costs through both refunding opportunities and early redemption of debt, especially with regards to its variable rate debt.

Another significant factor impacting the Agency's operations is the trend in California home sale prices which continued to increase in FY 2019. The upward trend in single family home prices has had a positive impact on the Agency's profitability, although if prices trend too high, first-time homebuyers may be unable to afford homes in high-cost areas.

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

(1) CalHFA's issuer credit rating (S&P "A positive outlook"/Moody's "A1 Positive outlook")

- During FY 2019, CalHFA's issuer credit rating was raised by Standard & Poor's (S&P's) from "A+" to "AA-" with a Stable Outlook. The rating from Moody's for CalHFA's issuer credit remains the same as "A1 Positive outlook."

(2) Home Mortgage Revenue Bonds (S&P "AA- Positive outlook"/Moody's "A1 Positive outlook")

- During FY 2019, S&P's upgraded CalHFA's Home Mortgage Revenue Bonds (HMRB) from "AA- Positive outlook" to "AA Stable outlook". The rating from Moody's remains the same for HMRB as "A1 Positive outlook". During FY 2019, S&P's affirms its rating of "AA+/A-1" for Variable Rate HMRB, various series.

(3) Multifamily Housing Revenue Bonds III (S&P "AA+ Stable outlook"/Moody's "A1 Positive outlook")

- During FY 2019, S&P's affirmed CalHFA's Multifamily Housing Revenue Bonds III rating. Moody's outlook improved from "A1 Stable outlook" to "A1 Positive outlook".

FINANCIAL HIGHLIGHTS

As the Fund moves into fiscal year 2020 and on into the future, the Fund will also continue to search for new methods to expand its Single Family and Multifamily lending activities consistent with State housing needs, work collaboratively with other housing entities and stakeholders to deliver effective innovative housing solutions and prevent avoidable foreclosures by providing assistance to eligible homeowners who have financial hardship and/or significant negative equity.

REQUEST FOR INFORMATION

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

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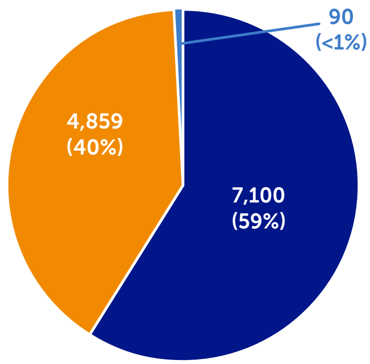
STATISTICAL SNAPSHOT

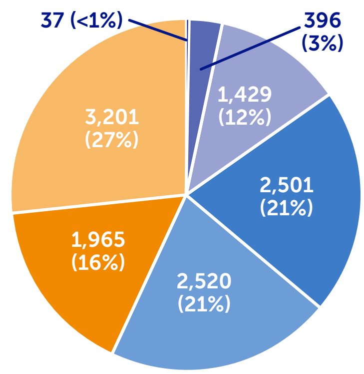
SINGLE FAMILY

FHA VS. CONVENTIONAL LOAN COUNT



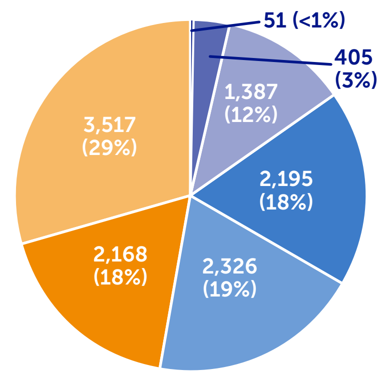
■ FHA LOANS
■ CONVENTIONAL LOANS
■ VA LOANS

LOANS BY SALES PRICE



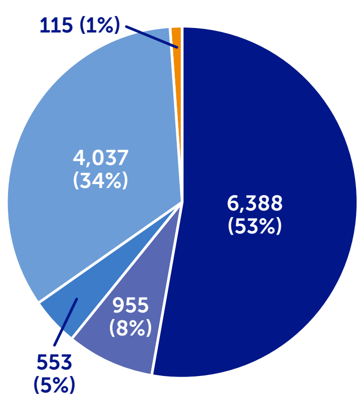
■ LESS THAN $100,000
■ $100,001 TO $150,000
■ $150,001 TO $200,000
■ $200,001 TO $250,000
■ $250,001 TO $300,000
■ $300,001 TO $350,000
■ $350,001 AND OVER

LOANS BY INCOME



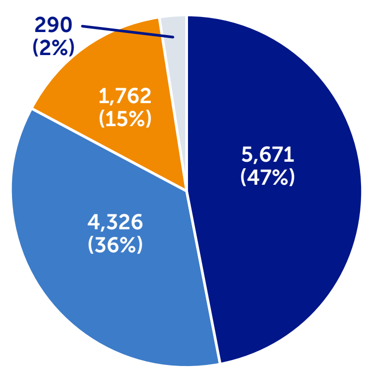
■ LESS THAN $25,000
■ $25,001 TO $40,000
■ $40,001 TO $55,000
■ $55,001 TO $70,000
■ $70,001 TO $85,000
■ $85,001 TO $100,000
■ $100,001 AND OVER

LOANS BY ETHNICITY



■ HISPANIC
■ AFRICAN AMERICAN
■ ASIAN
■ WHITE
■ OTHER

LOANS BY HOUSEHOLD SIZE



■ 1-2
■ 3-4
■ 5-6
■ 6+

Charts may not add up to 100% due to rounding.

MULTIFAMILY

32 PROJECTS, 3,412 UNITS

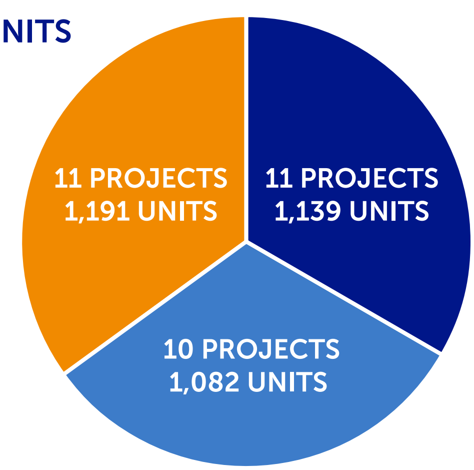
Total MF lending:

32 PROJECTS
3,412 UNITS

■ NORTHERN CALIFORNIA - 33%

■ BAY AREA - 32%

■ SOUTHERN CALIFORNIA - 35%



2018 - 2019
POPULAR ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2019

CalHFA℠

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A COMPONENT UNIT OF THE STATE OF CALIFORNIA

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