



# **Cal-Mortgage Loan Insurance Division**

## **Monthly Activity Report**

### **Ending August 31, 2022**

**Department of Health Care Access and Information**  
Elizabeth Landsberg, Director

**Cal-Mortgage Loan Insurance Division**  
Jeremy P. Marion, Deputy Director

Department of Health Care Access and Information  
Cal-Mortgage Loan Insurance Division  
2020 West El Camino Avenue, Suite 1231  
Sacramento, CA 95833  
(916) 319-8800

E-mail: [cminsure@hcai.ca.gov](mailto:cminsure@hcai.ca.gov)

Website: <https://hcai.ca.gov/CalMort/>

**Department of Health Care Access and Information  
Cal-Mortgage Loan Insurance Division  
Monthly Activity Report Summary  
as of August 31, 2022**

<b>Activity</b>	<b>Total Number of Loans</b>	<b>Amount</b>
<b>Insured Loans</b>	<b>63</b>	<b>\$1,509,913,599</b>
Pending Applications:		
Letters of Commitment Issued	2	\$83,500,000
Revenues Received for the Month of August:		
Application Fees (@\$500 each)	0	\$0
Certification & Inspection Fees	0	\$0
Premiums	2	\$677,679
<b>Total Revenue</b>	<b>2</b>	<b>\$677,679</b>
<b>HFCLIF* cash balance as of August 31, 2022</b>		<b>\$147,438,450</b>
Total Debt Service Reserves of all Loans	63	\$89,861,465

\*Health Facility Construction Loan Insurance Fund. Health and Safety Code Section 129200

The information contained herein is generally descriptive of the activity of the California Health Facility Construction Loan Insurance Program (Program). Information that describes the financial soundness of the Program is contained in the Program's biennial Actuarial Study.

**Department of Health Care Access and Information**  
**Cal-Mortgage Loan Insurance Division**  
**Application Fee, Certification & Inspection Fee, and Premium Report**  
(Operating expenses and claims paid are not included)  
**as of August 31, 2022**

<b>Loan#</b>	<b>Borrower</b>	<b>Refund</b>	<b>Application Fees</b>	<b>Certification/ Inspection Fees</b>	<b>Premium</b>	<b>Subtotals</b>
0932	St. Rose Hospital				\$46,200	\$46,200
1084	St. Rose Hospital				\$631,479	\$631,479
<b>Totals:</b>					<b>\$677,679</b>	<b>\$677,679</b>

**Department of Health Care Access and Information  
Cal-Mortgage Loan Insurance Division  
Reconciliation Report for Change in Insured Loans  
as of August 31, 2022**

<b>Loan#</b>	<b>Borrower</b>	<b>Decrease</b>	<b>Increase</b>	<b>Balance</b>
<b>Insured Loan Risk as of August 1, 2022</b>				<b>\$1,517,466,508</b>
<b>Line of credit decreased</b>				
1012	Institute on Aging	\$100,000		<b>(\$100,000)</b>
<b>Line of credit increased</b>				
0911	Los Angeles Jewish Home for the Aging		\$1,097,626	<b>\$1,097,626</b>
<b>Loan insured</b>				
1084	St. Rose Hospital		\$24,360,000	<b>\$24,360,000</b>
<b>Loan paid in full &amp; refinanced by CM</b>				
1025	St. Rose Hospital	\$23,790,535		<b>(\$23,790,535)</b>
<b>Principal payment</b>				
1021	Enloe Medical Center	\$1,100,000		
903A	Enloe Medical Center	\$5,560,000		
1043	Institute on Aging	\$1,260,000		
1074	Los Angeles Jewish Home for the Aging	\$1,200,000		<b>(\$9,120,000)</b>
<b>Insured Loan Risk as of August 31, 2022</b>				<b>\$1,509,913,599</b>

Balance includes rounding of fractions of less than one dollar.

**Department of Health Care Access and Information**  
**Cal-Mortgage Loan Insurance Division**  
**Insured Loans by Borrower**  
(sorted by Borrower)  
**as of August 31, 2022**

Loan#	Borrower	Borrower City	Facility Type	Account Manager	Date Loan Insured	Original Insured Amount	Current Principal Balance	Interest Rate	Loan Term
1035	Asian Community Center of Sacramento Valley	Sacramento	MULTI-OTH	WENAS	22-Nov-16	\$16,080,000	\$13,220,000	3.38	21
1052	Asian Community Center of Sacramento Valley	Sacramento	MULTI-OTH	WENAS	26-Jul-18	\$26,915,000	\$26,365,000	4.17	30
1032	Atherton Baptist Homes	Alhambra	MULTI-CCRC	BRACCHI	04-Nov-16	\$31,390,000	\$26,855,000	3.83	25
0990	Beacon House	San Pedro	CDRF	WENAS	20-Oct-11	\$1,505,000	\$295,000	3.43	13
1018	California Nevada Methodist Homes	Oakland	MULTI-CCRC	HERNANDEZ	20-Oct-15	\$32,920,000	\$28,930,000	4.46	30
1041	Channing House	Palo Alto	MULTI-CCRC	LO	18-Apr-17	\$54,045,000	\$50,495,000	4.04	23
1044	Channing House	Palo Alto	MULTI-CCRC	LO	25-Oct-17	\$44,120,000	\$44,120,000	4.09	30
0963	Community Program for Persons with Developmental Disabilities	Los Gatos	GH-DD	BRACCHI	17-Feb-11	\$76,970,000	\$27,695,000	7.31	15
1021	Enloe Medical Center	Chico	HOSP	HERNANDEZ	19-Nov-15	\$173,730,000	\$169,640,000	3.84	23
903A	Enloe Medical Center	Chico	HOSP	HERNANDEZ	20-Aug-08	\$68,915,000	\$5,780,000	0.00	15
0445	Feedback Foundation	Anaheim	ADHC	WENAS	01-Dec-92	\$2,140,000	\$155,000	6.50	30
0974	Gateways Hospital & Mental Health Center	Los Angeles	HOSP-PSYCH	HERNANDEZ	01-Dec-11	\$8,085,000	\$5,800,000	4.36	25
1034	Hill Country Community Clinic	Round Mountain	CLINIC-PC	LO	03-Nov-16	\$4,055,000	\$3,395,000	3.46	21
1068	Inland Christian Home, Inc.	Ontario	MULTI-CCRC	LO	27-Apr-20	\$18,425,000	\$18,075,000	3.80	30
1012	Institute on Aging	San Francisco	MULTI-OTH	HERNANDEZ	24-Mar-14	\$4,000,000	\$2,200,000	0.00	1
1043	Institute on Aging	San Francisco	MULTI-OTH	HERNANDEZ	31-May-17	\$34,355,000	\$31,300,000	4.00	20
1022	Jewish Home of San Francisco	San Francisco	SNF	LO	29-Nov-16	\$135,920,000	\$90,520,000	4.33	30
1081	Jewish Home of San Francisco	San Francisco	SNF	LO	17-Nov-21	\$28,030,000	\$28,030,000	2.83	30
1075	La Maestra Family Clinic, Inc.	San Diego	CLINIC-PC	HERNANDEZ	19-Nov-20	\$13,590,000	\$12,995,000	2.01	18
1077	La Maestra Family Clinic, Inc.	San Diego	CLINIC-PC	HERNANDEZ	05-Aug-21	\$12,295,000	\$12,295,000	3.03	30
1085	La Maestra Family Clinic, Inc.	San Diego	CLINIC-PC	HERNANDEZ	30-Jun-22	\$3,500,000	\$0	0.00	1
1016	Lincoln Glen Manor for Senior Citizens	San Jose	MULTI-OTH	HADLEY	11-Feb-15	\$11,965,000	\$11,010,000	3.57	21
1056	Lincoln Glen Manor for Senior Citizens	San Jose	MULTI-OTH	HADLEY	08-Nov-18	\$6,105,000	\$5,935,000	3.82	25
1067	Lompoc District Hospital	Lompoc	HOSP-DIST	BRACCHI	19-Feb-20	\$16,885,000	\$15,605,000	3.53	25
0911	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	20-Jan-09	\$4,750,000	\$3,288,599	0.00	5
1051	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	08-Aug-19	\$13,785,000	\$12,565,000	3.09	18
1064	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	26-Sep-19	\$49,730,000	\$44,310,000	3.59	13
1074	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	15-Oct-20	\$37,275,000	\$35,190,000	3.34	25
0984	Marshall Medical Center	Placerville	HOSP	HERNANDEZ	26-Sep-12	\$17,805,000	\$1,535,000	3.03	11
1017	Marshall Medical Center	Placerville	HOSP	HERNANDEZ	09-Apr-15	\$26,895,000	\$23,480,000	3.69	17

**Department of Health Care Access and Information**  
**Cal-Mortgage Loan Insurance Division**  
**Insured Loans by Borrower**  
(sorted by Borrower)  
**as of August 31, 2022**

Loan#	Borrower	Borrower City	Facility Type	Account Manager	Date Loan Insured	Original Insured Amount	Current Principal Balance	Interest Rate	Loan Term
1071	Marshall Medical Center	Placerville	HOSP	HERNANDEZ	27-Apr-20	\$68,875,000	\$68,815,000	3.98	30
1030	Mendocino Coast Health Care District Corp.	Fort Bragg	HOSP-DIST	HERNANDEZ	29-Jul-16	\$5,745,000	\$3,295,000	2.31	13
1001	Montecedro	Pasadena	MULTI-CCRC	BRACCHI	26-Nov-13	\$140,305,000	\$41,935,000	5.73	31
1029	Mountain Shadows Support Group	San Marcos	GH-DD	WENAS	27-Oct-16	\$13,240,000	\$8,065,000	3.17	26
1054	North Kern South Tulare Hospital District	Delano	SNF	LO	20-Feb-19	\$4,300,000	\$3,730,000	3.85	21
0996	Northern California Retired Officer Community	Fairfield	MULTI-CCRC	BRACCHI	04-Apr-13	\$32,315,000	\$11,845,000	2.78	14
1037	Northern California Retired Officer Community	Fairfield	MULTI-CCRC	BRACCHI	30-Nov-16	\$22,080,000	\$19,560,000	4.53	25
1059	Northern California Retired Officer Community	Fairfield	MULTI-CCRC	BRACCHI	07-Mar-19	\$95,685,000	\$81,025,000	4.44	30
0987	O'Connor Woods Housing Corporation	Stockton	MULTI-OTH	HADLEY	12-Jun-13	\$49,115,000	\$41,135,000	4.88	30
0982	Odd Fellows Home of California	Saratoga	MULTI-CCRC	HADLEY	25-Oct-12	\$98,550,000	\$68,655,000	4.26	30
1066	Open Door Community Health Centers	Arcata	CLINIC-PC	HERNANDEZ	08-Sep-21	\$30,580,000	\$30,580,000	2.64	30
1045	Options Family of Services	Morro Bay	GH-DD/MD	BRACCHI	12-Oct-17	\$2,140,000	\$1,595,000	3.92	15
1033	Petaluma Health Center	Petaluma	CLINIC-PC	BRACCHI	13-Sep-16	\$5,775,000	\$4,845,000	2.67	25
1038	Pilgrim Place in Claremont, Inc.	Claremont	MULTI-CCRC	HERNANDEZ	30-Nov-16	\$36,055,000	\$31,985,000	4.53	25
1003	Poway R H F Housing, Inc.	Long Beach	MULTI-OTH	LO	07-Nov-13	\$13,345,000	\$9,955,000	5.80	23
1076	San Benito Health Care District	Hollister	HOSP-DIST	HADLEY	11-Feb-21	\$12,570,000	\$11,230,000	0.71	8
0659	San Fernando Valley Community Mental Health Center	Van Nuys	ADHC	HADLEY	26-Jun-98	\$3,700,000	\$265,000	5.32	25
1028	Santa Rosa Community Health Centers	Santa Rosa	CLINIC-PC	HADLEY	12-Jul-16	\$11,105,000	\$8,445,000	2.53	17
1014	Sequoia Living, Inc.	San Francisco	MULTI-CCRC	HADLEY	15-Apr-15	\$63,210,000	\$54,335,000	4.18	30
1027	Sierra View Homes Inc.	Reedley	MULTI-OTH	WENAS	09-Jun-16	\$12,310,000	\$10,410,000	3.23	25
1006	Solvang Lutheran Home, Inc.	Solvang	MULTI-CCRC	HERNANDEZ	17-Jul-14	\$3,470,000	\$2,830,000	4.49	26
1011	St. John's Well Child and Family Center	Los Angeles	CLINIC-PC	LO	14-Jan-14	\$2,000,000	\$0	0.00	1
1040	St. John's Well Child and Family Center	Los Angeles	CLINIC-PC	LO	12-Jul-17	\$5,250,000	\$4,650,000	3.77	25
0932	St. Rose Hospital	Hayward	HOSP	BRACCHI	28-May-09	\$10,000,000	\$0	0.00	2
1084	St. Rose Hospital	Hayward	HOSP	BRACCHI	05-Aug-22	\$24,360,000	\$24,360,000	4.44	7
1058	The California Home for the Aged, Inc.	Fresno	MULTI-OTH	BRACCHI	20-Nov-18	\$24,660,000	\$23,565,000	4.16	27
1082	The Redwoods, A Community of Seniors	Mill Valley	MULTI-OTH	BRACCHI	17-Feb-22	\$23,550,000	\$23,550,000	3.07	15
0971	TLC Child & Family Services	Sebastopol	GH-DD/MD	LO	06-Oct-11	\$2,475,000	\$620,000	3.62	14
1063	Town and Country Manor Christian & Missionary Alliance	Santa Ana	MULTI-CCRC	LO	13-Jun-19	\$34,385,000	\$33,205,000	3.98	30
1079	Valley Health Team, Inc.	San Joaquin	CLINIC-PC	HERNANDEZ	13-Oct-21	\$15,365,000	\$15,085,000	2.93	30
1047	Viamonte Senior Living	San Francisco	MULTI-CCRC	HADLEY	24-May-18	\$187,230,000	\$107,230,000	4.24	30

**Department of Health Care Access and Information**  
**Cal-Mortgage Loan Insurance Division**  
**Insured Loans by Borrower**  
(sorted by Borrower)  
**as of August 31, 2022**

<b>Loan#</b>	<b>Borrower</b>	<b>Borrower City</b>	<b>Facility Type</b>	<b>Account Manager</b>	<b>Date Loan Insured</b>	<b>Original Insured Amount</b>	<b>Current Principal Balance</b>	<b>Interest Rate</b>	<b>Loan Term</b>
1073	Vocational Visions	Mission Viejo	ADC-DD	LO	19-Nov-20	\$3,200,000	\$2,890,000	1.74	15
1070	West County Health Centers	Guerneville	CLINIC-PC	WENAS	14-Oct-20	\$9,145,000	\$9,145,000	3.03	30
		<b>Number of Facilities</b>			<b>Reserve Amount</b>	<b>Original Insured Amount</b>	<b>Current Principal Balance</b>		
<b>Grand Total:</b>		<b>63</b>			<b>\$89,861,465</b>	<b>\$2,042,270,000</b>	<b>\$1,509,913,599</b>		

**Department of Health Care Access and Information  
Cal-Mortgage Loan Insurance Division  
Letter of Commitment Issued  
as of August 31, 2022**

				Letter of Commitment Date	Amount Committed	Loan Type	Account Manager	Investement Banker		Commitment Expiration
Loan#	Borrower	City	Facility Type						Issuer	
1078	O'Connor Woods Housing Corporation	Stockton	MULTI-OTH	08/02/2021	\$46,500,000	Refinance	Hadley	Cain Brothers	California Public Finance Authority (CalPFA)	10/31/2022
1083	Northern California Congregational Retirement Homes, Inc.	Carmel	MULTI-CCRC	08/12/2022	\$37,000,000	New	Hadley	Ziegler	California Municipal Finance Authority (CMFA)	02/12/2023
Total Loans: 2			Total Amount Committed: \$83,500,000							



**Department of Health Care Access and Information  
Cal-Mortgage Loan Insurance Division  
Shortfall in Debt Service Reserve Funds (DSRF)  
as of August 31, 2022**

<b>Loan#</b>	<b>Borrower</b>	<b>Required DSRF</b>	<b>DSRF Balance</b>	<b>Shortfall in DSRF</b>	<b>Bondholder P&amp;I Due</b>
1018	California Nevada Methodist Homes	\$2,148,000	\$100,425	\$2,047,575	Jul 1 / Jan
<b>Total Loans: 1</b>			<b>Total Shortfall: \$2,047,575</b>		

**Department of Health Care Access and Information**  
**Cal-Mortgage Loan Insurance Division**  
**Estimated HFCLIF Balance**  
(Net of Anticipated Recoveries and Obligations)  
**as of August 31, 2022**

**HFCLIF BALANCE: \$147,438,450**

**OBLIGATIONS TO CAL-MORTGAGE: Anticipated Recoveries**

<b>Loan#</b>	<b>Borrower</b>	<b>Borrower City</b>	<b>Facility Type</b>	<b>Current Estimate</b>
1080	California Nevada Methodist Homes	Oakland	MULTI-CCRC	\$5,860,056
0973	DIDI Hirsch Psychiatric Service	Culver City	CLINIC-MH	\$4,048,522
<b>Total: Obligations to Cal-Mortgage</b>				<b>\$9,908,578</b>

**OBLIGATIONS OF CAL-MORTGAGE: Defaults**

<b>Loan#</b>	<b>Borrower</b>	<b>Borrower City</b>	<b>Facility Type</b>	<b>Current Estimate</b>
<b>Total: Obligations of Cal-Mortgage</b>				<b>\$0</b>

**ESTIMATED HFCLIF BALANCE: \$157,347,028**