



Cal-Mortgage Loan Insurance Program Monthly Activity Report Ending December 31, 2024

Department of Health Care Access and Information
Elizabeth Landsberg, Director

Cal-Mortgage Loan Insurance Program
Dean O'Brien, Deputy Director

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

E-mail: cminsure@hcai.ca.gov

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

**Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Monthly Activity Report Summary
as of December 31, 2024**

Activity	Total Number of Loans	Amount
Insured Loans	58	\$1,287,530,340
Pending Applications:		
Letters of Commitment Issued	0	\$0
Revenues Received for the Month of December:		
Application Fees (@\$500 each)	0	\$0
Certification & Inspection Fees	0	\$0
Premiums	2	\$71,092
Total Revenue	2	\$71,092
HFCLIF* cash balance as of December 31, 2024		\$128,573,851
Total Debt Service Reserves of all Loans	58	\$72,541,348

*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. 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 Program
Application Fee, Certification & Inspection Fee, and Premium Report
(Operating expenses and claims paid are not included)
as of December 31, 2024

Loan#	Borrower	Refund	Application Fees	Certification/ Inspection Fees	Premium	Subtotals
1012	Institute on Aging				\$30,600	\$30,600
1011	St. John's Well Child and Family Center				\$40,492	\$40,492
Totals:					\$71,092	\$71,092

**Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Reconciliation Report for Change in Insured Loans
as of December 31, 2024**

Loan#	Borrower	Decrease	Increase	Balance
Insured Loan Risk as of December 1, 2024				\$1,296,126,050
Line of credit increased				
0911	Los Angeles Jewish Home for the Aging		\$1,969,290	
				\$1,969,290
Loan paid in full & NOT refinanced by CM				
0932	St. Rose Hospital	\$10,000,000		
				(\$10,000,000)
Principal payment				
1068	Inland Christian Home, Inc.	\$390,000		
1040	St. John's Well Child and Family Center	\$175,000		
				(\$565,000)
Insured Loan Risk as of December 31, 2024				\$1,287,530,340

Balance includes rounding of fractions of less than one dollar.

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Insured Loans by Borrower
(sorted by Borrower)
as of December 31, 2024

Loan#	Borrower	Borrower City	Facility Type	Account Manager	Date Loan Insured	Original Insured Amount	Current Principal Balance	Interest Rate	Loan Term
1089	Aldersly, Inc.	San Rafael	MULTI-CCRC	WENAS	08-Jun-23	\$61,300,000	\$61,300,000	4.48	30
1092	Ararat Home of Los Angeles, Inc.	Mission Hills	MULTI-OTH	LO	02-Nov-23	\$10,915,000	\$10,915,000	5.88	30
1035	Asian Community Center of Sacramento Valley	Sacramento	MULTI-OTH	WENAS	22-Nov-16	\$16,080,000	\$11,915,000	3.38	21
1052	Asian Community Center of Sacramento Valley	Sacramento	MULTI-OTH	WENAS	26-Jul-18	\$26,915,000	\$25,185,000	4.17	30
1032	Atherton Baptist Homes	Alhambra	MULTI-CCRC	BRACCHI	04-Nov-16	\$31,390,000	\$24,815,000	3.83	25
1086	Bethany Home Society of San Joaquin County, Inc.	Ripon	MULTI-OTH	BRACCHI	31-Jan-23	\$49,560,000	\$49,560,000	4.24	30
1041	Channing House	Palo Alto	MULTI-CCRC	LO	18-Apr-17	\$54,045,000	\$46,670,000	4.04	23
1044	Channing House	Palo Alto	MULTI-CCRC	LO	25-Oct-17	\$44,120,000	\$43,725,000	4.09	30
1065	Community Medical Centers, Inc.	Stockton	CLINIC-PC	HADLEY	08-Jun-23	\$26,040,000	\$26,040,000	4.39	30
0963	Community Program for Persons with Developmental Disabilities	Los Gatos	GH-DD	BRACCHI	17-Feb-11	\$76,970,000	\$14,770,000	7.31	15
1034	Hill Country Community Clinic	Round Mountain	CLINIC-PC	LO	03-Nov-16	\$4,055,000	\$2,900,000	3.46	21
1068	Inland Christian Home, Inc.	Ontario	MULTI-CCRC	LO	27-Apr-20	\$18,425,000	\$16,950,000	3.80	30
1012	Institute on Aging	San Francisco	MULTI-OTH	LO	24-Mar-14	\$4,000,000	\$900,000	0.00	1
1043	Institute on Aging	San Francisco	MULTI-OTH	LO	31-May-17	\$34,355,000	\$28,585,000	4.00	20
1022	Jewish Home of San Francisco	San Francisco	SNF	LO	29-Nov-16	\$135,920,000	\$84,280,000	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	BRACCHI	19-Nov-20	\$13,590,000	\$11,030,000	2.01	18
1077	La Maestra Family Clinic, Inc.	San Diego	CLINIC-PC	BRACCHI	05-Aug-21	\$12,295,000	\$12,295,000	3.03	30
1085	La Maestra Family Clinic, Inc.	San Diego	CLINIC-PC	BRACCHI	30-Jun-22	\$3,500,000	\$0	0.00	1
1094	La Maestra Family Clinic, Inc.	San Diego	CLINIC-PC	BRACCHI	19-Sep-24	\$14,225,000	\$14,225,000	5.13	30
1016	Lincoln Glen Manor for Senior Citizens	San Jose	MULTI-OTH	HADLEY	11-Feb-15	\$11,965,000	\$9,810,000	3.57	21
1056	Lincoln Glen Manor for Senior Citizens	San Jose	MULTI-OTH	HADLEY	08-Nov-18	\$6,105,000	\$5,570,000	3.82	25
1067	Lompoc District Hospital	Lompoc	HOSP-DIST	BRACCHI	19-Feb-20	\$16,885,000	\$14,380,000	3.53	25
0911	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	20-Jan-09	\$4,750,000	\$4,059,978	0.00	3
1051	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	08-Aug-19	\$13,785,000	\$10,325,000	3.09	18
1064	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	26-Sep-19	\$49,730,000	\$35,565,000	3.59	13
1017	Marshall Medical Center	Placerville	HOSP	HADLEY	09-Apr-15	\$26,895,000	\$19,135,000	3.69	17
1071	Marshall Medical Center	Placerville	HOSP	HADLEY	27-Apr-20	\$68,875,000	\$66,275,000	3.98	30
1030	Mendocino Coast Health Care District Corp.	Fort Bragg	HOSP-DIST	HADLEY	29-Jul-16	\$5,745,000	\$2,440,000	2.31	13
1095	Moldaw Residences	Palo Alto	MULTI-CCRC	LO	13-Nov-24	\$59,450,000	\$59,450,000	4.73	30

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Insured Loans by Borrower
(sorted by Borrower)
as of December 31, 2024

Loan#	Borrower	Borrower City	Facility Type	Account Manager	Date Loan Insured	Original Insured Amount	Current Principal Balance	Interest Rate	Loan Term
1029	Mountain Shadows Support Group	San Marcos	GH-DD	WENAS	27-Oct-16	\$13,240,000	\$6,035,000	3.17	26
1054	North Kern South Tulare Hospital District	Delano	SNF	LO	20-Feb-19	\$4,300,000	\$3,270,000	3.85	21
1083	Northern California Congregational Retirement Homes, Inc.	Carmel	MULTI-CCRC	HADLEY	08-Sep-22	\$36,035,000	\$35,470,000	4.30	30
0996	Northern California Retired Officer Community	Fairfield	MULTI-CCRC	BRACCHI	04-Apr-13	\$32,315,000	\$6,195,000	2.78	14
1037	Northern California Retired Officer Community	Fairfield	MULTI-CCRC	BRACCHI	30-Nov-16	\$22,080,000	\$18,415,000	4.53	25
1059	Northern California Retired Officer Community	Fairfield	MULTI-CCRC	BRACCHI	07-Mar-19	\$95,685,000	\$66,585,000	4.44	30
1078	O'Connor Woods Housing Corporation	Stockton	MULTI-OTH	HADLEY	04-Oct-22	\$35,595,000	\$33,835,000	2.86	21
1091	Odd Fellows Home of California	Saratoga	MULTI-CCRC	HADLEY	08-Aug-23	\$67,065,000	\$65,850,000	4.33	30
1066	Open Door Community Health Centers	Arcata	CLINIC-PC	HADLEY	08-Sep-21	\$30,580,000	\$29,955,000	2.64	30
1045	Options Family of Services	San Luis Obispo	GH-DD/MD	BRACCHI	12-Oct-17	\$2,140,000	\$1,320,000	3.92	15
1033	Petaluma Health Center	Petaluma	CLINIC-PC	BRACCHI	13-Sep-16	\$5,775,000	\$4,425,000	2.67	25
1038	Pilgrim Place in Claremont, Inc.	Claremont	MULTI-CCRC	LO	30-Nov-16	\$36,055,000	\$30,260,000	4.53	25
1076	San Benito Health Care District	Hollister	HOSP-DIST	HADLEY	11-Feb-21	\$12,570,000	\$8,330,000	0.71	8
1028	Santa Rosa Community Health Centers	Santa Rosa	CLINIC-PC	HADLEY	12-Jul-16	\$11,105,000	\$7,355,000	2.53	17
1014	Sequoia Living, Inc.	San Francisco	MULTI-CCRC	HADLEY	15-Apr-15	\$63,210,000	\$51,320,000	4.18	30
1027	Sierra View Homes Inc.	Reedley	MULTI-OTH	WENAS	09-Jun-16	\$12,310,000	\$9,175,000	3.23	25
1006	Solvang Lutheran Home, Inc.	Solvang	MULTI-CCRC	BRACCHI	17-Jul-14	\$3,470,000	\$2,600,000	4.49	26
1011	St. John's Well Child and Family Center	Los Angeles	CLINIC-PC	LO	14-Jan-14	\$4,999,000	\$0	0.00	1
1040	St. John's Well Child and Family Center	Los Angeles	CLINIC-PC	LO	12-Jul-17	\$5,250,000	\$4,150,000	3.77	25
1084	St. Rose Hospital	Hayward	HOSP	BRACCHI	05-Aug-22	\$24,360,000	\$17,810,363	4.44	7
1058	The California Home for the Aged, Inc.	Fresno	MULTI-OTH	BRACCHI	20-Nov-18	\$24,660,000	\$22,355,000	4.16	27
1082	The Redwoods, A Community of Seniors	Mill Valley	MULTI-OTH	BRACCHI	17-Feb-22	\$23,550,000	\$19,745,000	3.07	15
0971	TLC Child & Family Services	Sebastopol	GH-DD/MD	LO	06-Oct-11	\$2,475,000	\$165,000	3.62	14
1063	Town and Country Manor Christian & Missionary Alliance	Santa Ana	MULTI-CCRC	LO	13-Jun-19	\$34,385,000	\$31,890,000	3.98	30
1079	Valley Health Team, Inc.	San Joaquin	CLINIC-PC	WENAS	13-Oct-21	\$15,365,000	\$14,495,000	2.93	30
1047	Viamonte Senior Living	San Francisco	MULTI-CCRC	HADLEY	24-May-18	\$187,230,000	\$44,160,000	4.24	30
1073	Vocational Visions	Mission Viejo	ADC-DD	LO	19-Nov-20	\$3,200,000	\$2,495,000	1.74	15
1070	West County Health Centers	Guerneville	CLINIC-PC	WENAS	14-Oct-20	\$9,145,000	\$8,770,000	3.03	30

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Insured Loans by Borrower
(sorted by Borrower)
as of December 31, 2024

	Number of Facilites	Reserve Amount	Original Insured Amount	Current Principal Balance
Grand Total:	58	\$72,541,348	\$1,748,064,000	\$1,287,530,340

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Letter of Commitment Issued
as of December 31, 2024

Loan#	Borrower	City	Facility Type	Letter of Commitment Date	Amount Committed	Loan Type	Account Manager	Investment Banker	Issuer	Commitment Expiration
Total Loans: 0				Total Amount Committed:						

No letters of commitment to report.

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Shortfall in Debt Service Reserve Funds (DSRF)
as of December 31, 2024

Loan#	Borrower	Required DSRF	DSRF Balance	Shortfall in DSRF	Bondholder P&I Due
Total Loans: 0			Total Shortfall:		

No DSRF Shortfalls to report.

Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Estimated HFCLIF Balance
 (Net of Anticipated Recoveries and Obligations)
as of December 31, 2024

HFCLIF BALANCE: \$128,573,851

OBLIGATIONS TO CAL-MORTGAGE: Anticipated Recoveries

Loan#	Borrower	Borrower City	Facility Type	Current Estimate
1080	California Nevada Methodist Homes	Oakland	MULTI-CCRC	\$1,124,005
0973	DIDI Hirsch Psychiatric Service	Culver City	CLINIC-MH	\$3,731,088
1088	Lake Merritt Senior Living LLC	San Diego	MULTI-CCRC	\$13,871,337
1096	St. Rose Hospital	Hayward	HOSP	\$12,020,016
Total: Obligations to Cal-Mortgage				\$30,746,446

OBLIGATIONS OF CAL-MORTGAGE: Defaults

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

ESTIMATED HFCLIF BALANCE: \$159,320,297