



Cal-Mortgage Loan Insurance Program Monthly Activity Report Ending December 31, 2025

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, 2025**

Activity	Total Number of Loans	Amount
Insured Loans	56	\$1,336,007,300
Pending Applications:		
Letters of Commitment Issued	1	\$57,000,000
Revenues Received for the Month of December:		
Application Fees (@\$500 each)	0	\$0
Certification & Inspection Fees	0	\$0
Premiums	0	\$0
Total Revenue	0	\$0
HFCLIF* cash balance as of December 31, 2025		\$135,023,094
Total Debt Service Reserves of all Loans	56	\$64,389,644

*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, 2025

Loan#	Borrower	Refund	Application Fees	Certification/ Inspection Fees	Premium	Subtotals
Totals:						

No fees to report in December 2025.

**Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Reconciliation Report for Change in Insured Loans
as of December 31, 2025**

Loan#	Borrower	Decrease	Increase	Balance
Insured Loan Risk as of December 1, 2025				\$1,340,894,374
Line of credit decreased				
1012	Institute on Aging	\$100,000		
0911	Los Angeles Jewish Home for the Aging	\$410,260		
				(\$510,260)
Principal payment				
1089	Aldersly, Inc.	\$3,520,000		
1068	Inland Christian Home, Inc.	\$405,000		
1040	St. John's Well Child and Family Center	\$180,000		
1084	St. Rose Hospital	\$271,814		
				(\$4,376,814)
Insured Loan Risk as of December 31, 2025				\$1,336,007,300

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, 2025

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	\$41,575,000	4.48	30
1092	Ararat Home of Los Angeles, Inc.	Mission Hills	MULTI-OTH	LO	02-Nov-23	\$10,915,000	\$10,570,000	5.88	30
1035	Asian Community Center of Sacramento Valley	Sacramento	MULTI-OTH	WENAS	22-Nov-16	\$16,080,000	\$11,215,000	3.38	21
1052	Asian Community Center of Sacramento Valley	Sacramento	MULTI-OTH	WENAS	26-Jul-18	\$26,915,000	\$24,550,000	4.17	30
1032	Atherton Baptist Homes	Alhambra	MULTI-CCRC	HERNANDEZ	04-Nov-16	\$31,390,000	\$23,720,000	3.83	25
1086	Bethany Home Society of San Joaquin County, Inc.	Ripon	MULTI-OTH	HERNANDEZ	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	\$44,615,000	4.04	23
1044	Channing House	Palo Alto	MULTI-CCRC	LO	25-Oct-17	\$44,120,000	\$43,510,000	4.09	30
1099	Channing House	Palo Alto	MULTI-CCRC	LO	16-Oct-25	\$36,120,000	\$36,120,000	4.57	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	HERNANDEZ	17-Feb-11	\$76,970,000	\$7,635,000	7.31	15
1034	Hill Country Community Clinic	Round Mountain	CLINIC-PC	LO	03-Nov-16	\$4,055,000	\$2,725,000	3.46	21
1068	Inland Christian Home, Inc.	Ontario	MULTI-CCRC	LO	27-Apr-20	\$18,425,000	\$16,545,000	3.80	30
1012	Institute on Aging	San Francisco	MULTI-OTH	LO	24-Mar-14	\$4,000,000	\$500,000	0.00	1
1043	Institute on Aging	San Francisco	MULTI-OTH	LO	31-May-17	\$34,355,000	\$27,125,000	4.00	20
1022	Jewish Home of San Francisco	San Francisco	SNF	LO	29-Nov-16	\$135,920,000	\$82,030,000	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	\$10,350,000	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
1094	La Maestra Family Clinic, Inc.	San Diego	CLINIC-PC	HERNANDEZ	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	\$9,160,000	3.57	21
1056	Lincoln Glen Manor for Senior Citizens	San Jose	MULTI-OTH	HADLEY	08-Nov-18	\$6,105,000	\$5,375,000	3.82	25
0911	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	20-Jan-09	\$4,750,000	\$2,262,373	0.00	3
1051	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	08-Aug-19	\$13,785,000	\$9,510,000	3.09	18
1064	Los Angeles Jewish Home for the Aging	Reseda	MULTI-CCRC	HADLEY	26-Sep-19	\$49,730,000	\$32,420,000	3.59	13
1017	Marshall Medical Center	Placerville	HOSP	HADLEY	09-Apr-15	\$26,895,000	\$17,370,000	3.69	17
1071	Marshall Medical Center	Placerville	HOSP	HADLEY	27-Apr-20	\$68,875,000	\$64,990,000	3.98	30
1030	Mendocino Coast Health Care District Corp.	Fort Bragg	HOSP-DIST	HADLEY	29-Jul-16	\$5,745,000	\$1,995,000	2.31	13
1095	Moldaw Residences	Palo Alto	MULTI-CCRC	LO	13-Nov-24	\$59,450,000	\$58,270,000	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, 2025

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	\$4,960,000	3.17	26
1054	North Kern South Tulare Hospital District	Delano	SNF	LO	20-Feb-19	\$4,300,000	\$3,110,000	3.85	21
1083	Northern California Congregational Retirement Homes, Inc.	Carmel	MULTI-CCRC	HADLEY	08-Sep-22	\$36,035,000	\$34,875,000	4.30	30
1037	Northern California Retired Officer Community	Fairfield	MULTI-CCRC	HERNANDEZ	30-Nov-16	\$22,080,000	\$17,820,000	4.53	25
1059	Northern California Retired Officer Community	Fairfield	MULTI-CCRC	HERNANDEZ	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	\$32,515,000	2.86	21
1091	Odd Fellows Home of California	Saratoga	MULTI-CCRC	HADLEY	08-Aug-23	\$67,065,000	\$63,915,000	4.33	30
1066	Open Door Community Health Centers	Arcata	CLINIC-PC	HADLEY	08-Sep-21	\$30,580,000	\$29,305,000	2.64	30
1045	Options Family of Services	San Luis Obispo	GH-DD/MD	HERNANDEZ	12-Oct-17	\$2,140,000	\$1,175,000	3.92	15
1033	Petaluma Health Center	Petaluma	CLINIC-PC	HERNANDEZ	13-Sep-16	\$5,775,000	\$4,200,000	2.67	25
1038	Pilgrim Place in Claremont, Inc.	Claremont	MULTI-CCRC	LO	30-Nov-16	\$36,055,000	\$29,345,000	4.53	25
1076	San Benito Health Care District	Hollister	HOSP-DIST	HADLEY	11-Feb-21	\$12,570,000	\$6,795,000	0.71	8
1028	Santa Rosa Community Health Centers	Santa Rosa	CLINIC-PC	HADLEY	12-Jul-16	\$11,105,000	\$6,765,000	2.53	17
1047	Sequoia Living, Inc.	San Francisco	MULTI-CCRC	HADLEY	24-May-18	\$187,230,000	\$43,035,000	4.24	30
1098	Sequoia Living, Inc.	San Francisco	MULTI-CCRC	HADLEY	29-Jul-25	\$151,555,000	\$151,555,000	5.22	30
1027	Sierra View Homes Inc.	Reedley	MULTI-OTH	WENAS	09-Jun-16	\$12,310,000	\$8,745,000	3.23	25
1006	Solvang Lutheran Home, Inc.	Solvang	MULTI-CCRC	HERNANDEZ	17-Jul-14	\$3,470,000	\$2,480,000	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	\$3,970,000	3.77	25
1084	St. Rose Hospital	Hayward	HOSP	HADLEY	05-Aug-22	\$24,360,000	\$14,314,928	4.44	7
1058	The California Home for the Aged, Inc.	Fresno	MULTI-OTH	HERNANDEZ	20-Nov-18	\$24,660,000	\$21,705,000	4.16	27
1082	The Redwoods, A Community of Seniors	Mill Valley	MULTI-OTH	HERNANDEZ	17-Feb-22	\$23,550,000	\$18,315,000	3.07	15
1063	Town and Country Manor Christian & Missionary Alliance	Santa Ana	MULTI-CCRC	LO	13-Jun-19	\$34,385,000	\$31,190,000	3.98	30
1079	Valley Health Team, Inc.	San Joaquin	CLINIC-PC	WENAS	13-Oct-21	\$15,365,000	\$14,185,000	2.93	30
1073	Vocational Visions	Mission Viejo	ADC-DD	LO	19-Nov-20	\$3,200,000	\$2,290,000	1.74	15
1070	West County Health Centers	Guerneville	CLINIC-PC	WENAS	14-Oct-20	\$9,145,000	\$8,570,000	3.03	30

	Number of Facilites	Reserve Amount	Original Insured Amount	Current Principal Balance
Grand Total:	56	\$64,389,644	\$1,820,854,000	\$1,336,007,300

**Department of Health Care Access and Information
 Cal-Mortgage Loan Insurance Program
 Letter of Commitment Issued
 as of December 31, 2025**

Loan#	Borrower	City	Facility Type	Letter of Commitment Date	Amount Committed	Loan Type	Account Manager	Investment Banker	Issuer	Commitment Expiration
1097	Gateways Hospital & Mental Health Center	Los Angeles	HOSP-PSYCH	08/19/2025	\$57,000,000	New	Hadley	Hilltop Securities, Inc.	California Municipal Finance Authority (CMFA)	02/19/2026
Total Loans: 1			Total Amount Committed: \$57,000,000							

**Department of Health Care Access and Information
Cal-Mortgage Loan Insurance Program
Shortfall in Debt Service Reserve Funds (DSRF) as
of December 31, 2025**

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

No DSRF shortfalls to report in December 2025.

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, 2025

HFCLIF BALANCE: \$135,023,094

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	\$3,588,103
1088	Lake Merritt Senior Living LLC	San Diego	MULTI-CCRC	\$13,281,130
1096	St. Rose Hospital	Hayward	HOSP	\$15,892,410
Total: Obligations to Cal-Mortgage				\$33,885,649

OBLIGATIONS OF CAL-MORTGAGE: Defaults

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

ESTIMATED HFCLIF BALANCE: \$168,908,743