

**Golden State Finance
Authority (GSFA)
Board of Directors Meeting**



**Wednesday, June 21, 2017
11:00 a.m.**

**1215 K Street, Suite 1650
Sacramento, CA 95814**

**Golden State Finance Authority (GSFA)
Board of Directors Meeting
Wednesday, June 21, 2017
11:00 a.m.
1215 K Street Suite 1650
Sacramento, CA 95814**

AGENDA

- 1. Call to Order & Determination of Quorum**
*Chair, Supervisor Kevin Cann, Mariposa County
Vice Chair, Supervisor Randy Hanvelt, Tuolumne County*
- 2. Approval of Minutes – March 15, 2017 Board Meeting** **Page 1**
Board Members absent from the meeting will be recorded as abstained unless the Board Member indicates otherwise
- 3. Member County Concerns**
- 4. Public Comments**
At this time any member of the public may address the Board. Speakers are asked to state their name for the record. Comments are usually limited to no more than 3 minutes per speaker.
- 5. GSFA 2016 Audited Financial Statements – ACTION** **Page 7**
*Greg Norton, Executive Director
Lisa McCargar, Chief Financial Officer*
- 6. GSFA 2017 Local Area Investment Fund (LAIF)
Authorization – ACTION** **Page 39**
*Greg Norton
Lisa McCargar*
- 7. GSFA Membership Status Update** **Page 41**
*Greg Norton
Craig Ferguson, Deputy Director*
- 8. GSFA Disaster Assistance Update**
Greg Norton
- 9. Program Updates**
Craig Ferguson
- 10. Adjournment**
Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participant in a public meeting, please call Sarah Bolnik at (916) 447-4806 at least 48 hours before the meeting.

Agenda items will be taken as close as possible to the schedule indicated. Any member of the general public may comment on agenda items at the time of discussion. In order to facilitate public comment, please let staff know if you would like to speak on a specific agenda item.

**Golden State Finance Authority
Board of Directors Meeting
March 15, 2017
11:00 a.m.
1215 K Street, Suite 1650
Sacramento CA 95814
916-447-4806**

MINUTES

Call to Order & Determination of Quorum

Chair, Supervisor Kevin Cann, Mariposa County, called the meeting to order at 11:08 a.m. A quorum was determined at that time. Those present:

<u>Supervisor</u>	<u>County</u>
David Griffith	Alpine
Brian Oneto	Amador
Doug Teeter	Butte
Jack Garamendi	Calaveras
Gerry Hemmingsen	Del Norte
Michael Ranalli	El Dorado
John Viegas	Glenn
Rex Bohn	Humboldt
Matt Kingsley	Inyo
Jim Steele	Lake
Aaron Albaugh	Lassen
David Rogers	Madera
Kevin Cann	Mariposa
Carre Brown	Mendocino
Geri Byrne	Modoc
Stacy Corless	Mono
Diane Dillon	Napa
Jim Holmes	Placer
Anthony Botelho	San Benito
Les Baugh	Shasta
Lee Adams	Sierra
Michael Kobseff	Siskiyou
Larry Munger	Sutter
Bob Williams	Tehama
John Fenley	Trinity
Randy Hanvelt	Tuolumne
Matt Rexroad	Yolo
Andy Vasquez	Yuba

Absent

Kim Dolbow Vann	Colusa
Michael Kelley	Imperial
Daron McDaniel	Merced
Dan Miller	Nevada
Kevin Goss	Plumas

Others in Attendance

Supervisor Kyler Crocker, Tulare County
Supervisor Ed Valenzuela, Siskiyou County
Supervisor Miles Menetrey, Mariposa County
Supervisor Lynn Morgan, Amador County
George Apostolopoulos, Ygrene Energy Fund
Emily Goodwin, Ygrene Energy Fund
Robin Rau, Ygrene Energy Fund
Robert Bendorf, Hero / Renovate America
Sarah Bolnik, RCRC Office Manager
Staci Heaton, RCRC Regulatory Affairs Advocate
Mary Pitto, RCRC Regulatory Affairs Advocate
Justin Caporusso, RCRC Vice President External Affairs
Paul A. Smith, RCRC Vice President Governmental Affairs
Terrance Rodgers, RCRC Economic Development Officer
Mary-Ann Warmerdam, Senior Legislative Advocate
Tracy Rhine, RCRC Legislative Advocate
Lisa McCargar, RCRC Chief Financial Officer
Ed Horton

Staff in Attendance

Greg Norton, Executive Director
Craig Ferguson, Deputy Director

Approval of Minutes – January 18, 2017 Board Meeting

Board Members absent from the meeting will be recorded as abstained unless the Board Member indicates otherwise

Supervisor David Rodgers, Madera County, motioned to approve the minutes of the January 18, 2017 GSFA Board of Directors Meeting. Supervisor Rex Bohn, Humboldt County, seconded the motion. Motion unanimously passed.

Abstaining:

Supervisor Diane Dillon, Napa County; Supervisor Jim Holmes, Placer County; Supervisor John Fenley, Trinity County; Supervisor Matt Rexroad, Yolo County

Member County Concerns

None

Public Testimony

Emily Goodwin, Ygrene Energy Fund, introduced herself to the GSFA Board of Directors. Ms. Goodwin introduced Robin Rau and George Apostolopoulos also with Ygrene Energy Fund to the Board. Ms. Goodwin stated that a lot has been going on in regards to PACE financing and PACE Consumer Protection Policies. The team at Ygrene Energy Fund is happy to host a seminar in your county should you be interested in learning more about the program.

GSFA Resolution 17-03: Authorizing the Financing of Seismic Improvements through the Community Facilities District PACE Financing Program

Greg Norton, Executive Director, reminded the GSFA Board of Directors of the PACE financing program which provides financing for energy efficiency, water conservation and other energy saving improvements on real property. Mr. Norton explained that GSFA Resolution 17-03 provides for the addition of seismic improvements as part of the PACE program and authorizes filing of an application for order amending judgement. Mr. Norton also informed the Board that the GSFA Executive Committee reviewed and approved Resolution 17-03 at their meeting on February 15, 2017.

Recommendation

It is recommended that the GSFA Board of Directors review and approve GSFA Resolution 17-03.

Supervisor Andy Vasquez, Yuba County, motioned to approve GSFA Resolution 17-03. Supervisor Michael Kobseff, Siskiyou County, seconded the motion. Motion unanimously passed.

GSFA Resolution 17-04: Authorizing Appointment of GSFA Multi-Family Action Team

Greg Norton provided an overview of GSFA Resolution 17-04 which authorizes the appointment of the GSFA Multi-Family Action Team. Last appointed in March 2015, GSFA Chair, Supervisor Kevin Cann, appointed Supervisor Rex Bohn, Humboldt County; Supervisor Diane Dillon, Napa County; Supervisor Randy Hanvelt, Tuolumne County; Supervisor Les Baugh, Shasta County; and himself, to the Action Team.

Mr. Norton explained that the action team was created to facilitate and implement the operation of Multi-Family housing projects. Many of these projects require submission of an application during a time frame when there are not any scheduled GSFA Board of Directors meetings. The Action team has the ability to review and approve the submission of an application with only a few days' notice.

Recommendation

It is recommended that the GSFA Board of Directors review and approve GSFA Resolution 17-04: Authorizing the appointment of a multi-family review and approval

action team made up of five delegates to review and approve specific multi-family projects including financing amount, all necessary documents, and all other necessary steps to implement the program on behalf of GSFA.

Supervisor Michael Kobseff, Siskiyou County, motioned to approve GSFA Resolution 17-04. Supervisor Michael Ranalli, El Dorado County, seconded the motion. Motion unanimously passed.

Recommendation

It is recommended that the GSFA Board of Directors approve the five member Multi-Family Action Team appointed by the GSFA Chair.

Supervisor Michael Ranalli, El Dorado County, motioned to approve GSFA Multi-Family Action Team. Supervisor Andy Vasquez, Yuba County, seconded the motion. Motion unanimously passed.

GSFA Resolution 17-05: Authorizing the Allocation of Renewable Energy Credits or Other Environmental Benefits Attributable to Improvements Financed Under the Authority's PACE Programs to Participating Parties

Greg Norton informed the GSFA Board of Directors that as part of the GSFA PACE program, participating parties may wish to allocate renewable energy credits derived from the installation of PACE improvements to the participating parties. Resolution 17-05 would authorize these credits to the participating parties.

Recommendation

It is recommended that the GSFA Board of Directors review and approve GSFA Resolution 17-05.

Supervisor Carre Brown, Mendocino County, motioned to approve GSFA Resolution 17-05. Supervisor Jim Holmes, Placer County, seconded the motion. Motion unanimously passed.

GSFA Membership Status Update

Greg Norton informed the GSFA Board of Directors that after January 18, 2017 when the Board approved Resolution 17-01, listing GSFA Members, an additional four cities have joined GSFA. Mr. Norton explained that GSFA's current list of members includes thirty-three member counties, twenty-two associate member counties, one hundred ninety-eight associate member cities and one associate member joint powers authority.

Program Updates

Craig Ferguson, Deputy Director, provided an update on the existing Housing and Energy Programs.

Greg Norton provided an update on the Infrastructure and Economic Development activities.

Adjournment

GSFA Chair, Supervisor Kevin Cann, Mariposa County, adjourned the meeting of the GSFA Board of Directors at 11:24 a.m.



Golden State Finance Authority (GSFA)
1215 K Street, Suite 1650 · Sacramento, California 95814
Phone: (855) 740-8422 · Fax: (916) 444-3219 · www.gsfahome.org

To: GSFA Board of Directors

From: Lisa McCargar, Chief Financial Officer
Greg Norton, Executive Director

Date: June 13, 2017

Re: GSFA 2016 Audited Financial Statements – **ACTION**

Summary

Attached are the Golden State Finance Authority (GSFA) financial statements as of and for the year ended December 31, 2016, audited by Moss Adams LLP. The financial statements contain an unmodified ("clean") audit opinion. The auditors also issued a communication letter to Those Charged With Governance as required by U.S. audit standards. In summary, the communication states that there were no significant matters identified in the course of the audit and no audit adjustments were proposed or made to the original trial balance prepared by management.

The financial statements and communication letter to Those Charged With Governance was presented by Moss Adams and reviewed and approved by the GSFA Executive Committee, as the Audit Committee, at their meeting on May 10, 2017.

Recommendation

It is recommended that the GSFA Board of Directors review and approve the 2016 audited financial statements and communication letter as presented.

Attachments

- GSFA 2016 Audited Financial Statements
- Communications to Those Charged with Governance



Report of Independent Auditors and
Financial Statements
Golden State Finance Authority
December 31, 2016

MOSS-ADAMS_{LLP}

Certified Public Accountants | Business Consultants

CONTENTS

REPORT OF INDEPENDENT AUDITORS	1
MANAGEMENT'S DISCUSSION AND ANALYSIS (REQUIRED SUPPLEMENTARY INFORMATION)	3
BASIC FINANCIAL STATEMENTS	
Statement of net position	8
Statement of revenues, expenses, and changes in net position	9
Statement of cash flows	10
Notes to basic financial statements	11
REPORT OF INDEPENDENT AUDITORS ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	20

REPORT OF INDEPENDENT AUDITORS

The Board of Directors
Golden State Finance Authority

Report on the Financial Statements

We have audited the accompanying financial statements of Golden State Finance Authority (GSFA) as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise GSFA's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the GSFA's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of GSFA as of December 31, 2016, and the respective changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 20, 2017 on our consideration of GSFA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering GSFA's internal control over financial reporting and compliance.

Moss Adams, LLP
Sacramento, California
April 20, 2017

**GOLDEN STATE FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

This section presents management's discussion and analysis of Golden State Finance Authority (GSFA) financial performance for the year ended December 31, 2016. Please read it in conjunction with the financial statements and notes thereto, which follow this section.

FINANCIAL HIGHLIGHTS

The assets of GSFA exceeded liabilities at December 31, 2016, by \$82.8 million (net position), all of which is available to meet ongoing obligations. GSFA's total net position increased by approximately \$8.5 million (up 11.5%) from December 31, 2015 to December 31, 2016 resulting from successful housing and energy and water conservation programs. As of December 31, 2016, in addition to cash resources available, assets include approximately \$5 million in second mortgage loans receivable, net of an allowance for loan losses. GSFA's reported assets include approximately \$10.9 million in energy grant loans receivable and \$12.3 million of offsetting liabilities, along with roughly \$2.5 million in cash deposits that are held on behalf of the California Energy Commission (CEC).

OVERVIEW OF THE FINANCIAL STATEMENTS

GSFA's basic financial statements include the (1) statement of net position, (2) statement of revenues, expenses, and changes in net position, (3) statement of cash flows, and (4) notes to basic financial statements, which explain in more detail some of the information in the financial statements.

GSFA's financial statements report information about GSFA using accounting methods similar to those used by private sector companies. These statements offer short-term and long-term financial information about its activities. The statement of net position includes all of GSFA's operating assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and the obligations to GSFA creditors (liabilities). The assets and liabilities are presented in a classified format, which distinguishes between current and long-term assets and liabilities.

All of the revenues and expenses for 2016 are accounted for in the statement of revenues, expenses, and changes in net position. This statement measures the success of GSFA's operations over the year and can be used to determine whether GSFA has successfully recovered all of its costs through the services it provides.

The statement of cash flows provides information about GSFA's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, non-capital financing, and financing activities.

The notes to the financial statements provide additional information that is essential to a full understanding of GSFA's financial statements.

GOLDEN STATE FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016

FINANCIAL ANALYSIS

Condensed Statement of Net Position
December 31, 2016 and 2015

	2016	2015	Increase (Decrease)	
			\$	%
Assets				
Current assets	\$ 390,491,367	\$ 790,689,160	\$ (400,197,793)	(50.6)%
Non-current assets	18,156,202	20,850,331	(2,694,129)	(12.9)%
Total assets	<u>408,647,569</u>	<u>811,539,491</u>	<u>(402,891,922)</u>	<u>(49.6)%</u>
Liabilities				
Current liabilities	<u>325,825,534</u>	<u>737,255,066</u>	<u>(411,429,532)</u>	<u>(55.8)%</u>
Net position				
Net position, unrestricted	<u>\$ 82,822,035</u>	<u>\$ 74,284,425</u>	<u>\$ 8,537,610</u>	<u>11.5%</u>

The statement of net position reflects a snapshot of GSFA's financial position at a given moment in time. Changes in net position over time are an indicator of whether the financial condition of GSFA is improving or declining. As of December 31, 2016, GSFA's net position was \$82,822,035, an increase of \$8,537,610 (up 11.5%) from December 31 2015. The decrease in current assets of \$400,197,793 (down 50.6%) and the decrease in current liabilities of \$411,429,532 (down 55.8%) resulted primarily from decreased receivables and payables associated with estimated proceeds and obligations of mortgage-backed securities to be settled at a future date and were a result of timing differences associated within the housing program. The decrease in noncurrent assets is primarily due to energy loan and second mortgage principal repayments.

GOLDEN STATE FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016

FINANCIAL ANALYSIS (CONTINUED)

Condensed Statement of Revenues, Expenses, and Changes in Net Position
Years Ended December 31, 2016 and 2015

	2016	2015	Increase (Decrease)	
			\$	%
Operating revenues				
Housing program and other revenue	\$ 63,531,228	\$ 38,523,970	\$ 25,007,258	64.9%
Energy program revenue	2,917,980	222,006	2,695,974	1,214.4%
Administrative service fee revenue	2,152,764	2,186,151	(33,387)	(1.5)%
Grant fees	316,550	375,452	(58,902)	(15.7)%
Total operating revenues	68,918,522	41,307,579	27,610,943	66.8%
Operating expenses				
Housing program expenses	54,922,297	31,140,609	23,781,688	76.4%
Other administrative expenses	5,386,656	4,035,724	1,350,932	33.5%
Grant costs	301,150	345,952	(44,802)	(13.0)%
Total operating expenses	60,610,103	35,522,285	25,087,818	70.6%
Operating income	8,308,419	5,785,294	2,523,125	43.6%
Non-operating revenues (expenses)				
Interest income	222,454	136,439	86,015	63.0%
Gain (loss) on investments	6,737	(31,145)	37,882	121.6%
Total non-operating revenues	229,191	105,294	123,897	117.7%
Change in net position	8,537,610	5,890,588	2,647,022	44.9%
Net position, beginning of year	74,284,425	68,393,837	5,890,588	8.6%
Net position, end of year	\$ 82,822,035	\$ 74,284,425	\$ 8,537,610	11.5%

The statement of revenues, expenses, and changes in net position reflects activity that has occurred during the fiscal period of time covered by this report. For the year ended December 31, 2016, GSFA's operating revenues increased by \$27,610,943 (up 66.8%) from the year ended December 31, 2015, primarily due to increased revenues resulting from higher demand of the down payment assistance gift program and a \$2.7 million (up 1,214.4%) increase in energy and water conservation program revenue generated by growing demand for the energy efficiency and water conservation finance program. GSFA also experienced an increase in operating expenses of \$25,087,818 (up 70.6%) for the same period, which corresponds directly with gift housing program activity. Included in housing program expense is a \$1,000,000 contribution to two member counties for disaster wildfire relief to qualified residents.

GOLDEN STATE FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016

BUDGETARY COMPARISON

Comparison of Budget and Actual Revenues, Expenses, and Changes in Net Position
Year Ended December 31, 2016

			Actual	
			Over (Under) Budget	
	Budget	Actual	\$	%
Operating revenues				
Housing program and other revenue	\$ 29,621,000	\$ 63,531,228	\$ 33,910,228	114.5%
Energy program revenue	745,000	2,917,980	2,172,980	291.7%
Administrative service fee revenue	2,000,000	2,152,764	152,764	7.6%
Grant fees	345,000	316,550	(28,450)	(8.2)%
Total operating revenues	32,711,000	68,918,522	36,207,522	110.7%
Operating expenses				
Housing program expenses	27,181,000	54,922,297	27,741,297	102.1%
Other administrative expenses	5,329,450	5,386,656	57,206	1.1%
Grant costs	345,000	301,150	(43,850)	(12.7)%
Total operating expenses	32,855,450	60,610,103	27,754,653	84.5%
Operating (loss) income	(144,450)	8,308,419	8,452,869	5,851.8%
Non-operating revenues	145,000	229,191	84,191	58.1%
Change in net position	\$ 550	\$ 8,537,610	\$ 8,537,060	1,552,193%

Operating revenues exceeded budget by \$36,207,522 and GSFA's change in net position of \$8,537,610 exceeded budget by \$8,537,060, an increase of 1,552,193%, due to increased housing and energy program activity. Specifically, GSFA's down payment assistance program experienced success as more professionals and homebuyers learn about the product. Demand for the expanded energy efficiency and water conservation program also increased throughout many counties in California, resulting in nearly \$3 million of revenue. GSFA's operating expenses exceeded budget by \$27,754,653, an increase of 84.5%, due to costs associated with increased housing program activity. GSFA housing expenses also include a \$1,000,000 Disaster Relief grant to counties GSFA serves. GSFA offered a Residence Emergency Disaster Assistance Program for the purpose of assisting residents of two GSFA member counties that were displaced by State or Federally declared fire disasters.

**GOLDEN STATE FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2016**

FUTURE ECONOMIC OUTLOOK

GSFA's 2017 budget provides for continued growth of the down payment assistance gift program. An increase of \$15 million (60%) is budgeted for the housing gift program. Demand for GSFA's housing program remains strong and the program continues to expand as more professionals and homebuyers learn about the products. Further, GSFA expects growth of its energy efficiency and water conservation program which was implemented in the latter part of 2015. The energy program serves residential customers and is growing in its service to commercial customers.

The second mortgage down payment assistance programs, which were discontinued in late 2013, have a balance of \$5.3 million of amortizing second mortgages at December 31, 2016. This balance is expected to decline in 2017 and beyond. GSFA's down payment assistance gift program, implemented in late 2010, contributed to the \$27,703,232 of growth in 2016 and is budgeted to grow approximately 40.8% in 2017. To remain competitive and continue to provide effective programs, it will be necessary for the organization to continue to be innovative in the development of such programs.

GSFA revenues exceeded the projected levels for 2016. As of December 31, 2016, GSFA had approximately \$82.8 million in net position available including \$92.2 million in cash and cash equivalents, inclusive of \$2.8 million held on behalf of the California Energy Commission and Pacific Gas & Electric (PG&E). We anticipate that continued investment in existing and new housing, energy and other water conservation and capital finance programs will lead to strong operating revenues in 2017, with revenues from housing and energy programs budgeted to increase by approximately \$22 million.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of GSFA's finances for all those with an interest in GSFA's finances. Questions concerning any of the information provided in this report or request for additional information should be addressed to the Chief Financial Officer, 1215 K Street, Suite 1650, Sacramento, CA 95814.

GOLDEN STATE FINANCE AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2016

ASSETS

Current assets

Cash and cash equivalents	\$ 91,880,890
Accounts receivable, proceeds from sale of securities	298,044,225
Accounts receivable	521,519
Interest receivable	17,245
Prepaid expenses	<u>27,488</u>
Total current assets	390,491,367

Noncurrent assets

Energy grant loans receivable	10,887,035
Restricted cash (Note 2)	274,297
Notes receivable	2,000,000
Second mortgage loans receivable, net of allowance for loan losses of \$300,000	<u>4,994,870</u>
Total assets	\$ <u>408,647,569</u>

LIABILITIES AND NET POSITION

Current liabilities

Accounts payable	\$ 11,228,529
Accounts payable, securities to be purchased, at fair value	296,946,260
Accounts payable to California Energy Commission	12,271,830
Accounts payable to affiliated entities	3,399,874
Unearned revenue	<u>1,979,041</u>
Total liabilities	<u>325,825,534</u>

Net position, unrestricted

	<u>82,822,035</u>
Total liabilities and net position	\$ <u>408,647,569</u>

The accompanying notes are an integral part of these financial statements

GOLDEN STATE FINANCE AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2016

Operating revenues	
Housing program revenue	\$ 62,746,896
Energy program revenue	2,917,980
Administrative service fee revenue	2,152,764
Issuer fees	219,558
Mortgage interest	521,872
Grant fees	316,550
Miscellaneous income	42,902
	<hr/>
Total operating revenues	68,918,522
	<hr/>
Operating expenses	
Accounting and auditing	27,092
Business development and expansion	111,325
Community relations	1,000,297
Consultants	240,273
Contract performance fee	1,539,464
Contract support services	2,023,100
Grant costs	301,150
Insurance	38,907
Legal fees	154,176
Provision for loan losses	51,699
Gift program	54,922,297
Promotion and marketing	31,984
Rent	68,641
Travel	19,733
Miscellaneous	79,965
	<hr/>
Total operating expenses	60,610,103
	<hr/>
Operating income	8,308,419
	<hr/>
Non-operating revenues	
Interest income	222,454
Gain on investments	6,737
	<hr/>
Total non-operating revenues	229,191
	<hr/>
Change in net position	8,537,610
	<hr/>
Net position, beginning of year	74,284,425
	<hr/>
Net position, end of year	\$ 82,822,035
	<hr/>
The accompanying notes are an integral part of these financial statements	

GOLDEN STATE FINANCE AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2016

Cash flows from operating activities	
Cash receipts from loan and grant programs	\$ 61,612,694
Cash receipts from bond and residual funds	459,723
Cash paid for contract services	(3,562,564)
Cash paid for services and supplies	<u>(63,445,220)</u>
Net cash used in operating activities	<u>(4,935,367)</u>
Cash flows from investing activities	
Interest received and gain on investments	<u>224,791</u>
Net cash provided by investing activities	<u>224,791</u>
Decrease in cash and cash equivalents	(4,710,576)
Cash and cash equivalents, beginning of year	<u>96,865,763</u>
Cash and cash equivalents, end of year	\$ <u>92,155,187</u>
Reconciliation of operating income to net cash provided by operating activities	
Operating income	\$ 8,308,419
Provision for loan losses	51,699
Adjustments to reconcile operating income to net cash provided by operating activities	
Increase in accounts receivable	(37,317)
Decrease in energy grant loans	2,382,237
Decrease in second mortgage loans receivable	1,894,306
Increase in notes receivables	(1,700,000)
Decrease in prepaid expenses	998
Decrease in unearned revenue	(237,822)
Increase in accounts payable	6,582,904
Decrease in accounts payable to California Energy Commission	(12,844,251)
Decrease in accounts payable securities sold, at fair value, net of accounts receivable, proceeds from sale of securities	(2,381,012)
Decrease in accounts payable to affiliated entities	<u>(6,955,528)</u>
Net cash used in operating activities	\$ <u>(4,935,367)</u>

The accompanying notes are an integral part of these financial statements

GOLDEN STATE FINANCE AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting entity – Golden State Finance Authority (GSFA), a California joint powers authority, is an organization of certain political subdivisions of the state of California, engaged in the exercise of essential government functions. GSFA was organized on July 1, 1993, under the provisions of the Government Code of the state of California, which authorized GSFA to be created by the joint powers agreement entered into by counties for the purpose of assisting homebuyers with mortgage financing. GSFA is governed by representatives of its member counties, each of which appoints an elected county supervisor which comprises the Board of Directors, which are counties in California having an interest in the general and specific purposes of GSFA. Member counties of GSFA are as follows: Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, El Dorado, Glenn, Humboldt, Imperial, Inyo, Lake, Lassen, Madera, Mariposa, Mendocino, Merced, Modoc, Mono, Napa, Nevada, Placer, Plumas, San Benito, Shasta, Sierra, Siskiyou, Sutter, Tehama, Trinity, Tuolumne, Yolo and Yuba. An additional 35 counties and over 200 cities are associate members of GSFA.

GSFA programs are designed to provide assistance for adequate, safe, and sanitary residential housing. GSFA makes competitively priced financing opportunities available for homebuyers for the purchase or refinancing of residential housing, with particular emphasis on assisting low and moderate income homebuyers. GSFA works in cooperation with regional lenders to provide mortgage loan financing and down payment assistance to families and individuals in the state of California who otherwise may not be able to afford to purchase a home. GSFA also makes available financing for energy efficiency and water conservation improvements to residential, commercial, industrial, agricultural and other real properties and multi-family financing.

GSFA contracts for various administrative and support services with the Rural County Representatives of California (RCRC), a California nonprofit mutual benefit corporation. RCRC was organized to serve and strengthen county and local governments through definition, study, and actions relative to problems affecting the member counties and their resources to include but not be limited to those of social, economic, environmental, and ecological importance.

Basis of accounting – GSFA is accounted for as an enterprise fund and its financial statements are prepared on the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded when liabilities are incurred, regardless of the timing of related cash flows.

GSFA distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with GSFA's principal ongoing operations. The principal operating revenues of GSFA are charges for programs provided (i.e. loan program fees, energy program fees, bond issuance fees, on-going issuer fees, and bond residuals) associated with its affordable housing loan and energy efficiency/water conservation financing programs. Interest income earned on second mortgage loans and capital gains income from sales of mortgage-backed securities are also reported as operating income. Operating expenses of GSFA include the cost of providing the services and administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Accounting standards – The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing government accounting and financial reporting principles. The more significant of GSFA's accounting policies are described below.

GOLDEN STATE FINANCE AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounting standards (continued) – In February 2015, the GASB issued Statement No. 72 (GASB 72), *Fair Value Measurement and Application*. This statement addresses accounting and financial reporting issues related to fair value measurements and provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements. GASB 72 is effective for the current fiscal year. See fair value measurements within Note 1.

Cash and cash equivalents – GSFA considers all highly liquid investments with an original maturity of three months or less when purchased to be cash and cash equivalents, including investments in the California Local Agency Investment Fund (LAIF) and CalTRUST.

California statutes and GSFA's investment policy authorize the investment of idle or surplus funds in U.S. Treasury obligations, U.S. government agencies, bankers' acceptances, commercial paper, negotiable CD's, medium-term notes, repurchase agreements, time certificates of deposit, LAIF, and CalTRUST.

Second mortgage loans – Second mortgage loans receivable represent future principal payments on outstanding second mortgage loans. During 2016, GSFA received \$521,872 in interest from these assets. As of December 31, 2016, \$4,994,870 in second mortgages remain outstanding, net of the allowance for loan losses.

Allowance for loan losses – GSFA maintains an allowance for loan losses at a level considered adequate to provide for probable losses on existing second mortgages receivable. The allowance for loan losses is based on estimates using historical loss trends and current exposure in the loan pools. Actual losses may vary from current estimates.

Mortgage-backed securities housing program revenue – Housing program revenue consists of income earned on GSFA's down payment assistance gift program, including gains and losses on the sale of mortgage-backed securities, interest on second mortgage loans and other administrative housing-related revenues are presented separately.

As part of the down payment assistance gift program, GSFA purchases pools of government mortgage-backed securities (MBS) for resale into the secondary market. To manage exposure to interest rate risk on the purchase and subsequent resale of MBS's into the secondary market; GSFA enters into sales agreements of "to-be-announced" (TBA) Government National Mortgage Association (GNMA) and Federal Home Loan Mortgage Corporation (FHLMC) securities, in which GSFA has committed to deliver securities at contracted prices at a future date. Realized and unrealized gains and losses on the mortgage-backed securities are reported in housing program revenue as the activity relates solely to the down payment assistance gift program (Note 6).

GOLDEN STATE FINANCE AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fair value measurements – GSFA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments in CalTrust and LAIF of \$19.6 million are valued at net asset value and therefore excluded from the fair value hierarchy.

GSFA has the following recurring fair value measurements as of December 31, 2016:

- Money market funds (Level 2 inputs)
- Accounts payable, securities to be purchased, are valued using quoted market prices (Level 1)

Net position – Net position is classified into the following categories:

- *Invested in capital assets*: Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction, or improvement of those assets; GSFA does not have any net position in this category as of December 31, 2016.
- *Restricted – non-expendable*: Net position subject to externally imposed conditions that GSFA retains in perpetuity; GSFA does not have any net position in this category as of December 31, 2016.
- *Restricted – expendable*: Net position subject to externally imposed conditions that can be fulfilled by the actions of GSFA or by the passage of time; GSFA does not have any net position in this category as of December 31, 2016.
- *Unrestricted*: All other categories of net position; in addition, unrestricted net position may be designated for use by management or the Board of Directors.

GSFA has adopted a policy of generally utilizing restricted – expendable funds, prior to unrestricted funds, when an expenditure is incurred for purposes for which both are available.

Revenue recognition – Operating revenues such as loan program, bond residual, and issuer fees are recognized as earned. Operating and non-operating interest and investment income is also recognized as earned. Grant revenue is recognized as allowable expenditures are incurred. Advances received are deferred until allowable expenses are incurred.

Income taxes – Because GSFA is a political subdivision of the state of California and engaged in the exercise of an essential government function, it is not required to file federal or state income tax returns.

Use of estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates. The allowance for loan losses and fair market value of financial instruments are particularly subject to change.

GOLDEN STATE FINANCE AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 2 - CASH AND CASH EQUIVALENTS AND RESTRICTED CASH

A summary of cash and cash equivalents and restricted cash as of December 31, 2016, is as follows:

Deposits with financial institutions (including \$274,297 restricted cash)	\$	11,047,760
Collateral account		1,739,727
Money market funds		2,831,299
Brokerage account		56,950,190
Total cash		<u>72,568,976</u>
LAIF		184,957
CalTRUST		19,401,254
Total cash equivalents (highly liquid investments)		<u>19,586,211</u>
Total cash and cash equivalents, including restricted cash	\$	<u>92,155,187</u>

Deposits and custodial credit risk – Custodial credit risk is the risk that in the event of a bank failure, GSFA's deposits may not be returned to it. Cash and cash equivalents and restricted cash consist of deposits with financial institutions, a collateral account, cash held in a securities brokerage account and amounts held with LAIF and CalTRUST. As of December 31, 2016, GSFA's deposits with financial institutions, including money market funds, are entirely insured or collateralized. Section 53652 of the California Governmental Code requires financial institutions to secure deposits made by governmental units in excess of insured amounts, by the pledging of governmental securities as collateral. The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by governmental units.

Restricted cash-noncurrent – Restricted cash includes funds held for projects or other purposes and are restricted as to their use. These amounts are included in cash and cash equivalents in the statement of cash flows regardless of whether there are restrictions on their use. Restricted cash includes cash and cash equivalents on deposit with a financial institution required to be held as a loan loss reserve until all loans are fully paid (in excess of one year). As of December 31, 2016 cash balances of \$274,297 were restricted.

Collateral account – GSFA has funds held with a securities firm. The funds represent collateral for the sales agreements of TBA GNMA and FNMA securities. As required by the Master Securities Forward Transaction Agreement between the securities firm and GSFA, if at any time GSFA has an "Out-of-the-Money" net unsecured forward exposure, the securities firm shall require GSFA to maintain collateral having a margin value sufficient to eliminate such net unsecured forward exposure. If at any time GSFA has an excess forward collateral amount, GSFA may request the funds from the securities firm. At December 31, 2016, the entire amount of \$1,739,727 on deposit with the securities firm was unrestricted. Funds at the securities firm are not insured.

GOLDEN STATE FINANCE AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 2 - CASH AND CASH EQUIVALENTS (CONTINUED)

Interest rate and credit risk - Interest rate risk is the risk that changes in the market interest will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value is to changes in market interest. Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization.

GSFA maintains money market funds held with its banks and a securities firm. Bank money market funds are held in connection with its housing programs to provide the required deposit for the California Debt Limit Allocation Committee tax-exempt bond allocation to GSFA. Money market funds held at the securities firm are the accumulation of interest and principal from mortgage-backed securities and proceeds from their sales. GSFA's investments in money market funds were rated at AAA by Standard & Poor's.

Highly liquid investments - As of December 31, 2016, GSFA also maintains highly liquid investment accounts with CalTRUST in the amount of \$19,401,254. CalTRUST is a program established by local public agencies in California for the purpose of pooling and investing local agency funds. CalTRUST offers three investment accounts, of which GSFA invests in two. The total amount invested by public agencies in CalTRUST as of December 31, 2016, exceeded \$2.8 billion.

CalTRUST is a joint powers authority that was formed to pool and invest funds of public agencies. Three pools are offered and GSFA is currently invested in the short-term and medium-term funds. Because GSFA's deposits are maintained in a recognized Pooled Investment Fund under the care of a third party and GSFA's share of the pool does not represent specific identifiable investment securities owned by GSFA, no disclosure of the individual deposits and investments and related custodial credit risk is required.

A Board of Trustees supervises and administers the investment program of CalTRUST. CalTRUST invests in fixed income securities eligible for investment pursuant to California Government Code Sections 53602, et seq. and 53635, et seq. CalTRUST Short-Term and Medium-Term funds are rated A- or better by a credit rating agency. GSFA's highly liquid investment in CalTRUST is reported at fair value.

GSFA also places certain funds with LAIF. GSFA is a voluntary participant in LAIF, which is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California and the Pooled Money Investment Board. The State Treasurer's Office pools these funds with those of other governmental agencies in the state and invests the cash.

GOLDEN STATE FINANCE AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 2 – CASH AND CASH EQUIVALENTS (CONTINUED)

Highly liquid investments (continued) – The fair value of the GSFA's investment in the pool is reported in the accompanying financial statements based upon GSFA's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). Because GSFA's deposits are maintained in a recognized Pooled Investment Fund under the care of a third party and GSFA's share of the pool does not consist of specific, identifiable investment securities owned by GSFA, no disclosure of the individual deposits and investments or related custodial credit risk classifications is required. The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Funds are accessible and transferable to the master account within twenty-four hour notice. Included in LAIF's investment portfolio are collateralized mortgage obligations, mortgage-backed securities, other asset-backed securities, and floating rate securities issued by Federal agencies, government-sponsored enterprises and corporations. LAIF is administered by the State Treasurer.

LAIF investments are audited annually by the Pooled Money Investment Board and the state Controller's Office. Copies of this audit may be obtained from the State Treasurer's Office: 915 Capitol Mall, Sacramento, California 95814. Included in the Pooled Money Investment Account's investment portfolio are certain derivative securities or similar products in the form of structured notes and asset-backed securities which represent 1.08% of the portfolio.

The Local Investment Advisory Board (the Board) has oversight responsibility for LAIF. The Board consists of five members as designated by state statute. The value of pool shares in LAIF that may be withdrawn is determined on an amortized cost basis, which is different than the fair value of GSFA's position in the pool. GSFA's investment in LAIF is reported at fair value and is not rated by credit rating agencies.

NOTE 3 – SECOND MORTGAGE LOANS RECEIVABLE

Second mortgage loans receivable represent future principal payments on outstanding second mortgage loans financed as part of various GSFA down payment assistance programs.

Second mortgage loans receivable as of December 31, 2016, are as follows:

Second mortgages	\$ 5,294,870
Allowance for loan losses	(300,000)
Total second mortgage loans receivable,	
net of allowance for loan losses	\$ 4,994,870

Activity in the allowance for loan losses for the year ended December 31, 2016, is as follows:

Balance, beginning of year	\$ 400,000
Charge-offs	(172,126)
Recoveries	20,427
Provision for loan losses	51,699
Balance, end of year	\$ 300,000

GOLDEN STATE FINANCE AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 4 – NOTES RECEIVABLE

Notes receivable represent \$2,000,000 in loans outstanding as part of GSFA's multi-family housing finance and rehabilitation housing program. As the issuer of conduit revenue bonds, GSFA loaned various amounts to the developer of the projects. The notes are non-interest-bearing until after the twentieth anniversary of the note, and no payments are due until after the twentieth anniversary of the notes. After the 20th anniversary, the notes bear interest at 3% per annum and mature on the earlier of the 35th anniversary or a sale or refinancing transaction. If the notes are held to maturity, principal and accrued interest will become due beginning August 2050 through December 2051. No provision for losses has been deemed necessary. See Note 8 – Conduit Debt.

NOTE 5 – RELATED PARTY TRANSACTIONS

For the year ended December 31, 2016, GSFA maintained a contract support services agreement with RCRC, an affiliated entity, that included support services payments and a performance fee. The contract performance fee calculation is based on housing program success and provides an incentive to RCRC. The total expense of \$3,562,564 for the year ended December 31, 2016, includes the monthly fee and performance fee. At December 31, 2016, GSFA has recorded a payable of \$1,550,140 to RCRC for the 2016 performance fee and other services. The support services agreement calls for a flat fee of \$168,592 a month to operate and administer GSFA operations.

Also for 2016, GSFA entered into a service agreement with National Homebuyers Fund, Inc. (NHF) whereby NHF manages GSFA's housing programs and residential energy loan servicing. For the year ended December 31, 2016, GSFA incurred approximately \$4.3 million for such housing-related services, which are included in gift program expenses. At December 31, 2016, \$1,849,734 is payable to NHF for proceeds from mortgage-backed securities trades and housing related services. Expenses incurred for residential energy administration were approximately \$301,000. Also, GSFA charges a fee to NHF for the use of its trading platform. Fees earned are reported as administrative service fee revenue in the statement of revenue, expenses, and change in net position.

The support service agreements with both RCRC and NHF are annual agreements, expiring on December 31st of each year, with successive one-year automatic renewals until terminated by either party. The annual agreements are revised for fee and scope as need and are approved by the applicable Board of Directors.

NOTE 6 – DOWN PAYMENT ASSISTANCE GIFT PROGRAM

GSFA implemented the down payment assistance gift program in October 2010, targeting low to moderate income homebuyers. The gift program provides a down payment assistance grant ranging up to 5% of the home purchase price. GSFA has partnered with lenders to market the program to homebuyers.

GOLDEN STATE FINANCE AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 6 – DOWN PAYMENT ASSISTANCE GIFT PROGRAM (CONTINUED)

As part of this program, GSFA purchases pools of government backed mortgage-backed securities (MBS) for resale into the secondary market. To manage exposure to interest rate risk on the purchase and subsequent resale of MBS's into the secondary market, GSFA enters into sales agreements of TBA GNMA & FNMA securities, in which GSFA has committed to deliver securities at contracted prices at a future date. The entity has recorded a receivable of approximately \$298 million for the estimated proceeds from the sale. GSFA has also recorded a liability of approximately \$297 million to purchase the securities at prevailing prices at December 31, 2016 in order to fulfill the future obligation.

NOTE 7 – ENERGY PROGRAMS

California Energy Commission Grant – In September 2010, GSFA was awarded a \$16.5 million grant from the California Energy Commission (CEC). The grant's purpose is to provide low interest loans and grants to low to moderate income homeowners to perform home energy retrofits. In April 2012, the CEC amended the grant to award GSFA an additional \$14.0 million. CEC had advanced \$26.7 million to GSFA for the sole purpose of funding the loans. As of December 31, 2016, \$1 million of the advance had not been used for loans and is included in unearned revenue. Interest earned on the advances is due back to the CEC and is recorded as an account payable at December 31, 2016.

During 2016, GSFA generated revenue for servicing the outstanding loans under a separate agreement. GSFA invoiced \$301,150 for loan servicing during the year for allowable expenses incurred.

Energy Upgrade California – In December 2012, GSFA entered into an Energy Upgrade California (EUC) contract with Pacific Gas & Electric (PG&E) to participate in the EUC related energy efficiency financing program. Under the terms of the contract, GSFA utilized funds pursuant to the contract to leverage private financing to provide a residential energy retrofit program. GSFA administers the program and funded a Loan Loss Reserve (LLR) with funds contributed by PG&E. PG&E customers' actual loans are financed by a bank. As of December 31, 2016, the LLR is \$274,297 and is included in restricted cash.

Other program – GSFA also maintains an agreement with a provider to participate in a program to finance energy efficiency, renewable energy improvements, and water conservation improvements on residential and commercial properties in California. The actual loans are financed by the provider, and GSFA earns a cost recovery fee for administrative services performed under the program. For the year ended December 31, 2016, GSFA recorded \$2,917,980 in revenue associated with this program.

GOLDEN STATE FINANCE AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2016

NOTE 8 - CONDUIT DEBT

During the year ended December 31, 2016, GSFA issued \$91.4million in conduit debt for multi-family housing. As of December 31, 2016, GSFA has \$109 million of conduit debt for tax-exempt mortgage and multi-family housing revenue bonds issued and outstanding. The bonds are limited obligations of the Issuer, payable solely from the revenues and other funds and moneys pledged and assigned under the indenture. As the Issuer, GSFA is not liable for the payment of the principal of, premium (if any), or interest on the bonds.

NOTE 9 - RISK MANAGEMENT

GSFA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. RCRC purchases commercial insurance through an insurance agent who obtains the appropriate insurance coverage needed from insurance companies, which includes coverage for GSFA. GSFA reimbursed RCRC for its pro-rata portion of the insurance premiums. There has been no significant reduction in coverage compared to prior year and there have been no settlements in excess of coverage for the prior three years

NOTE 10 - COMMITMENTS AND CONTINGENCIES

In May 2015, GSFA along with two affiliated entities (RCRC and NHF), were named as defendants in a summons brought by the Washington State Housing Finance Commission (Commission). The lawsuit alleges that NHF does not have the authority to provide homeownership financing services in the state of Washington, and named GSFA as an affiliated entity of NHF. Subsequent to year end, a Washington state judge ruled that NHF did not have the authority to offer services in the state of Washington, which has no impact on GSFA's operations. NHF is in the process of appealing the decision. Management believes that the ruling is invalid and the outcome will not have a material adverse effect on the financial position or results of operations.

**REPORT OF INDEPENDENT AUDITORS ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON
AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Directors
Golden State Finance Authority

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Golden State Finance Authority (GSFA) as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise GSFA's basic financial statements, and have issued our report thereon dated April 20, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered GSFA's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of GSFA's internal control. Accordingly, we do not express an opinion on the effectiveness of GSFA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether GSFA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Moss Adams, LLP

Sacramento, California

April 20, 2017



Communications with
Those Charged with Governance
Golden State Finance Authority
December 31, 2016

MOSS ADAMS LLP
Certified Public Accountants | Business Consultants

COMMUNICATIONS WITH THOSE CHARGED WITH GOVERNANCE

To the Board of Directors and Management
Golden State Finance Authority

We have audited the financial statements of Golden State Finance Authority (GSFA) as of and for the year ended December 31, 2016, and have issued our report thereon dated April 20, 2017. Professional standards require that we provide you with the following information related to our audit.

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA AND GOVERNMENT AUDITING STANDARDS

As stated in our engagement letter dated December 8, 2016, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your responsibilities.

Our responsibility is to plan and perform the audit in accordance with auditing standards generally accepted in the United States of America as well as Government Auditing Standards, issued by the Comptroller General of the United States, and to design the audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free from material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of GSFA's internal control over financial reporting. Accordingly, we considered GSFA's internal control solely for the purposes of determining our audit procedures and not to provide assurance concerning such internal control.

We are also responsible for communicating significant matters related to the financial statement audit that, in our professional judgment, are relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously communicated to you in the engagement letter and during planning discussions conducted on November 16, 2016.

SIGNIFICANT AUDIT FINDINGS AND ISSUES

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by GSFA are described in Note 1 to the financial statements. During 2016, GSFA implemented GASB 72 related to accounting for and reporting fair value for certain investments. No other new accounting policies were adopted and there were no changes in the application of existing policies during 2016. We noted no transactions entered into by GSFA during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transactions occurred.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements were:

Management's estimate of the allowance for loan loss on second mortgages receivable is based on estimates of historical loss trends and current exposure in the loan pools. We evaluated the key factors and assumptions used in the estimate in determining that it is reasonable in relation to the financial statements as a whole.

Financial Statement Disclosures

The disclosures in the financial statements are consistent, clear, and understandable. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

Disclosure of the reporting entity and its operations, basis of accounting, and summary of significant accounting policies are described in Note 1.

Disclosure of cash and cash equivalents in Note 2, which describes the balances of cash and cash equivalents at December 31, 2016, and the various types of risk associated with the cash balances.

Disclosure of mortgage backed securities and forward sales of "to-be-announced" (TBA)

securities in Notes 1 and 6. Mortgage backed securities sold, not yet purchased, represent obligations of GSFA to deliver the specified security at a contract price, thereby creating a liability to purchase the security at quoted market prices. GSFA also records a receivable as of the trade date for the estimated proceeds receivable. Realized and unrealized gains and losses on mortgage backed securities are reported in operating income as the activity relates solely to the gift housing program.

Significant Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all factual and judgmental misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. There were no corrected or uncorrected misstatements as of and for the year ended December 31, 2016.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated April 20, 2017.

Management Consultation with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to GSFA's financial statements, or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Significant Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as GSFA's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the use of the Board of Directors and management of GSFA and is not intended to be and should not be used by anyone other than these specified parties.

Moss Adams, LLP

Sacramento, California

April 20, 2017



Golden State Finance Authority (GSFA)
1215 K Street, Suite 1650 · Sacramento, California 95814
Phone: (855) 740-8422 · Fax: (916) 444-3219 · www.gsfa-home.org

To: GSFA Board of Directors

From: Greg Norton, Executive Director
Lisa McCargar, Chief Financial Officer

Date: June 13, 2017

Re: GSFA 2017 Local Area Investment Fund (LAIF) Authorization - **ACTION**

Summary

GSFA maintains investments in LAIF with the California State Treasurer's Office. The Executive Director and Deputy Director previously had authority to transfer funds to and from LAIF.

Issue

As a result of the prior Deputy Director retiring, it is recommended that the Executive Director, Chief Financial Officer (CFO) and recently appointed Deputy Director be those with authority to transact on behalf of GSFA. Thus, the CFO shall be added to the list of authorized individuals and positions.

The GSFA Executive Committee reviewed and approved the changes at their meeting of May 10, 2017.

Recommendation

It is recommended that the GSFA Board of Directors review and approve the addition of the Chief Financial Officer as an authorized individual to deposit or withdraw funds in LAIF.



To: GSFA Board of Directors
From: Greg Norton, Executive Director
Date: June 13, 2017
Re: GSFA Membership Status Update

Summary

At the January 20, 2016 GSFA Board meeting, the Board approved Resolution 16-01 fulfilling the Board's responsibilities of governance required in the Joint Exercise of Powers Agreement by documenting the process by which the Authority accepts associate members. Among other related items, the Resolution approved acceptance of the new Associate Members joining GSFA during 2016.

At the meeting, it was stated that updates will be provided at future GSFA Board of Directors meetings on the status of membership and associate membership as appropriate. Through May 16, 2017, GSFA has added one additional associate member city.

The current list of GSFA members and associate members (attached) is provided for the Board of Directors' information. Currently, GSFA membership includes thirty-three regular member counties. Additionally, GSFA membership includes twenty-two associate member counties, two hundred four associate member cities and one associate member joint powers authority.

Attachments

- GSFA Member and Associate Member List



Golden State Finance Authority (GSFA)
1215 K Street, Suite 1650 · Sacramento, California 95814
Phone: (855) 740-8422 · Fax: (916) 444-3219 · www.gsfahome.org

MEMBERS

Alpine County
Amador County
Butte County
Calaveras County
Colusa County
Del Norte County
El Dorado County
Glenn County
Humboldt County
Imperial County
Inyo County

Lake County
Lassen County
Madera County
Mariposa County
Mendocino County
Merced County
Modoc County
Mono County
Napa County
Nevada County
Placer County

Plumas County
San Benito County
Shasta County
Sierra County
Siskiyou County
Sutter County
Tehama County
Trinity County
Tuolumne County
Yolo County
Yuba County

ASSOCIATE MEMBERS

Alameda County
Contra Costa County
Fresno County
Kern County
Kings County
Marin County
Monterey County
Orange County

Riverside County
Sacramento County
San Bernardino County
San Diego County
San Francisco County
San Joaquin County
San Luis Obispo County
San Mateo County

Santa Cruz County
Solano County
Sonoma County
Stanislaus County
Tulare County
Ventura County

ASSOCIATE MEMBER JOINT POWERS AUTHORITY (JPA)

Independent Cities Finance Authority (ICFA)

ASSOCIATE MEMBER CITIES

Adelanto (San Bernardino County)
Aliso Viejo (Orange County)
Alturas (Modoc County)
American Canyon (Napa County)
Anaheim (Orange County)
Angels Camp (Calaveras County)
Antioch (Contra Costa County)
Arcata (Humboldt County)
Atwater (Merced County)
Avenal (Kings County)

Azusa (Los Angeles County)
Bakersfield (Kern County)
Baldwin Park (Los Angeles County)
Beaumont (Riverside County)
Bell (Los Angeles County)
Bellflower (Los Angeles County)
Belmont (San Mateo County)
Belvedere (Marin County)
Benicia (Solano County)
Berkeley (Alameda County)



Golden State Finance Authority (GSFA)
1215 K Street, Suite 1650 · Sacramento, California 95814
Phone: (855) 740-8422 · Fax: (916) 444-3219 · www.gsfa-home.org

ASSOCIATE MEMBER CITIES (continued)

Blue Lake (Humboldt County)	Fresno (Fresno County)
Brea (Orange County)	Galt (Sacramento County)
Brentwood (Contra Costa County)	Garden Grove (Orange County)
Buena Park (Orange County)	Gardena (Los Angeles County)
Burlingame (San Mateo County)	Gilroy (Santa Clara County)
Calabasas (Los Angeles County)	Glendale (Los Angeles County)
Camarillo (Ventura County)	Glendora (Los Angeles County)
Campbell (Santa Clara County)	Grover Beach (San Luis Obispo County)
Carlsbad (San Diego County)	Gustine (Merced County)
Carson (Los Angeles County)	Hanford (Kings County)
Ceres (Stanislaus County)	Hawthorne (Los Angeles County)
Chico (Butte County)	Hayward (Alameda County)
Chino (San Bernardino County)	Hesperia (San Bernardino County)
Chula Vista (San Diego County)	Highland (San Bernardino County)
Citrus Heights (Sacramento County)	Huntington Beach (Orange County)
Claremont (Los Angeles County)	Huntington Park (Los Angeles County)
Clovis (Fresno County)	Huron (Fresno County)
Coalinga (Fresno County)	Imperial Beach (San Diego County)
Colton (San Bernardino County)	Ione (Amador County)
Compton (Los Angeles County)	Irwindale (Los Angeles County)
Concord (Contra Costa County)	Jackson (Amador County)
Corcoran (Kings County)	La Habra (Orange County)
Corning (Tehama County)	La Mesa (San Diego County)
Corona (Riverside County)	La Mirada (Los Angeles County)
Costa Mesa (Orange County)	Lafayette (Contra Costa County)
Crescent City (Del Norte County)	Laguna Beach (Orange County)
Cupertino (Santa Clara County)	Lake Forest (Orange County)
Danville (Contra Costa County)	Lakewood (Los Angeles County)
Del Mar (San Diego County)	Lancaster (Los Angeles County)
Dinuba (Tulare County)	Larkspur (Marin County)
Dixon (Solano County)	Lemon Grove (San Diego County)
Dunsmuir (Siskiyou County)	Lemoore (Kings County)
El Cajon (San Diego County)	Lomita (Los Angeles County)
El Monte (Los Angeles County)	Long Beach (Los Angeles County)
El Segundo (Los Angeles County)	Los Angeles (Los Angeles County)
Elk Grove (Sacramento County)	Lynwood (Los Angeles County)
Encinitas (San Diego County)	Madera (Madera County)
Escondido (San Diego County)	Malibu (Los Angeles County)
Eureka (Humboldt County)	Manteca (San Joaquin County)
Fairfax (Marin County)	Martinez (Contra Costa County)
Fairfield (Solano County)	Mill Valley (Marin County)
Ferndale (Humboldt County)	Mission Viejo (Orange County)
Firebaugh (Fresno County)	Montclair (San Bernardino County)
Fontana (San Bernardino County)	Moorpark (Ventura County)
Fort Bragg (Mendocino County)	Moreno Valley (Riverside County)
Fortuna (Humboldt County)	Morgan Hill (Santa Clara County)
Foster City (San Mateo County)	Morro Bay (San Luis Obispo County)
Fountain Valley (Orange County)	Mount Shasta (Siskiyou County)
Fremont (Alameda County)	Napa (Napa County)



ASSOCIATE MEMBER CITIES (continued)

National City (San Diego County)	San Rafael (Marin County)
Nevada (Nevada County)	San Ramon (Contra Costa County)
Newark (Alameda County)	Sanger (Fresno County)
Newport Beach (Orange County)	Santa Ana (Orange County)
Novato (Marin County)	Santa Clara (Santa Clara County)
Oakland (Alameda County)	Santa Cruz (Santa Cruz County)
Oakley (Contra Costa County)	Santa Fe Springs (Los Angeles County)
Oceanside (San Diego County)	Santa Monica (Los Angeles County)
Orland (Glenn County)	Santee (San Diego County)
Oroville (Butte)	Sausalito (Marin County)
Oxnard (Ventura County)	Seaside (Monterey County)
Pacifica (San Mateo County)	Sebastopol (Sonoma County)
Palmdale (Los Angeles County)	Shasta Lake (Shasta County)
Paradise (Butte County)	Solana Beach (San Diego County)
Paramount (Los Angeles County)	South San Francisco (San Mateo County)
Placerville (El Dorado County)	Stanton (Orange County)
Pleasant Hill (Contra Costa County)	Stockton (San Joaquin County)
Point Arena (Mendocino County)	Suisun City (Solano County)
Porterville (Tulare County)	Taft (Kern County)
Poway (San Diego County)	Tehama (Tehama County)
Rancho Cordova (Sacramento County)	Thousand Oaks (Ventura County)
Rancho Cucamonga (San Bernardino County)	Tiburon (Marin County)
Redding (Shasta County)	Torrance (Los Angeles County)
Redondo Beach (Los Angeles County)	Tracy (San Joaquin County)
Redwood City (San Mateo County)	Trinidad (Humboldt County)
Reedley (Fresno County)	Twentynine Palms (San Bernardino County)
Rialto (San Bernardino County)	Ukiah (Mendocino County)
Richmond (Contra Costa County)	Union City (Alameda County)
Rio Dell (Humboldt County)	Upland (San Bernardino County)
Riverside (Riverside County)	Vacaville (Solano County)
Rolling Hills Estates (Los Angeles County)	Vallejo (Solano County)
Sacramento (Sacramento County)	Ventura (Ventura County)
Salinas (Monterey County)	Vista (San Diego County)
San Anselmo (Marin County)	Walnut (Los Angeles County)
San Bernardino (San Bernardino County)	Waterford (Stanislaus County)
San Diego (San Diego County)	Watsonville (Santa Cruz County)
San Fernando (Los Angeles County)	Weed (Siskiyou County)
San Jacinto (Riverside County)	West Hollywood (Los Angeles County)
San Jose (Santa Clara County)	Westminster (Orange County)
San Leandro (Alameda County)	Williams (Colusa County)
San Luis Obispo (San Luis Obispo County)	Willits (Mendocino County)
San Marino (Los Angeles County)	Willows (Glenn County)
San Mateo (San Mateo County)	Yreka (Siskiyou County)

Phone Number

Name _____

[illegible]

Provide documentation for expenses as required in the Travel and Expense Policy for Delegates. Mileage expenses may not exceed \$0.53.5 per mile. For lodging in the Sacramento area, reimbursement will include lodging expense, inclusive of room rate, occupancy tax and other fees, up to a maximum of \$142 per night. Meal allowances may not exceed \$8 for breakfast, \$12 for lunch, and \$25 for dinner without prior approval, except as noted in the Travel and Expense Policy. Receipts for ALL requested reimbursements must be attached to this expense claim.

Mail Payment To:

Name: _____
Address: _____
City, Zip: _____

G / L Code:

Amount:

