



Office of Statewide Health  
Planning and Development

## Cal-Mortgage Loan Insurance Division Monthly Activity Report Ending March 31, 2018

**State of California**

Edmund G. Brown Jr., Governor

**Health and Human Services Agency**

Diana S. Dooley, Secretary

**Office of Statewide Health Planning and  
Development**

Robert P. David, Director

**Cal-Mortgage Loan Insurance Division**

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Cal-Mortgage Loan Insurance Division  
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Office of Statewide Health Planning and Development  
 Cal-Mortgage Loan Insurance Division  
**Monthly Activity Report Summary**  
 as of March 31, 2018

Activity	Total Number of Loans	Amount
<b>Insured Loans (See Report #1)</b>	<b>81</b>	<b>\$1,504,253,610</b>
Pending Applications:		
Letters of Commitment Issued (See Report #2)	1	\$37,800,000
Revenues Received for the Month of March		
Application Fees (@\$500 each)	1	\$500
Certification/Inspection Fees	0	\$0
Premiums (Net of Refunds)	1	\$1,334
<b>Total Revenue</b>	<b>2</b>	<b>\$1,834</b>
<b>HFCLIF* cash balance as of March 31, 2018</b>		<b>\$162,125,185</b>
Total Debt Service Reserves of all Loans	81	\$101,292,721

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

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

**Cal-Mortgage Cash Report**  
**for Application Fees, Certification & Inspection Fees, and Premiums**  
 (Operating expenses and claims paid are not included)  
 as of March 31, 2018

Proj#	Borrower	Refund	Application Fees	Certification/ Inspection Fees	Premium	Subtotals
0437	MOUNTAIN VALLEY	\$0	\$0	\$0	\$1,334	\$1,334
1047	VIAMONTE SENIOR LIVING	\$0	\$500	\$0	\$0	\$500
<b>Totals:</b>		<b>\$0</b>	<b>\$500</b>	<b>\$0</b>	<b>\$1,334</b>	<b>\$1,834</b>

**Cal-Mortgage Reconciliation Report  
for Change in Insured Loans  
as of March 31, 2018**

<b>Project #</b>	<b>Borrower</b>	<b>Decrease</b>	<b>Increase</b>	<b>Balance</b>
<b>Insured Loan Risk as of February 28, 2018</b>				<b>\$1,507,349,090</b>
<b>Line of credit decreased</b>				
0911	LOS ANGELES JEWISH HOME FOR THE AGING	\$1,975,000		
				<b>\$-1,975,000</b>
<b>Line of credit increased</b>				
0764	KERN VALLEY HEALTHCARE DISTRICT		\$990,587	
				<b>\$990,587</b>
<b>Principal payment</b>				
1015	CASA DE LAS CAMPANAS	\$45,000		
0851	HEALTHRIGHT 360	\$500,000		
0437	MOUNTAIN VALLEY	\$45,000		
0983	SAN BENITO HEALTH CARE DISTRICT	\$1,330,000		
1025	ST. ROSE HOSPITAL	\$191,067		
				<b>\$-2,111,067</b>
<b>Insured Loan Risk as of March 31, 2018</b>				<b>\$1,504,253,610</b>

**Balance includes rounding of fractions of less than one dollar.**

**Report #1**  
**Office of Statewide Health Planning and Development**  
**Cal-Mortgage Loan Insurance Division**  
**Insured Projects by Borrower**  
(sorted by Borrower)  
as of March 31, 2018

Project Number	Borrower Name	Borrower City	Facility Type	Project Officer	Date Loan Insured	Original Insured Amount	Current Principal Balance	Interest Rate	Loan Term
0991	ARARAT HOME OF LOS ANGELES, INC.	MISSION HILLS	MULTI-OTH	O'BRIEN	26-Nov-2012	\$2,990,000	\$1,585,000	3.74	9
1035	ASIAN COMMUNITY SKILLED NURSING FACILITY	SACRAMENTO	SNF	CHENG	22-Nov-2016	\$16,080,000	\$16,080,000	3.38	21
1032	ATHERTON BAPTIST HOMES	ALHAMBRA	MULTI-CCRC	DVORAK	04-Nov-2016	\$31,390,000	\$30,435,000	3.83	25
0990	BEACON HOUSE	SAN PEDRO	CDRF	O'BRIEN	20-Oct-2011	\$1,505,000	\$825,000	3.43	13
0999	BECOMING INDEPENDENT	SANTA ROSA	ADC-DD	BAKER	30-Apr-2013	\$4,865,000	\$3,400,000	3.04	16
1018	CALIFORNIA NEVADA METHODIST HOMES	OAKLAND	MULTI-CCRC	HERNANDEZ	20-Oct-2015	\$32,920,000	\$31,990,000	4.46	30
0940	CASA DE LAS CAMPANAS	SAN DIEGO	MULTI-CCRC	O'BRIEN	28-Jan-2010	\$54,310,000	\$45,990,000	6.38	28
1015	CASA DE LAS CAMPANAS	SAN DIEGO	MULTI-CCRC	O'BRIEN	04-Dec-2014	\$19,000,000	\$18,325,000	2.67	84
1031	CASA DE LAS CAMPANAS	SAN DIEGO	MULTI-CCRC	O'BRIEN	24-Aug-2017	\$39,000,000	\$51,000	0.00	5
1041	CHANNING HOUSE	PALO ALTO	MULTI-CCRC	HESS	18-Apr-2017	\$54,045,000	\$54,045,000	4.04	23
1044	CHANNING HOUSE	PALO ALTO	MULTI-CCRC	HESS	25-Oct-2017	\$44,120,000	\$44,120,000	4.09	30
0988	CHINESE HOSPITAL	SAN FRANCISCO	HOSP	O'BRIEN	08-Nov-2012	\$65,000,000	\$62,370,000	4.54	31
1002	COMMUNITY CHURCH RETIREMENT CENTER	MILL VALLEY	MULTI-OTH	O'BRIEN	26-Nov-2013	\$29,970,000	\$28,930,000	5.73	31
0859	COMMUNITY MEDICAL CENTER, INC.	STOCKTON	CLINIC-PC	BAKER	12-Apr-2005	\$3,220,000	\$1,395,000	5.29	17
0963	COMMUNITY PROGRAM FOR PERSONS WITH DEVELOPMENTAL	LOS GATOS	GH-DD	CHENG	17-Feb-2011	\$76,970,000	\$49,090,000	7.31	15
0528	DRUG ABUSE ALTERNATIVES CENTER	SANTA ROSA	CDRF	BAKER	18-Nov-1993	\$1,825,000	\$600,000	5.60	30
1021	ENLOE MEDICAL CENTER	CHICO	HOSP	HESS	19-Nov-2015	\$173,730,000	\$173,730,000	3.84	23
903A	ENLOE MEDICAL CENTER	CHICO	HOSP	HESS	20-Aug-2008	\$68,915,000	\$33,920,000	0.00	10
0445	FEEDBACK FOUNDATION / SENIOR SERVICES	ANAHEIM	ADHC	BAKER	01-Dec-1992	\$2,140,000	\$685,000	6.50	30
0964	FELLOWSHIP HOMES, INC.	MODESTO	MULTI-OTH	HADLEY	07-Oct-2011	\$2,785,000	\$770,000	3.62	8
0974	GATEWAYS HOSPITAL & MENTAL CENTERS	LOS ANGELES	HOSP-PSYCH	BAKER	01-Dec-2011	\$8,085,000	\$6,785,000	4.36	25
0851	HEALTHRIGHT 360	SAN FRANCISCO	CDRF	HERNANDEZ	30-Dec-2004	\$7,475,000	\$2,215,000	4.22	18
0902	HEALTHRIGHT 360	SAN FRANCISCO	CDRF	HERNANDEZ	18-Jul-2008	\$4,500,000	\$4,500,000	0.00	1
1034	HILL COUNTRY COMMUNITY CLINIC	ROUND MOUNTAIN	CLINIC-PC	O'BRIEN	03-Nov-2016	\$4,055,000	\$3,975,000	3.46	21
1012	INSTITUTE ON AGING	SAN FRANCISCO	MULTI-OTH	HERNANDEZ	24-Mar-2014	\$4,000,000	\$2,500,000	0.00	1
1043	INSTITUTE ON AGING	SAN FRANCISCO	MULTI-OTH	HERNANDEZ	31-May-2017	\$34,355,000	\$34,355,000	4.00	20
1022	JEWISH HOME OF SAN FRANCISCO	SAN FRANCISCO	SNF	LO	29-Nov-2016	\$135,920,000	\$135,920,000	4.33	30
0764	KERN VALLEY HEALTHCARE DISTRICT	MOUNTAIN MESA	HOSP-DIST	DVORAK	23-Jun-2000	\$5,000,000	\$1,595,887	2.75	2
0830	KERN VALLEY HEALTHCARE DISTRICT	MOUNTAIN MESA	HOSP-DIST	DVORAK	26-Sep-2003	\$17,770,000	\$5,465,000	5.09	18
0900	LA MAESTRA FAMILY CLINIC, INC.	SAN DIEGO	CLINIC-PC	HESS	04-Sep-2008	\$18,500,000	\$15,730,000	4.73	30
0955	LINCOLN GLEN MANOR FOR SENIOR CITIZENS	SAN JOSE	MULTI-OTH	HADLEY	27-Apr-2011	\$14,000,000	\$1,620,000	6.93	25
1016	LINCOLN GLEN MANOR FOR SENIOR CITIZENS	SAN JOSE	MULTI-OTH	HADLEY	11-Feb-2015	\$11,965,000	\$11,965,000	3.57	21
0992	LOMPOC DISTRICT HOSPITAL	LOMPOC	HOSP-DIST	DVORAK	07-Mar-2013	\$18,875,000	\$17,625,000	3.59	30

**Report #1**  
**Office of Statewide Health Planning and Development**  
**Cal-Mortgage Loan Insurance Division**  
**Insured Projects by Borrower**  
(sorted by Borrower)  
as of March 31, 2018

Project Number	Borrower Name	Borrower City	Facility Type	Project Officer	Date Loan Insured	Original Insured Amount	Current Principal Balance	Interest Rate	Loan Term
0886	LOS ANGELES CENTERS FOR ALCOHOL & DRUG ABUSE	SANTA FE SPRINGS	CDRF	HERNANDEZ	30-May-2007	\$2,795,000	\$1,730,000	5.33	30
0895	LOS ANGELES JEWISH HOME FOR THE AGING	RESEDA	MULTI-CCRC	HADLEY	14-Feb-2008	\$59,595,000	\$17,595,000	5.36	30
0911	LOS ANGELES JEWISH HOME FOR THE AGING	RESEDA	MULTI-CCRC	HADLEY	20-Jan-2009	\$4,750,000	\$0	0.00	5
0997	LOS ANGELES JEWISH HOME FOR THE AGING	RESEDA	MULTI-CCRC	HADLEY	20-Dec-2013	\$71,155,000	\$60,950,000	4.44	20
1009	LOS ANGELES JEWISH HOME FOR THE AGING	RESEDA	MULTI-CCRC	HADLEY	27-Aug-2014	\$115,605,000	\$33,735,000	4.03	30
0984	MARSHALL MEDICAL CENTER	PLACERVILLE	HOSP	FELLOWS	26-Sep-2012	\$17,805,000	\$7,870,000	3.03	11
1017	MARSHALL MEDICAL CENTER	PLACERVILLE	HOSP	FELLOWS	09-Apr-2015	\$26,895,000	\$26,515,000	3.69	17
833B	MARSHALL MEDICAL CENTER	PLACERVILLE	HOSP	FELLOWS	25-Mar-2004	\$20,000,000	\$20,000,000	0.85	30
0843	MAYERS MEMORIAL HOSPITAL DISTRICT	FALL RIVER MILLS	HOSP-DIST	O'BRIEN	28-Mar-2007	\$6,005,000	\$845,000	3.75	15
1030	MENDOCINO COAST HEALTH CARE DISTRICT CORP.	FORT BRAGG	HOSP-DIST	HERNANDEZ	29-Jul-2016	\$5,745,000	\$5,090,000	2.31	13
0826	MOMENTUM FOR MENTAL HEALTH	SAN JOSE	GH-MD	BAKER	13-Nov-2003	\$10,500,000	\$3,160,000	4.36	19
1001	MONTECEDRO	PASADENA	MULTI-CCRC	DVORAK	12-Jun-2014	\$140,305,000	\$44,805,000	4.55	28
1029	MOUNTAIN SHADOWS SUPPORT GROUP	SAN MARCOS	GH-DD	HESS	27-Oct-2016	\$13,240,000	\$11,740,000	3.17	26
0425	MOUNTAIN VALLEY	BIEBER	CLINIC-PC	O'BRIEN	28-Oct-1992	\$1,000,000	\$325,000	6.85	30
0437	MOUNTAIN VALLEY	BIEBER	CLINIC-PC	O'BRIEN	24-Mar-1993	\$900,000	\$270,000	5.80	30
0804	NORTH COUNTY SERENITY HOUSE	ESCONDIDO	CDRF	HERNANDEZ	28-Jan-2003	\$5,795,000	\$2,945,000	5.50	25
0952	NORTH KERN - SOUTH TULARE HOSPITAL DISTRICT	DELANO	SNF	HESS	09-Sep-2010	\$7,115,000	\$4,985,000	6.00	30
1014	NORTHERN CALIFORNIA PRESBYTERIAN HOMES & SERVICES	SAN FRANCISCO	MULTI-CCRC	O'BRIEN	15-Apr-2015	\$63,210,000	\$60,770,000	4.18	30
0996	NORTHERN CALIFORNIA RETIRED OFFICERS COMMUNITY	FAIRFIELD	MULTI-CCRC	LO	04-Apr-2013	\$32,315,000	\$21,825,000	2.78	14
1037	NORTHERN CALIFORNIA RETIRED OFFICERS COMMUNITY	FAIRFIELD	MULTI-CCRC	LO	30-Nov-2016	\$22,080,000	\$21,605,000	0.00	25
0987	O'CONNOR WOODS HOLDING COMPANY	STOCKTON	MULTI-OTH	CHENG	12-Jun-2013	\$49,115,000	\$45,225,000	4.88	30
0982	ODD FELLOWS HOME OF CALIFORNIA	SARATOGA	MULTI-OTH	HADLEY	25-Oct-2012	\$98,550,000	\$86,055,000	4.26	30
1045	OPTIONS FAMILY OF SERVICES	MORRO BAY	GH-DD	DVORAK	12-Oct-2017	\$2,140,000	\$2,140,000	3.92	15
1033	PETALUMA HEALTH CENTER	PETALUMA	CLINIC-PC	DVORAK	13-Sep-2016	\$5,775,000	\$5,775,000	2.67	25
1038	PILGRIM PLACE IN CLAREMONT, INC.	CLAREMONT	MULTI-CCRC	HERNANDEZ	30-Nov-2016	\$36,055,000	\$35,740,000	4.46	30
1003	POWAY R H F HOUSING, INC.	Long Beach	MULTI-OTH	LO	07-Nov-2013	\$13,345,000	\$11,775,000	5.80	23
0815	PRINCIPLES, INC.	PASADENA	CDRF	HESS	29-Apr-2003	\$2,040,000	\$600,000	5.10	19
0777	PROTOTYPES	LOS ANGELES	CDRF	HERNANDEZ	27-Jun-2001	\$4,195,000	\$1,575,000	5.34	25
0930	SALUD PARA LA GENTE	WATSONVILLE	CLINIC-PC	O'BRIEN	17-Mar-2010	\$3,350,000	\$2,035,000	5.52	16

**Report #1**  
**Office of Statewide Health Planning and Development**  
**Cal-Mortgage Loan Insurance Division**  
**Insured Projects by Borrower**  
(sorted by Borrower)  
as of March 31, 2018

Project Number	Borrower Name	Borrower City	Facility Type	Project Officer	Date Loan Insured	Original Insured Amount	Current Principal Balance	Interest Rate	Loan Term
0983	SAN BENITO HEALTH CARE DISTRICT	HOLLISTER	HOSP-DIST	HADLEY	19-Mar-2013	\$24,915,000	\$19,305,000	3.04	16
0659	SAN FERNANDO VALLEY COMMUNITY MENTAL HEALTH CENTER	VAN NUYS	ADHC	HESS	26-Jun-1998	\$3,700,000	\$1,385,000	5.32	25
1028	SANTA ROSA COMMUNITY HEALTH CENTERS	SANTA ROSA	CLINIC-PC	HADLEY	12-Jul-2016	\$11,105,000	\$10,375,000	2.53	17
1027	SIERRA VIEW HOMES INC.	REEDLEY	MULTI-OTH	BAKER	09-Jun-2016	\$12,310,000	\$11,940,000	3.23	25
0989	SOCIAL SCIENCE SERVICES, INC.	BLOOMINGTON	CDRF	LO	20-Oct-2011	\$1,055,000	\$395,000	2.95	9
1006	SOLVANG LUTHERAN HOME, INC.	SOLVANG	MULTI-CCRC	HERNANDEZ	17-Jul-2014	\$3,470,000	\$3,340,000	4.49	26
1042	SOUTHERN CALIFORNIA DEVELOPMENT - V O A, INC.	SAN DIEGO	CDRF	CHENG	15-Mar-2017	\$4,700,000	\$4,660,000	4.09	20
1011	ST. JOHN'S WELL CHILD AND FAMILY CENTER	LOS ANGELES	CLINIC-PC	BAKER	14-Jan-2014	\$2,000,000	\$0	0.00	1
1040	ST. JOHN'S WELL CHILD AND FAMILY CENTER	LOS ANGELES	CLINIC-PC	BAKER	12-Jul-2017	\$5,250,000	\$5,250,000	3.77	25
0932	ST. ROSE HOSPITAL	HAYWARD	HOSP	DVORAK	28-May-2009	\$10,000,000	\$0	0.00	2
1025	ST. ROSE HOSPITAL	HAYWARD	HOSP	DVORAK	25-May-2016	\$38,000,000	\$34,126,723	3.88	168
0971	T L C CHILD & FAMILY SERVICES	SEBASTOPOL	GH-DD/MD	LO	06-Oct-2011	\$2,475,000	\$1,420,000	3.62	14
0931	THE HELP GROUP	SHERMAN OAKS	CLINIC-MH	DVORAK	19-Nov-2009	\$5,395,000	\$4,665,000	6.30	30
0976	THE HELP GROUP	SHERMAN OAKS	CLINIC-MH	DVORAK	23-Oct-2011	\$23,360,000	\$13,310,000	4.00	14
0977	THE HELP GROUP	SHERMAN OAKS	CLINIC-MH	DVORAK	02-Nov-2012	\$6,210,000	\$5,425,000	0.00	25
0961	UNITED HEALTH CENTER OF THE SAN JOAQUIN VALLEY	PARLIER	CLINIC-PC	HERNANDEZ	20-Apr-2011	\$5,020,000	\$4,545,000	6.69	30
0897	VALLEY HEALTH TEAM, INC.	SAN JOAQUIN	CLINIC-PC	HERNANDEZ	11-Mar-2008	\$2,325,000	\$1,400,000	5.53	25
0951	VOCATIONAL VISIONS	MISSION VIEJO	ADC-DD	LO	09-Jul-2010	\$2,370,000	\$1,945,000	6.17	25
0821	WEST OAKLAND HEALTH COUNCIL, INC.	OAKLAND	CLINIC-PC	O'BRIEN	21-Jul-2003	\$2,225,000	\$500,000	3.96	18
		<b>Number of Facilities</b>	<b>Reserve Amount</b>			<b>Original Insured Amount</b>	<b>Current Principal Balance</b>		
<b>Grand Total:</b>		<b>81</b>	<b>\$101,292,721</b>			<b>\$2,016,540,000</b>		<b>\$1,504,253,610</b>	
<b>Average:</b>			<b>\$1,250,527</b>			<b>\$24,895,556</b>		<b>\$18,571,032</b>	

**Report #2**  
**Cal-Mortgage Application Pending**  
**with Letter of Commitment Issued**  
**as of March 31, 2018**

<u>Proj#</u>	<u>Borrower</u>	<u>City</u>	<u>Facility Type</u>	<u>Project Application Date</u>	<u>Estimated Amount Committed</u>	<u>Loan Type</u>	<u>Project Officer</u>	<u>Investment Banker</u>	<u>Issuer</u>	<u>Commitment Expiration</u>
1046	TOWN AND COUNTRY MANOR CHRISTIAN & MISSIONARY	SANTA ANA	MULTI-CCRC	7/12/2017	37,800,000	New	Lo	CAIN BROTHERS	CALIFORNIA MUNICIPAL FINANCE AUTHORITY	6/01/2018

**Total Projects: 1**

**Total Amount Committed: \$37,800,000**



**Report #3**  
**Cal-Mortgage Projects with Shortfall in**  
**Debt Service Reserve Funds (DSRF)**  
as of March 31, 2018

Proj#	Borrower	Required DSRF	DSRF Balance	Shortfall in DSRF	Bondholder P&I Due
0830	KERN VALLEY HEALTHCARE DISTRICT	1,550,675	0	1,550,675	Aug 1 / Feb
<b>Total Projects: 1</b>			<b>Shortfall Total:</b>	<b>\$1,550,675</b>	

**REPORT #4**  
**Cal-Mortgage Loan Insurance Division**  
**Office of Statewide Health Planning and Development**  
**Program Activity and Borrower Status Report**

***Cal-Mortgage Program Activity***

	As of June 30, 2015	As of June 30, 2016	As of June 30, 2017	As of March 31, 2018
Number of Loans Insured	105	91	84	81
Principal Amount of Loans Insured	\$1,784,501,704	\$1,784,501,704	\$1,590,800,080	\$1,504,253,610
Cash Balance of HFCLIF	\$174,317,510	\$166,632,464	\$168,979,760	\$162,125,185

***Borrower Status***

	As of June 30, 2015	As of June 30, 2016	As of June 30, 2017	As of March 31, 2018
<i>Risk Rating*</i>				
A - no problems	68.76%	67.44%	73.49%	77.19%
B - minor problems	23.61%	25.31%	20.02%	17.54%
C - moderate problems	4.33%	3.76%	3.28%	2.35%
D - serious problems; partial DSRF	2.33%	2.51%	2.40%	2.45%
E - defaulted; HFCLIF used, no loss anticipated	0.97%	0.97%	0.80%	0.47%
F - defaulted; HFCLIF used, loss anticipated	0.00%	0.00%	0.00%	0.00%

Calculated as a percentage of the principal amount of loans insured.

\* For more information on risk rating definitions refer to the Annual Reports to the Legislature, entitled "Financial Status of the Program," available at the following website:

<http://www.oshpd.ca.gov/CalMort/Reports.html> Click on the Annual Reports to the Legislature tab.

**Report #5**  
**Cal-Mortgage Loan Insurance Division**  
**Office of Statewide Health Planning and Development**  
**as of March 31, 2018**

**HFCLIF Cash Balance** **\$162,125,185**

**Anticipated Recoveries - Obligations to Cal-Mortgage**

<b>Proj#</b>	<b>Borrower</b>	<b>Borrower City</b>	<b>Facility Type</b>	<b>Current Estimate of Value</b>
0973	DIDI HIRSCH PSYCHIATRIC SERVICE	CULVER CITY	CLINIC-MH	\$4,591,874
0926	HERMANDAD MEXICANA NACIONAL INC.	LOS ANGELES	CLINIC-PC	\$903,246
0957	KERN VALLEY HEALTHCARE DISTRICT	MOUNTAIN MESA	HOSP-DIST	\$64,079
0975	KERN VALLEY HEALTHCARE DISTRICT	MOUNTAIN MESA	HOSP-DIST	\$3,637,000
0738	LOS MEDANOS HEALTH CARE CORPORATION	PITTSBURG	HOSP-DIST	\$1,245,449
0994	MENDOCINO COAST HEALTH CARE DISTRICT CORP.	FORT BRAGG	HOSP-DIST	\$926,921
<b>Total: Obligations to Cal-Mortgage</b>				<b>\$11,368,569</b>

**Obligations of Cal-Mortgage Related to Defaults**

<b>Proj#</b>	<b>Borrower</b>	<b>Borrower City</b>	<b>Facility Type</b>	<b>Current Estimate of Value</b>
0695	SHERMAN OAKS HEALTH SYSTEM	SHERMAN OAKS	HOSP	-\$33,915,000
1007	SHERMAN OAKS HEALTH SYSTEM	SHERMAN OAKS	HOSP	-\$5,305,000
<b>Total: Obligations of Cal-Mortgage</b>				<b>-\$39,220,000</b>

**Estimated HFCLIF Balance** **\$134,273,754**  
**(Net of Anticipated Recoveries and Obligations)**