MassHousing

Massachusetts Housing Finance Agency
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September 30, 2024

Michael D. Hurley, Senate Clerk
Office of the Clerk of the Senate
24 Beacon St - Room 335
State House
Boston, MA 02133

Steven T. James, House Clerk
Office of the Clerk of the House
24 Beacon St - Room 145
State House
Boston, MA 02133

Re: Massachusetts Housing Finance Agency FY24 Annual Report

Dear Mr. Hurley and Mr. James,

Pursuant to M.G.L.A. 23A App. § 1-14, please find enclosed the FY24 Annual Report for the Massachusetts Housing Finance Agency.

In addition, please note the above referenced annual report is available online at the General Court of the Commonwealth of Massachusetts' website accessible at https://malegislature.gov/Reports and at MassHousing's website accessible at https://masshousing.com/en/about/investors.

Sincerely,

Stephen E Vickery

Stephen E. Vickery
Comptroller
O: 617.854.1134 C: 508.246.4202 Email: svickery@masshousing.com

Message from the Chair and Chief Executive Officer

We are pleased to present MassHousing's Annual Financial Report for Fiscal Year 2024 (July 1, 2023 – June 30, 2024). This report highlights MassHousing's strong financial position and our continued leadership in addressing the significant housing challenges facing Massachusetts residents.

The report details the impact of our financing tools, which have helped to create and preserve quality affordable rental homes and homes for purchase, positively affecting thousands of households. As a mission-driven agency, MassHousing uses housing finance to strengthen communities, serve disadvantaged populations, and lay the foundation for economic prosperity.

In the past fiscal year, MassHousing provided a total of $1.1 billion in affordable housing financing. This included helping first-time homebuyers achieve homeownership, assisting developers in creating new affordable rental housing and preserving existing rental homes. Despite a challenging economic environment, MassHousing achieved both strong financial performance and mission-oriented outcomes. Our Multifamily business line closed 30 transactions totaling $648.4 million, supporting the creation and preservation of 3,263 rental housing units, 92% of which (3,006 units) are affordable. As of June 30, 2024, we serviced 1,758 multifamily loans with an outstanding balance of $7.4 billion.

In our Home Ownership business line, we helped 2,315 Massachusetts residents buy their first home by providing $401.9 million in first mortgage financing. In a higher interest rate environment, we supported low to moderate-income households achieve homeownership by providing $24.1 million in down payment assistance loans. An additional 182 homeowners utilized $5.1 million in MassHousing financing to remove lead paint, repair or replace septic systems, or make home improvements.

MassHousing has significantly expanded the Agency's grantmaking capacity in recent years. MassHousing administers specialized capital grant programs on behalf of the Executive Office of Housing and Livable Communities, and utilizes state and federal funding sources to provide direct financial support to projects and programs. In the past fiscal year, MassHousing received $210.8 million in grant income from state and federal sources and disbursed a total of $69.9 million in grant expenses. By comparison, just two years ago, in Fiscal Year 2022, the Agency received $9.3 million in grant income and disbursed $11.7 million in grant expenses. This expanded capacity to receive and expend grant funding – with a particular emphasis on homeownership, housing stability and affordability, and neighborhood stabilization – complements our mission-based lending and deepens the Agency's overall impact in communities across Massachusetts.

MassHousing is proud to partner with the Healey-Driscoll Administration to incubate the nation's first green bank dedicated to affordable housing, the Massachusetts Community Climate Bank. Over the past fiscal year, and in partnership with agencies across state government, MassHousing has operationalized the Climate Bank, engaged with funding partners in pursuit of a portion of $27 billion in federal funding, and launched an innovative mortgage program that assists homeowners across Massachusetts in making clean energy improvements to their homes. The Natural Resources Defense Council recently ranked Massachusetts as second in the nation for accessibility to federal clean energy funding. We are excited about the Climate Bank's progress to date, creating new ways for MassHousing to serve the housing needs of low- and moderate-income residents.

While the financial aspects of our work are crucial, the people we serve are at the heart of our mission. Our website, www.masshousing.com, features stories of homebuyers and renters we assist, the partners we collaborate with, and other programs and services we offer that go well beyond "bricks and mortar."

We remain as committed as ever to making economic opportunities available to historically disadvantaged businesses, and to providing access to a broad range of programs and resources that help make MassHousing-financed apartment communities vital and vibrant places to live.

We extend our gratitude to our many partners and stakeholders, including the Healey-Driscoll Administration, the legislature, developers, property owners, property managers, home mortgage lenders, financial advisors and bond counsels, auditors, housing advocates and others.

Thank you for reading this report and for your support of MassHousing. We could not succeed without you.

Jeanne Pinado

Jeanne Pinado
Chair

Chrystal Kornegay

Chrystal Kornegay,
Chief Executive Officer

MASSACHUSETTS HOUSING FINANCE AGENCY

FINANCIAL STATEMENTS, REQUIRED SUPPLEMENTARY INFORMATION, SCHEDULES AND SUPPLEMENTAL SCHEDULES

JUNE 30, 2024 AND 2023

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Report of Independent Auditors

To the Members of the Massachusetts Housing Finance Agency

Opinions

We have audited the accompanying financial statements of the business-type activities and fiduciary fund information of Massachusetts Housing Finance Agency and its affiliates (the "Agency"), which comprise the statements of net position and of fiduciary net position as of June 30, 2024 and 2023, and the related statements of revenues, expenses, and changes in net position, of changes in fiduciary net position and of cash flows for the years then ended, including the related notes, which collectively comprise the Agency's basic financial statements.

In our opinion, based on our audits and the reports of other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities and fiduciary fund information of the Agency as of June 30, 2024 and 2023, and the respective changes in financial position and, where applicable, cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Massachusetts Housing Finance Agency OPEB Trust as of and for the years ended December 31, 2023 and 2022, which represent 17 percent and 16 percent of the assets of the fiduciary fund information as of June 30, 2024, and 2023, respectively, and 19 percent and -5 percent of additions of the fiduciary fund information for the years then ended. We did not audit the financial statements of the Massachusetts Housing Finance Agency Employees' Retirement System as of and for the years ended December 31, 2023 and 2022, which represent 83 percent and 84 percent of the assets of the fiduciary fund information as of June 30, 2024, and 2023, respectively, and 81 percent and 105 percent of additions of the fiduciary fund information for the years then ended. The financial statements of the Massachusetts Housing Finance Agency OPEB Trust and the Massachusetts Housing Finance Agency Employees' Retirement System were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the Massachusetts Housing Finance Agency OPEB Trust and the Massachusetts Housing Finance Agency Employees' Retirement System, which as discussed in Note B are the two fiduciary activities making up the fiduciary fund information, is based solely on the reports of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (US GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

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In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with US GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with US GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis on pages 4 through 19 and the schedules of changes in the Agency's net pension liability/ (asset) and related ratios and of Agency contributions for the Massachusetts Housing Finance Agency Employees' Retirement System Plan, and the schedules of changes in the Agency's net OPEB liability and related ratios and of Agency contributions for the Massachusetts Housing Finance Agency OPEB Trust on pages 89 through 92 be presented to supplement the basic financial statements. Such information is the responsibility of management, 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 supplemental 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.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The supplemental information on schedule 1 – mortgage / construction loan obligations and commitments and schedule 5 – combining statements of net position, of revenues, expenses and changes in net position and of cash flows by program (collectively referred to as the "supplemental information") are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining information is not intended to present, and we do not express an opinion on, the financial position, changes in financial position and cash flows of the individual programs. The information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves and other additional procedures, in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Message from the Chair and Executive Director, but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

PricewaterhouseCoopers LLP

Boston, Massachusetts
September 20, 2024

Massachusetts Housing Finance Agency

Annual Financial Report
June 30, 2024
Prepared by the
Office of the Financial Director
Rachel C. Madden, Financial Director
Stephen E. Vickery, Comptroller

MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)

Overview of the Annual Financial Report

This annual financial report of the Massachusetts Housing Finance Agency (MassHousing or Agency) consists of six sections: (1) management's discussion and analysis; (2) audited combined financial statements (the financial statements); (3) notes to the financial statements; (4) required supplemental schedules; (5) supplemental schedules; and (6) schedules.

The management's discussion and analysis, financial statements, notes to the financial statements, required supplemental schedules, schedules and supplemental schedules were all prepared in conformity with the accounting principles generally accepted in the United States of America (GAAP) using the accounting standards promulgated by the Governmental Accounting Standards Board (GASB).

Background

MassHousing is a body politic and corporate and a public instrumentality of The Commonwealth of Massachusetts (the Commonwealth) established by Chapter 708 of the Acts of 1966, as amended (the Act), to increase the supply of residential housing in the Commonwealth for occupancy by persons and families of low and moderate income.

MassHousing is empowered by the Act, among other things, to issue bonds and notes to finance owner-occupied, residential housing for persons and families of low and moderate income and to make mortgage loans to sponsors of rental housing projects containing two or more dwelling units having promise of supplying well-planned, well-designed apartment units for low-income persons or families in locations where there is a need for such housing. Pursuant to the Act, MassHousing has the power to issue bonds and notes to finance construction and permanent mortgage loans, to utilize various lending programs to finance mortgage loans including the Housing Finance Agency Risk Sharing Program administered by the U.S. Department of Housing and Urban Development (HUD), Federal National Mortgage Association (FNMA) mortgage-backed securities (MBS), Government National Mortgage Association (GNMA) MBS, Federal Home Loan Mortgage Corporation (FHLMC) programs, Federal Home Loan Bank (FHLB) programs and Federal Financing Bank (FFB) programs and to enter into agreements and perform other functions in furtherance of its public purposes.

The Massachusetts Legislature has authorized MassHousing to issue bonds and notes up to an aggregate outstanding combined single debt limit of $4.9 billion for both multifamily and single-family purposes. See Note Q, Events Subsequent to June 30, 2024, for information on an increase in the debt limit. The Agency's bonds and notes do not constitute obligations of the Commonwealth or any political subdivision thereof.

Financial Markets

MassHousing relies on its ability to gain orderly access to financial markets so it can meet its mission of providing and sustaining affordable housing and improving the lives of people in the Commonwealth. MassHousing meets its mission by: (1) issuing bonds and notes in order to fund its various programs, (2) utilizing government and government sponsored enterprise lending programs to sustain affordable housing and (3) investing a certain portion of its funds in the community to improve living conditions. MassHousing utilizes financial products such as (1) derivatives to be able to issue long-term debt at reasonable, synthetically fixed interest rates, as well as (2) mortgage-backed security forward contracts (MBS Forward Contracts) to securitize and service its qualified first mortgage loans originated by MassHousing-approved lenders into forward contracts to sell MBS to investors before the securities are ready for delivery.

Management's Discussion and Analysis

The following is an unaudited narrative overview of MassHousing's financial position and the results of its operations for the fiscal years ended June 30, 2024 (FY 2024) and June 30, 2023 (FY 2023), with selected comparative information for the fiscal year ended June 30, 2022 (FY 2022). Readers are encouraged to consider the information presented in this discussion and analysis in conjunction with the information presented in the audited financial statements, notes to the financial statements, supplemental schedules, schedules, and unaudited required supplemental schedules, all of which follow this narrative overview.

This discussion and analysis is designed to (1) assist the reader in focusing on significant financial matters and activities of the Agency and (2) identify and discuss significant changes in the Agency's financial position and results of its operations during the indicated fiscal years. The primary accounting policies followed by the Agency are presented in Note B to the financial statements.

The Financial Statements

- The statement of net position provides information about the Agency's financial condition at the end of the fiscal year by indicating the nature and amounts of its investments in resources (assets), its deferred outflows of resources, its obligations to outside creditors (liabilities), its deferred inflows of resources, and its resulting net position at the date of the statement of net position. Net position represents total assets, plus deferred outflows of resources, less total liabilities, less deferred inflows of resources. The organization of the statement of net position separates assets and liabilities into their current and non-current components.

- The statement of revenues, expenses, and changes in net position provides information about the Agency's revenues and expenses for the fiscal year in order to measure the results of the Agency's operations over the fiscal year.

- The statement of cash flows provides information about the net change in the Agency's cash and cash equivalents for the fiscal year resulting from four principal types of activities: operating activities, non-capital financing activities, capital financing activities and investing activities. Cash collections (receipts) and payments (disbursements) are presented in this statement to arrive at the net increase or decrease in cash and cash equivalents for the fiscal years.

- The statements of fiduciary net position provide information about the Agency's two fiduciary activities: (1) the Massachusetts Housing Finance Agency Other Post-Employment Benefits (OPEB) Trust, (2) the Massachusetts Housing Finance Agency Employees' Retirement System at the end of their respective fiscal periods.

- The statements of changes in fiduciary net position provides information about the additions and deductions of the Agency's two fiduciary activities: (1) the Massachusetts Housing Finance OPEB Trust and (2) the Massachusetts Housing Finance Agency Employees' Retirement System in order to measure the results of the fiduciary activities' operations at the end of their respective fiscal periods.

The Notes to Financial Statements

- The Notes to Financial Statements provide information that is useful to the reader in understanding the Agency's financial statements. Descriptions of the Agency's programs and its accounting methods and policies are contained in Notes A and B of the financial statements.

- The notes include details of the Agency's investments and contractual obligations as well as future commitments and contingencies.

- The notes also include information regarding events or developments that did have or could have a material impact upon the Agency's financial condition, results of operations, changes in net position and cash flows.

Required Supplementary Schedules, Schedules, and Supplemental Schedules

- Required Supplementary Information represents information required by GASB, which supplements the basic financial statements and notes. It is presented in conformity with GAAP using the accounting standards promulgated by GASB. These schedules provide additional information about the Agency's pension plan, which administers the investments of, and provides funding for benefits, under the terms of the Agency's pension plan for retirees, and the OPEB Trust, which administers the investments of, and provides funding for benefits under the terms of, the Agency's healthcare plan for retirees. Required Supplemental Schedules 1, 2, 3, and 4 are unaudited.

- Supplemental Schedule 1, which provides detailed information on the Agency's loan receivables and loan commitments, is presented to facilitate additional analysis of the information included herein and is not part of the basic financial statements. This schedule provides information in addition to what is included in Note D.

- The audited Schedules 2, 3, & 4 provide detailed information on the Agency's: bonds and notes payable; and MBS Forward Contracts. These schedules provide information in addition to what is included in Notes H and J.

- In addition to the Agency's basic financial statements, presented on a combined basis, combined financial statements that provide details of each separate bond resolution and the Working Capital Fund (WCF) and Affiliates (as defined in Note A) are presented in Supplemental Schedule 5 for both FY 2024 and FY 2023, in accordance with the financial reporting requirements of the various bond resolutions. These detailed combined financial statements include eliminating entries.

Summarized Financial Information – Statement of Net Position (in millions)

The table below presents summarized comparative statements of net position at June 30:

		Change from FY 2023			Change from FY 2022		
	6/30/2024	$	%	6/30/2023	$	%	6/30/2022
Assets - Working Capital Fund and Affiliates (WCF)							
Cash, cash equivalents, investments	$ 647	$ 16	2.5%	$ 631	$ 108	20.7%	$ 523
Loans receivable (net)	691	78	12.7%	613	(46)	-7.0%	659
Escrowed Funds	703	(23)	-3.2%	726	25	3.6%	701
Other assets	177	57	47.5%	120	(21)	-14.9%	141
Total Assets – WCF and Affiliates	$ 2,218	$ 128	6.1%	$ 2,090	$ 66	3.3%	$ 2,024
Total Deferred Outflow of Resources - WCF and Affiliates	$ 12	$ (13)	-52.0%	$ 25	$ 13	108.3%	$ 12
Total Assets and Deferred Outflow of Resources – WCF and Affiliates	$ 2,230	$ 115	5.4%	$ 2,115	$ 79	3.9%	$ 2,036
Assets - Bond Programs							
Cash, cash equivalents, investments	$ 1,737	$ 254	17.1%	$ 1,483	$ (11)	-0.7%	$ 1,494
Loans receivable (net)	3,532	280	8.6%	3,252	528	19.4%	2,724
Derivative instruments	3	1	50.0%	2	1	100.0%	1
Other assets	29	10	52.6%	19	7	58.3%	12
Total Assets – Bond Programs	$ 5,301	$ 545	11.5%	$ 4,756	$ 525	12.4%	$ 4,231
Total Assets and Deferred Outflow of Resources – Bond Programs	$ 5,301	$ 545	11.5%	$ 4,756	$ 525	12.4%	$ 4,231
Total Assets and Deferred Outflow of Resources	$ 7,531	$ 660	9.6%	$ 6,871	$ 604	9.6%	$ 6,267
Liabilities - WCF and Affiliates							
Debt (net)	$ 161	$ (53)	-24.8%	$ 214	$ 5	2.4%	$ 209
Derivative instruments	-	(5)	-100.0%	5	(2)	-28.6%	7
Escrowed funds payable	703	(23)	-3.2%	726	25	3.6%	701
Other liabilities	64	(17)	-21.0%	81	(5)	-5.8%	86
Total Liabilities – WCF and Affiliates	$ 928	$ (98)	-9.6%	$ 1,026	$ 23	2.3%	$ 1,003
Total Deferred Inflow of Resources - WCF and Affiliates	$ 19	$ (6)	-24.0%	$ 25	$ (7)	-21.9%	$ 32
Total Liabilities and Deferred Inflow of Resources – WCF and Affiliates	$ 947	$ (104)	-9.9%	$ 1,051	$ 16	1.5%	$ 1,035
Liabilities – Bond Programs							
Debt (net)	$ 4,652	$ 424	10.0%	$ 4,228	$ 522	14.1%	$ 3,706
Other liabilities	105	90	600.0%	15	4	36.4%	11
Total Liabilities – Bond Programs	$ 4,757	$ 514	12.1%	$ 4,243	$ 526	14.2%	$ 3,717
Total Deferred Inflow of Resources - Bond Programs	$ 4	$ 1	33.3%	$ 3	$ 2	200.0%	$ 1
Total Liabilities and Deferred Inflow of Resources – Bond Programs	$ 4,761	$ 515	12.1%	$ 4,246	$ 528	14.2%	$ 3,718
Total Liabilities and Deferred Inflow of Resources	$ 5,708	$ 411	7.8%	$ 5,297	$ 544	11.4%	$ 4,753
Net Position – WCF and Affiliates							
Restricted by contractual or statutory agreements	$ 581	$ 164	39.3%	$ 417	$ 168	67.5%	$ 249
Unrestricted	701	54	8.3%	647	(105)	-14.0%	752
Total Net Position – WCF and Affiliates	$ 1,282	$ 218	20.5%	$ 1,064	$ 63	6.3%	$ 1,001
Net Position – Bond Programs							
Restricted by bond resolutions	$ 541	$ 31	6.1%	$ 510	$ (3)	-0.6%	$ 513
Total Net Position – Bond Programs	$ 541	$ 31	6.1%	$ 510	$ (3)	-0.6%	$ 513
Total Net Position							
Restricted by bond resolutions	$ 541	$ 31	6.1%	$ 510	$ (3)	-0.6%	$ 513
Restricted by contractual or statutory agreements	581	164	39.3%	417	168	67.5%	249
Unrestricted	701	54	8.3%	647	(105)	-14.0%	752
Total Net Position	$ 1,823	$ 249	15.8%	$ 1,574	$ 60	4.0%	$ 1,514

Due to rounding, numbers presented in the table of summarized financial information may not sum precisely to the totals provided and percentages may not precisely reflect the absolute figures.

Discussion of Changes in Statements of Net Position

Reference is made to the comparative statements of net position at June 30, 2024, 2023 and 2022 and the year-over-year increases and decreases presented on the prior page and the consolidated Statements of Net Position and Supplemental Schedule 5, Combined Statements of Net Position.

Assets

Cash and Cash Equivalents

Cash and Cash Equivalents (in thousands)	**2024**	**2023**	**2022**
Balance at June 30	$ 1,017,761	$ 836,374	$ 768,730
$ increase from prior period	181,387	67,644	
% increase from prior period	22%	9%	

The increase in Cash and Cash Equivalents in both FY 2024 and FY 2023, as compared to the corresponding prior fiscal years, was primarily due to the receipt of proceeds from investment redemptions, the collections on loans, the issuance of bonds, and the receipt of grants for which the related disbursements will be made in a future period, partially offset by the purchase of new loans, the purchase of investments, and the redemption of bonds.

Investments

Investments (in thousands)	**2024**	**2023**	**2022**
Balance at June 30	$ 1,365,817	$ 1,277,498	$ 1,247,873
$ increase from prior period	88,319	29,625	
% increase from prior period	7%	2%	

The increase in Investments in both FY 2024 and FY 2023, as compared to the corresponding prior fiscal years, was primarily the result of the purchase of investments in the Housing Bond (HB), the WCF, and the Single-Family Housing Revenue Bond (SFHRB) Program, partially offset by the redemption of investments in the same programs.

At June 30, 2024, 2023 and 2022, MBS with a fair value totaling approximately $438 million, $407 million and $477 million, respectively, were held as investments in the WCF and Affiliates, the SFHRB Program and the Residential Mortgage Revenue Bond (RMRB) Program. At June 30, 2024 2023, and 2022 the aggregate fair value of these investments was lower than their cost basis by approximately $42 million, $36 million, and $16 million, respectively. These amounts were recorded to reflect the current value that is the result of a changing interest rate environment. In addition, certain MBS held in the WCF and Affiliates are pledged as security for the FHLB of Boston's "Helping to House New England" program loans. MBS are recorded as investments and are not expected to be sold prior to maturity. Because the Agency expects to hold these MBS to maturity, it does not expect to realize fair market gains or losses from these investments, only interest income is expected.

Loan Portfolios

Loan Portfolios (in thousands)	2024	2023	2022
Balance at June 30	$ 4,223,256	$ 3,864,500	$ 3,382,718
$ increase from prior period	358,756	481,782	
% increase from prior period	9%	14%	

The net increase in the mortgage loan portfolios in both FY 2024 and FY 2023, as compared to the corresponding prior fiscal years, was primarily the result of multifamily and single-family loan production, partially offset by loan collections and an increase in the allowance for uncollectable accounts.

The following are key highlights of comparative loan related activities for the years ended June 30, 2024, 2023 and 2022:

Multifamily Loans

Multifamily Loans, net (in thousands)	2024	2023	2022
Balance at June 30	$ 2,874,785	$ 2,744,483	$ 2,734,202
$ increase from prior period	130,302	10,281	
% increase from prior period	5%	0%	

The increase in the multifamily mortgage loan portfolio in both FY 2024 and FY 2023, as compared to the corresponding prior fiscal years, was primarily the result of a combination of new lending activity, partially offset by loan payoffs and an increase in the allowance for uncollectible accounts.

Multifamily Loan Originations [1] (in millions) Years ended June 30	2024	2023	2022
Loans retained in Bond Resolutions or WCF	$ 353.9	$ 427.1	$ 358.8
Loans securitized as MBS and sold to Investors [2]	273.0	217.1	545.3
Loans sold to FFB [2]	21.5	-	-
	$ 648.4	**$ 644.2**	**$ 904.1**

[1] This table does not include originations for which neither the bonds nor the mortgage loans securing those bonds are in the Agency's financial statements. For more details see Conduit Debt disclosure in Note H - Bond and Note Indebtedness.

[2] The Agency retains the servicing rights on these loans and receives servicing fees, but the loans are not reflected on the Combined Statements of Net Position.

Mortgage loans and other receivable balances are reported net of allowances for uncollectible amounts. The evaluation of the multifamily loan portfolio takes into consideration the entire loan portfolio, primarily utilizing an impairment assessment model that employs the most recent or readily available net operating income data along with capitalization rates, property location, costs to sell, capital needs assessments and other data in assessing potential impairment to establish a reserve that complies with GAAP and therefore presents loans at their estimated net realizable value. In certain instances, independent appraisals and other pertinent data such as loan repayment status or physical property status is obtained to assist management's decision in determining the estimated fair value of the property which serves as collateral on the loan.

Multifamily Loan Loss Reserve (in thousands)	**2024**	**2023**	**2022**
Balance at June 30	$ 312,018	$ 286,305	$ 234,671
Multifamily loan balance, gross	3,186,803	3,030,788	2,968,873
Reserve/Loan percentage	9.79%	9.45%	7.90%
$ reserve increase from prior period	25,713	51,634	
% reserve increase from prior period	9%	22%	

The increase in the multifamily allowance in FY 2024 and FY 2023, as compared to the corresponding prior fiscal years, was mainly due to an increase in new subordinate debt on projects for which the current expectations are not supportive of full collection.

Single-Family Loans

Single-Family Loans, net (in thousands)	**2024**	**2023**	**2022**
Balance at June 30	$ 1,348,471	$ 1,120,017	$ 648,516
$ increase from prior period	228,454	471,501	
% increase from prior period	20%	73%	

The increase in single-family loans in both FY 2024 and FY 2023, as compared to the corresponding prior fiscal years, was primarily the result of an increase in loans purchased by the SFHRB Program, partially offset by loan payoffs and an increase in the loan reserve.

Single-family mortgage loans are reported net of allowances for uncollectible amounts.

Single-Family Loan Reserve (in thousands)	**2024**	**2023**	**2022**
Balance at June 30	$ 5,319	$ 5,138	$ 4,761
Single-family loan balance, gross	1,354,059	1,125,256	653,218
Reserve/Loan percentage	0.39%	0.46%	0.73%
$ reserve increase from prior period	181	377	
% reserve increase from prior period	4%	8%	

The increase in the single-family loan reserve in both FY 2024 and FY 2023, as compared to the corresponding prior fiscal years, was primarily due to higher delinquencies.

During each of the last three fiscal years, Home Ownership purchased single-family loans from participating lenders. Beginning with the quarter ending December 31, 2022, Home Ownership began originating single-family loans sourced through mortgage brokers. As part of efforts to carry out its mission to provide financing for affordable housing in Massachusetts, MassHousing developed a wholesale lending channel to expand its reach across the state with a particular focus on increasing its lending within Massachusetts Gateway Cities and to underserved communities. Loan purchases and originated loans are initially funded through the WCF. The WCF serves as a temporary funding source for Home Ownership lending activity, pending subsequent sale of the loans, or loans wrapped by MBS, either to outside investors or to one or more of MassHousing's bond programs. The table below summarizes the WCF warehouse activity for each of the years' ended June 30, 2024, 2023 and 2022, including the purchases of loans and the sales of the loans, or loans wrapped by MBS, to: FNMA, the SFHRB Program, the WCF, FHLMC, and other loan sales. There have been no sales of loans wrapped by MBS to the RMRB Program during these periods. MassHousing retains the servicing rights for all loans sold or loans wrapped by MBS to FNMA, the SFHRB Program, the RMRB Program, FHLMC and others.

Home Ownership Loan purchases, originations, sales and transfers
(in millions)

Years ended June 30	**2024**	**2023**	**2022**
Loans available for sale beginning balance	$ 26.1	$ 21.3	$ 32.9
Loan purchases	420.0	718.2	458.4
Loan originations	8.7	5.8	-
MBS backed by loans or loans sold to FNMA	(13.1)	(45.8)	(84.3)
MBS backed by loans or loans sold to SFHRB Program	(220.8)	(503.7)	(267.6)
MBS backed by loans or loans sold to FHLMC	(124.6)	(154.4)	(98.3)
MBS backed by loans retained in the WCF	(7.3)	-	(8.5)
Down Payment Assistance and other loan sales retained in the WCF	(2.5)	(14.9)	(10.8)
Principal receipts	(0.9)	(0.4)	(0.5)
Loans available for sale ending balance	**$ 85.6**	**$ 26.1**	**$ 21.3**

Home Ownership Servicing Portfolio

MassHousing's Mortgage Service Center (MSC), which was established in 1996 within Home Ownership, services the Home Ownership loan portfolio. This portfolio includes MassHousing's loans on the Statement of Net Position, as well as loans that are serviced for other entities. As of June 30, 2024, 2023 and 2022, the MSC serviced a portfolio with a principal balance of approximately $4.0 billion, $3.7 billion, and $3.3 billion, respectively, for each of the three years, as detailed more fully in the table below:

Home Ownership Servicing Portfolio
(in millions)

Year ended June 30	**2024**	**2023**	**2023**
Beginning Balance	$ 3,747.8	$ 3,291.9	$ 3,528.2
New loans, including loans in which the servicing rights were purchased	431.1	728.7	462.1
Loans Paid in Full	(113.9)	(162.0)	(599.8)
Amortization and Curtailments	(106.9)	(105.5)	(91.3)
Foreclosures, Write-offs and Adjustments	(2.2)	(5.3)	(7.3)
Ending Balance	**$ 3,955.9**	**$ 3,747.8**	**$ 3,291.9**

As of June 30, 2024, 2023 and 2022, the Agency's Home Ownership servicing portfolio had payment arrearages on first mortgage loans of 30 days or more on 817 loans (4.66% of the loans in the home ownership servicing portfolio), 759 loans (4.48% of the loans in the home ownership servicing portfolio), and 825 loans (5.26% of the loans in the home ownership servicing portfolio), respectively. The outstanding mortgage loan balances for these loans at June 30, 2024, 2023 and 2022 totaled $165.5 million (4.32% of the outstanding principal balance of the loans in home ownership servicing portfolio), $147.7 million (4.05% of the outstanding principal balance of the loans in home ownership servicing portfolio), and $163.0 million (5.06% of the outstanding principal balance of the loans in home ownership servicing portfolio), respectively.

Liabilities

Debt Payable

MassHousing's total debt payable, which includes bonds, notes and other debt obligations, comprised approximately 84%, 84% and 82% of total liabilities and deferred inflows at June 30, 2024, 2023 and 2022, respectively. All bonds are special obligations of MassHousing and all notes are either special obligations or general obligations of MassHousing, depending on the terms of the applicable resolution. All other debt obligations are general obligations of MassHousing. General obligations of MassHousing are secured by the full faith and credit of MassHousing and are payable out of any of its moneys or revenues, subject to lawful expenditures and to the provisions of any other resolutions or agreements now or hereafter pledging particular moneys or revenues to particular notes, bonds or other obligations of MassHousing. Special obligations are payable solely from and secured solely by a pledge of certain Revenues and Funds established under a specific bond resolution. Funds generated from the sales of bonds and notes are primarily used to fund or purchase mortgages or MBS. Principal and interest payments received from such loans and MBS are used to fund the debt service (principal and interest payments) due on MassHousing's bonds and notes.

Total Debt (in millions)	**2024**	**2023**	**2022**
Balance at June 30	$ 4,813	$ 4,442	$ 3,915
$ increase from prior period	371	527	
% increase from prior period	8%	13%	

The increase in total debt payable in both FY 2024 and FY 2023, as compared to the corresponding prior fiscal years, was mainly due to the issuance of bonds and notes in the HB and SFHRB, Programs, partially offset by the redemption of bonds in the HB, SFHRB Programs, and note repayments in the Direct Purchase Construction Loan Notes (DPCLN) Program.

Bond and Note Activity

MassHousing incurred approximately $936 million, $1,057 million and $625 million of new bond and note debt in FY 2024, FY 2023 and FY 2022, respectively, to fund multifamily and single-family loans, as detailed more fully in the table below:

New Debt Fundings (in millions) **Years ended June 30**	**2024**		**2023**		**2022**	
Program	**Total**	**Number of Series**	**Total**	**Number of Series**	**Total**	**Number of Series**
General Rental Development Bonds (GRDB)	$ 22.4	1	$ 35.2	3	$ 71.2	5
HB	541.2	7	477.2	10	223.5	6
SFHRB and Notes	372.7	11	545.0	7	330.2	5
Total New Debt Fundings	**$ 936.3**	**19**	**$ 1,057.4**	**20**	**$ 624.9**	**16**

Total Net Position

Changes in Net Position

Total Net Position (in millions)	**2024**	**2023**	**2022**
Balance at June 30	$ 1,823	$ 1,574	$ 1,514
$ increase from prior period	249	60	
% increase from prior period	16%	4%	

Restricted net position is the portion of net position on which constraints have been placed that are either (1) externally imposed by creditors, grantors, laws or regulations of other governments or (2) imposed by law through constitutional provisions or enabling legislation. These are presented as restricted net position on the combined Statements of Net Position. MassHousing management designates a portion of unrestricted net position balances for specific purposes that further MassHousing's mission. MassHousing Board members (Members) may also choose to remove or modify such designations at any time.

WCF and Affiliates

Total WCF Net Position (in thousands)	**2024**	**2023**	**2022**
Balance at June 30	$ 1,282,864	$ 1,064,172	$ 1,000,361
$ increase from prior period	218,692	63,811	
% increase from prior period	21%	6%	

The increase in total net position of the WCF and Affiliates for the year ended June 30, 2024 was primarily the result of three factors: operating income of $219.5 million and a transfer of net position from bond programs of $18.4 million, partially offset by an increase in the provision for loan losses of $19.2 million. The increase in total net position of the WCF and Affiliates for the year ended June 30, 2023 was primarily the result of three factors: operating income of $91.6 million and a transfer of net position from bond programs of $17.9 million, partially offset by an increase in the provision for loan losses of $45.7 million.

WCF Net Position Restricted by Contractual or Statutory Agreements (in thousands)	**2024**	**2023**	**2022**
Balance at June 30	$ 580,021	$ 417,056	$ 249,065
$ increase from prior period	162,965	167,991	
% increase from prior period	39%	67%	

The following table presents the restricted net position on which constraints have been externally imposed by creditors, grantors and laws or regulations on the WCF at June 30, 2024, 2023 and 2022, respectively, and the amount of those restrictions (in thousands).

WCF and Affiliates Restricted Net Position	**2024**	**2023**	**2022**
Minimum net position covenants	$ 200,000	$ 200,000	$ 100,000
MassHousing Mortgage Insurance Funds (MIF)	132,016	127,554	123,089
Work Force Housing	58,948	-	-
Massachusetts Community Climate Bank Fund	50,826	-	-
Equitable Developers Fund	48,412	-	-
Capital Magnet Funds	26,465	15,262	-
FHLB of Boston Collateral (Helping to House New England)	24,093	18,917	21,036
Neighborhood Stabilization Program	18,361	12,582	-
State and Local Fiscal Recovery Funds -ARPA	10,412	26,501	-
Other Grant Programs	4,305	10,084	-
Single family co-insurance	3,796	3,796	3,796
Restricted by Note Resolutions	2,387	2,360	1,144
Total WCF and Affiliates Restricted Net Position	**$ 580,021**	**$ 417,056**	**$ 249,065**

WCF Unrestricted Net Position (in thousands)	**2024**	**2023**	**2022**
Balance at June 30	$ 702,843	$ 647,116	$ 751,296
$ increase/(decrease) from prior period	55,727	(104,180)	
% increase/(decrease) from prior period	9%	-14%	

The following table presents the WCF's unrestricted net position at June 30, 2024, 2023 and 2022, respectively, which has been designated by vote of MassHousing Members for specified purposes that further the Agency's mission, and the amount of those designations (in thousands):

WCF and Affiliates Unrestricted Designations Net Position	**2024**	**2023**	**2022**
Funding for loan purchases, advances and unrestricted net position requirements	$ 347,469	$ 306,588	$ 337,645
Opportunity Fund (including loans receivable)	309,995	291,422	355,701
Lease Commitments	26,668	30,829	38,342
Funding of the Construction Security Fund	14,000	14,000	14,000
Capital Magnet Grants	-	-	1,696
Equity of Affiliates Center for Community Recovery Innovations (CCRI) and Property Acquisition and Disposition Corporation	2,064	1,667	1,168
Funding for Summer Youth Programs, Youth Development and Community Engagement	856	920	1,100
Funding of the Tenancy Preservation Project	726	820	769
Funding of the CCRI	700	700	700
Other various programs	365	170	175
Total WCF and Affiliates Unrestricted Designations of Net Position	**$ 702,843**	**$ 647,116**	**$ 751,296**

Bond-Funded Programs

Total Bond Program Restricted Net Position	2024	2023	2022
Balance at June 30	$ 541,389	$ 509,439	$ 513,260
$ increase/(decrease) from prior period	31,950	(3,821)	
% increase/(decrease) from prior period	6%	-1%	

The RMRB had a net position deficit of $1.4 million in FY 2024, which is not included in the Bond Program Net Position above but is reflected as a reduction of unrestricted net position on the Statement of Net Position.

The increase in net position of the bond-funded programs for the year ended June 30, 2024 was primarily the result of three factors: operating income before provision for loan losses of $54.2 million, partially offset by: net transfers to the WCF of $18.4 million and a decrease to the provision for loan losses of $5.3 million. The decrease in net position of the bond-funded programs for the year ended June 30, 2023 was primarily the result of three factors: net transfers to the WCF of $17.9 million and an increase to the provision for loan losses of $11.1 million, partially offset by operating income before provision for loan losses of $25.2 million.

<u>Summarized Financial Information – Statement of Revenues, Expenses, and Changes in Net Position (in millions)</u>

The table below represents summarized comparative statements of revenues, expenses, and changes in net position for the fiscal years ended June 30:

		Change from FY 2023			Change from FY 2022		
	Fiscal 2024	$	%	Fiscal 2023	$	%	Fiscal 2022
Operating Revenues – WCF and Affiliates							
Interest on loans	$ 21	$ 2	10.5%	$ 19	$ -	0.0%	$ 19
Investment earnings	38	22	137.5%	16	24	-300.0%	(8)
Fee income	82	-	0.0%	82	-	0.0%	82
Grant income	211	89	73.0%	122	113	1255.6%	9
Other income	12	3	33.3%	9	4	80.0%	5
Total Revenues - WCF and Affiliates	$ 364	$ 116	46.8%	$ 248	$ 141	131.8%	$ 107
Operating Revenues – Bond Programs							
Interest on loans	$ 150	$ 26	21.0%	$ 124	$ 10	8.8%	$ 114
Investment earnings	67	30	81.1%	37	67	-223.3%	(30)
Fee income	2	-	0.0%	2	-	0.0%	2
Other income	1	-	0.0%	1	1		-
Total Revenues - Bond Programs	$ 220	$ 56	34.1%	$ 164	$ 78	90.7%	$ 86
Total Revenues	$ 584	$ 172	41.7%	$ 412	$ 219	113.5%	$ 193
Operating Expenses – WCF and Affiliates							
Interest on bonds and notes, net of discount/premium	$ 7	$ -	0.0%	$ 7	$ -	0.0%	$ 7
Administrative expenses	76	(6)	-7.3%	82	14	20.6%	68
Grant expenses	62	(5)	-7.5%	67	55	458.3%	12
Other expenses	1	1		-	-		-
Total Expenses - WCF and Affiliates	$ 146	$ (10)	-6.4%	$ 156	$ 69	79.3%	$ 87
Operating Expenses – Bond Programs							
Interest on bonds and notes, net of discount/premium	$ 154	$ 28	22.2%	$ 126	$ 22	21.2%	$ 104
Administrative expenses	3	(1)	-25.0%	4	(3)	-42.9%	7
Other expenses	8	(1)	-11.1%	9	3	50.0%	6
Total Expenses - Bond Programs	$ 165	$ 26	18.7%	$ 139	$ 22	18.8%	$ 117
Total Expenses	$ 311	$ 16	5.4%	$ 295	$ 91	44.6%	$ 204
Operating income before provision for loan losses - WCF and Affiliates	$ 218	$ 126	137.0%	$ 92	$ 72	360.0%	$ 20
Operating income (loss) before provision for loan losses - Bond Programs	$ 55	$ 30	120.0%	$ 25	$ 56	-180.6%	$ (31)
Total operating income (loss) before provision for loan losses	$ 273	$ 156	133.3%	$ 117	$ 128	-1163.6%	$ (11)
Provision for loan losses	$ 24	$ (33)	-57.9%	$ 57	$ 50	714.3%	$ 7
Total provision for loan losses	$ 24	$ (33)	-57.9%	$ 57	$ 50	714.3%	$ 7
Total operating income (loss)	$ 249	$ 189	315.0%	$ 60	$ 78	-433.3%	$ (18)
Changes in net position	$ 249	$ 189	315.0%	$ 60	$ 78	-433.3%	$ (18)
Net position at beginning of the fiscal year	$ 1,574	$ 60	4.0%	$ 1,514	$ (18)	-1.2%	$ 1,532
Total net position at end of the fiscal year	$ 1,823	$ 249	15.8%	$ 1,574	$ 60	4.0%	$ 1,514

Due to rounding, numbers presented in the table of summarized financial information may not sum precisely to the totals provided and percentages may not precisely reflect the absolute figures.

Discussion of Operating Results

Reference is made to the statements of revenues, expenses, and changes in net position for the fiscal years ended June 30, 2024, 2023 and 2022, and the year-over-year increases and decreases presented on the prior page. Changes in Operating Income are the result of several major items that positively or negatively affected Operating Income as described below:

Operating Revenues

Interest on Loans
Interest on Loans for the years ended June 30, 2024 and 2023 increased, as compared to the corresponding prior fiscal years, primarily due to the increase in the Loans Receivable in the single-family program and an increase in interest rates on newer loans, which is increasing the overall portfolio rate.

Investment Earnings
Investment Earnings consist of interest income and increases or decreases in the fair value of investments. Investment Earnings for the year ended June 30, 2024 increased, as compared with FY 2023, primarily due to an increase in Interest Income on Investments as a result of rising interest rates, and an increase in the Fair Market Value of Investments. Investment Earnings for the year ended June 30, 2023 increased, as compared with FY 2022, primarily due to an increase in Interest Income on Investments as a result of rising interest rates, and a lower decrease in the Fair Market Value of Investments.

Fee Income
Fee Income includes fees received from loan originations, securitization premiums, loan servicing fees, insurance premiums, and Section 8 administrative fees received from HUD, including administrative fees that are paid by HUD to MassHousing in consideration for serving as HUD's contract administrator with respect to the Performance-Based Contract Administration (PBCA) program contract and were paid for serving as contract administrator for the Traditional Contract Assistance (TCA) program. Fee Income for the year ended June 30, 2024, as compared with FY 2023, was flat with increases in contract administration and Lender Pair Off fees, offset by a decrease in secondary marketing gains on single-family loan sales and multifamily financing fees. Fee Income for the year ended June 30, 2023, as compared with FY 2022, was flat with increases in contract administration and financing fees, offset by a decrease in secondary marketing gains on single-family and multifamily loan sales.

As noted above, MassHousing receives fee income, or received fee income, in consideration for serving as HUD's contract administrator with respect to project-based Section 8 subsidy programs in the Commonwealth, including both the PBCA and TCA programs. Starting in 2011, HUD sought to achieve cost savings in the PBCA program and initiated the first of several processes for re-bidding PBCA administration in multiple states. Each such process has been withdrawn or overturned following legal challenges. On June 7, 2024, HUD gave notice of its election to extend the tenth amendment of the Annual Contributions Contract (ACC) relative to the PBCA program, subject to the availability of sufficient appropriations, for the fourth extension term, which shall begin on August 1, 2024 and will end on January 31, 2025. Effective June 1, 2023, HUD transferred the remaining three contracts, that MassHousing administered on HUD's behalf, from the Section 8 TCA program into the PBCA program. MassHousing's Section 8 contract administration work under the TCA program has concluded.

Other Income
Other Income primarily includes insurance claim receipts on foreclosed properties, reinsurance receipts received by MIF on insurance claims paid, recoveries on multifamily loans previously charged off, fees for administering certain contracts and various other operating income items. Other income for the year ended June 30, 2024, as compared to the year ended June 30, 2023, increased primarily due to an increase in funds received from administering certain contracts and from an increase in subsidy reimbursements. Other Income for the year ended June 30, 2023, as compared to FY 2022, increased primarily due to an increase in funds received for administering certain contracts.

Operating Expenses

Interest Expense on Bonds and Notes, net of premium/discount
Interest Expense on Bonds and Notes, net of premium/discount, for the years ended June 30, 2024 and 2023, as compared to the corresponding prior fiscal years, increased due to the issuance of new bonds in excess of the redemption of bonds, an increase in the interest on new bonds and an increase in interest rates on variable rate bonds.

Administrative Expenses
Administrative Expenses for the year ended June 30, 2024, as compared with the year ended June 30, 2023, decreased primarily due to a decrease in Pension and OPEB expenses, slightly offset by an increase in payroll and payroll related expenses. Administrative Expenses for the year ended June 30, 2023, as compared with the year ended June 30, 2022, increased primarily due to an increase in Pension expenses.

Provision for Loan Losses
The Provision for Loan Losses for the year ended June 30, 2024, as compared with the year ended June 30, 2023, decreased mainly due to a reduction in the increase of the allowance for loan losses, as compared to the prior corresponding fiscal years. The Provision for Loan Losses for the year ended June 30, 2023, as compared with the year ended June 30, 2022, increased primarily due to an increase in new subordinate debt on projects for which the current expectations are not supportive of full collection.

Net Grant Activity

In accordance with MassHousing's grant policy, MassHousing recognizes Grant Income based on satisfaction of timing and eligibility requirements as required in the relevant accounting standards, and outgoing grants are expensed as disbursed. Certain programs allow for the disbursement of funds in the form of a repayable or forgivable loan. These loans are included in Loans Receivable and are reported net of allowance, as described more fully in Note B, Summary of Significant Accounting Policies. Grant income may be recognized in a different accounting period than the grant expense. As a result, grant expenses may exceed grant income in some years.

For the fiscal years ended June 30, 2024, 2023, and 2022, respectively, the Agency's grant receipts recorded as Grant Income, net of grant disbursements recorded as Grant Expense, is as follows (in thousands):

Net Grant Activity (Receipts and Disbursements) **For the year ended**	**6/30/2024**	**6/30/2023**	**6/30/2022**
Work Force Housing (WFH)	$ 58,948	$ -	$ -
Massachusetts Community Climate Bank Fund (MCCB)	48,706	-	-
Equitable Developers Fund (EDF)	48,100	-	-
Capital Magnet Fund (CMF)	11,400	12,000	-
Neighborhood Stabilization Program (NSP)	5,162	6,042	6,473
Commonwealth Builder - MA Funded	(150)	(750)	(8,411)
Other Grant Activity	(2,171)	305	(1,745)
Homeowner Assistance Fund Program (HAF)	(9,439)	9,275	1,313
State and Local Fiscal Recovery Funds (SLFRF) - Commonwealth Builder Program (CWB)	(11,549)	27,834	-
Net Grants Received (Disbursed)	$ 149,007	$ 54,706	$ (2,370)

Legislative Developments

From time to time, bills may be introduced into the Commonwealth legislature that could affect government operations generally or seek to impose financial and other obligations on MassHousing, including requiring the transfer of funds or assets from MassHousing to the Commonwealth or other Commonwealth agencies. Furthermore, measures and legislation may be considered by the Federal government, or the Commonwealth legislature, which measures could affect MassHousing's programs. While some of these measures may benefit the programs, no assurance can be given that the programs will not be adversely affected by such measures. In addition, the United States Congress or the Commonwealth legislature could enact legislation that would adversely affect the timing and amount of MassHousing's recoveries from mortgage loans and thereby adversely affect the availability of amounts for the payment of debt service on obligations. MassHousing cannot predict whether any such legislation will be enacted or, if it were enacted, what effect it would have on the revenues received by MassHousing from mortgage loans. There can be no assurance that any such legislation will not be enacted or that such legislation, if enacted, will not have an adverse impact on the operations of MassHousing, its financial condition, or any of its contractual obligations.

On August 6, 2024, the Governor of the Commonwealth signed into law The Affordable Homes Act, Chapter 150 of the Acts of 2024 (the Act). The Act authorizes over $5.1 billion in capital funding for a wide range of housing policies and programs, including over $1.3 billion in housing programs that MassHousing administers, or may administer in the future. Actual capital funding available for the various programs will be determined by the Commonwealth in its Capital Investment Plan. The Act also increased the aggregate principal amount of bonds and notes that MassHousing may have outstanding at any given time from $4.9 billion to $10.8 billion.

COMBINED STATEMENTS OF NET POSITION
June 30, 2024 and 2023

In thousands

	June 30, 2024	June 30, 2023
Assets		
Current assets		
Cash and cash equivalents (Note C)	$ 1,017,761	$ 836,374
Investments (Note C)	504,890	702,559
Interest and fees receivable on construction and mortgage loans, net (Note D)	15,376	13,137
Current portion of loans receivable, net (Note D)	196,530	209,194
Hedging derivative instruments (Note J)	6	72
Other assets (Note F)	91,439	28,989
Total current assets	**1,826,002**	**1,790,325**
Non-current assets		
Investments (Note C)	860,927	574,939
Non-current portion of loans receivable, net (Notes D & E)	4,026,726	3,655,306
Escrowed funds (Note G)	706,030	726,336
Hedging derivative instruments (Note J)	4,610	3,155
Other derivative instruments (Note J)	3,460	2,066
Net Pension and OPEB Asset (Note N)	5,660	-
Other assets (Note F)	85,625	93,768
Total non-current assets	**5,693,038**	**5,055,570**
Total assets	**7,519,040**	**6,845,895**
Deferred outflow of resources		
Pension and OPEB (Note N)	11,795	24,856
Total deferred outflow of resources	**11,795**	**24,856**
Total assets and deferred outflow of resources	**$ 7,530,835**	**$ 6,870,751**
Liabilities		
Current liabilities		
Current portion of long term debt, net (Note H)	$ 210,566	$ 218,840
Obligation line of credit (Note H)	50,000	50,000
Accrued interest payable	15,828	14,546
Other liabilities (Note F)	104,324	21,922
Total current liabilities	**380,718**	**305,308**
Non-current liabilities		
Non-current portion of long term debt, net (Note H)	4,536,081	4,157,245
Long term-loan (Note H)	16,363	16,363
Net pension and OPEB liability (Note N)	-	10,658
Other liabilities (Note F)	45,615	48,593
Escrowed funds payable (Note G)	706,030	726,336
Other derivative instruments (Note J)	-	4,828
Total non-current liabilities	**5,304,089**	**4,964,023**
Total liabilities	**5,684,807**	**5,269,331**
Deferred inflow of resources		
Pension and OPEB (Note N)	15,126	20,543
Hedging derivative instruments (Note J)	4,616	3,227
Sublease (Note I)	3,439	4,039
Total deferred inflow of resources	**23,181**	**27,809**
Total liabilities and deferred inflow of resources	**5,707,988**	**5,297,140**
Commitments and contingencies (Note P)		
Net position (Notes A & L)		
Restricted by bond resolutions	541,389	509,439
Restricted by contractual or statutory agreements	580,021	417,056
Unrestricted	701,437	647,116
Total net position	**$ 1,822,847**	**$ 1,573,611**

The accompanying notes are an integral part of the financial statements.

**COMBINED STATEMENTS OF REVENUES,
EXPENSES, AND CHANGES IN NET POSITION**

For the years ended: June 30, 2024 and 2023

In thousands	Fiscal Year Ended June 30, 2024	Fiscal Year Ended June 30, 2023
Operating revenues		
Interest on loans (Notes B & D)	$ 171,483	$ 143,312
Investment earnings: (Notes B & C)		
Interest income	96,912	67,643
Net increase (decrease) in fair value of investments	7,682	(14,976)
Fee income (Note B)	83,642	83,851
Grant income (Note B)	210,828	121,589
Other income (Note B)	13,348	10,635
Total operating revenues	**583,895**	**412,054**
Operating expenses		
Interest on bonds and notes, net of discount/premium (Notes B & H)	160,982	132,783
Financing costs	7,982	9,768
Administrative expenses	78,901	85,633
Grant expenses (Note B)	61,821	66,883
Other expenses (Note B)	499	147
Total operating expenses	**310,185**	**295,214**
Operating income before provision for loan loss reserves	**273,710**	**116,840**
Provision for loan loss reserves (Notes B & D)	24,474	56,850
Total provision for loan loss reserves	**24,474**	**56,850**
Operating income after provision for loan loss reserves	**249,236**	**59,990**
Change in net position	**249,236**	**59,990**
Net position at the beginning of the year	1,573,611	1,513,621
Net position at the end of the year	**$ 1,822,847**	**$ 1,573,611**

The accompanying notes are an integral part of the financial statements.

COMBINED STATEMENTS OF CASH FLOWS

For the years ended: June 30, 2024 and 2023

In thousands	Fiscal Year Ended June 30, 2024	Fiscal Year Ended June 30, 2023
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		
Cash flows from operating activities:		
Collections on mortgage loans, construction loan repayments and loan sales	$ 1,098,802	$ 1,418,827
Loan advances to borrowers	(1,318,416)	(1,814,894)
Interest collections on construction loans	6,970	10,284
Fees collected	83,189	84,719
Cash payments to employees for services	(40,541)	(41,029)
Cash payments to other suppliers of goods and services	(32,217)	(36,492)
Grants received	149,828	121,589
Grants disbursed	(61,139)	(66,883)
Miscellaneous receipts (disbursements)	4,248	(12,068)
Net cash (used for) operating activities	**(109,276)**	**(335,947)**
Cash flows from non-capital financing activities:		
Sale of bonds and notes and draw down on line of credit	956,634	1,154,065
Bond issuance / redemption costs	(7,272)	(9,904)
Retirement of bonds and notes and pay down on line of credit	(579,413)	(619,654)
Interest on bonds and notes	(166,364)	(135,432)
Net cash provided by non-capital financing activities	**203,585**	**389,075**
Cash flows from capital financing activities:		
Lease Payments	(4,883)	(4,811)
Sub-Lease Receipts	703	569
Net cash (used for) capital financing activities	**(4,180)**	**(4,242)**
Cash flows from investing activities:		
Purchase of investments	(1,291,432)	(1,096,294)
Proceeds from sales of investments	1,305,493	1,058,726
Investment earnings	77,197	56,326
Net cash provided by investing activities	**91,258**	**18,758**
Net increase in cash and cash equivalents	181,387	67,644
Cash and cash equivalents at the beginning of the year	836,374	768,730
Cash and cash equivalents at end of the year	**$ 1,017,761**	**$ 836,374**

The accompanying notes are an integral part of the financial statements.

COMBINED STATEMENTS OF CASH FLOWS (continued)

For the years ended: June 30, 2024 and 2023

In thousands	Fiscal Year Ended June 30, 2024	Fiscal Year Ended June 30, 2023
RECONCILIATION OF OPERATING INCOME TO NET CASH (USED FOR) OPERATING ACTIVITIES		
Operating income	**$ 249,236**	**$ 59,990**
Adjustments to reconcile operating income to net cash (used for) operating activities:		
Amortization of bond original discount (premium), net	(6,279)	(7,211)
Depreciation and amortization	6,239	12,678
Provision for loan loss reserves	24,474	56,850
Recognition of fee income	(4,166)	(4,096)
Investment earnings	(96,912)	(67,643)
Change in fair value of investments	(7,682)	14,976
Interest expense on bonds and notes	167,127	139,406
Financing expenses	7,982	9,768
Changes in assets and liabilities		
Increase in loans receivable	(380,423)	(531,541)
Increase in interest and fees receivable on loans	(2,238)	(2,751)
Increase in other assets and other receivables	(23,582)	(18,676)
Increase (decrease) in accounts payable and other liabilities	(43,052)	2,303
Total adjustments	**(358,512)**	**(395,937)**
Net cash (used for) operating activities	**$ (109,276)**	**$ (335,947)**

The accompanying notes are an integral part of the financial statements.

STATEMENTS OF FIDUCIARY NET POSITION

In thousands	Massachusetts Housing Finance Agency OPEB Trust *		Massachusetts Housing Finance Agency Employees' Retirement System		Total Fiduciary Funds *	
	December 31, 2023	December 31, 2022	December 31, 2023	December 31, 2022	December 31, 2023	December 31, 2022
Assets						
Cash and cash equivalents	$ 1,265	$ 88	$ 1,107	$ 890	$ 2,372	$ 978
Investments	48,023	42,701	240,533	218,961	288,556	261,662
Other assets	29	-	245	213	274	213
Total assets	49,317	42,789	241,885	220,064	291,202	262,853
Liabilities						
Accounts Payable	808	746	71	91	879	837
Due to MassHousing	-	-	200	183	200	183
Total liabilities	808	746	271	274	1,079	1,020
Fiduciary net position						
Restricted for postemployment benefits	48,509	42,043	241,614	219,790	290,123	261,833
Total fiduciary net position	$ 48,509	$ 42,043	$ 241,614	$ 219,790	$ 290,123	$ 261,833

* During CY 2022, the Massachusetts Housing Finance Agency OPEB Trust changed its year end from June 30 to December 31.
The reporting period at December 31, 2022 is for the six-month period of July 1, 2022 through December 31, 2022.

The accompanying notes are an integral part of the financial statements.

STATEMENTS OF CHANGES IN FIDUCIARY NET POSITION

In thousands	Massachusetts Housing Finance Agency OPEB Trust * Fiscal Year Ended December 31, 2023	Massachusetts Housing Finance Agency OPEB Trust * Fiscal Period Ended December 31, 2022	Massachusetts Housing Finance Agency Employees' Retirement System Fiscal Year Ended December 31, 2023	Massachusetts Housing Finance Agency Employees' Retirement System Fiscal Year Ended December 31, 2022	Total Fiduciary Funds * Fiscal Year Ended December 31, 2023	Total Fiduciary Funds * Fiscal Period Ended December 31, 2022
Additions						
Contributions						
Employer contributions	$ 2,017	$ 817	$ 4,727	$ 1,087	$ 6,744	$ 1,904
Plan members contributions	-	-	4,074	3,747	4,074	3,747
Reimbursements and transfers from other systems	-	-	1,114	844	1,114	844
Total contributions	2,017	817	9,915	5,678	11,932	6,495
Net investment earnings:						
Interest and dividend income	742	896	3,800	1,893	4,542	2,789
Gain on the sale of investments	2,465	39	-	-	2,465	39
Net increase (decrease) in fair value	3,119	(880)	22,244	(23,988)	25,363	(24,868)
Less: investment expense	(136)	(33)	(1,940)	(1,952)	(2,076)	(1,985)
Total net investment earnings	6,190	22	24,104	(24,047)	30,294	(24,025)
Total additions	8,207	839	34,019	(18,369)	42,226	(17,530)
Deductions						
Benefits and refunds	1,687	836	11,497	11,047	13,184	11,883
Reimbursements and transfers to other systems	-	-	189	390	189	390
Administrative expenses	54	37	509	455	563	492
Total deductions	1,741	873	12,195	11,892	13,936	12,765
Net increase (decrease) in fiduciary net position	6,466	(34)	21,824	(30,261)	28,290	(30,295)
Fiduciary net position restricted for postemploymen benefits						
Fiduciary net position restricted for postemployment benefits at the beginning of the fiscal period	42,043	42,077	219,790	250,051	261,833	292,128
Fiduciary net position restricted for postemploymen benefits at the end of the fiscal period	$ 48,509	$ 42,043	$ 241,614	$ 219,790	$ 290,123	$ 261,833

* During CY 2022, the Massachusetts Housing Finance Agency OPEB Trust changed its year end from June 30 to December 31.
The reporting period for the period ended December 31, 2022 is for the six-month period of July 1, 2022 through December 31, 2022.

The accompanying notes are an integral part of the financial statements.

Note A. Authorizing Legislation, Programs and Affiliates of the Massachusetts Housing Finance Agency (MassHousing or the Agency) and Recent Events

MassHousing is a self-supporting, independent authority created by Chapter 708 of the Acts of 1966 of the Commonwealth of Massachusetts (Commonwealth), as amended (the Act). The Agency's statutory mission is to finance affordable home mortgage loans for low- and moderate- income homebuyers and to finance the construction and preservation of affordable rental housing in the Commonwealth. MassHousing does not use taxpayer dollars to support its operations. Generally, MassHousing funds its loan programs through the sale of bonds and notes to investors and through participation in government entity and Government Sponsored Enterprise (GSE) Programs.

MassHousing commenced operations in December 1968. The Act was amended in 1982 to place the then existing Massachusetts Home Mortgage Finance Agency under the direction of the Agency's Members and Executive Director.

MassHousing is authorized to make or purchase loans to increase the supply of both multifamily, residential rental housing and owner-occupied, single-family housing in the Commonwealth. The Massachusetts Legislature has authorized MassHousing to issue bonds and notes up to an aggregate outstanding debt limit of $4.9 billion for financing both multifamily and single-family loans. See Note Q, Events Subsequent to June 30, 2024, for information on an increase in the debt limit. Bonds and notes issued by the Agency are not obligations of the Commonwealth or any political subdivision thereof.

Working Capital Fund (WCF) and Affiliates

A potential component unit of a primary government must meet several conditions in order for it to qualify as a "component unit" as defined by Governmental Accounting Standards Board (GASB) Statement No. 14, "The Reporting Entity" (GASB 14) (as amended by GASB Statement No. 61).

The Agency's affiliates set forth below are: (1) blended component units of MassHousing or (2) units that are part of the primary government, MassHousing.

Listed below is a summary of MassHousing's major programs and affiliates:

(1) Working Capital Fund (WCF) and Affiliates

The WCF is MassHousing's general operating fund. The WCF derives its revenues primarily from interest, grant, and fee income. Operating expenses include payroll, rent, grant, and other related administrative expenses. The Agency's affiliates are listed below. Summarized Financial Information of the WCF and Affiliates is presented in Note M, "Summarized Financial Information of the WCF and Affiliates".

MassHousing Mortgage Insurance Fund (MIF)

MIF does not have a separate legal standing from MassHousing, thus it is not a component unit as defined by GASB 14, as amended. MIF is part of MassHousing and is included in MassHousing's combined financial statements as a part of the Agency. MIF was established within the WCF to provide an additional source of primary mortgage insurance for certain borrowers. MIF is the primary insurer for single-family loans serviced by MassHousing and is also an insurer approved by the Federal Home Loan Mortgage Corporation (FHLMC) and the Federal National Mortgage Association (FNMA). MIF and its operations are more fully described in Note P; "Commitments and Contingencies." Summarized financial information is presented in Note M, "Summarized Financial Information of the WCF and Affiliates." MIF is included in a separate account within the WCF, and its net position is included in Restricted Net Position on the combining Statements of Net Position.

Massachusetts Housing Finance Agency Property Acquisition and Disposition Corporation (PADCO)
PADCO is an incorporated 501(c)(3) entity that has separate legal standing from MassHousing. The Agency's Members and Executive Director comprise PADCO's Board of Directors and President, respectively, and Agency staff serve as officers. PADCO is a component unit of MassHousing, as defined by GASB 14, and its financial data is blended with the Agency's financial statements. PADCO's purpose is to take title, hold, manage and sell properties with respect to both the Agency's homeownership and rental portfolio, including collateral held as a result of defaults, foreclosures, settlements or restructuring. When necessary, PADCO may establish separate limited liability companies to acquire, own, manage and sell properties acquired through foreclosure, settlement or restructuring of the related homeownership or multifamily loans. One such PADCO subsidiary, PADCO Realty Holding I LLC, currently exists. Reference is made to Note B "Summary of Significant Accounting Policies" for PADCO's significant accounting policies. Summarized financial information is presented in Note M. PADCO's net position is included in Unrestricted (Designated) Net Position on the combining Statements of Net Position.

Center for Community Recovery Innovations, Inc. (CCRI)
CCRI is an incorporated 501(c)(3) entity that has separate legal standing from MassHousing. The Agency appoints a majority of the respective Board and is able to impose its will on the entity. CCRI is a component unit of MassHousing, as defined by GASB 14, and its financial data is blended with the Agency's financial statements. MassHousing formed CCRI to study and develop creative strategies for dealing with issues of drug and alcohol addiction in housing communities. Its Board of Directors includes the Members of the Agency; certain Agency employees are its principal officers. CCRI has been funded with contributions from MassHousing since fiscal year 1995. Summarized financial information is presented in Note M. Reference is also made to Notes L "Net Position" and P "Commitments and Contingencies" for current and future MassHousing commitments to CCRI. CCRI's net position is included in Unrestricted (Designated) Net Position on the combining Statements of Net Position.

(2) Multifamily Bond Programs
MassHousing issues bonds to finance multifamily rental housing under several separate bond resolutions. Each general and series specific bond resolution requires that certain funds and accounts be established and maintained for that respective bond program. The following multifamily development bond programs were active in the fiscal years ended June 30, 2024 (FY 2024) and June 30, 2023 (FY 2023).

(a) General Rental Development Bond Program
The General Rental Development Bond (GRDB) Program was established to provide permanent financing for several multifamily residential developments, each of which may be secured on a series-by-series basis.

(b) Multi-Family Housing Bond Program

The Multi-Family Housing Bond (MFHB) Program was established to provide permanent financing for certain multifamily residential developments selected by MassHousing. In October 2009, the U.S. Department of the Treasury (the Treasury), the Federal Housing Finance Agency, FNMA and FHLMC (and collectively with FNMA, the GSEs), announced availability of the Federal New Issue Bond Program (the Federal NIBP), under authority of the Housing and Economic Recovery Act of 2008.

Pursuant to the Federal NIBP, the GSEs purchased bonds from housing finance agencies and packaged them into GSE guaranteed securities for delivery to and purchase by the Treasury. The housing finance agency bonds are issued to finance multifamily residential mortgage loans.

(c) Housing Bond Program

The Housing Bond (HB) Program was established to provide financing for various loans and loan participations for multifamily residential and single-family properties as well as for the refunding of existing bond programs and for other housing financing purposes. Currently the HB Program does not hold any single-family loans.

(3) Single-Family Housing Bond Programs

MassHousing has issued bonds to finance the purchase of mortgage-backed securities or loans made to single-family borrowers from participating lenders under two separate general resolutions. Each general and series specific bond resolution requires that certain funds and accounts be established and maintained for that respective bond program. The following is a description of the Single-Family Housing Revenue Bond (SFHRB) Program and the Residential Mortgage Revenue Bond (RMRB) Program, which were active in fiscal years 2024 and 2023.

(a) Single-Family Housing Revenue Bond Program

The SFHRB Program was established to finance the purchase of single-family loans and Mortgage-Backed Securities (MBS) that are backed by single-family loans from participating lenders at competitive lending rates to finance the purchase of single-family loans in targeted areas. The program supports mortgage loans to first-time homebuyers, as well as refinancing existing performing loans to responsible borrowers.

(b) Residential Mortgage Revenue Bond Program

The RMRB Program was established in September 2012 to finance mortgage loans under the Home Ownership Program exclusively through the purchase of Fannie Mae MBS that are backed by single-family mortgage loans.

Note B. Summary of Significant Accounting Policies

Basis of Presentation

MassHousing's financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The combined financial statements include all MassHousing's programs and affiliates described in Note A "Authorizing Legislation, Programs and Affiliates of the Agency and Recent Events". All interprogram and interfund transactions and balances have been eliminated and are summarized in Note K "Interfund Receivable (Payable) and Interfund Transfers". Detailed financial information for each individual bond program is presented in accompanying Supplemental Schedule 5 to the financial statements.

Basis of Accounting

MassHousing accounts for and reports its activities by applying Standards of Governmental Accounting and Financial Reporting, as promulgated by GASB. The statements are prepared utilizing the economic resources measurement focus and the accrual basis of accounting, wherein revenues are recognized when earned and expenses when incurred.

Operating revenues and expenses result from providing services in connection with MassHousing's ongoing operations, as outlined in Note A. Principal operating revenues consist of mortgage loan interest and investment income of all programs, as well as fee and grant income, which is primarily received in the WCF. Operating expenses represent the cost of providing the services and include bond and note interest expense, administrative and grant expenses and a provision for uncollectible amounts.

Fiduciary Statements

The statements of fiduciary net position provide information about the Agency's two fiduciary activities: (1) the Massachusetts Housing Finance Agency Other Post-Employment Benefits (OPEB) Trust and, (2) the Massachusetts Housing Finance Agency Employees' Retirement System at the end of their respective fiscal periods.

The statements of changes in fiduciary net position provide information about the additions and deductions of the Agency's two fiduciary activities: (1) the Massachusetts Housing Finance OPEB Trust and (2) the Massachusetts Housing Finance Agency Employees' Retirement System in order to measure the results of the fiduciary activities operations at the end of their respective fiscal periods.

The fiduciary activities and their results are not presented within the Agency's combined financial statements.

PADCO Accounting Policies

Properties acquired by PADCO are carried at the lower of cost or market. The related mortgage loans receivable would be included in Other Assets on the Statements of Net Position of either the applicable bond programs or the WCF, with an offset to Other Liabilities on the WCF's Statements of Net Position and would be eliminated in the combined Statements of Net Position. Rent and other revenues from properties owned by PADCO would be included in Other Income. Expenses of operating the properties would be included in Other Expenses. There were no properties owned by PADCO during the fiscal years ended June 30, 2024 or June 30, 2023.

Use of Estimates

The preparation of financial statements in conformity with GAAP at times requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the 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. These estimates are based on management's best knowledge of current events, historical experience, actions that MassHousing may undertake in the future, and on various other assumptions that are believed to be reasonable under the circumstances. Actual results may differ from these estimates. Significant estimates, when used, are more fully described in the applicable following notes.

Cash, Cash Equivalents, Investments and Investment Earnings
Cash includes cash on hand and amounts on deposit in checking and savings accounts. Cash equivalents include investments with maturities of three months or less at the date of purchase, including repurchase agreements, U.S. Treasury, and various other investments such as money-market mutual fund shares.

U.S. Government Guaranteed Obligations and Negotiable Bank Deposit Obligations with maturities of one year or less but more than three months to maturity at the time of purchase are treated as investments and carried at amortized cost which approximates fair market value. Investments in Guaranteed Investment Contracts (GICs) and Commercial Paper are carried at amortized cost.

Certain investments are carried at their fair values at the date of the Statements of Net Position. These investments are typically long-term, with more than one year to maturity at the time of purchase. MassHousing uses quoted market prices, where available, to determine the fair value of long-term investments at the close of each reporting period. For non-trading long-term investments, MassHousing uses composite quotes set by a third party and evaluated by management. The change in the fair value of investments from one period to the next is a separately stated component of investment income and is presented in the combined Statements of Revenues, Expenses, and Changes in Net Position as a change in fair value of investments.

Investments of individual bond programs are those permitted by the various MassHousing general and series specific bond resolutions. Certain bond resolutions include reserve fund requirements; investments in such reserve funds are generally not available for the funding of mortgage loans.

Interest income is accrued as earned and is presented in the combined Statements of Revenues, Expenses, and Changes in Net Position net of any applicable arbitrage rebate owed to or received from the U.S. Treasury. There were no arbitrage rebates received or paid in FY 2024 and FY 2023. Further details regarding arbitrage rebates are disclosed below.

Mortgage Loans
Multifamily and single-family mortgage loans are primarily recorded at cost, or in certain instances such as a significant refinancing, at the negotiated face value of the first or subordinated note, net of an allowance for uncollectible loans, which approximates net realizable value.

Troubled Debt Restructuring
A troubled debt restructuring occurs when a creditor, for economic or legal reasons related to the borrower's financial condition, grants a concession (i.e., loan modification) to the borrower experiencing financial difficulties that it would not otherwise consider. The purpose of the concession is to assist the borrower in a difficult situation, while also increasing the probability that the creditor will receive payment on the loan and reducing credit risk. In some instances, loan modifications are mandated by certain federal regulations. The Agency engages in troubled debt restructuring activities by affording modifications to the terms and interest rates of certain mortgage loans.

Allowance for Uncollectible Loans

The allowance for uncollectible loans is a valuation allowance that reflects an estimate on loan losses related to the Agency's multifamily and single-family loan portfolios. The allowance for uncollectible loans is based upon separate evaluations of the multifamily and single-family loan portfolios.

The evaluation of the multifamily loan portfolio takes into consideration the entire loan portfolio primarily utilizing an impairment assessment model. MassHousing's model and estimation process provides a materially consistent methodology of assessment for all projects and takes a more standardized approach to its assessment of loan impairment. The model employs recent or readily available net operating income data along with capitalization rates, property location, costs to sell, capital needs assessments and other data in assessing potential impairment to establish a reserve that complies with GAAP, and therefore presents loans at their estimated net realizable value. In certain instances, independent appraisals and other pertinent data, such as loan repayment status or physical property status is obtained to assist management's decision in determining the estimated fair value of the property, which serves as collateral on the loan.

Evaluation of the single-family loan portfolio takes into consideration such factors as historical recovery rates of delinquencies, property value trends and insurance coverage. Based upon MassHousing's periodic review of the loan portfolios, an allowance for uncollectible loans is established when deemed necessary.

Derivative Instruments

The fair values of both hedging derivatives and other derivatives, if any, are presented on the Statements of Net Position, either as a derivative liability (negative fair value) or as a derivative asset (positive fair value). The change in the total fair value of derivatives that are determined to be effective hedges (and, therefore, hedging derivatives) is recorded as a deferred inflow or outflow of resources on the Agency's combined Statements of Net Position. If a derivative was determined to be an ineffective hedge, it would be classified as an other derivative, and the change in the total fair value would be presented as part of investment earnings. The Agency currently has two types of derivatives outstanding: interest rate swaps and MBS forward contracts. The interest rate swaps are a mix of effective hedges, which are presented as hedging derivative instruments on the Statements of Net Position, and ineffective hedges, which are presented as other derivative instruments on the Statements of Net Position. MBS forward contracts are effective hedges and are presented as hedging derivative instruments on the Statements of Net Position. As of June 30, 2023, the Agency had an interest rate cap which was deemed to be an ineffective hedge and was presented as an other derivative instrument on the Statements of Net Position. This interest rate cap terminated on April 1, 2024. Reference is made to Note J "Derivative Investments" for further details of these derivatives.

Escrow Funds

The Agency holds escrow funds consisting of deposits that are invested principally in money-market mutual fund shares, which are held in segregated cash accounts. Escrow accounts are recorded on the Statements of Net Position as Escrow funds (assets) with an equal amount recorded as Escrow funds payable (liability). The accounts described above are required to be held by the Agency through its mission as a Mortgage Lender and Servicer. As a policy and practice, the Agency holds funds for the benefit of its borrowers, investors and others.

Other Assets
Other Assets, Current on the combined Statements of Net Position include accounts receivable - various, investment income receivable, and prepaid expenses.

Other Assets, Non-current on the combined Statements of Net Position include the lease right of use asset, office equipment, leasehold improvements, mortgage servicing rights, mortgage reinsurance premiums, prepaid expenses and computer software, all net of accumulated depreciation or amortization, where applicable. These assets are being depreciated or amortized, where applicable, over their expected lives or lease period, whichever is less. Also included in Other Assets, Non-Current, are participation interests in certain loans made by the Commonwealth's Affordable Housing Trust Fund. Discounts recorded by the Agency upon its purchases of the participation interests are being accreted over the life of each participation interest.

Mortgage servicing rights purchased by the Agency are capitalized and amortized over the expected life of the related cash flows.

Excess mortgage servicing rights for mortgage loans pooled into MBS under the terms of which the stated servicing fee rate differs from a current (normal) servicing are capitalized and amortized over the expected life of the related cash flows.

Reference is made to Note F "Other Assets and Liabilities" for further information.

Other Liabilities
Other Liabilities, Current on the combined Statements of Net Position include accounts payable, the current portion of unearned premium income, the current portion of the lease liability and accrued expenses.

Other Liabilities, Non-current on the combined Statements of Net Position include the non-current portion of the lease liability, the non-current portion of unearned premium and fee income and the non-current portion of unearned interest income, and various other obligations.

Reference is made to Note F for further information.

Bond Issuance Costs, Discounts and Premiums in Long-Term Debt
The costs of issuing bonds (other than bond discount and premium) are recognized as an expense in the period incurred as financing costs. Bond discounts and premiums are amortized utilizing the effective interest method. The amortization is reflected as a component of interest expense. The amortization period used for each new bond issue is equal to the average life of the bond series, which is estimated at 10 years.

Arbitrage
The Tax Reform Act of 1986 placed restrictions on the investment of the proceeds of tax-exempt bonds. Specifically, investment earnings which are above arbitrage bond yields are required to be remitted back to the United States Department of the Treasury, in accordance with Regulations (generally within 60 days of every fifth bond year). The Agency has various tax-exempt bonds outstanding and computes an arbitrage rebate on a periodic basis. The Agency prepares an annual rebate calculation for purposes of determining (and recording) any contingent liability. At June 30, 2024 and 2023, the Arbitrage Rebate was

$6.2 million and $340 thousand, respectively, and is included in Other Liabilities on the Statement of Net Position.

Interest and Fee Revenues on Mortgage Loans

Interest on Loans
Interest on loans is accrued as earned. When borrowers on multifamily and single-family loans are more than 90 days delinquent in their scheduled loan payments, the loans are considered to be non-performing. At that point, any existing interest and fee revenue accruals are fully allowed against, and no further accruals are recorded until such time as the loans either have been restored to performing status or have been restructured.

Fee Income
Fee income is accrued as earned and includes administrative fees received from developments financed by MassHousing, Section 8 administrative fees received from U.S. Department of Housing and Urban Development (HUD) and MIF premiums earned, net of reinsurance premiums incurred. Fees collected in connection with the origination and closing of new multifamily loans, net of related direct costs, are recognized as revenue in the period received. Fees collected in connection with the restructuring of troubled multifamily loans are initially reflected as a prepaid fee on the WCF's Statement of Net Position and are not recognized as fee income until the loans are no longer considered to be troubled, have been foreclosed, or have been paid off. In connection with a recapitalization program, MassHousing receives distributions of excess residual receipts and excess replacement reserves from certain Section 8 subsidized developments, which are included in fee income of the WCF. Multifamily fee income in the WCF includes loan origination, loan servicing and securitization profits from the utilization of government and government sponsored enterprise lending programs used by MassHousing to sustain affordable housing.

WCF fee income also includes premiums collected and is reduced by discounts paid from the sale of MBS.

Grant Income and Grant Expense
Grant income is recorded depending on the terms of the related grant agreement. Most grants are pass-through grants and are recorded as revenue when all eligibility and time restriction requirements are met.

Grant Expenses are recognized when grant funds are disbursed for the related grant projects. Certain programs allow for the disbursement of funds in the form of a repayable or forgivable loan. Grant income may be recognized in a different accounting period than the grant expense. As a result, grant expenses may exceed grant income in some years.

Other Income and Other Expenses
Other income and expenses are accrued as earned or incurred. Other income primarily includes insurance claim receipts on foreclosed properties, reinsurance receipts received by MIF on insurance claims paid, recoveries on multifamily loans, fees for administering certain contracts and various other operating income items. Other expense primarily includes MIF insurance claims paid, losses on property dispositions, and various unusual expense items.

Interprogram and Interfund Balances and Eliminations
The WCF engaged in interfund transactions with several of the bond programs. These transactions, and resulting year-end interfund balances, have been eliminated in the accompanying combined financial statements. Further details of these transactions and year-end balances are included in Note K.

Net Position
Net Position is reported as restricted when constraints placed on the use of the net position have been either: (1) externally imposed by creditors, grantors or laws and regulations of governments or (2) imposed by law through constitutional provisions or enabling legislation. Unrestricted net position that MassHousing Members have designated to be used for specific purposes are presented and identified as "designated" unrestricted net position. Further detail is included in Note L. Such designated net position is considered to be specifically directed to be used for certain activities that are consistent with MassHousing's mission. MassHousing anticipates that it will continue to designate unrestricted net position for specific purposes in furtherance of its affordable housing mission.

Recently Issued Accounting Standards

In April 2022, GASB approved Statement No. 99, "Omnibus" (GASB 99). This Statement addresses practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics, including the requirements related to the extension of the use of London Interbank Offered Rate (LIBOR), accounting for Supplemental Nutrition Assistance Program distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63. These requirements were effective upon issuance. The Statement also addressed the requirements related to leases, Public-Private and Public-Public Partnerships, and Subscription-Based Information Technology Arrangements. These requirements were effective for fiscal years beginning after June 15, 2022. The Statement also addressed the requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53. These requirements are effective for fiscal years beginning after June 15, 2023. The Agency reviewed the list of topics addressed in GASB 99 and found that two of the eleven topics required action for implementation per the guidance. The topic relative to the extension of LIBOR was one and was addressed in FY 2023 while the other related to the classification and reporting of derivative instruments. Beginning as of July 1, 2023, the Agency retrospectively reclassed its investment derivative instruments to other derivative instruments. In addition, the changes in fair value of other derivative instruments are reported on the resource flows statement separately from the investment revenue classification as the derivative instruments previously classified as investment derivatives no longer meet the definition of an investment derivative, nor would they meet the definitions of a hedging derivative.

In June 2022, GASB issued Statement No. 100, "Accounting Changes and Error Corrections" (GASB 100). The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for fiscal years beginning after June 15, 2023. The Agency adopted this statement for FY 2024 and applies the provisions as accounting changes and error corrections occur.

In June 2022, GASB issued Statement No. 101, "Compensated Absences" (GASB 101). The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023. Earlier application is encouraged. The Agency has assessed the impact of GASB 101 and has determined that there will be no material impact on the financial statements as a result of the adoption in FY 2025.

In December 2023, GASB issued Statement No. 102, "Certain Risk Disclosures" (GASB 102). The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. That objective is achieved by the reporting entity assessing whether a concentration or constraint makes the entity subject to a risk that has a substantial impact and disclosing as such. The requirements of this Statement are effective for fiscal years beginning after June 15, 2024. Earlier application is encouraged. The Agency is currently assessing the impact of GASB 102, but the Agency does not believe this will have a material impact on the financial statements.

In April 2024, GASB issued Statement No. 103, "Financial Reporting Model Improvements" (GASB 103). The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025. Earlier application is encouraged. The Agency is currently assessing the impact of GASB 103.

Note C. Investments, Cash and Cash Equivalents

MassHousing's Investment Policy is designed to ensure the prudent management of the Agency's funds and the availability of operating and capital funds when required, while earning a competitive return on the funds within the policy framework. The primary objectives of investment activity, in order of priority, are safety of principal, liquidity, and investment yield.

Under MassHousing's approved Investment Policy, revised April 13, 2021 authorized investments may include:

(1) U.S. Treasury/U.S. Government Guaranteed Obligations

(2) Federal Agency or GSE obligations

(3) Agency or GSE MBS

(4) U.S. Instrumentalities (Supranationals) - U.S. dollar denominated debt obligations of a multilateral organization of governments for which the United States government is

a participant, shareholder, and/or voting member with minimum ratings of AAA/Aaa (or the equivalent) or A-1/P-1 (or the equivalent) by any one rating agency.

(5) Municipal Bonds - Minimum ratings of A-/A3 (or the equivalent) or SP-1/MIG 1 (or the equivalent) by any one rating agency.

(6) Corporates and Other Debt Obligations - Minimum ratings of A-/A3 (or the equivalent) or A-1/P-1 (or the equivalent) by any one rating agency.

(7) Commercial Paper - Minimum ratings of A-1/P-1 (or the equivalent) by any one rating agency.

(8) Asset-Backed Securities - Minimum ratings of AAA/Aaa (or the equivalent) or A-1+/P-1 (or the equivalent) by any one rating agency.

(9) Bankers' Acceptances - Minimum ratings of A-1/P-1 (or the equivalent) by any one rating agency.

(10) Negotiable Bank Deposit Obligations - Minimum ratings of A-/A3 (or the equivalent) or A-1/P-1 (or the equivalent) by any one rating agency.

(11) Collateralized Bank Deposits

(12) Insured Bank Deposits

(13) Money Market Funds - Maintain the highest rating at the time of investment from Standard & Poor's or Moody's, or the equivalent from a nationally recognized statistical rating organization.

(14) Participation units of the Massachusetts Municipal Depository Trust (MMDT)

(15) Repurchase agreements - The counterparty maintains a short-term credit rating of at least A-1/P-1 (or the equivalent) by any one rating agency and have been in operation for at least five years.

(16) Investment agreements or guaranteed investment contracts (GIC) Minimum ratings of at least AA-/Aa3 (or the equivalent) from any one rating agency. Short term investment agreements with durations of less than three years may be entered into with companies that have a short-term rating of at least SP-1/VMIG1/F1 (or the equivalent) from any one rating agency.

(17) Any other investments expressly permitted by Commonwealth statute and authorized by MassHousing.

The MMDT is an external investment pool not subject to U.S. Securities and Exchange Commission registration but regulated by the Treasurer of the Commonwealth. MMDT's manager seeks to maintain a net asset value at $1.00 per share.

Funds held in accounts established and governed by the Agency's bond resolutions or other security agreements are subject to the investment requirements as set forth by such agreements, which are generally more conservative than the investment provisions in the Agency's Investment Policy Statement.

Investments and Cash Equivalents

At June 30, 2024 and 2023, MassHousing had the following investments and cash equivalents by type and by maturities with credit ratings when available (in thousands):

June 30, 2024	Total Cost, Amortized Cost or Fair Value	Less Than 1	1-5	6-10	More Than 10	Creditor Rating Range
Investments						
Cash Equivalents	$ 883,317	$ 883,317	$ -	$ -	$ -	N/A - AAA
GSE MBS and Obligations	763,060	108,534	252,535	2,750	399,241	AA+
U.S. Treasuries	437,431	361,144	76,287	-	-	A-1+ to AA+
Corporate Obligations	112,858	21,926	90,932	-	-	AAA to BBB+
Asset-Backed Securities	35,492	-	35,492	-	-	NR - AAA
Commercial Paper	11,035	11,035	-	-	-	A-1
Government Guaranteed Obligations	5,879	2,251	3,628	-	-	AAA to AA-
GIC's	62	-	62	-	-	N/A
Total Investments	**$ 2,249,134**	**$ 1,388,207**	**$ 458,936**	**$ 2,750**	**$ 399,241**	

		Investment Maturities (In Years)				
June 30, 2023	**Total Cost, Amortized Cost or Fair Value**	**Less Than 1**	**1-5**	**6-10**	**More Than 10**	**Creditor Rating Range**
Investments						
Cash Equivalents	$ 770,872	$ 770,872	$ -	$ -	$ -	N/A - AAA
GSE MBS and Obligations	662,535	255,240	24,260	3,155	379,880	AA+
U.S. Treasuries	460,906	409,293	51,613	-	-	A-1+ to AA+
Corporate Obligations	99,159	10,770	87,792	597	-	AAA to BBB+
Commercial Paper	23,908	23,908	-	-	-	A-1+ to A-1
Asset-Backed Securities	21,948	175	20,062	1,711	-	AAA
Government Guaranteed Obligations	7,882	2,076	5,806	-	-	AAA to AA-
Negotiable Bank Debt Obligations	1,097	1,097	-	-	-	A-1
GIC's	63	-	63	-	-	N/A
Total Investments	**$ 2,048,370**	**$ 1,473,431**	**$ 189,596**	**$ 5,463**	**$ 379,880**	

The Agency's accounting and valuation policies for investments, cash and cash equivalents are presented in Note B.

The total carrying amount of these items plus cash deposits (see below) equals the sum of all cash and cash equivalents and investments line items in the accompanying combined Statements of Net Position.

Interest Rate Risk
Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Under MassHousing's Investment Policy, the investment portfolio is structured so that the maturities of the securities are scheduled to meet the timing of cash requirements for ongoing operations in order to minimize interest rate risk. The Agency thereby avoids the need to sell securities on the open market prior to their maturities. MassHousing also minimizes its interest rate risk by investing operating funds primarily in money-market funds and/or in the MMDT.

Credit Risk and Custodial Credit Risk
Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Custodial credit risk is the risk that, in the event of the failure of the counterparty to a transaction, MassHousing will not be able to recover the value of its investment or collateral securities held by an outside party. MassHousing mitigates credit risk and custodial credit risk by limiting investments to the types of securities permitted by MassHousing's approved Investment Policy and by investing with institutions which meet specified criteria such as, but not limited to, minimum levels of capital and surplus and specified minimum ratings provided by recognized rating agencies. The Agency also actively monitors the credit quality for the issuers of securities in its investment portfolio. In the event the credit ratings of an issuer were to fall below the minimum acceptable credit ratings requirements, the Agency will consider its maintenance of the position, or whether liquidation is appropriate.

Concentration of Credit Risk
Concentration of credit risk is the risk of loss attributed to the magnitude of an investment in a single issuer. MassHousing diversifies its investment portfolio to minimize the impact of potential losses from one type of security or individual issuer, excluding U.S. Treasury securities, Federally Guaranteed Obligations, GSE securities, and the MMDT. MassHousing seeks to limit investment concentration to no more than 15% with any single counterparty. This limit may be exceeded under appropriate circumstances that mitigate risk, which may include, but are not limited to, the term of the investment, the amount and nature of the investment, the rating of the counterparty, or the collateral pledged by the counterparty. As of June 30, 2024 MassHousing was not exposed to concentration of credit risk.

Cash Deposits

MassHousing's cash deposits per the bank were approximately $149.7 million and $79.1 million at June 30, 2024 and 2023, respectively. Of those amounts, $5.8 million and $4.7 million, respectively, were fully insured by the Federal Deposit Insurance Corporation or collateralized with securities held by the pledging financial institution, its trust department or its agent. Such securities were not held in MassHousing's name. Deposits totaling $143.9 million and $74.4 million, respectively, were not insured or collateralized.

Cash balances reflected on the combined Statements of Net Position were approximately $134.4 million and $65.5 million at June 30, 2024 and 2023, respectively. The difference between the bank balances and the carrying amounts represents deposits in transit, net of outstanding checks and other transactions not recorded by the bank until after year-end.

Restricted Cash, Cash Equivalents and Investments

Included in Cash, Cash Equivalents and Investments above, for the fiscal years ended June 30, 2024 and 2023, the following balances were restricted as to use (in millions):

	June 30, 2024	June 30, 2023
WCF and Affiliates		
Restricted Cash, Cash Equivalents and Investments	$ 277.2	$ 258.2
Bond Programs		
Restricted Cash Equivalents	$ 692.5	$ 498.9
Restricted Investments	1,041.8	982.1
Total Bond Program Restricted Cash Equivalents and Investments	$ 1,734.3	$ 1,481.0
Total Restricted Cash, Cash Equivalents and Investments	**$ 2,011.5**	**$ 1,739.2**

Fair Value of Investments

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the principal market or, if none exists, the most advantageous market, for the specific asset or liability at the measurement date (exit price). The fair value hierarchy established by generally accepted accounting principles prioritizes the inputs to valuation techniques used to measure fair value are as follows:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities at the measurement date.

Level 2 – Inputs, other than quoted prices included in Level 1 that are observable for the asset and liability, either directly or indirectly, for substantially the full term of the asset or liability.

Level 3 – Prices or valuation techniques that require inputs that are both significant to the fair value measurement and unobservable.

MassHousing has the following recurring fair value measurements as of June 30, 2024 and June 30, 2023:

- U.S. Treasuries purchased with an initial maturity of more than one year are valued using quoted market prices for identical instruments (Level 1 inputs)
- U.S. Treasuries purchased with an initial maturity of one year or less are recorded at amortized cost, which approximates fair value (Level 2 inputs)
- GSE MBS are valued using quoted market prices for similar instruments (Level 2 inputs)
- GSE Obligations with an initial maturity of more than one year are valued using quoted market prices for similar instruments (Level 2 inputs)
- GSE Obligations with an initial maturity of one year or less are recorded at amortized cost, which approximates fair value (Level 2 inputs)
- Government Guaranteed Obligations purchased with an initial maturity of more than one year are valued using quoted market prices for similar instruments (Level 2 inputs)

- Government Guaranteed Obligations purchased with an initial maturity of one year or less are recorded at amortized cost, which approximates fair value (Level 2 inputs)
- MBS Forward Contracts are valued using quoted market prices (Level 1 inputs)
- Negotiable Bank Debt Obligations with an initial maturity of more than one year are valued using quoted market prices for similar instruments (Level 2 inputs)
- Negotiable Bank Debt Obligations with an initial maturity of one year or less are recorded at amortized cost, which approximates fair value (Level 2 inputs)
- Corporate Obligations are valued using quoted market prices for similar instruments (Level 2 inputs)
- Commercial Paper is valued using amortized cost, which approximates fair value (Level 2 inputs)
- Asset-Backed Securities are valued using quoted market prices for similar instruments (Level 2 inputs)
- Interest Rate Cap agreement is valued using the zero-coupon valuation technique (Level 2 inputs)
- Interest Rate Swaps are valued using the zero-coupon valuation technique (Level 2 inputs)

MassHousing has the following Investment and Derivative Instruments, which are measured at fair value, as of June 30, 2024 and 2023:

Investment and Derivative Instruments Measured at Fair Value- Asset /(Liability)
(in thousands)

June 30, 2024	**Total Fair Value 06/30/24**	**Quoted Prices in Active Markets (Level 1)**	**Significant Other Observable Inputs (Level 2)**	**Significant Unobservable Inputs (Level 3)**
Investments by fair value level				
Debt securities				
GSE MBS and Obligations	$ 763,060	$ -	$ 763,060	$ -
U.S. Treasuries	437,431	108,225	329,206	-
Corporate Obligations	112,858	-	112,858	-
Asset-Backed Securities	35,492	-	35,492	-
Commercial Paper	11,035	-	11,035	-
Government Guaranteed Obligations	5,879	-	5,879	-
Total Debt Securities	**$ 1,365,755**	**$ 108,225**	**$ 1,257,530**	**$ -**
Investment derivative instruments				
Interest Rate Swaps	$ 8,070	$ -	$ 8,070	$ -
MBS Forward Contracts	6	$ 6	-	-
Total Derivative Instruments	**$ 8,076**	**$ 6**	**$ 8,070**	**$ -**

Investment and Derivative Instruments Measured at Fair Value- Asset /(Liability)
(in thousands)

June 30, 2023	Total Fair Value 06/30/23	Quoted Prices in Active Markets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by fair value level				
Debt securities				
GSE MBS and Obligations	$ 662,535	$ -	$ 662,535	$ -
U.S. Treasuries	460,906	143,422	317,484	-
Corporate Obligations	99,159	-	99,159	-
Commercial Paper	23,908	-	23,908	-
Asset-Backed Securities	21,948	-	21,948	-
Government Guaranteed Obligations	7,882	-	7,882	-
Negotiable Bank Debt Obligations	1,097	-	1,097	-
Total Debt Securities	**$ 1,277,435**	**$ 143,422**	**$ 1,134,013**	**$ -**
Investment derivative instruments				
Interest Rate Swaps	$ 363	$ -	$ 363	$ -
MBS Forward Contracts	72	72	-	-
Interest Rate Cap Agreement	30	-	30	-
Total Derivative Instruments	**$ 465**	**$ 72**	**$ 393**	**$ -**

Note D. Mortgage Loans Receivable and Allowances for Uncollectible Loans

Mortgage loans receivable are reported net of allowances for uncollectible loans.

6/30/2024 (in thousands)	Mortgage Obligation	Unamortized Prem./Disc. Loans	Loan Loss Reserve	Total
WCF - Multifamily	$ 836,166	$ -	$ (283,804)	$ 552,362
GRDB Program	157,069	-	(882)	156,187
MFHB Program	121,840	-	(950)	120,890
HB Program	2,071,728	-	(26,382)	2,045,346
Subtotal Multifamily	$ 3,186,803	$ -	$ (312,018)	$ 2,874,785
WCF - Single-family	$ 139,418	$ (269)	$ (654)	$ 138,495
SFHRB Program	1,214,641	-	(4,665)	1,209,976
Subtotal Single-family	$ 1,354,059	$ (269)	$ (5,319)	$ 1,348,471
Totals	**$ 4,540,862**	**$ (269)**	**$ (317,337)**	**$ 4,223,256**

6/30/2023 (in thousands)	Mortgage Obligation	Unamortized Prem./Disc. Loans	Loan Loss Reserve	Total
WCF - Multifamily	$ 800,038	$ -	$ (263,218)	$ 536,820
GRDB Program	159,657	-	(542)	159,115
MFHB Program	158,657	-	(950)	157,707
HB Program	1,912,436	-	(21,595)	1,890,841
Subtotal Multifamily	$ 3,030,788	$ -	$ (286,305)	$ 2,744,483
WCF - Single-family	$ 77,529	$ (101)	$ (899)	$ 76,529
SFHRB Program	1,047,727	-	(4,239)	1,043,488
Subtotal Single-family	$ 1,125,256	$ (101)	$ (5,138)	$ 1,120,017
Totals	**$ 4,156,044**	**$ (101)**	**$ (291,443)**	**$ 3,864,500**

The Agency also reviews its off-balance sheet loans with risk share for potential loss exposure. As of June 30, 2024 and 2023, the Agency has recorded a loss reserve on off-balance sheet loans of $880 thousand and $3.5 million, respectively, and is included in Other Liabilities, non-current on the Combined Statements of Net Position. Loans with risk sharing agreements are described more fully in Note P.

Note E. Mortgage Loan Delinquencies

Single-Family Loans

As of June 30, 2024 and 2023, the Agency's Single-Family loans had payment arrearages on mortgage loans of 30 days or more on 441 loans (4.48% of the single-family loans) and 362 loans (4.12% of the single-family loans), respectively. The outstanding mortgage loan balances (OMLB) for these loans at June 30, 2024 and 2023 totaled $53.6 million or 3.98% of the total OMLB, and $37.5 million or 3.35% of the total OMLB, respectively.

Multifamily Loans

There were two delinquent developments included in the multifamily loan portfolio at both June 30, 2024 and 2023. The total principal balance included in loans receivable for these developments at June 30, 2024 and 2023 was $44.2 million and $46.1 million, respectively. No multifamily loans were foreclosed in either FY 2024 or FY 2023.

Note F. Other Assets and Other Liabilities

At June 30, 2024 and 2023, MassHousing had the following current and non-current other assets (in thousands):

	June 30, 2024		June 30, 2023	
Accounts receivable - various[1]	$	80,377	$	21,454
Single-family Service Rights and Excess Servicing Rights		33,999		33,777
Right of use asset		24,822		29,202
Investments in Affordable Housing Trust Fund (AHTF) participation rights		17,024		16,524
Interest receivable on investments		9,057		4,977
Unamortized Reinsurance Premium - Mortgage Insurance Fund		4,562		5,365
Sublease Receivable		3,609		4,150
Investment in Cooperative Agreement		1,404		4,504
Fixed assets, net of accumulated depreciation		1,310		1,603
Other Real Estate Owned, net of allowance		900		1,201
Total Other Assets	**$**	**177,064**	**$**	**122,757**

[1] Accounts Receivable - various includes $61 million for a grant receivable at June 30, 2024.

At June 30, 2024 and 2023, MassHousing had the following current and non-current other liabilities (in thousands):

	June 30, 2024		June 30, 2023	
Purchase of Investment in Transit	$	79,764	$	-
Lease Liability		26,668		30,829
Accounts Payable		16,611		13,446
Unearned Premium Income		9,323		10,879
Liabilities- various		16,454		13,950
Allowance for MIF Claims		1,119		1,411
Total Other Liabilities	**$**	**149,939**	**$**	**70,515**

Note G. Escrowed Funds

Escrowed Funds primarily represent: (a) deposits received from mortgage loan borrowers to cover taxes, insurance, repair and replacement costs and other specific purpose reserves required by the Agency or the Investor, where the Agency serves as loan servicer, and (b) debt service collections received where the Agency is acting as a loan servicer and loan provider. In addition, the Agency processes funds through escrow accounts relative to its role as subsidy administrator for various federal and state programs. Deposits are invested principally in money-market mutual fund shares which are held in segregated cash accounts. The accounts described above are required to be held by the Agency through its mission as a Mortgage Lender and Servicer. As a policy and practice, the Agency holds funds for the benefit of its borrowers, investors and others.

Note H. Bond and Note Indebtedness

MassHousing issues bond and note indebtedness under various resolutions for the following purposes: (1) to provide permanent financing for qualified housing developments; (2) to provide financing for housing developments during their construction; (3) to provide financing for the purchase of mortgage loans on owner-occupied residential properties; and (4) for other related purposes.

The Massachusetts Legislature has authorized MassHousing to issue bonds and notes, up to an aggregate outstanding debt limit of $4.9 billion, for financing both multifamily and single-family loans. As of June 30, 2024 and 2023, MassHousing had bonds and notes outstanding of $4.7 billion and $4.3 billion, respectively, leaving a legal margin of $200 million and $600 million, respectively. See Note Q, Events Subsequent to June 30, 2024, for information on an increase in the debt limit.

Summaries of MassHousing's bond and note indebtedness activity for fiscal years 2024 and 2023 are as follows (in thousands):

2024	**Beginning Balance**	**New Issues**	**Retirements**	**Ending Balance**	**Current Maturities [2]**
Bonds (all programs)	$ 4,190,442	$ 903,195	$ 473,896	$ 4,619,741	$ 129,366
Notes: SFHRB Program	-	33,060	33,060	-	-
Notes: WCF	147,537	-	52,837	94,700	81,200
Totals	**$ 4,337,979**	**$ 936,255**	**$ 559,793**	**$ 4,714,441**	**$ 210,566**
Unamortized Bond/Note Discount/Premium				32,206	
Bonds and Notes Payable, Net				**$ 4,746,647**	

2023	**Beginning Balance**	**New Issues**	**Retirements**	**Ending Balance**	**Current Maturities [2]**
Bonds (all programs)	$ 3,562,785	$ 991,090	$ 363,433	$ 4,190,442	$ 166,003
Notes: SFHRB Program	100,000	31,155	131,155	-	-
Notes: WCF	167,413	35,190	55,066	147,537	52,837
Totals	**$ 3,830,198**	**$ 1,057,435**	**$ 549,654**	**$ 4,337,979**	**$ 218,840**
Unamortized Bond/Note Discount/Premium				38,106	
Bonds and Notes Payable, Net				**$ 4,376,085**	

[2] Current Maturities refers to Current Principal Maturities of long-term debt due and payable within the next twelve months.

Future principal and interest payments on bonds and notes for the years subsequent to June 30, 2024 through their final maturities are presented in the Fixed Rate Bonds and Notes and the Variable Rate Bonds tables below. Interest rates and other information relating to bond and note indebtedness of individual programs are presented in the accompanying Schedule 2 (Bonds Payable) and Schedule 3 (Notes and Other Indebtedness) to the financial statements.

Bonds in each series that mature 10 or more years after the date of issuance are generally redeemable at the option of MassHousing on prescribed redemption dates at prices ranging from 100% to 103% of the outstanding principal balance.

In most cases, MassHousing obtains first (and in some cases second) mortgage liens on the real property of such housing developments and on residential properties. Liens on multifamily developments and residential properties permanently financed by Agency bonds and notes are assignable by MassHousing as additional collateral for its bonds and notes. Similar liens on multifamily developments, for which interim financing is outstanding, provide collateral to MassHousing in the event of default by the borrowers.

Fixed Rate Bonds and Notes – Bonds are issued in the form of both serial bonds and term bonds. Term bonds and notes require the establishment of a sinking fund in the year preceding any scheduled mandatory redemption. Debt service requirements of the Agency's outstanding fixed rate debt at June 30, 2024 are as follows (in thousands):

Fixed Rate Bonds and Notes

Fiscal Year Ending June 30	Underwritten Principal	Underwritten Interest	Private Placement Principal	Private Placement Interest	Total
FY25	$ 125,650	$ 156,539	$ 82,915	$ 8,709	$ 373,813
FY26	265,805	152,749	15,280	6,740	440,574
FY27	158,420	144,996	1,865	6,274	311,555
FY28	237,135	137,831	1,925	6,209	383,100
FY29	255,400	130,287	2,020	6,142	393,849
FY30 - FY34	445,850	578,602	13,605	29,549	1,067,606
FY35 - FY39	496,560	491,513	26,880	26,161	1,041,114
FY40 - FY44	542,542	390,109	37,105	20,936	990,692
FY45 - FY49	556,055	277,584	47,340	13,878	894,857
FY50 - FY54	506,636	162,661	36,890	5,710	711,897
FY55 - FY59	248,790	75,547	14,015	2,261	340,613
FY60 - FY64	169,360	32,650	5,995	301	208,306
FY65 - FY69	54,005	4,018	-	-	58,023
Totals	**$ 4,062,208**	**$ 2,735,086**	**$ 285,835**	**$ 132,870**	**$ 7,215,999**

Variable Rate Bonds

Listed in the table below are the outstanding Variable Rate Bonds as of June 30, 2024 and 2023, including Remarketing Agents and Liquidity Providers, if applicable (in thousands):

Variable Rate Bonds

Issue Name	Maturity Date	Bonds Outstanding June 30, 2024	Remarketing Agent	Remarketing Expiration Date	Liquidity Provider	Liquidity Expiration Date
GRDB Variable Rate Housing Bond (VRHB) 2015A	01/01/2034	$ 28,930	Raymond James	01/31/2034	Bank of America	01/31/2034
GRDB 2018 Mill Road	11/01/2048	22,225	RBC Capital Markets, LLC	11/01/2028	Royal Bank of Canada	11/01/2028
HB Series 2003F	12/01/2037	235	Merrill Lynch	12/01/2037	n/a	n/a
HB Series 2009B	01/01/2044	10,408	Merrill Lynch	01/01/2044	T.D. Bank	10/27/2028
HB Series 2013F	12/01/2038	20,615	Raymond James	12/01/2038	T.D. Bank	10/27/2028
HB Series 2016I	12/01/2056	25,000	n/a	n/a	n/a	n/a
HB Series 2018B	06/01/2058	25,000	n/a	n/a	n/a	n/a
HB Series 2023E	12/01/2063	75,595	TD Securities (USA) LLC	11/29/2028	T.D. Bank	11/29/2028
SFHRB Series 196	12/01/2048	15,000	TD Securities (USA) LLC	05/08/2029	T.D. Bank	05/08/2029
SFHRB Series 200	12/01/2048	15,000	TD Securities (USA) LLC	05/08/2029	T.D. Bank	05/08/2029
SFHRB Series 204	12/01/2048	10,000	TD Securities (USA) LLC	05/08/2029	T.D. Bank	05/08/2029
SFHRB Series 208	06/01/2049	15,000	TD Securities (USA) LLC	05/08/2029	T.D. Bank	05/08/2029
SFHRB Series 212	12/01/2049	15,000	Morgan Stanley & Co LLC	n/a	n/a	n/a
SFHRB Series 216	12/01/2050	25,000	n/a	n/a	n/a	n/a
SFHRB Series 229	06/01/2052	63,390	UBS Financial Services, Inc.	03/13/2026	UBS AG, acting through its Stamford branch	03/13/2026
Total		**$ 366,398**				

Variable Rate Bonds

Issue Name	Maturity Date	Bonds Outstanding June 30, 2023	Remarketing Agent	Remarketing Expiration Date	Liquidity Provider	Liquidity Expiration Date
GRDB VRHB 2015A	01/01/2034	$ 29,570	Raymond James	01/31/2034	Bank of America	01/31/2034
GRDB 2018 Mill Road	11/01/2048	22,520	n/a	n/a	n/a	n/a
HB Series 2003F	12/01/2037	255	Merrill Lynch	12/01/2037	n/a	n/a
HB Series 2008A	05/01/2048	76,620	n/a	n/a	n/a	n/a
HB Series 2009B	01/01/2044	10,608	Merrill Lynch	01/01/2044	T.D. Bank	02/01/2026
HB Series 2013F	12/01/2038	21,465	Raymond James	12/01/2038	T.D. Bank	12/04/2023
HB Series 2016I	12/01/2056	25,000	n/a	n/a	n/a	n/a
HB Series 2018B	06/01/2058	25,000	n/a	n/a	n/a	n/a
SFHRB Series 196	12/01/2048	15,000	UBS Financial Services, Inc. (UBS)	n/a	UBS	n/a
SFHRB Series 200	12/01/2048	15,000	UBS	n/a	UBS	n/a
SFHRB Series 204	12/01/2048	10,000	UBS	n/a	UBS	n/a
SFHRB Series 208	06/01/2049	15,000	RBC Capital Markets	05/08/2024	Royal Bank of Canada	05/08/2024
SFHRB Series 212	12/01/2049	15,000	n/a	n/a	n/a	n/a
SFHRB Series 216	12/01/2050	25,000	n/a	n/a	n/a	n/a
SFHRB Series 229	06/01/2052	63,645	UBS	05/13/2026	UBS	n/a
Total		**$ 369,683**				

Using interest rates at June 30, 2024, debt service requirements of the Agency's outstanding variable rate debt and net interest rate swap payments at June 30, 2024 are as follows (in thousands):

	Variable Rate Bonds					
Fiscal Year Ending June 30	Underwritten Principal	Underwritten Interest	Private Placement Principal	Private Placement Interest	Interest rate Swaps Net	Total [3]
FY25	$ 1,125	$ 13,026	$ 315	$ 3,355	$ 2,250	$ 20,071
FY26	1,185	13,034	335	2,952	2,118	19,624
FY27	1,250	12,999	350	3,751	1,976	20,326
FY28	1,310	12,965	370	2,110	1,862	18,617
FY29	1,580	12,865	390	3,350	1,638	19,823
FY30 - FY34	42,465	62,644	2,300	12,935	6,523	126,867
FY35 - FY39	35,000	53,137	3,015	13,642	5,118	109,912
FY40 - FY44	53,123	44,995	3,950	14,758	3,574	120,400
FY45 - FY49	77,930	30,369	22,115	20,731	1,711	152,856
FY50 - FY54	39,835	14,871	22,555	7,336	674	85,271
FY55 - FY59	17,975	8,488	16,530	1,623	-	44,616
FY60 - FY64	21,395	2,972	-	-	-	24,367
Totals	**$ 294,173**	**$ 282,365**	**$ 72,225**	**$ 86,543**	**$ 27,444**	**$ 762,750**

[3] The variable rate bonds included in the above table include $54 million of the unhedged portion of series: HB Series 2023E- $40.6 million, SFHRB Series 196- $3.8 million, SFHRB Series 200- $3.8 million, SFHRB Series 208- $3.8 million,and SFHRB Series 229- $1.7 million, and $132 million of the entirely unhedged: GRDB Series 2015A- $28.9 million, GRDB 2018 Mill Road- $22.2 million, HB Series 2003F- $235 thousand, HB Series 2009B- $10.4 million, HB Series 2013F- $20.6 million, SFHRB Series 204- $10 million, SFHRB Series 212- $15 million, and SFHRB Series 216- $25 million.

Reference is made to Note J for a description of the interest rate swaps and caps that are outstanding on several variable rate bonds at year end. The total amounts of such hedged variable rate bonds outstanding at June 30, 2024 and 2023 were as follows (in thousands):

	June 30, 2024	June 30, 2023
HB Program	$ 85,000	$ 101,228
SFHRB Program	95,475	97,395
Total	**$ 180,475**	**$ 198,623**

The total amounts of such unhedged, or partially unhedged, variable rate bonds outstanding at June 30, 2024 and 2023 were as follows (in thousands):

Basis	June 30, 2024	June 30, 2023
Maximum rate of 9.0% after mandatory tender date of 12/1/2022	$ 15,000	$ 15,000
Initial term rate of 1.85% until mandatory tender date of 6/1/2025	25,000	25,000
One-month LIBOR plus 65 basis points	-	25,392
70% of SOFR plus .08014 (FB)	7,500	7,500
SIFMA Municipal Swap Index (SIFMA) plus 55 bps	-	22,520
SIFMA plus 33 bps	10,000	10,000
Weekly rate set by the underwriter/remarketing agent, determined by current market conditions	118,015	55,040
Weekly rate set by the remarketing agent, determined by current market conditions, but not exceeding Variable Rate Ceiling of 15% per annum	10,408	10,608
Total	**$ 185,923**	**$ 171,060**

Certain bond series are subject to maximum interest rates as defined by their related series' resolutions. Some variable rate bonds are supported by stand-by bond purchase liquidity facilities with banks, which require that the applicable bank purchase any bonds that are tendered for purchase, but which cannot be successfully remarketed. Unless and until the bonds can be remarketed, MassHousing would be required to pay to the bank interest on such bonds at an alternate rate. MassHousing also would be required to amortize the principal of such bonds on an accelerated schedule.

Debt Issuance

The following tables summarize new debt issues for the fiscal years ended June 30, 2024 and June 30, 2023 (in thousands):

FY 2024

Issue Name	Issue Date	Final Maturity Date	Original Principal Amount	New Debt [4]	Refunded Debt [5]	Conduit [6]
HB 2023 Series C 1	11/29/2023	12/1/2066	$ 50,505	$ 50,505	$ -	$ -
HB Series 2023 C 2	11/29/2023	12/1/2028	124,755	124,755	-	-
HB Series 2023 D	11/29/2023	12/1/2024	2,200	-	2,200	-
HB Series 2023 E (taxable)	11/29/2023	12/1/2063	75,595	75,595	-	-
HB Series 2024A 1	6/18/2024	12/1/2067	90,385	90,385	-	-
HB Series 2024A 2	6/18/2024	12/1/2067	35,415	35,415	-	-
HB Series 2024A 3	6/18/2024	12/1/2067	162,350	162,350	-	-
Total HB Issues			**$ 541,205**	**$ 539,005**	**$ 2,200**	**$ -**
Mill Road Apartments Issue, Series 2018 [5]	11/1/2023	11/1/2048	$ 22,375	$ -	$ 22,375	$ -
Total GRDB Program Issues			**$ 22,375**	**$ -**	**$ 22,375**	**$ -**
SFHRB Series 230	11/29/2023	6/1/2026	$ 4,105	$ -	$ 4,105	$ -
SFHRB Series 231	11/29/2023	12/1/2053	90,895	50,835	40,060	-
SFHRB Series 232 (taxable)	11/29/2023	12/1/2052	64,865	64,865	-	-
SFHRB Notes, Series 2023	12/19/2023	6/1/2024	33,060	33,057	3	-
SFHRB Series 196 remarketing	5/1/2024	12/1/2048	15,000	-	15,000	-
SFHRB Series 200 remarketing	5/1/2024	12/1/2048	15,000	-	15,000	-
SFHRB Series 204 remarketing	5/1/2024	12/1/2048	10,000	-	10,000	-
SFHRB Series 208 remarketing	5/1/2024	6/1/2049	15,000	-	15,000	-
SFHRB Series 233	5/22/2024	12/1/2027	2,485	-	2,485	-
SFHRB Series 234	5/22/2024	12/1/2054	73,900	25,000	48,900	-
SFHRB Series 235 (taxable)	5/22/2024	12/1/2054	48,365	48,365	-	-
Total SFHRB Issues			**$ 372,675**	**$ 222,122**	**$ 150,553**	**$ -**
Multifamily Conduit Revenue Bonds, Appleton Mill Issue, Series 2023	9/28/2023	3/28/2027	$ 27,161	$ -	$ -	$ 27,161
Total Conduit Issues			**$ 27,161**	**$ -**	**$ -**	**$ 27,161**
Total			**$ 963,416**	**$ 761,127**	**$ 175,128**	**$ 27,161**

[4] Funds used to finance new mortgage loans

[5] Funds used to refund and/or replace outstanding bonds.

[6] Funds used to finance mortgage loans for which neither the bonds nor the mortgage loans securing those bonds are in the Agency's financial statements. Each of such bond issues are separately secured from any other obligations issued by the Agency.

FY 2023

Issue Name	Issue Date	Final Maturity Date	Original Principal Amount	New Debt [4]	Refunded Debt [5]	Conduit [6]
Direct Purchase Construction Loan Notes (DPCLN), Issue 5 Blk 2022A (Taxable)	12/7/2022	12/5/2025	$ 13,500	$ 13,500	$ -	$ -
DPCLN, Issue 4 Blk 2022B	12/16/2022	6/16/2023	5,600	5,600	-	-
DPCLN Issue 5, Blk 2023A	5/30/2023	2/28/2024	16,090	-	16,090	-
Total Direct Purchase CLN Issues			**$ 35,190**	**$ 19,100**	**$ 16,090**	**$ -**
HB Series 2022C 1	11/3/2022	6/1/2066	$ 65,465	$ 65,465	$ -	$ -
HB Series 2022C 2	11/3/2022	6/1/2066	53,425	53,425	-	-
HB Series 2022C 3	11/3/2022	6/1/2026	73,610	73,610	-	-
HB Series 2022D 1	12/21/2022	6/1/2065	21,055	21,055	-	-
HB Series 2022D 2	12/21/2022	6/1/2066	26,645	26,645	-	-
HB Series 2022D 3	12/21/2022	6/1/2027	51,070	51,070	-	-
HB Series 2023A 1	2/16/2023	12/1/2065	46,870	46,870	-	-
HB Series 2023A 2	2/16/2023	12/1/2065	30,060	30,060	-	-
HB Series 2023A 3	2/16/2023	12/1/2027	86,090	86,090	-	-
HB Series 2023B (taxable)	2/16/2023	12/1/2025	22,940	22,940	-	-
Total HB Issues			**$ 477,230**	**$ 477,230**	**$ -**	**$ -**
SFHRB Series 212 remarketing	11/3/2022	12/1/2049	$ 15,000	$ -	$ 15,000	$ -
SFHRB Series 225	11/3/2022	12/1/2052	78,860	-	78,860	-
SFHRB Series 226 (Taxable)	12/21/2022	12/1/2052	200,000	200,000	-	-
SFHRB Notes, Series 2022	12/21/2022	6/1/2023	31,155	31,155	-	-
SFHRB Series 227	3/14/2023	12/1/2053	95,000	31,682	63,318	-
SFHRB Series 228 (taxable)	3/14/2023	6/1/2042	61,355	61,355	-	-
SFHRB Series 229 (taxable)	3/14/2023	6/1/2052	63,645	63,645	-	-
Total SFHRB Issues			**$ 545,015**	**$ 387,837**	**$ 157,178**	**$ -**
Multifamily Conduit Revenue Bonds, 1599 Columbus Avenue Issue, Series 2022A	8/29/2022	12/1/2025	$ 13,200	$ -	$ -	$ 13,200
Multifamily Conduit Revenue Bonds, 1599 Columbus Avenue Issue, Series 2022B	8/29/2022	11/30/2045	8,210	-	-	8,210
Multifamily Conduit Revenue Bonds, (Michael E. Haynes Arms Issue), Series 2022A	11/21/2022	6/1/2023	1,111	-	-	1,111
Multifamily Conduit Revenue Bonds, (Michael E. Haynes Arms Issue), Series 2022B	11/21/2022	1/3/2040	1,000	-	-	1,000
Multifamily Conduit Revenue Bonds, (Jaycee Place Issue), Series 2023	5/23/2023	5/1/2063	13,985	-	-	13,985
Total Conduit Issues			**$ 37,506**	**$ -**	**$ -**	**$ 37,506**
Total			**$ 1,094,941**	**$ 884,167**	**$ 173,268**	**$ 37,506**

[4] Funds used to finance new mortgage loans

[5] Funds used to refund and/or replace outstanding bonds.

[6] Funds used to finance mortgage loans for which neither the bonds nor the mortgage loans securing those bonds are in the Agency's financial statements. Each of such bond issues are separately secured from any other obligations issued by the Agency.

Bond Refundings

According to current GASB guidance, the unamortized premium/discount amounts should be amortized in a systematic and rational manner over the remaining life of the old debt or the life of the new debt, whichever is shorter. These gains and losses are included in Other Income in the Agency's financial statements.

See Schedules 2 and 3 for additional required disclosures related to bond and note indebtedness.

Lines of Credit
On April 14, 2023, MassHousing amended its existing revolving loan agreement with Bank of America, N.A. for a line of credit to provide funding for the Agency's warehouse of single-family loans in the WCF. The maximum credit line of the revolving loan agreement was increased from $100 million to $200 million. At both June 30, 2024 and 2023, the balance of the line of credit was $50 million. See Note Q, Events Subsequent to June 30, 2024, for information on an amendment to the line of credit.

Helping to House New England Financing
In December 2016, MassHousing entered into an *Agreement for Advances, Collateral Pledge, and Security Agreement* (Agreement) with the Federal Home Loan Bank (FHLB) of Boston's Helping to House New England Program, of which the Agency has posted certain investments as collateral as required under the program. The Agency is utilizing the program to provide funding for some of the Agency's multi-family loans. Each advance has a term of 10 years and a 0% interest rate. The Agreement contains several provisions which would result in default, including, but not limited to, failure to pay the debt, bankruptcy and material breach of any representation or warranty. At both June 30, 2024 and 2023, $16.4 million, with maturity dates of December 21, 2026 for $9.2 million and December 6, 2028 for $7.2 million, had been advanced and was outstanding. At June 30, 2024, MBS with a fair value of $24.1 million was held in the WCF as collateral for the program. At June 30, 2023, MBS with a fair value of $18.4 million and cash in the amount $500 thousand was held in the WCF as collateral for the program. At June 30, 2023, the collateral for the program was deficient by $390 thousand. A deposit of $500 thousand, to cover the deficiency, was deposited on July 3, 2023.

Conduit Debt
MassHousing has issued bonds under its GRDB Resolution to finance certain mortgage loans for private-sector developers to assist in the acquisition and construction of multi-family housing. The properties financed are pledged as collateral, and the bonds are payable solely from payments received from the private-sector developers on the underlying mortgages. No additional or voluntary commitments were made beyond the limited commitment to the maintenance of the tax-exempt status of the conduit debt obligations by the Agency for any of those bonds. At June 30, 2024 and 2023, the bonds have an original principal amount payable of $239.6 million and $271.2 million, respectively.

The issues of such conduit bonds, outstanding as of June 30, 2024 and 2023, are listed in the tables below (in thousands):

June 30, 2024 **Issue Name**	**Issue Date**	**Maturity Date**	**Original Principal Amount**
Conduit Revenue Bonds (Kenmore Abbey Development), 2012 Series B	6/21/2012	6/1/2030	$ 42,700
Multifamily Conduit Revenue Bonds, Olmsted Green Issue, Series 2018B	11/30/2018	11/30/2037	18,470
Multifamily Tax-Exempt Mortgage-Backed Bonds (M-TEBS) (Chestnut Park Project), Series 2018A	12/13/2018	1/1/2039	32,900
Multi-Family Mortgage Revenue Note (Millers River Apartments), Series 2018	12/28/2018	7/1/2053	52,000
Multifamily Conduit Revenue Bonds (Arthur O'Shea House Issue), Series 2019B	7/31/2019	7/31/2038	5,276
Multifamily Conduit Revenue Bonds (Arthur O'Shea House Issue), Series 2019C	7/31/2019	7/31/2038	1,694
Multifamily Tax-Exempt Mortgage-backed Bonds (M-TEMS) (Colonial Village Project), Series 2019 (FN)	12/19/2019	1/1/2037	8,250
Multifamily Conduit Revenue Bonds, (Michael E. Haynes Arms Issue), Series 2020B	1/16/2020	1/3/2040	6,765
Multifamily Conduit Revenue Bonds, (Morse Apartments Issue), Series 2020B	7/30/2020	7/30/2039	6,161
Multifamily Conduit Revenue Bonds, (Morse Apartments Issue), Series 2020C	7/30/2020	7/30/2039	1,839
Multifamily Conduit Revenue Bonds, (1599 Columbus Avenue Issue), Series 2022A	8/29/2022	12/1/2025	13,200
Multifamily Conduit Revenue Bonds, (1599 Columbus Avenue Issue), Series 2022B	8/29/2022	11/30/2045	8,210
Multifamily Conduit Revenue Bonds, (Michael E. Haynes Arms Issue), Series 2022B	11/21/2022	1/3/2040	1,000
Multifamily Conduit Revenue Bonds, (Jaycee Place Issue), Series 2023	5/23/2023	5/1/2063	13,985
Multifamily Conduit Revenue Bonds, Appleton Mill Issue, Series 2023	9/28/2023	3/28/2027	27,161
Total Conduit Bonds			$ 239,611

June 30, 2023 **Issue Name**	**Issue Date**	**Maturity Date**	**Original Principal Amount**
Conduit Revenue Bonds (Kenmore Abbey Development), 2012 Series B	6/21/2012	6/1/2030	$ 42,700
Multifamily Conduit Revenue Bonds, Olmsted Green Issue, Series 2018B	11/30/2018	11/30/2037	18,470
Multifamily Tax-Exempt Mortgage-Backed Bonds (M-TEBS) (Chestnut Park Project), Series 2018A	12/13/2018	1/1/2039	32,900
Multi-Family Mortgage Revenue Note (Millers River Apartments), Series 2018	12/28/2018	7/1/2053	52,000
Multi-Family Mortgage Revenue Note (Millers River Apartments), Series 2019	3/22/2019	7/1/2023	30,000
Multifamily Conduit Revenue Bonds (Arthur O'Shea House Issue), Series 2019B	7/31/2019	7/31/2038	5,276
Multifamily Conduit Revenue Bonds (Arthur O'Shea House Issue), Series 2019C	7/31/2019	7/31/2038	1,694
Multifamily Tax-Exempt Mortgage-backed Bonds (M-TEMS) (Colonial Village Project), Series 2019 (FN)	12/19/2019	1/1/2037	8,250
Multifamily Conduit Revenue Bonds, (Michael E. Haynes Arms Issue), Series 2020A [7]	1/16/2020	6/1/2022	10,653
Multifamily Conduit Revenue Bonds, (Michael E. Haynes Arms Issue), Series 2020B	1/16/2020	1/3/2040	6,765
Multifamily Conduit Revenue Bonds, (Morse Apartments Issue), Series 2020A	7/30/2020	8/1/2023	17,000
Multifamily Conduit Revenue Bonds, (Morse Apartments Issue), Series 2020B	7/30/2020	7/30/2039	6,161
Multifamily Conduit Revenue Bonds, (Morse Apartments Issue), Series 2020C	7/30/2020	7/30/2039	1,839
Multifamily Conduit Revenue Bonds, (1599 Columbus Avenue Issue), Series 2022A	8/29/2022	12/1/2025	13,200
Multifamily Conduit Revenue Bonds, (1599 Columbus Avenue Issue), Series 2022B	8/29/2022	11/30/2045	8,210
Multifamily Conduit Revenue Bonds, (Michael E. Haynes Arms Issue), Series 2022A [8]	11/21/2022	6/1/2023	1,111
Multifamily Conduit Revenue Bonds, (Michael E. Haynes Arms Issue), Series 2022B	11/21/2022	1/3/2040	1,000
Multifamily Conduit Revenue Bonds, (Jaycee Place Issue), Series 2023	5/23/2023	5/1/2063	13,985
Total Conduit Bonds			$ 271,214

[7] This bond was in forbearance from June 1, 2022 thru May 28, 2024, when it was fully redeemed.

[8] This bond was in forbearance from June 1, 2023 thru March 7, 2024, when it was fully redeemed.

As to the Conduit Bonds, updated information with respect to the bonds and related mortgage loans is available in accordance with the provisions of the applicable Loan, Security and Trust Agreement and the Disbursing Agreement relating to such bonds.

Note I. Leases

The following is a summary of lease assets and liabilities as of June 30, 2024 and 2023:

Lease Balances (in thousands) As of June 30	**2024**	**2023**
Current Assets:		
Sublease Receivable	$ 566	$ 542
Non-current Assets:		
Right of Use Asset, net	24,822	29,202
Sublease Receivable	3,043	3,608
Total Lease Assets	**$ 28,431**	**$ 33,352**
Current Liabilities:		
Lease Liability	$ 4,309	$ 4,160
Non-current Liabilities:		
Lease Liability	22,359	26,669
Total Lease Liabilities	**$ 26,668**	**$ 30,829**

MassHousing is subject to an office lease. This lease consists of building space of approximately 106,382 rentable square feet and is effective through March 31, 2030.

MassHousing also leases office equipment and other items under several non-cancelable leases with terms in excess of one year.

The following is a summary of the lease assets, accumulated amortization and gross asset balance for the office lease:

Office Building Lease
(in thousands)
As of June 30, 2024

Lease Description	Gross Asset Balance	Accumulated Amortization	Net Asset Balance
4th Amendment	$ 37,121	$ 15,361	$ 21,760
5th Amendment	4,574	1,892	2,682
Concourse	648	268	380
Total Leases	$ 42,343	$ 17,521	$ 24,822

Office Building Lease
(in thousands)
As of June 30, 2023

Lease Description	Gross Asset Balance	Accumulated Amortization	Net Asset Balance
4th Amendment	$ 37,121	$ 11,520	$ 25,601
5th Amendment	4,574	1,420	3,154
Concourse	648	201	447
Total Leases	$ 42,343	$ 13,141	$ 29,202

The following is a summary of office lease principal and interest requirements to maturity, presented separately, for the Lease Liability for each of the six subsequent fiscal years remaining in the lease term:

Building Lease
(in thousands)
As of June 30, 2024

FY Ending June 30th	Remaining Payments	Interest Expense	Liability Reduction
FY 2025	$ 4,927	$ 618	$ 4,309
FY 2026	5,005	508	4,497
FY 2027	5,046	394	4,652
FY 2028	5,118	275	4,843
FY 2029	5,127	152	4,975
FY 2030	3,424	32	3,392
Total	$ 28,647	$ 1,979	$ 26,668

Sublease Commitments

MassHousing has entered into two sublease agreements for a portion of its leased space. Under the first sublease the monthly payments began on December 1, 2018 and terminate on March 31, 2030. Under the second sublease the monthly payments began on September 1, 2022 and terminate on March 31, 2030

The following is a summary of sublease income recognized in FY 2024 and FY 2023:

Building Sublease
(in thousands)

For the fiscal year ended June 30, 2024	Total Payments Collected	Interest Income	Principal Reduction
	$ 703	$ 161	$ 542

Building Sublease
(in thousands)

For the fiscal year ended June 30, 2023	Total Payments Collected	Interest Income	Principal Reduction
	$ 569	$ 143	$ 426

Note J. Derivative Instruments

Derivative instruments are financial arrangements, often complex, used to manage specific risks or to make investments. By entering into these arrangements, organizations receive and/or make payments based on market prices or rates without actually entering into the related financial transactions. Derivative instruments associated with changing financial prices and rates result in changing cash flows and fair values that can be used as effective risk management or investment tools.

At June 30, 2024 MassHousing had two types of derivative instruments outstanding: interest rate swaps, and MBS Forward Contracts. At June 30, 2023 MassHousing had three types of derivative instruments outstanding: interest rate swaps, an interest rate cap agreement, and MBS Forward Contracts.

Interest Rate Swaps

Master Swap Policy (MS Policy) – MassHousing's MS Policy sets guidelines for the use and management of variable rate debt and the use of various derivative financial products such as swaps, caps, floors, collars and options. The MS Policy governs the following: the appropriate usage of swaps and caps; acceptable swap and cap strategies; the procedure for entering into swaps and caps; standards for selection of swap and cap counterparties (including credit standards, diversification of exposure and collateral requirements); internal management of obligations and exposure; and the selection and procurement of swaps and caps.

The MS Policy permits MassHousing to enter into swaps and caps with qualified counterparties in connection with the issuance of debt obligations to reduce the amount and duration of rate, spread or similar risk and in connection with managing MassHousing's assets. The MS Policy states that no swap or cap may be entered into prior to notification of appropriate bond rating agencies. The MS Policy contains guidelines for limiting concentration of exposure to single counterparties and limiting overall derivative counterparty exposure in relation to MassHousing's net position.

Synthetic Fixed Rate Bonds – In connection with the issuance of certain variable rate bonds, MassHousing has entered into several separate pay-fixed, receive-variable interest rate hedging transactions (interest rate swap). The interest rate swap counterparties are obligated to make periodic variable rate interest payments to MassHousing based on the notional amounts of the swaps at the then prevailing rates, and MassHousing is obligated to make interest payments to the counterparties at the fixed rates on the notional amounts specified in the interest rate swap agreements. Generally, only the net difference between the two interest payments is actually exchanged with the counterparty. MassHousing is also responsible for making the periodic interest payments to the variable rate bondholders. MassHousing's objective in entering into interest rate swap agreements is to effectively fix its interest payment obligations with respect to the variable rate bonds at a rate lower than possible if fixed rate bonds had been issued. MassHousing would be exposed to a variable rate under the following conditions: if the counterparties default; and if the swap agreements are terminated. Termination of an interest rate swap agreement may also result in MassHousing either having to make or receive a termination payment.

Swap Effectiveness - The Agency assesses the effectiveness of its interest rate swaps each reporting period. An actual synthetic rate is computed using data regarding (1) the fixed payments made to and the variable payments received from the swap counterparty as well as (2) the variable interest payments to the bondholders. If the actual synthetic rate is within a range of the fixed rate of the swap, the actual synthetic rate is deemed to be substantially fixed and the swap classified as an effective derivative instrument (hedge). If the actual synthetic rate is outside of the range, further testing is performed to determine if the swap is deemed to be an ineffective derivative instrument (other derivative instrument). In FY 2023, the HB 2008 Block III was determined to be ineffective, as the actual synthetic rate was outside of the acceptable range. As such, this swap was re-classified from a hedge to an other derivative instrument.

Basis of Valuing Interest Rate Swaps – The interest rate swap fair values reflected on the combined Statement of Net Position were obtained from an independent pricing service, which used acceptable methods and assumptions in compliance with the disclosure requirements of GASB pronouncements, subject to review and approval by MassHousing. The pricing service uses modeling systems to determine the values shown in this report. Unless stated otherwise, the values presented are mid-market levels and do not include accrued interest. The values are calculated based on the zero-coupon method. The zero-coupon method determines future net settlement payments assuming that the current forward rates implied by the yield curve correctly anticipate future spot interest rates. Future payments are then discounted using the spot rates implied by the yield curve as of the pricing date. Termination Option values are derived using the Black-Scholes model, considering variables such as interest rates, duration and implied volatility.

A positive fair value of an interest rate swap (an asset) implies that if the interest rate swap were terminated at midmarket pricing on the valuation date, MassHousing would be owed a payment from the interest rate swap provider. Conversely, a negative fair value of an interest rate swap (a liability) implies that MassHousing would owe a payment to the interest rate swap provider if the interest rate swap were terminated at midmarket pricing on the valuation date.

Terms, fair values, and credit ratings – The terms, including fair values and counterparty credit ratings, of the outstanding interest rate swaps at both June 30, 2024 and 2023 are provided below. The credit ratings were issued by S&P and Moody's, respectively. The maturity dates of hedged interest rate swap agreements and their related bonds are generally coterminous, maturing according to the dates shown below. The notional value of each interest rate swap and the principal amount of the associated debt generally declines over time.

June 30, 2024
Swap - Derivative Instruments (in thousands)

Associated Bond Series (Counterparty)	Derivative Type	Notional Amount 6/30/24	Effective Date	Swap Termination Date	Fixed Rate Paid	Variable Rate Received	Fair Values 6/30/24	Change in Fair Values from 6/30/23 [increase/ (decrease)]
HB Series 2016I (2)	Hedge	$ 25,000	6/1/2023	12/1/2041	3.655%	(70% * SOFR) + 1.315% (a)	$ 2,471	$ 542
HB 2018B (2)	Hedge	25,000	6/19/2018	6/1/2053	3.845%	(70 % * SOFR) +.08014% + 1.05% (a and c)	2,139	913
HB 2023E (5)	Other	35,000	3/1/2024	12/1/2033	4.448%	SOFR + .10% (a)	122	122
SFHRB Series 196 (3)	Other	11,250	6/19/2018	12/1/2048	2.573%	(70% * SOFR) + .08014% (a and c)	831	271
SFHRB Series 200 (4)	Other	11,250	11/1/2018	12/1/2048	2.732%	(70% * SOFR) + .08014% (a and c)	752	339
SFHRB Series 208 (4)	Other	11,250	5/9/2019	6/1/2049	2.350%	SIFMA (b)	1,266	291
SFHRB Series 229 (1)	Other	61,725	3/14/2023	6/1/2032	4.027%	SOFR + .10% (a)	489	477
		$180,475					**$ 8,070**	**$ 2,955**

(a) Secured Overnight Financing Rate (SOFR) (5.33% at June 30, 2024)
(b) USD Securities Industry and Financial Markets Association (SIFMA) Municipal Swap Index (3.88% at June 30, 2024)
(c) Previous LIBOR-based instruments converted to SOFR plus the specified Adjustment Spread via the ISDA Fallback Protocol

Counterparty	Counterparty Credit Rating	Notional Amount 6/30/24	Percentage of Notional Amount	Fair Values 6/30/24
(1) Bank of America, N.A.	A+/Aa1	$ 61,725	34.21%	$ 489
(2) Barclays Bank PLC	A+/A1	50,000	27.70%	4,610
(3) Citibank, N.A.	A+/Aa3	11,250	6.23%	831
(4) Royal Bank of Canada	AA-/Aa1	22,500	12.47%	2,018
(5) Wells Fargo	A+/Aa2	35,000	19.39%	122
		$ 180,475	**100.00%**	**$ 8,070**

June 30, 2023
Swap - Derivative Instruments (in thousands)

Associated Bond Series (Counterparty)	Derivative Type	Notional Amount 6/30/23	Effective Date	Swap Termination Date	Fixed Rate Paid	Variable Rate Received	Fair Values 6/30/23	Change in Fair Values from 6/30/22 [increase/ (decrease)]
WCF (1)	Other	$ 16,645	9/3/2003	7/1/2043	6.729%	LIBOR (a)	$ (4,828)	$ 1,850
HB Series 2008A -Block III (Lebanese) (2)	Other	2,418	11/1/2009	5/1/2048	5.178%	LIBOR + .65% (a)	76	100
HB Series 2016I (3)	Hedge	25,000	6/1/2023	12/1/2041	3.655%	(70% * SOFR) + 1.315% (d)	1,929	820
HB 2018B (3)	Hedge	25,000	6/19/2018	6/1/2053	3.845%	(70 % * LIBOR) + 1.05% (a)	1,226	1,208
SFHRB Series 196 (4)	Other	11,250	6/19/2018	12/1/2048	2.573%	70% * LIBOR (a)	560	494
SFHRB Series 200 (5)	Other	11,250	11/1/2018	12/1/2048	2.732%	70% * LIBOR (a)	413	478
SFHRB Series 208 (5)	Other	11,250	5/9/2019	6/1/2049	2.350%	SIFMA (c)	975	284
SFHRB Series 229 (2)	Other	63,645	3/14/2023	6/1/2032	4.027%	SOFR + .10% (d)	12	12
		$166,458					**$ 363**	**$ 5,246**

(a) LIBOR 1 month USD (5.21771% at June 30, 2023)
(b) LIBOR 3 month USD (5.54543% at June 30, 2023)
(c) USD SIFMA Municipal Swap Index (4.01% at June 30, 2023)
(d) Secured Overnight Financing Rate (SOFR) (5.09% at June 30, 2023)

Counterparty	Counterparty Credit Rating	Notional Amount 6/30/23	Percentage of Notional Amount	Fair Values 6/30/23
(1) JP Morgan Chase Bank	A+/Aa2	$ 16,645	10.00%	$ (4,828)
(2) Bank of America, N.A.	A+/Aa1	66,063	39.69%	88
(3) Barclays Bank PLC	A+/A1	50,000	30.04%	3,155
(4) Citibank, N.A.	A+/Aa3	11,250	6.76%	560
(5) Royal Bank of Canada	AA-/A1	22,500	13.52%	1,388
		$ 166,458	**100.01%**	**$ 363**

Due to partial terminations of swap agreements, the changes in fair values in the tables above may not accurately depict actual market changes.

Swap Terminations
Effective July 14, 2023, MassHousing optionally terminated the interest rate swap agreement in the WCF with JP Morgan Chase Bank (with a notional amount of $16.6 million), at no net cost to the Agency after borrower reimbursement.

On February 21, 2024, MassHousing optionally terminated and cash-settled an interest rate swap agreement related to its variable rate HB 2008A Block III bonds, which were redeemed on December 1, 2023, with the proceeds from the HB 2023E bond issuance on November 29, 2023. In full consideration for the termination of the original transaction the Agency received $103 thousand from its swap counterparty.

Swap Agreement
On February 21, 2024, MassHousing entered into a swap agreement with a notional amount of $35 million, effective March 1, 2024, to hedge interest rate risk associated with the HB Series 2023E bonds. Under the agreement, the swap counterparty pays MassHousing monthly based on an amount equal to 100% of daily compounded SOFR plus 10 basis points, on the amortizing notional amount of the contract. MassHousing pays the counterparty monthly based on a fixed rate of 4.448%.

Interest Rate Swap payments and associated debt – As interest rates vary, variable-rate bond interest payments and net interest rate swap payments vary. Certain of the Agency's interest rate swap agreements contain scheduled reductions in the notional amounts that are expected to approximately follow the scheduled or anticipated reductions in the principal balances of the associated bonds payable. See Note H, "Bond and Note Indebtedness," for projected net interest rate swap payments.

Current Collateral Agreements – The outstanding interest rate swap agreements contain varying collateral requirements with the counterparties to mitigate the potential for credit risk. When these requirements are not met, collateral is posted with the counterparty. These requirements were met at June 30, 2024 and 2023, and as a result, the Agency did not have any collateral on deposit with any of its swap counterparties.

Interest Rate Cap Agreement
The cap agreement held by the Agency expired April 1, 2024.

Basis of Valuing Interest Rate Caps – The cap fair value reflected on the combined Statement of Net Position was obtained from an independent pricing service, which used acceptable methods and assumptions in compliance with the disclosure requirements of GASB pronouncements, subject to review and approval by MassHousing.

Terms, fair values and credit rating – There were no outstanding interest rate caps on June 30, 2024. The terms, including fair value and counterparty credit rating, of the outstanding cap at June 30, 2023 is provided below. The credit rating was issued by Moody's. The notional value of the cap and the principal amount of the associated debt declined each fiscal year.

June 30, 2023

Interest Rate Cap - Investment Derivative Instrument (dollars in thousands)

Associated Bond Series	Notional Amount 06/30/23	Effective Date	Cap Termination Date	Strike Rate	Rate Index	Fair Value 06/30/23	Changes in Fair Values from 06/30/22 [increase/ (decrease)]	Name of Counterparty
HB Series 2008A	$ 48,810	4/2/2014	4/1/2024	6.000%	1 Month LIBOR	$ 30	$ (48)	1

Counterparty	Counterparty Credit Rating
1 SMBC Capital Markets, Inc	A1

MBS Forward Contracts

MassHousing's Home Ownership division utilizes both a whole loan purchase program and a program financed through the sale of MBS guaranteed by a Government Agency or GSEs as to timely payment of principal and interest. These MBS represent pools of qualified first mortgage loans originated by MassHousing-approved lenders and MassHousing, sourced through mortgage brokers. Under this program, MassHousing periodically enters into forward contracts to sell MBS to investors before the securities are ready for delivery (referred to as MBS Forward Contracts). MassHousing enters into MBS Forward Contracts to hedge the interest rate risk for loan commitments made to originating mortgage lenders. MBS Forward Contracts are derivative instruments due to one or more of the following factors that are not determined at the time MassHousing and the investor enter into the transaction: settlement factors; the reference rates or interest rates the MBS will bear; and notional amounts in the form of the principal amount of the future MBS. In addition, payment to MassHousing by the investor is not required until the investor receives the MBS, enabling the investor to take a position on interest rates without making a payment. Finally, the MBS Forward Contracts may be "net settled" because MassHousing is not obligated to deliver or purchase an asset (the MBS) to settle the MBS Forward Contract.

MBS Forward Contracts are included on the combined Statements of Net Position as deferred outflows of resources if the fair value is negative and as deferred inflows of resources if the fair value adjustment is positive. Pursuant to the terms of the counterparty forward contract with Fannie Mae, when the aggregate negative value of the forward contracts exceeds $3 million, the Agency is required to post collateral. The minimum transfer amount is $50 thousand. Collateral is not returned until the aggregate negative value becomes positive. At June 30, 2024 and 2023, the Agency did not have any collateral on deposit with Fannie Mae.

Terms, fair values, and credit ratings – A summary of the MBS Forward Contracts outstanding at June 30, 2024 and 2023, are provided below. The terms, including fair values and counterparty credit ratings, of the MBS Forward Contracts at June 30, 2024 and 2023, are provided in Schedule 4. The credit rating was issued by Moody's. The fair values presented below and in Schedule 4 at June 30, 2024 and 2023 were obtained from an external pricing service, which used acceptable methods and assumptions in compliance with GASB disclosure requirements, subject to review and approval by MassHousing.

MBS Forward Contracts at June 30, 2024 (dollars in thousands)

MBS Forward Contracts	Notional Amount June 30, 2024	Coupon Rate Rate	Fair Value at June 30, 2024	Counterparty Credit Rating
FNMA	$ 16,500	5.5-6.5%	$ 6	Aaa
Total	**$ 16,500**		**$ 6**	

MBS Forward Contracts at June 30, 2023 (dollars in thousands)

MBS Forward Contracts	Notional Amount June 30, 2023	Coupon Rate Rate	Fair Value at June 30, 2023	Counterparty Credit Rating
FNMA	$ 21,500	4.5-6%	$ 72	Aaa
Total	**$ 21,500**		**$ 72**	

See Schedule 4 for additional required disclosures related to MBS forward contracts.

Derivative Instrument Risk

Credit risk – Credit risk is the risk that a counterparty will not fulfill its settlement obligations. The fair values of the interest rate swaps at June 30, 2024 and 2023 represent MassHousing's credit exposure to the various counterparties with which the swaps were executed. Swap terms often expose MassHousing to credit risk for those swaps with positive fair values. The term "positive fair value" implies that the swap provider would owe a payment to MassHousing if the swap were terminated at a midmarket price on the valuation date. The term "negative fair value" implies that MassHousing would owe a payment to the swap provider if the swap were terminated at a midmarket price on the valuation date. At June 30, 2024, the Agency was exposed to credit risk as all of its outstanding interest rate swaps had a positive value. However, the Agency does not believe the exposure was significant due to the strength of the counterparties, which were rated A or better by S&P Global Ratings and A1 or better by Moodys.

MBS Forward Contract terms often expose MassHousing to credit risk. On June 30, 2024, the Agency was exposed to credit risk on its outstanding MBS Forward Contracts as most of the MBS Forward Contrast had positive fair values. The counterparty was rated Aaa by Moody's on June 30, 2024. As such, the Agency does not believe it was exposed to significant credit risk on its MBS Forward Contracts at June 30, 2024.

Basis risk – Basis risk is the risk that arises when the variable rate received on a derivative instrument is less than the variable rate paid on the related hedged item. The Agency experiences some form of basis risk each time it enters into an interest rate hedging agreement, in which the interest rate doesn't exactly match the interest rate that is tied to the underlying variable rate bond.

In some cases, the basis risk the Agency experiences is due to computational differences of the Secured Overnight Financing Rate (SOFR). As of June 30, 2024, the Agency has variable rate bonds outstanding which can reset based on an Average SOFR Rate; however, they are hedged with a Compounded SOFR interest rate.

In other cases, the basis risk occurs because the Agency is using a derivative index (either SOFR or SIFMA) to hedge bonds not tied to any particular interest rate but resets independently at market-clearing rates set by a remarketing agent. For tax-exempt bonds, the Agency will either utilize the SIFMA index or a formula of SOFR chosen to approximate the interest rates on the bonds. Based on market conditions, the relationship between taxable and tax-exempt rates may vary. In addition, even when the swap counterparty payment is based on a tax-exempt index (SIFMA) and the underlying bonds are tax-exempt, or the swap counterparty payment is based on a taxable index (SOFR) and the underlying bonds are taxable, the Agency's variable rate bonds may reset differently from the market indices.

All of the derivatives held by MassHousing at June 30, 2024 have some minimal basis risk, except for the HB Series 2016I swap which has no basis risk.

On June 30, 2024, the Agency was not exposed to significant basis risk on its MBS Forward Contracts.

Market-access risk – MassHousing would be exposed to market-access risk if a termination event occurred and the Agency was unable to obtain replacement interest rate swaps, caps or forwards because the market had suffered a loss of liquidity or had collapsed. The Agency utilizes these agreements knowing that the risk of failure exists, although that risk is generally thought to be remote. The Agency may consider redeeming the underlying bonds or remarketing bonds to fixed rates as possible alternative solutions to a lack of swaps or caps.

Termination risk – The interest rate swap contract MassHousing uses is the International Swap Dealers Association Master Agreement, which includes provisions for standard termination events. Either MassHousing or the counterparty may terminate any interest rate swap if the other party fails to perform under the terms of the contract.

MassHousing has the option to terminate the interest rate swap agreements on the dates listed in the table below. If a termination event occurs due to reasons other than MassHousing exercising its standard termination option, MassHousing would be liable to the counterparty for a settlement amount to be established using the "Second Method and Market Quotation" determination. Under these terms, if the interest rate swap has a negative fair value at the time of termination, MassHousing would be liable to the counterparty for a payment equal to the interest rate swap's fair value; if the interest rate swap has a positive value, the counterparty would be liable for a payment to MassHousing.

Interest rate risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of the interest rate swaps. The Agency is not exposed to significant interest rate risk on its pay-fixed, receive variable interest rate swaps. For SIFMA and SOFR rate swap contracts, as those variable rates change the variable rate on the associated bonds moves in approximately the same direction, thereby resulting in a relatively stable net payment on the bonds.

The Agency is not exposed to interest rate risk on its MBS Forward Contracts.

Rollover risk – MassHousing is exposed to rollover risk on interest rate swaps that mature prior to the maturity of the associated debt. When these interest rate swaps terminate the risk is that MassHousing will not realize the synthetic rate offered by the interest rate swaps on the underlying debt issues. The debt that is exposed to rollover risk at June 30, 2024 is as follows:

Debt exposed to Rollover risk - June 30, 2024

Associated Debt Issuance	Debt Maturity Dates	Swap Early Termination Date
HB 2016I	12/01/56	12/01/25
HB 2018B	06/01/58	06/01/27
SFHRB 196	12/01/48	06/01/27
SFHRB 200	12/01/48	12/01/28
SFHRB 208	06/01/49	12/01/28

Benchmark Interest Rates – Effective July 1, 2023 any MassHousing variable rate bonds, swaps or other financial instruments that identified LIBOR as the benchmark interest rate, and not previously amended through mutual negotiations, was replaced with benchmark rates based on SOFR in accordance with the final rule adopted by the Federal Reserve Board that implemented the Adjustable Interest Rate (LIBOR) Act.

Note K. Interfund Receivable (Payable) Balances and Interfund Transfers

For cash flow purposes in meeting the liquidity requirements of various affiliated entities and bond programs, the WCF may provide or receive cash or other resources which are recorded on the combined Statements of Net Position as an interfund account receivable or (payable). Interfund transfers of net position may be made from time to time among the WCF and bond programs as provided by the requirements of the various bond resolutions and their related indentures. The Agency may make interfund transfers to the extent that such transfers are not required to meet the Agency's debt obligations and if such transfers are not in violation of the terms of bond resolutions or indentures. These transfers are made for the following purposes: to make initial contributions to new bond series and/or to cover any debt service shortfalls of the new bond series; to receive from the bond programs amounts no longer restricted by bond resolution requirements; and in order to facilitate tax compliance.

The following tables provide the interfund receivable (payable) balances at June 30, 2024 and 2023 and the interfund transfers for fiscal years 2024 and 2023 (in thousands):

Interfund Receivable (Payable) Balances at June 30, 2024

	WCF & Affiliates	GRDB Program	MFHB Program	SFHRB Program	RMRB Program	Totals
WCF & Affiliates	$ -	$ (21)	$ (6)	$ (427)	$ (3)	$ (457)
GRDB Program	21	-	-	-	-	21
MFHB Program	6	-	-	-	-	6
SFHRB Program	427	-	-	-	-	427
RMRB Program	3	-	-	-	-	3
Totals	**$ 457**	**$ (21)**	**$ (6)**	**$ (427)**	**$ (3)**	**$ -**

Interfund Receivable (Payable) Balances at June 30, 2023

	WCF & Affiliates	GRDB Program	MFHB Program	HB Program	SFHRB Program	RMRB Program	Totals
WCF & Affiliates	$ -	$ (20)	$ (6)	$ (1)	$ (204)	$ (11)	$ (242)
GRDB Program	20	-	-	-	-	-	20
MFHB Program	6	-	-	-	-	-	6
HB Program	1	-	-	-	-	-	1
SFHRB Program	204	-	-	-	-	-	204
RMRB Program	11	-	-	-	-	-	11
Totals	**$ 242**	**$ (20)**	**$ (6)**	**$ (1)**	**$ (204)**	**$ (11)**	**$ -**

Interfund Transfers for Fiscal Year 2024

	WCF & Affiliates	GRDB Program	MFHB Program	HB Program	RMRB Program	Totals
WCF & Affiliates	$ -	$ (1,122)	$ (2,263)	$ (15,000)	$ (37)	$ (18,422)
GRDB Program	1,122	-	-	-	-	1,122
MFHB Program	2,263	-	-	-	-	2,263
HB Program	15,000	-	-	-	-	15,000
RMRB Program	37	-	-	-	-	37
Totals	**$ 18,422**	**$ (1,122)**	**$ (2,263)**	**$ (15,000)**	**$ (37)**	**$ -**

Interfund Transfers for Fiscal Year 2023

	WCF & Affiliates	GRDB Program	MFHB Program	HB Program	RMRB Program	Totals
WCF & Affiliates	$ -	$ (1,027)	$ (2,307)	$ (14,500)	$ (51)	$ (17,885)
GRDB Program	1,027	-	-	-	-	1,027
MFHB Program	2,307	-	-	-	-	2,307
HB Program	14,500	-	-	-	-	14,500
RMRB Program	51	-	-	-	-	51
Totals	**$ 17,885**	**$ (1,027)**	**$ (2,307)**	**$ (14,500)**	**$ (51)**	**$ -**

Note L. Net Position

(1) Restricted by Contractual or Statutory Agreements

In accordance with the accounting policy outlined in Note B, all funds and accounts established by the various MassHousing bond resolutions are restricted as to their use. Portions of the net position of the WCF and Affiliates are restricted by contract or externally imposed requirements.

Restricted net position at June 30, 2024 and 2023 consist of the following (in thousands):

	June 30, 2024	June 30, 2023
Minimum net position covenants	$ 200,000	$ 200,000
MIF	132,016	127,554
Work Force Housing	58,948	-
Massachusetts Community Climate Bank Fund (MCCB)	50,826	-
Equitable Developers Fund (EDF)	48,412	-
Capital Magnet Funds	26,465	15,262
FHLB of Boston Collateral (Helping to House New England)	24,093	18,917
Neighborhood Stabilization Program	18,361	12,582
State and Local Fiscal Recovery Funds (ARPA)	10,412	26,501
Other Grant Programs	4,305	10,084
Single family co-insurance	3,796	3,796
Restricted by Note Resolutions	2,387	2,360
WCF and Affiliates Restricted Net Position	**580,021**	**417,056**
Restricted by Bond Resolutions	541,389	509,439
Total Restricted Net Position	**$ 1,121,410**	**$ 926,495**

(2) Designated Unrestricted Net Position

In accordance with the accounting policy outlined in Note B, MassHousing has adopted, at its discretion, certain designations of the unrestricted net position in the WCF and Affiliates.

Designated unrestricted net position at June 30, 2024 and 2023 consist of the following (in thousands):

	June 30, 2024	June 30, 2023
Funding for loan purchases and advances and unrestricted net position requirements	$ 346,063	$ 306,588
Opportunity Fund	309,995	291,422
Lease Commitments	26,668	30,829
Funding of the Construction Security Fund	14,000	14,000
Equity of Affiliates (CCRI and PADCO)	2,064	1,667
Funding for Summer Youth Programs, Youth Development and Community Engagement	856	920
Funding of the Tenancy Preservation Project	726	820
Funding of the CCRI	700	700
Other various programs	365	170
Total Designations	**$ 701,437**	**$ 647,116**

Note M. Summarized Financial Information of the Working Capital Fund and Affiliates

Included in the financial statements of the WCF and Affiliates are the blended component units PADCO and CCRI. MIF is included in the WCF, however, its assets are restricted under an Escrow Agreement. The condensed Statements of Net Position and Statements of Revenues, Expenses, and Changes in Net Position are presented below for fiscal years 2024 and 2023 (in thousands):

Fiscal 2024	WCF (excluding MIF)	MIF	PADCO	CCRI	Eliminating Entries	Combined Totals
STATEMENTS OF NET POSITION at June 30, 2024						
Total assets	$ 2,076,316	$ 144,146	$ -	$ 2,064	$ (4,674)	$ 2,217,852
Deferred outflow of resources	11,795	-	-	-	-	11,795
Total assets and deferred outflow of resources	**$ 2,088,111**	**$ 144,146**	**$ -**	**$ 2,064**	**$ (4,674)**	**$2,229,647**
Total liabilities	$ 920,756	$ 12,130	$ -	$ -	$ (4,674)	$ 928,212
Deferred inflow of resources	18,571	-	-	-	-	18,571
Total net position	1,148,784	132,016	-	2,064	-	1,282,864
Total liabilities, deferred inflow of resources, and net position	**$ 2,088,111**	**$ 144,146**	**$ -**	**$ 2,064**	**$ (4,674)**	**$2,229,647**
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION						
For the fiscal year ended June 30, 2024						
Total revenues	$ 359,801	$ 12,904	$ -	$ 811	$ (9,022)	$ 364,494
Total expenses	169,390	3,442	-	414	(9,022)	164,224
Changes in net position	**$ 190,411**	**$ 9,462**	**$ -**	**$ 397**	**$ -**	**$ 200,270**

Fiscal 2023	WCF (excluding MIF)	MIF	PADCO	CCRI	Eliminating Entries	Combined Totals
STATEMENTS OF NET POSITION at June 30, 2023						
Total assets	$ 1,958,846	$ 141,325	$ -	$ 1,667	$ (12,005)	$ 2,089,833
Deferred outflow of resources	24,856	-	-	-	-	24,856
Total assets and deferred outflow of resources	**$ 1,983,702**	**$ 141,325**	**$ -**	**$ 1,667**	**$ (12,005)**	**$2,114,689**
Total liabilities	$ 1,024,096	$ 13,772	$ -	$ -	$ (12,005)	$ 1,025,863
Deferred inflow of resources	24,654	-	-	-	-	24,654
Total net position	934,951	127,554	-	1,667	-	1,064,172
Total liabilities, deferred inflow of resources, and net position	**$ 1,983,701**	**$ 141,326**	**$ -**	**$ 1,667**	**$ (12,005)**	**$2,114,689**
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION						
For the fiscal year ended June 30, 2023						
Total revenues	$ 240,010	$ 7,677	$ -	$ 844	$ (795)	$ 247,736
Total expenses	199,048	3,212	-	345	(795)	201,810
Changes in net position	**$ 40,962**	**$ 4,465**	**$ -**	**$ 499**	**$ -**	**$ 45,926**

Note N. Employee Benefit Plans

Defined Benefit Pension Plan

Plan Description – The Agency's defined benefit pension plan, The Massachusetts Housing Finance Agency Employees' Retirement System (MHFAERS) is a single-employer contributory defined benefit pension plan that covers all employees of MassHousing who elected to join on July 1, 1974 and all regular full-time and certain part-time employees employed subsequent to that date. The Plan came into existence on July 1, 1974, pursuant to the Massachusetts Legislative Acts of 1973. The Plan is a member of the Commonwealth's Public Employee Retirement Systems, which is overseen by the Public Employee Retirement Administration Commission. An independent retirement board administers the Plan and is bound by Chapter 32 of the Massachusetts General Laws (Chapter 32), which establishes benefits, contribution requirements, and an accounting and funding structure for all participating systems with certain provisions subject to retirement board amendment.

The MHFAERS is a component unit of MassHousing whose financial statements are not combined for financial reporting purposes but are reported as separate standalone financial statements in accordance with GASB Statement No. 68, "Accounting and Financial Reporting for Pensions." However, the Agency presents the results of the pension activities in its fiduciary financial statements, in accordance with GASB Statement No. 84, "Fiduciary Activities."

A copy of the MHFAERS standalone financial statements can be obtained at www.masshousingretirement.com.

The MHFAERS financial statements for both calendar years 2023 and 2022 were audited by a different firm than the auditor of the Agency.

Benefits Provided – The MHFAERS provides retirement, disability and death benefits to participants and their beneficiaries. Benefits vest after ten years of a participant's service at MassHousing alone or in combination with service at certain other Massachusetts public employers. Participants are always vested in their individual contributions. An employee who leaves Agency service may withdraw his or her contributions, plus any accumulated interest. Benefit provisions and all other requirements are established by statute. Retirement eligibility is based upon the following conditions:

- Entered state service before April 2, 2012 and have 20 years of full-time creditable service at any age, or
- Entered state service before April 2, 2012 and attain the age of 55 with ten years of creditable service, or
- Entered state service on or after April 2, 2012 and attain the age of 60 with ten years of creditable service.

Benefit amounts are calculated based upon a formula, which includes the participant's age at retirement, average annual salary, and years of creditable service. The amount of retirement allowance depends upon the following:

- age, as of last birthday
- length of creditable service
- highest 36 consecutive months of regular compensation for members hired before April 2, 2012, or highest 5 consecutive years of regular compensation for members hired on or after April 2, 2012.
- Compensation basis limited for calendar year 2024 to $220,800 for members hired after January 1, 2011

On April 12, 2022, the MHFAERS Members voted to increase the current cost-of-living adjustment (COLA) of 3% on the first $15,000 to the first $16,000 of annual benefits, effective July 1, 2022, on the first $17,000, effective July 1, 2023, and on the first $18,000, effective July 1, 2024. On July 12, 2022 MassHousing Members approved these provisions. On December 13, 2022, the MHFAERS Members voted to increase the FY 2023 COLA to 5% on the first $16,000 of annual benefits.

Employees covered by benefit terms – At December 31, 2023, the following employees were covered by the benefit terms:

Active Members	329
Retirees and Beneficiaries Currently Receiving Benefits	214
Inactive Members	60
Total	603

Contributions – Active members (current employees covered by the Plan) are required to contribute between 5% and 9% of their annual salaries (members hired after 1978 contribute an additional 2% of pay over $30,000) to the Plan, depending on their initial employment date in a Commonwealth's Public Employee Retirement Systems plan in accordance with Chapter 32. MassHousing is required to contribute the remaining amounts necessary to fund the Plan, using the actuarial basis specified by statute. The contributions to the pension plan from the Agency was $4.7 million for FY 2024 and $1.1 million for FY 2023.

Net Pension Liability/(Asset)

The Agency's net pension liability/(asset) was measured as of December 31, 2023 and December 31, 2022, and the total pension liability used to calculate the net pension liability/(asset) was determined by an actuarial valuation as of January 1, 2023 for both measurement dates. Update procedures were used to roll forward the total pension liability from January 1, 2023 to December 31, 2023.

Actuarial Assumptions – The total pension liability in the most recent period was determined using the following actuarial assumptions:

Inflation	2.8%
Salary Increases	5.25 % grading down to 3.75%
Investment rate of return	7.0 %, including inflation, net of pension plan investment expense

Mortality rates for the actuarial valuation as of January 1, 2023 were based on the Pri.-2012 White Collar Mortality Table, sex-distinct, projected generationally using scale MP-2021. During employment, the healthy employee mortality table is used; post-employment, the healthy annuitant table is used.

Mortality for disabled retirees follows the table as non-disabled retirees, set forward two years. Death is assumed to be due to the same cause as disability 40% of the time.

The actuarial assumptions for mortality, retirement, and withdrawal used in the January 1, 2023 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through December 31, 2019, dated September 12, 2022.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) over the next 20 years are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Geometric Average)
US Equity	20.0%	5.5%
Private Equity	17.0%	8.2%
Investment Grade Bonds	16.0%	1.9%
TIPS	10.0%	1.8%
Real Estate	8.0%	5.1%
Core Infrastructure	8.0%	5.1%
Developed Market Equity (non US)	6.0%	5.9%
High Yield Bonds	6.0%	3.9%
Emerging Market Equity	5.0%	5.9%
Emerging Markets Bonds	4.0%	3.9%
Total	100.0%	

Discount rate - The discount rate used to measure the total pension liability for the financial statements was 7.00% for FY 2024 and FY 2023. The discount rate is based on the long-term rate of return including the effect of inflation. It is based on a combination of expected rates of return on the mix of current and expected investments over a long-term period. These expectations are based on current market conditions, historical experience and future expectations. It assumes a rebalancing of assets on an ongoing basis as well as a constant monitoring of asset allocation and manager performance. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and contributions from the Agency will be made at current statutorily required rates. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The components of the net pension liability/(asset) are detailed below (in thousands):

Changes in the Net Pension Liability/(Asset)

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Beginning Balance at 12/31/21	$ 223,373	$ 250,050	$ (26,677)
Changes for 2022:			
Service Cost	4,103	-	4,103
Interest	15,553	-	15,553
Change in benefit terms	2,531	-	2,531
Differences between expected and actual experience	848	-	848
Change in assumptions	(5,675)	-	(5,675)
Contributions - employer	-	1,087	(1,087)
Contributions - employee	-	3,747	(3,747)
Net Investment Income	-	(24,047)	24,047
Benefit payments, including refunds of employee contributions	(10,593)	(10,593)	-
Administrative expenses	-	(455)	455
Net Changes	6,767	(30,261)	37,028
Balance at 12/31/22	**$ 230,140**	**$ 219,789**	**$ 10,351**
Changes for 2023:			
Service Cost	4,351	-	4,351
Interest	16,044	-	16,044
Change in benefit terms	-	-	-
Differences between expected and actual experience	-	-	-
Change in assumptions	-	-	-
Contributions - employer	-	4,727	(4,727)
Contributions - employee	-	4,074	(4,074)
Net Investment Income	-	24,104	(24,104)
Benefit payments, including refunds of employee contributions	(10,572)	(10,572)	-
Administrative expenses	-	(508)	508
Net Changes	9,823	21,825	(12,002)
Balance at 12/31/23	**$ 239,963**	**$ 241,614**	**$ (1,651)**

Sensitivity of the Agency's net pension liability/(asset) to changes in the discount rate

The following presents the Agency's net pension asset as of December 31, 2023 calculated using the discount rate of 7.0%, as well as what the Agency's net pension liability/(asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0%) or 1-percentage-point higher (8.0%) than the current rate (in thousands):

	1% Decrease to Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase to Rate (8.00%)
Net pension liability/(asset) 12/31/23	$ 24,783	$ (1,651)	$ (24,138)

The following presents the Agency's net pension liability as of December 31, 2022 calculated using the discount rate of 7.0%, as well as what the Agency's net pension liability/(asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0%) or 1-percentage-point higher (8.0%) than the current rate (in thousands):

	1% Decrease to Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase to Rate (8.00%)
Net pension liability/(asset) 12/31/22	$ 36,285	$ 10,351	$ (11,708)

Pension Liabilities/(Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2024, the Agency reported a net pension asset of $1.7 million. The net pension asset was measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2023 and rolled forward to the measurement date. The Agency's net pension asset was based on a projection of the Agency's long-term share of contributions to the pension plan relative to the projected contributions of all participating employees, actuarially determined.

At June 30, 2023, the Agency reported a net pension liability of $10.4 million. The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2023. The Agency's net pension liability was based on a projection of the Agency's long-term share of contributions to the pension plan relative to the projected contributions of all participating employees, actuarially determined.

For the year ended June 30, 2024, the Agency recognized pension expense recoveries of $165 thousand, and for the year ended June 30, 2023, recognized pension expense of $5.5 million, both of which are included in administrative expenses.

At June 30, 2024 and June 30, 2023, the Agency reported deferred outflows and inflows of resources related to pensions from the following sources (in millions):

Fiscal 2024	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 0.7	$ 0.2
Change in assumptions	1.1	3.7
Net difference between projected and actual earnings on pension plan investments	7.9	-
Total	**$ 9.7**	**$ 3.9**

Fiscal 2023	**Deferred Outflows of Resources**		**Deferred Inflows of Resources**	
Differences between expected and actual experience	$	1.6	$	0.2
Change in assumptions		2.7		4.70
Net difference between projected and actual earnings on pension plan investments		13.6		-
Total	**$**	**17.9**	**$**	**4.9**

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension (expense)/expense recovery, as follows (in thousands):

Year ended December 31:		
2024	$	132
2025		2,533
2026		5,675
2027		(2,425)
Thereafter		-

The next actuarial valuation is required as of January 1, 2025.

Deferred Compensation and Defined Contribution Plans

Plan Description – MassHousing maintains a contributory deferred compensation plan, the MassHousing Deferred Compensation Plan, for all employees, created in accordance with IRC Section 457(b). All employees may contribute up to 50% of their gross compensation, subject to Internal Revenue Service limitations. All temporary employees must contribute a minimum of 7.5% of their gross compensation. Through April 30, 2009, MassHousing matched the contributions of certain classes of employees at a specified rate. This match was suspended effective May 1, 2009. MassHousing's match is maintained in a separate defined contribution plan in accordance with IRC Section 401(a) and vests at the rate of 25% per year over four years.

Beginning on January 1, 2018, MassHousing reinstituted a match program, with the following features:

- Employees vested in the MassHousing pension plan (10+ years), receive a 25% match of each dollar, up to 6% of salary, contributed to the deferred compensation plan. All matching dollars from MassHousing are vested automatically assuming employment with MassHousing for more than four years.

- Employees not vested in the MassHousing pension plan, (less than 10 years) receive a 50% match of each dollar, up to 6% of salary, contributed to the deferred compensation plan. For employees with four or more years of service, all matching dollars from MassHousing are vested automatically. For employees with less than four years of service, matching dollars from MassHousing vest over time at 25% increments, based on length of service.

Participant contributions and investment income are held in a trust for the exclusive benefit of participants and their beneficiaries. Participants may choose from among a range of fixed income and equity investment funds. Contributions, and earnings thereon, are not taxable to participants until they are withdrawn. Total participant contributions for FY 2024 and FY 2023 were approximately $2.7 million and $2.5 million, respectively. Total matching contributions for FY 2024 and FY 2023 were approximately $500 thousand and $456 thousand, respectively.

Postretirement Healthcare Benefit Plan

Plan Description – Continuation of health and life insurance after retirement is covered by the Commonwealth's retirement law. MassHousing administers a single-employer contributory defined benefit healthcare plan for retirees, which is open to all regular full-time and certain regular part-time employees. The plan also provides $5,000 of life insurance coverage to all eligible retirees and their beneficiaries. Benefit provisions and all other requirements are established by Massachusetts statutes. Benefits vest after 10 years of an employee's service either at MassHousing alone or in combination with service at certain other Massachusetts public employers. A committee comprised of key Agency staff members, one member designated by the Agency's Board and one member designated by the Agency's Executive Director, administers the Massachusetts Housing Finance Agency OPEB Trust (the Trust), an irrevocable trust dedicated solely to administering the investments of, and providing the benefits under the terms of, the substantive plan (the plan understood by the Agency and the plan participants).

The Trust is a fiduciary activity of MassHousing whose financial statements are not combined for financial reporting purposes but are reported as separate standalone financial statements in accordance with GASB Statement No. 74, Financial Reporting for Postemployment Benefit Plans Other than Pension Plans. However, the Agency presents the results of the Trust activities in its fiduciary financial statements, in accordance with GASB Statement No. 84, "Fiduciary Activities."

In April 2022, the Trust Committee voted to recommend that the Members of the Agency change the fiscal year end of the Trust from June 30 to December 31. The Members of the Agency approved the change in June 2022. As such, the financial information for the period ended December 31, 2022 represents the six-month period, July 1, 2022 through December 31, 2022 only. The Trust fiscal year ended December 31, 2023 financial information is used for FY 2024 and is presented for the full year.

A copy of the Trust's standalone financial statements can be obtained at www.masshousing.com.

Employees covered by benefit terms – At December 31, 2023, the following employees were covered by the benefit terms:

Active plan members	330
Retired, Disabled, Survivors and Beneficiaries receiving benefits	198
Inactive plan members entitled to but not yet receiving benefit payments	30
Total	558

Contributions – MassHousing is required to contribute approximately 80% of the basic cost of group health insurance for employees (and, in some cases, dependents) who retire after January 31, 2010, 85% for those who retired after July 1, 1994 and before February 1, 2010 and 90% for employees who retired prior to July 2, 1994. The remaining cost is withheld from the retiree's or beneficiary's monthly pension benefit, is remitted directly to the Commonwealth's Group Insurance Commission, and is not reflected on the Trust's financial statements.

The Employer Contribution includes an implicit subsidy resulting from a uniform healthcare insurance premium rate being applied to both active and retired participants.

Cash contributions to the Trust from the Agency were $1.1 million in FY 2024 and $1.3 million in FY 2023. Employees are not required to contribute to the OPEB Plan.

Net OPEB Liability/(Asset)

The Agency's net OPEB liability/(asset) was measured as of December 31, 2023 and December 31, 2022, and the total OPEB liability used to calculate the net OPEB liability/(asset) was determined by an actuarial valuation as of January 1, 2023 for both measurement dates. Update procedures were used to roll forward the total OPEB liability from January 1, 2023 to December 31, 2023.

Actuarial Assumptions - The total OPEB liability in the most recent period was determined using the following actuarial assumptions:

Salary Increases	3.5% average, including inflation, including new entrants at 3.0% per year
Investment rate of return	7.00%, including inflation, net of OPEB plan investment expense
Healthcare cost trend rate	6.4% to 8.7% initial, graded down to 5% in 2032

Mortality rates for the actuarial valuation as of January 1, 2023 were based on the Pri.H-2012 Private Retirement Headcount-Weighted White Collar Mortality Tables, sex distinct, a) for actives – for Employees projected generationally using scale MP-2021, b.) for retirees – for Healthy Annuitants projected generationally using scale MP-2021, c) for Disabled – for Healthy Annuitants projected generationally using scale MP-2021 set forward two years, and d) for Survivors – for Contingent Survivors projected generationally using scale MP-2021.

The long-term expected rate of return on the Trust's investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) over the next 20 years are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return (20-year real return estimate) by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Target Ranges	Actual Allocation	Long Term Expected Real Rate of Return (Geometric Average)
US Equity	30%	25% to 35%	34%	5.5%
Developed Market Equity (non- US)	16%	11% to 21%	18%	5.9%
Emerging Market Equity	16%	11% to 21%	16%	5.9%
Long- term Government Bonds	7%	2% to 12%	5%	2.1%
TIPS	7%	2% to 12%	7%	1.8%
Private Equity	6%	0% to 11%	0%	8.2%
Real Estate	5%	0% to 10%	0%	5.1%
Infrastructure (Core Private)	5%	0% to 10%	5%	5.1%
High Yield Bonds	4%	1% to 9%	7%	3.9%
Investment Grade Bonds	4%	1% to 9%	5%	1.9%
Cash	0%	< 5%	3%	0.0%
	100%		100%	

Discount rate - The discount rate used to measure the total OPEB liability/(asset) was 7.00% for FY 2024 and FY 2023. The discount rate is based on the long-term rate of return including the effect of inflation. It is based on a combination of expected rates of return on the mix of current and expected investments over a long-term period. These expectations are based on current market conditions, historical experience and future expectations. It assumes a rebalancing of assets on an ongoing basis as well as a constant monitoring of asset allocation and manager performance. The projection of cash flows used to determine the discount rate assumed that MassHousing contributions will be made at rates equal to the actuarially determined contribution rate. Based on those assumptions, the Trust's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on the Trust's investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The discount rate used to determine the FY 2024 and FY 2023 contribution was 7.00%, which was the rate used on the January 1, 2023 Actuarial Valuation.

The components of the net OPEB liability/(asset) are detailed below (in thousands):

Changes in the Net OPEB Liability/(Asset)

	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Beginning Balance at 6/30/22	$ 54,078	$ 42,077	$ 12,001
Changes for the six-months period:			
Service Cost	534	-	534
Interest	1,897	-	1,897
Differences between expected and actual experience	(7,447)	-	(7,447)
Change in assumptions	(5,875)	-	(5,875)
Contributions - employer	-	817	(817)
Net Investment Income	-	21	(21)
Benefit payments	(836)	(836)	-
Administrative expenses	-	(36)	36
Net Changes	(11,727)	(34)	(11,693)
Balance at 12/31/22	**$ 42,351**	**$ 42,043**	**$ 308**
Changes for the year:			
Service Cost	943	-	943
Interest	2,971	-	2,971
Differences between expected and actual experience	(78)	-	(78)
Change in assumptions	-	-	-
Contributions - employer	-	2,017	(2,017)
Net Investment Income	-	6,190	(6,190)
Benefit payments	(1,687)	(1,687)	-
Administrative expenses	-	(54)	54
Net Changes	2,149	6,466	(4,317)
Balance at 12/31/23	**$ 44,500**	**$ 48,509**	**$ (4,009)**

Sensitivity of the Agency's net OPEB liability/(asset) to changes in the discount rate

The following presents the Agency's net OPEB liability/(asset) at December 31, 2023, calculated using the discount rate of 7.00%, as well as what the Agency's net OPEB liability/(asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate (in thousands):

	1% Decrease to 6.00%	Discount Rate (7.00%)	1% Increase to 8.00%
Net OPEB liability/(asset) 12/31/23	$ 2,057	$ (4,009)	$ (8,983)

The following presents the Agency's net OPEB liability/(asset) at December 31, 2022, calculated using the discount rate of 7.00%, as well as what the Agency's net OPEB liability/(asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate (in thousands):

	1% Decrease to 6.00%	Discount Rate (7.00%)	1% Increase to 8.00%
Net OPEB liability/(asset) 12/31/22	$ 6,170	$ 308	$ (4,496)

Sensitivity of the net OPEB liability/(asset) to changes in healthcare cost trend rates.

The following presents the Agency's net OPEB liability/(asset) at December 31, 2023, calculated using the healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare trend rates (in thousands):

	1% decrease	Healthcare Cost Trend Rates	1% increase
Net OPEB liability/(asset) 12/31/23	$ (9,768)	$ (4,009)	$ 3,151

The following presents the Agency's net OPEB liability/(asset) at December 31, 2022, calculated using the healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare trend rates (in thousands):

	1% decrease	Healthcare Cost Trend Rates	1% increase
Net OPEB liability/(asset) 12/31/22	$ (4,885)	$ 308	$ 6,742

OPEB Liabilities/(Assets), OPEB Expenses, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At December 31, 2023, the Agency reported a $4 million net OPEB asset. The net OPEB asset was measured as of December 31, 2023, and the total OPEB liability used to calculate the net OPEB asset was determined by an actuarial valuation as of January 1, 2023 and rolled forward to the measurement date. The Agency's net OPEB asset was based on a projection of the Agency's long-term share of the cost of health insurance, actuarially determined.

At December 31, 2022, the Agency reported a $308 thousand net OPEB liability. The net OPEB liability was measured as of December 31, 2022, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2023. The Agency's net OPEB liability was based on a projection of the Agency's long-term share of the cost of health insurance, actuarially determined.

The Agency recognized OPEB expense recoveries of $2.6 million and $692 thousand in FY 2024 and FY 2023, respectively, which is included in administrative expenses. At June 30, 2024 and 2023, the Agency reported deferred outflows and inflows of resources related to OPEB from the following sources (in thousands):

Fiscal 2024	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 6,464
Change in assumptions	-	4,790
Net difference between projected and actual earnings on OPEB plan investments	2,009	-
Total	**$ 2,009**	**$ 11,254**

Fiscal 2023	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 9,434
Change in assumptions	131	6,181
Net difference between projected and actual earnings on OPEB plan investments	5,957	-
Employer contributions subsequent to measurement date	817	-
Total	**$ 6,905**	**$ 15,615**

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows (in thousands):

Year ended December 31:	
2024	$ (2,636)
2025	(1,818)
2026	(1,849)
2027	(2,935)
2028	(7)
Thereafter	-

The next actuarial valuation is required as of January 1, 2025.

Participant (Retiree) Contributions to the Health Insurance Cost – The retirees' share of the cost of the health insurance is withheld from the retiree's or beneficiary's monthly pension benefit, is remitted directly to the Commonwealth's Group Insurance Commission, and is not reflected on the Trust's financial statements.

Note O. Grant Programs

Capital Magnet Funds

Since FY 2020, the Agency has been awarded $30.4 million of Capital Magnet Funds from the federal government's Community Development Financial Institutions Fund to provide down payment assistance loans to income-eligible, first-time homebuyers and to provide subordinate loans to multifamily developments. As of June 30, 2024, the Agency has disbursed $4.6 million under this program, and has a balance of $25.8 million for future loans.

Workforce Production Funds

On February 11, 2020, the Board voted to accept $86.2 million from the Commonwealth through the Massachusetts Development Finance Agency. The Agency has allocated $60 million for the financing of developments under the Commonwealth Builder Program. The Agency, in its capacity as administrator, distributes state financial assistance to developers for the production of new workforce homeownership units for first-time homebuyers. Additionally, the Agency has allocated $21.0 million to facilitate a mixed-use rental residential and commercial development in Springfield, Massachusetts. Finally, the Agency has allocated $5.2 million to the Workforce Housing Fund (WHF). The WHF supports housing with rents affordable to individuals and families with incomes of generally between 60% and 120% of Area Median Income (AMI), provides up to $100,000 of subsidy per workforce housing unit, leverages strategic opportunities to use state-owned land, complements (but does not replace) traditional MassHousing development financing, and ensures workforce housing units are deed restricted as affordable. As of June 30, 2024, the Agency has disbursed $29.9 million under this program, and has a balance of $56.3 million for future disbursements.

FHLB - Helping to House New England Program

Since FY 2020, the Agency has received $4.2 million from the FHLB in the form of grants under the Helping to House New England Program. The Agency has allocated approximately $2.3 million of these proceeds to fund affordable sober housing and support services through CCRI, and approximately $1.9 million has been allocated for down payment assistance loan program available to income-eligible, first-time homebuyers. As of June 30, 2024, the Agency has disbursed all $4.2 million available under this program.

Workforce Advantage (WFA)

Since FY 2022, the Agency has been allocated $7.5 million from the Commonwealth's budget to use for MassHousing's WFA Program. WFA is a DPA loan program available to income-eligible (80% of AMI), first-time homebuyers looking to purchase a single-family dwelling, a two-family dwelling or a condominium located in Massachusetts. The DPA loans are made available in conjunction with a first mortgage loan funded by MassHousing for a principal amount of up to ten percent (10%) of the purchase price, or $50,000, whichever is less, for properties located in a Gateway City (as outlined by the Massachusetts Legislature) or in the cities of Boston and Framingham or the town of Randolph and up to $30,000 for properties located in the remainder of the Commonwealth. The DPA loan is a subordinate mortgage loan at 0% interest, deferred until the sale, transfer, refinance, or payoff of the first mortgage loan. As of June 30, 2024, the Agency has disbursed all $7.5 million available under this program.

Homeowner Assistance Fund (HAF)
On November 17, 2021, the Agency entered into a contract with the Commonwealth's Executive Office of Administration and Finance (EOHLC) as a subrecipient of federal HAF received from the U.S. Treasury's HAF program, authorized by the American Rescue Plan Act of 2021 (ARPA). The aggregate maximum obligation was $27.1 million as of June 30, 2023. On August 4, 2023, the aggregate maximum obligation for HAF was increased to $29.8 million. On December 18, 2023, the aggregate maximum obligation for HAF was decreased to $21.7 million. Under the contract, the Agency has provided services relative to the HAF Initiative, which includes, homeowner assistance with respect to borrowers within the Agency's own servicing portfolio. As of June 30, 2024, the Agency had received a net amount to be used for assistance of $20.6 million for grants and has disbursed all $20.6 million available under this program.

Massachusetts Delivering Real Equity and Mortgage Stability (MassDREAMS)
On September 28, 2022, the Agency entered into a contract with the EOHLC with an aggregate maximum obligation of approximately $37.1 million. The program was funded by State and Local Fiscal Recovery Funds (SLFRF) available pursuant to Section 9901 of the ARPA. Under this contract, the Agency provided services relative to the MassDREAMS Program, a program to provide expanded down payment assistance, as well as other support, for people in places that have been disproportionately impacted by COVID-19. As of June 30, 2023, the Agency had received $33.8 million to be used for assistance and disbursed all of the $33.8 million available under this program. In addition, the Agency disbursed $3.5 million in excess of the amount received under this program.

Neighborhood Stabilization Program (NSP)
On April 12, 2022, the Agency entered into a contract with the EOHLC with an aggregate maximum obligation of approximately $35.7 million. Under this contract, the Agency will provide services relative to the NSP, a program for revitalization of neighborhoods and communities with blighted or substandard conditions throughout the Commonwealth. As of June 30, 2024, the Agency had received $19.8 million to be used for assistance, disbursed $2.3 million for this program, and has a balance of $18.4 million, including interest earned, for future disbursements.

Sober Homes Fire Sprinklers System Program
On November 1, 2022, the Agency entered into a contract with the EOHLC with an aggregate maximum obligation of $4.0 million. The program is funded by appropriated state funds from Chapter 102 of the Acts of 2021. The Agency, in its capacity as a "Contractor," will distribute financial assistance to certified sober homes for fire sprinklers installed in accordance with the local and state building and fire codes. As of June 30, 2024 the Agency had received $3 million to be used for assistance, disbursed $1.5 million under this program, and has a balance of $1.6 million, including interest earned, for future disbursements.

SLFRF – CommonWealth Builder
On October 14, 2022, the Agency entered into a contract with the EOHLC with an aggregate maximum obligation of approximately $113.5 million. The program is funded by SLFRF available pursuant to Section 9901 of ARPA. The Agency, in its capacity as a "Contractor", distributes federal financial assistance to developers for the production of new construction and adaptive reuse of home ownership projects and the eligible purchase of home ownership units. As of June 30, 2024, the Agency had received $72 million to be

used for assistance, disbursed $63.3 million under this program, and has a balance of $10.4 million, including interest earned, for future disbursements.

Gateway Housing Rehabilitation Program
On February 23, 2023, the Agency entered into a contract with the EOHLC with an aggregate maximum obligation of $12.3 million. The program is funded by appropriated state funds from Chapter 99 of the Acts of 2018. The Agency, in its capacity as a "Contractor," will distribute grants to assist in the revitalization of neighborhoods and communities with properties in blighted or substandard conditions in Gateway and like communities throughout the Commonwealth. As of June 30, 2024, the Agency had received $4.6 million to be used for assistance, disbursed $2.0 million, and has a balance of $2.7 million, including interest earned, for future disbursements.

Massachusetts Community Climate Bank Fund (MCCB)
On August 8, 2023, MassHousing entered into a contract with the Commonwealth's Executive Office for Administration and Finance to administer the MCCB, the nation's first green bank dedicated to affordable housing. This initiative was seeded with $50 million in state funds from the Department of Environmental Protection and is designed to maximize investment in the reduction of greenhouse gas emissions from the building sector. One of the MCCB's primary goals is to attract private sector capital and federal funds available under the Inflation Reduction Act to finance building retrofits aligned with the state's long-term climate objectives and new construction of decarbonized buildings. The bank will focus on the affordable housing market, where residents bear a disproportionate burden in energy costs and climate impacts, to promote an equitable energy transition and to meet the needs of environmental justice populations. Over time, the bank will diversify investments to include other decarbonization measures that benefit communities. As of June 30, 2024, the Agency had received $50 million for administration and assistance, disbursed $751 thousand under this program, and has a balance of $51.4 million, including interest earned, for future disbursements.

Tenancy Preservation Program (TPP)
On October 26, 2023, the Agency entered into a contract with the EOHLC with an aggregate maximum obligation of $4.2 million to administer the TPP, effective July 1, 2023. The program is funded by appropriated state funds from the General Appropriations Act. The Agency, in its capacity as a "Contractor", will function as a neutral party to landlord and tenant disputes, providing clinical consultation services to Massachusetts Housing Courts and landlords and short-term, intensive case management and stabilization services to tenants. The TPP serves residents with disabilities, including aging-related impairments and medical conditions that substantially limit one or more major life functions. The program's primary goal is to preserve tenancies by addressing the underlying issues related to the lease violation by connecting the tenant to community-based services. As of June 30, 2024, the Agency had received $2.1 million and disbursed all $2.1 million available under this program.

Equitable Developers Fund (EDF)
Effective February 1, 2024, the Agency entered into a contract with the EOHLC with an aggregate maximum obligation of $50 million to administer the EDF in its capacity as a "Contractor". The EDF was authorized pursuant to the state appropriation of Chapter 268 of the Acts of 2022, which authorizes a reserve to be administered for the purpose of providing financial assistance in support of the construction, rehabilitation, or redevelopment of real estate projects located in certain economically challenged regions

and undertaken by sponsors and developers that qualify as socially and economically disadvantaged. On February 14, 2024, MassHousing and the Massachusetts Housing Investment Corporation (MHIC) entered into a memorandum of understanding, in which MHIC will administer the EDF in its capacity as a "Subcontractor". MHIC will lead the day-to-day operations of the fund, including developing the fund's financial products, evaluating and underwriting developer applications, and servicing loans. MassHousing will have sole authority to approve loans or other awards of financial assistance and will authorize assistance to developers for technical assistance in building organizational capacity and understanding the state's affordable housing development opportunities and financing sources. MassHousing and MHIC will collaborate on outreach to prospective borrowers. As of June 30, 2024, the Agency had received $48.1 million to be used for assistance and had not yet made disbursements under this program.

Work Force Housing (WFH)
On May 20, 2024, the Agency entered into a contract with the EOHLC with an aggregate maximum obligation of $100 million to administer the WFH in its capacity as a "Contractor". The WFH was authorized pursuant to the state appropriation of Chapter 268 of the Acts of 2022, which authorizes a reserve to be administered for a workforce housing program to provide grants, loans or other financial assistance to support the production of rental or for-sale housing that is affordable for households with incomes between 60 per cent and 120 per cent of the area median income; provided further, that projects shall be required to ensure that not less than 20 per cent of units be affordable for households earning at or below 80 per cent of the area median income. This Workforce Housing initiative program will support the production of workforce housing projects and ensure the units' long-term availability to eligible residents. Funding will be provided to developers to create new workforce housing units through new construction, rehabilitation, and adaptive re-use. Funding will be provided in the form of subordinate long-term loans to pay the costs of acquisition, construction, and/or rehabilitation of eligible projects. As of June 30, 2024, the Agency had a receivable for $56.3 million to be used for assistance and had not yet made any disbursements under the program.

CommonWealth Builder (CWB) Program
On June 3, 2024, the Agency entered into a contract with EOHLC with an aggregate maximum obligation of $100 million to administer the CWB program in its capacity as "Contractor". This program will support the production of for-sale, below market, housing to expand homeownership opportunities for first-time homebuyers and socially disadvantaged individuals in communities disproportionately impacted by the 2019 novel coronavirus pandemic. Funding will be provided to developers in the form of grants and loans to facilitate the production of affordable homeownership units. As of June 30, 2024, the Agency had not yet received any funds, nor had made any disbursements, under the program.

Note P. Commitments and Contingencies

MassHousing Mortgage Insurance Fund (MIF)
MassHousing established MIF within the WCF to provide an additional source of primary mortgage insurance for certain borrowers. At June 30, 2024 and 2023, approximately $50 million and $89.7 million, respectively, of these totals served as the minimum required capital for insurance coverage relating to insured loans. Reinsurance agreements with unrelated insurers (described below) provide additional resources for the settlement of

claims. A reserve for claims totaling $1.1 million and $1.4 million at June 30, 2024 and 2023, respectively, is included in WCF's other liabilities.

In addition to providing traditional mortgage insurance coverage, MIF also provides, under its MIPlus® program, additional mortgage payment protection on new loans insured on or after July 1, 2004. The MIPlus® program pays the borrower's monthly mortgage principal and interest requirements, up to defined cap, for up to six months in the event that the borrower becomes an "enrolled unemployed," as defined by the Commonwealth's unemployment compensation program. MIPlus® payments are made directly to the borrower's mortgage loan servicer and are designed to keep the mortgage loan current, avoiding foreclosure, loan loss and mortgage insurance claims.

The following table summarizes the MIF claims activity during the fiscal year ended June 30, 2024 and 2023 (claims paid in thousands):

	FY 2024		FY 2023	
	Claims	**MI Plus Claims**	**Claims**	**MI Plus Claims**
Claims Paid	$ 204	$ 280	$ 303	$ 144
Number of Claims	7	210	6	126

MassHousing, on behalf of the MIF, has entered into reinsurance agreements with Mortgage Guaranty Insurance Company (MGIC), United Guaranty Residential Insurance Corporation (UG), Enact Mortgage Insurance Corporation (EMIC), and Gallagher Re Inc., acting as a broker for Aspen American Insurance Company, Essent Reinsurance Ltd., Everest Reinsurance Company, Insurance Company of the West, Lancashire Insurance Company Limited, Markel Bermuda Limited, Markel Global Reinsurance Company, Partner Reinsurance Europe SE (Zurich Branch), Partner Reinsurance Company of the U.S. and Renaissance Reinsurance Limited. These agreements provide reinsurance of MassHousing's Home Ownership loans and, in certain cases, other conventional mortgage loans purchased by MassHousing, loans which were made to persons and families of low- and moderate-income and which were originated by other mortgage lenders on Massachusetts one-to-four-unit, owner-occupied residential dwellings, as well as other bank portfolio loans held by Massachusetts banks. Effective January 1, 2024, MassHousing, on behalf of MIF, renewed its reinsurance contract (contract) with Gallagher RE, acting as broker for the agreements with subscribing reinsurers, through December 31, 2025. The contract can be extended for the period January 1, 2026 through December 31, 2026, with the mutual agreement of MassHousing and Gallagher RE. The terms of the contract are similar to the Agency's previous reinsurance contracts.

Under each reinsurance agreement, the MIF retains a 10% share of the insurance coverage written on any reinsured loan; the reinsurer provides reinsurance for the remaining 90% of the coverage. In addition to MIF's 10% share, MIF receives a ceding commission ranging from 20% to 37% of the reinsurance premiums paid under the MGIC, UG, EMIC, and Gallagher Re agreements. The net benefits to MIF under the agreements range from 26.3% to 43.3% of the premiums for the assumption of 10% of the mortgage risk. Under certain circumstances, MIF may be due additional commissions contingent upon reinsurer operational results.

The following table summarizes the MIF reinsurance balances and insurance in force at June 30, 2024 and 2023 (in millions):

	June 30, 2024	June 30, 2023
Gallagher RE	$ 1,898	$ 1,766
EMIC	25	30
MGIC	6	9
UG	3	4
Reinsurers 90% share of reinsurance coverage	1,932	1,809
MIF 10% share of reinsurance coverage	215	201
MIF 100% share of insurance coverage	462	481
Total loans with reinsurance	**$ 2,609**	**$ 2,491**

Center for Community Recovery Innovations, Inc. (CCRI)
CCRI has been funded with contributions from MassHousing since fiscal year 1995. In both FY 2024 and FY 2023, MassHousing contributed $700 thousand, and has committed to fund $700 thousand in fiscal year 2025.

Opportunity Fund
On March 8, 2016, MassHousing Members voted to create a segregated revolving fund, named the Opportunity Fund, within the Agency's WCF for programs and initiatives that increase housing opportunities and otherwise support the Agency's mission, subject to all applicable requirements of the Agency's enabling act. Agency contributions and Work Force Production funds contributed to the Opportunity Fund are reported as designated unrestricted net position of the WCF and are included in the financial statements of the WCF and Affiliates. As of June 30, 2024, the Opportunity Fund has received $296.5 million from the WCF operating fund and $123.9 million from external grants. The external grants were comprised of $86.2 million unrestricted Work Force Production funds and $37.7 million from other funds, of which $26.5 million restricted funds remain at June 30, 2024.

The funds in the Opportunity Fund as of June 30, 2024 are committed as follows (in thousands):

Opportunity Fund - as of June 30, 2024 (in thousands)	**Original Funding**	**Funds Disbursed to date**	**Fund Balance**	**Commitments Outstanding**	**Remaining Funds Available**
Multifamily Operations					
CommonWealth Builder Grants	$ 60,000	$ (10,125)	$ 49,875	$ (4,910)	$ 44,965
31 Elm Street Investment in Cooperative Agreement/Loan[9]	21,000	(16,000)	5,000	(5,000)	-
Workforce Housing Loans[9]	115,200	(109,506)	5,694	(55,942)	(50,248)
13A Portfolio Preservation Loans/Grants	50,000	(37,280)	12,720	-	12,720
Capital Needs Loan	24,079	(653)	23,426	(23,426)	-
Capital Magnet Funds - MF Subordinate Debt	28,310	(2,500)	25,810	(9,575)	16,235
AHTF/CHSI Participation Interest Loans	10,000	(9,353)	647	-	647
2Life Communities Grant	1,500	(1,500)	-	-	-
			-		
Home Ownership Operations			-		
Workforce Advantage DPA Loans	19,400	(19,374)	26	-	26
Operation Welcome Home Loans	3,010	(1,358)	1,652	-	1,652
Veterans Closing Cost Assistance Grants	250	(218)	32	-	32
			-		
General			-		
Senior Housing Research Studies Grants	290	(228)	62	-	62
Planning for Housing Production Program Grants	3,000	(1,773)	1,227	-	1,227
Housing Navigator Massachusetts Grants	1,000	(1,000)	-	-	-
Office Conversion Initiative	1,000	-	1,000	-	1,000
			-		
Unallocated Funds	83,040	-	83,040	(734)	82,306
Totals	**$ 421,079**	**$ (210,868)**	**$ 210,211**	**$ (99,587)**	**$ 110,624**

[9] $110M from Agency and $26.2 from Commonwealth. The Agency entered into a new WFH contract on May 20, 2024 that will be used to towards the commitments outstanding.

MassHousing Members also voted to transfer previously committed non-cash assets in the Working Capital Fund from the Priority Development Fund (PDF) program and Agency funds invested in Affordable Housing Trust Fund (AHTF) assets, with any payments received from such assets to remain in the Opportunity Fund. MassHousing created the PDF program in 2004 to help increase the production of rental housing in Massachusetts. MassHousing has been administering the AHTF since 2001.

Other

MassHousing's WCF has pledged to indemnify its municipal bond insurers in the event an insurer incurs losses under certain policies the insurer has issued. Those policies guarantee that bondholders of certain bond series and maturities will receive scheduled principal and interest payments. The indemnified amount at June 30, 2024, was $105 thousand in the GRDB program.

At June 30, 2024, MassHousing had commitments to provide approximately $177.7 million for undisbursed portions of existing and new permanent and construction mortgage loans.

Risk-Sharing Program

MassHousing serves as an approved lender under the Housing Finance Agency Risk-Sharing Program for Insured Affordable Multi Family Project Loans (Risk-Sharing Program), authorized by Section 542(c) of the Housing and Community Development Act of 1992, which is administered by HUD. Under the Risk-Sharing Program, MassHousing acts as the servicer for these loans, and bears a percentage of risk loss ranging from 10-50% of each loan with the balance of risk loss borne by HUD in the event of a claim. As of June 30, 2024, MassHousing has 279 loans with an unpaid principal balance of $3.1 billion, which is subject to a maximum loss exposure up to $1.5 billion. MassHousing utilizes strict underwriting standards to minimize exposure to risk loss. Following default on a risk-share loan, MassHousing may obtain an initial claim payment from HUD of 100% of the loan's unpaid principal balance and accrued interest (subject to certain adjustments). After a period during which MassHousing works toward curing the default, foreclosure or resale of the related project, losses (if any) are calculated and apportioned between MassHousing and HUD according to the applicable risk-sharing percentage for the loan, and MassHousing reimburses HUD (with interest on the initial claim payment) for its share of the loss, with such reimbursement to be made by debentures maturing over a period of five years (unless extended by HUD). In addition to using this program to insure mortgage loans pledged to secure bonds, MassHousing from time to time has sold 100% participation interests in mortgage loans secured under this program. In these cases, MassHousing is the original mortgagee and holds legal title to certain mortgage loans insured under this program for which 100% beneficial ownership has been transferred to participant owners. Since the inception of the Risk-Sharing Program, the Agency has collected on two partial claims, totaling approximately $5 million.

Additionally, MassHousing has risk sharing agreements with four independent insurers whereby MassHousing co-insures single-family primary mortgage loans. The following table provides the risk sharing exposure balances at June 30, 2024 and 2023 (in thousands):

	June 30, 2024	June 30, 2023
Balance of loans with co-insurance	$ 1,679	$ 1,962
Risk exposure of loans with co-insurance coverage	584	672
MassHousing claim liability	3,796	3,796
Co-insurers claim liability	1,316	1,316
MassHousing collateral on deposit	1,657	1,355

Note Q. Events Subsequent to June 30, 2024

Work Force Housing Grant (WFH)

On July 17, 2024, the Agency received $61 million for the WFH grant, which was included as a receivable on the June 30, 2024 Statement of Net Position.

Line of Credit

On August 2, 2024, MassHousing amended its existing revolving loan agreement with Bank of America, N.A. for a line of credit to provide funding for the Agency's warehouse of single-family loans in the WCF. The maximum credit line of the revolving loan agreement was decreased from $200 million to $150 million.

Debt Limit Increase
On August 6, 2024, the Governor of the Commonwealth signed into law the Affordable Homes Act of 2024. This legislation includes a provision that raises MassHousing's debt limit from $4.9 billion to $10.8 billion.

SLFRF – CommonWealth Builder Amendment
On August 29, 2024, the Agency amended its SLFRF- CommonWealth Builder contract with the EOHLC to increase the aggregate maximum by $1.5 million to approximately $115 million.

Executed Loan Commitments
Through September 17, 2024, the Agency executed new mortgage and bridge loan commitments totaling $54.2 million for multifamily developments.

Note R. Litigation

MassHousing is involved in certain litigation and disputes incidental to its operations. Because it is generally difficult to predict the outcome of lawsuits, MassHousing cannot give any assurance as to the outcome of such litigation. Based upon the information it presently possesses, however, it is management's judgment that such litigation will not have a material adverse impact upon the financial condition of MassHousing.

Required Supplemental Schedule 1
Unaudited

Massachusetts Housing Finance Agency Employees' Retirement System Plan
Schedules of Required Supplementary Information
Schedule of changes in the Agency's Net Pension Liability/(Asset) and related ratios
(Dollar amounts in thousands)
June 30, 2024

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability										
Service Cost	$ 4,351	$ 4,103	$ 4,015	$ 3,861	$ 3,700	$ 3,566	$ 3,437	$ 3,247	$ 3,129	$ 2,695
Interest	16,044	15,553	15,295	14,608	13,583	12,908	11,895	11,623	10,443	9,984
Changes in Benefit Terms	-	2,531	-	-	1,592	-	-	-	-	-
Differences between expected and actual experience	-	848	(387)	-	3,848	-	(3,670)	-	(265)	-
Changes of assumptions	-	(5,675)	2,291	-	5,878	-	8,772	-	7,362	-
Benefit payments, including refunds of employee contributions	(10,572)	(10,593)	(9,576)	(8,732)	(8,029)	(7,182)	(6,920)	(5,958)	(5,161)	(5,134)
Net change in total pension liability	9,823	6,767	11,638	9,737	20,572	9,292	13,514	8,912	15,508	7,545
Total pension liability - beginning	230,140	223,373	211,735	201,998	181,426	172,134	158,620	149,708	134,200	126,655
Total pension liability - ending (a)	$ 239,963	$ 230,140	$ 223,373	$ 211,735	$ 201,998	$ 181,426	$ 172,134	$ 158,620	$ 149,708	$ 134,200
Plan fiduciary net position										
Contributions - employer	$ 4,727	$ 1,087	$ 13,273	$ 10,081	$ 10,031	$ 6,527	$ 6,491	$ 6,093	$ 6,065	$ 3,946
Contributions - employee	4,074	3,747	3,591	3,527	3,449	3,483	3,552	3,274	3,219	3,497
Net Investment Income	24,104	(24,048)	33,100	26,999	27,731	(5,544)	18,139	11,087	(3,352)	4,114
Benefit payments, including refunds of employee contributions	(10,572)	(10,593)	(9,576)	(8,732)	(8,029)	(7,182)	(6,920)	(5,958)	(5,161)	(5,134)
Adminstrative expenses	(508)	(455)	(555)	(489)	(468)	(446)	(378)	(380)	(366)	(419)
Net change in plan fiduciary net position	21,825	(30,262)	39,833	31,386	32,714	(3,162)	20,884	14,116	405	6,004
Plan fiduciary net position - beginning	219,789	250,051	210,218	178,832	146,118	149,280	128,396	114,280	113,875	107,871
Plan fiduciary net position - ending (b)	$ 241,614	$ 219,789	$ 250,051	$ 210,218	$ 178,832	$ 146,118	$ 149,280	$ 128,396	$ 114,280	$ 113,875
Net Pension Liability/(Asset)- ending (a)-(b)	$ (1,651)	$ 10,351	$ (26,678)	$ 1,517	$ 23,166	$ 35,308	$ 22,854	$ 30,224	$ 35,428	$ 20,325
Plan fiduciary net position as a percentage of total pension liability	100.7%	95.5%	111.9%	99.3%	88.5%	80.5%	86.7%	80.9%	76.3%	84.9%
Covered Payroll (calendar year timing)	$ 38,407	$ 36,887	$ 35,372	$ 35,737	$ 34,362	$ 34,506	$ 33,250	$ 33,641	$ 32,430	$ 28,044
Net Pension Liability/(Asset) as a percentage of covered payroll	-4.3%	28.1%	-75.4%	4.2%	67.4%	102.3%	68.7%	89.8%	109.2%	72.5%

Please see Note N for further disclosure

Required Supplemental Schedule 2
Unaudited

Massachusetts Housing Finance Agency Employees' Retirement System Plan
Schedule of Agency Contributions
(Dollar amounts in thousands)
June 30, 2024

	2024	2023	2022	2019	2020	2019	2018	2017	2016	2015
Actuarial Determined Contribution	$ 4,727	$ 1,087	$ 1,030	$ 10,081	$ 10,031	$ 6,527	$ 6,491	$ 6,093	$ 6,065	$ 3,946
Contributions made	4,727	1,087	1,030	22,323	10,031	6,527	6,491	6,093	6,065	3,946
Contribution deficiency (excess)	$ -	$ -	$ -	$ (12,242)	$ -	$ -	$ -	$ -	$ -	$ -
Covered Payroll (fiscal year timing)	$ 39,180	$ 37,647	$ 36,082	$ 36,447	$ 35,050	$ 35,154	$ 33,878	$ 34,264	$ 33,035	$ 28,044
Contribution as a percentage of covered payroll	12.1%	2.9%	2.9%	61.2%	28.6%	18.6%	19.2%	17.8%	18.4%	14.1%

Notes to Schedule

Methods and assumption used to determine contribution rates for 2024 and 2023:

Actuarial cost method	Entry age, normal
Amortization method	Level payment, closed
Remaining amortization period	Plan is fully funded as of June 30, 2021
Asset valuation method	Fair value adjusted by accounts receivable and accounts payable
Inflation	2.2 percent
Salary Increases	5.25 percent grading down to 3.75 percent
Investment rate of return	7.00 percent, including inflation, net of pension plan investment expense
Mortality	The Pri.-2012 White Collar Mortality Table projected using MP-2021, sex-distinct, projected using generational mortality and scale MP-2021. During employment, the healthy employee mortality table is used. Post-employment, the healthy annuitant table is used.
Most Recent Measurement Date	December 31, 2023
Valuation Date	January 1, 2023
Changes in benefit terms	In FY 2023, the COLA base was increased from $15,000 to $16,000 and for FY 2023 only, the COLA was increased from 3% to 5% In FY 2024, the COLA base was increased from $16,000 to $17,000.

Please see Note N for further disclosure

Required Supplemental Schedule 3
Unaudited

Massachusetts Housing Finance Agency OPEB Trust
Schedules of Required Supplementary Information
Schedule of changes in the Agency's Net OPEB Liability/(Asset) and related ratios [(1)]
(Dollar amounts in thousands)
June 30, 2024

	2023	2022(b)[(2)]	2022(a)	2021 [(3)]	2020	2019	2018
Total OPEB Liability							
Service Cost	$ 943	$ 535	$ 1,039	$ 767	$ 1,137	$ 1,294	$ 1,430
Interest	2,971	1,897	3,588	3,046	4,232	3,925	3,670
Differences between expected and actual experience	(78)	(7,448)	-	(10,923)	(534)	(326)	-
Changes of assumptions	-	(5,875)	-	(745)	(1,044)	929	-
Benefit payments	(1,687)	(836)	(1,542)	(1,517)	(1,327)	(1,531)	(1,175)
Net change in total OPEB liability	2,149	(11,727)	3,085	(9,372)	2,464	4,291	3,925
Total OPEB liability - beginning	42,351	54,078	50,993	60,365	57,901	53,610	49,685
Total OPEB liability - ending (a)	$ 44,500	$ 42,351	$ 54,078	$ 50,993	$ 60,365	$ 57,901	$ 53,610
Plan fiduciary net position							
Contributions - employer (including implicit subsidy)	$ 2,017	$ 817	$ 1,535	$ 3,597	$ 3,421	$ 3,459	$ 3,115
Net Investment Income	6,190	22	(7,829)	10,260	1,195	1,970	1,614
Benefit payments	(1,687)	(836)	(1,542)	(1,517)	(1,327)	(1,531)	(1,175)
Adminstrative expenses	(54)	(37)	(35)	(43)	(27)	(40)	(31)
Net change in plan fiduciary net position	6,466	(34)	(7,871)	12,297	3,262	3,858	3,523
Plan fiduciary net position - beginning	42,043	42,077	49,948	37,651	34,389	30,531	27,008
Plan fiduciary net position - ending (b)	$ 48,509	$ 42,043	$ 42,077	$ 49,948	$ 37,651	$ 34,389	$ 30,531
Net OPEB Liability - ending (a)-(b)	$ (4,009)	$ 308	$ 12,001	$ 1,045	$ 22,714	$ 23,512	$ 23,079
Plan fiduciary net position as a percentage of total OPEB liability	109.0%	99.3%	77.8%	98.0%	62.4%	59.4%	57.0%
Covered Payroll	$ 39,077	$ 36,887	$ 35,139	$ 34,116	$ 33,592	$ 32,614	$ 34,715
Net OPEB Liability as a percentage of covered payroll	-10.3%	0.8%	34.2%	3.1%	67.6%	72.1%	66.5%

(1) GASB Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions"(GASB 75) requires data to be presented for each of the 10 previous fiscal years. GASB 75 became effective in FY 2018, therefore that is the earliest fiscal year presented.

(2) Data represents the six-month period, July 1, 2022 through December 31, 2022.

(3) In FY 2021, the Agency identified an error in the FY 2019 and FY 2020 actuarial calculation of the Net OPEB Liability, which resulted in changes in the Schedule of Changes in the Agency's Net OPEB Liability and related ratios. Due to the overall impact to the Agency's financial statments, the cumulative effect is reflected in the FY 2021 reporting period.

Please see Note N for further disclosure

Required Supplemental Schedule 4
Unaudited

Massachusetts Housing Finance Agency OPEB Trust
Schedule of Agency Contributions
(Dollar amounts in thousands)
June 30, 2024

	2024	2023	2022	2021	2020	2019	2018
Actuarial Determined Contribution	$ 2,017	$ 1,635	$ 1,535	$ 3,597	$ 3,421	$ 3,459	$ 3,115
Contributions in relation to the Actuarially Determined Contribution	2,017	1,635	1,535	3,597	3,421	3,459	3,115
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered Payroll	$ 39,077	$ 36,887	$ 35,139	$ 34,116	$ 33,592	$ 32,614	$ 34,715
Contribution as a percentage of covered payroll	5.2%	4.4%	4.4%	10.5%	10.2%	10.6%	9.0%

Notes to Schedule

Actuarially Determined Contributions consist of:

	2024	2023	2022	2021	2020	2019	2018
Cash Contribution	$ 1,734	$ 1,341	$ 1,282	$ 3,300	$ 3,160	$ 2,897	$ 2,901
Implicit Subsidy	283	294	253	297	261	562	214
Actuarial Determined Contribution	$ 2,017	$ 1,635	$ 1,535	$ 3,597	$ 3,421	$ 3,459	$ 3,115

Methods and assumption used to determine contribution rates for 2024 and 2023:

Actuarial cost method	Projected Unit Credit Level Dollar cost method
Amortization method	Level percentage of pay, closed basis
Remaining amortization period	13 years
Asset valuation method	Market value
Salary Increases	3.5 percent
Healthcare cost trend rates	7.1% to 9% initial graded down to 5% in 2040
Investment rate of return	7.00 percent, net of OPEB plan investment expense
Retirement Age	Based on Tier classification, gender and hire dates
Mortality	Pri H-2012 Private Retirement Headcount-Weighted White Collar Mortality Tables, sex-distinct projected using generational mortality and scale MP-2021

Please see Note N for further disclosure

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

			In thousands			
Project Name	Interest Rate	Maturity Date	Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	Notes
Working Capital Fund and Affiliates						
11 Long Point Road, Lakeville (Arc)	5.550%	01/01/2029	$ 50			
1199 Hixville Road, North Dartmouth(Arc)	5.350%	08/01/2026	23			
120 Centre Court	0.000%	11/01/2042	561			
120 Centre Court	0.000%	11/01/2038	360			
140 Clarendon	5.940%	05/01/2064	7,022			
140 Clarendon	0.000%	05/01/2064	500			
181 Chestnut	3.670%	03/01/2061	4,704			
181 Chestnut	0.000%	03/01/2061	650			
191 Talbot	4.020%	04/01/2037	2,663			
191 Talbot	1.000%	04/01/2037	1,400			
2 Pierce Lane, Middleboro (Arc)	5.350%	07/01/2026	23			
2101 Washington Street	3.750%	06/01/2059	3,803			
225 Centre Street	0.000%	08/01/2054	5,600			
246-248 Norwell Street	0.000%	06/01/2059	600			
246-248 Norwell Street	0.000%	07/09/2059	756			
250 Centre Street	0.000%	07/01/2064	2,000			
28 Austin Street	0.000%	04/01/2060	1,300			
3 Flintlock Lane, Lakeville (Arc)	5.550%	12/01/2026	28			
31 Elm Street	0.000%	07/01/2062	14,596			
35 Village Hill Road	3.790%	01/01/2037	1,406			
35 Village Hill Road	0.000%	01/01/2062	1,367			
37 Union Street	4.250%	01/01/2064	2,751			
37 Union Street	2.000%	01/01/2064	1,700			
38 Winfield St., East Freetown (Arc)	5.350%	08/01/2026	24			
571 Revere Street	0.000%	04/01/2062	1,900			
68 Church Green Townhomes	0.000%	12/01/2026	3,829		$ 4,971	
706 Huntington Avenue	0.000%	11/01/2049	322			
98 Essex	1.500%	04/01/2055	907			
98 Essex	0.000%	04/01/2055	600			
A.O. Flats At Forest Hills	5.000%	06/01/2060	8,100			
Academy Hill School	3.750%	04/30/2058	1,415			
Academy Hill School	3.020%	04/30/2058	205			
Admiral'S Tower	0.000%	07/01/2044	510			
Aei Group Homes-Braintree	5.350%	08/01/2026	36			
Aei Group Homes-Centerville	5.350%	07/01/2026	31			
Aei Group Homes-Kingston	5.550%	02/01/2027	42			
Aei Group Homes-Marshfield	5.550%	05/01/2028	58			
Ames Privilege - (Ames II)	2.600%	10/01/2054	118			
Appleton Mills Redev Phase 1B	3.500%	04/01/2052	155			
Arlington Park	4.000%	02/01/2037	722			
Arlington Point	0.000%	12/18/2060	1,900			
Arlington Point II (Van Brodie 9%)	5.490%	07/01/2060	1,212			
Barstow Village	0.010%	07/01/2053	877			
Bartlett Station Building A 4%	3.000%	11/01/2063	900			
Bedford Village	2.000%	07/01/2060	4,500			
Bergen Circle	3.870%	10/01/2063	13,222			
Bergen Circle	0.000%	10/01/2063	7,950			

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

			In thousands			
Project Name	Interest Rate	Maturity Date	Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	Notes
Broadway Tower	2.790%	09/01/2040	$ 8,886			
Brockton Enterprise Ctr Phase 2 Resid 4%	0.000%	01/01/2064	1,200			
Brooks School Boston	8.000%	01/01/2028	5,221			
Brooks School Boston	0.000%	01/01/2028	122			
Brown-Kaplan Townhomes	0.000%	08/25/2049	249			
Bunker Hill Bldg M	5.710%	10/01/2045			$ 1,600	
Bunker Hill Bldg M	6.600%	08/01/2025			7,820	
Bunker Hill Bldg M	7.350%	08/01/2025			22,940	
Bunker Hill Bldg M	8.030%	08/01/2025			3,160	
Burbank Gardens	2.590%	07/01/2059	4,618			
Burbank Gardens Acquisition	0.000%	07/01/2059	452			
Cable Gardens	4.500%	01/01/2036	7,512			
Canterbury Tower	7.870%	04/01/2053	7,444			
Casselman House	0.000%	05/01/2044	172			
Central Grammar	0.000%	04/01/2053	695			
Chapman House	2.000%	04/10/2064	1,539			
Chatham West I	0.000%	06/01/2058	4,500			
Chatham West II	0.000%	06/01/2027	3,889			
Cheriton Heights Senior Housing	0.000%	11/22/2053	1,000			
City Square Elderly Housing	0.000%	02/01/2046	589			
Cobbet Hill	2.260%	12/23/2066	1,000			
Colonial Village Renewal	0.000%	12/01/2059	945			
Cote Village 4%	0.000%	10/01/2062	2,400			
Council Tower	0.000%	01/01/2046	882			
Covenant House I & II (A)	0.570%	07/01/2045	860			
Curtain Lofts	0.000%	11/01/2052	783			
Elias Brooking Apartments	4.560%	01/01/2063	1,115			
Elias Brooking Apartments	0.000%	01/01/2063	700			
Farnsworth House	0.000%	10/01/2046	363			
Finch Cambridge	0.000%	11/01/2060	3,718			
Franklin Hill Revital Phase 2A	6.000%	05/01/2059	1,350			
Franklin Hill Revital Phase 2B	0.100%	12/31/2059	1,000			
Franklin Park Apartments	6.200%	03/01/2052	1,067			
Franklin School	5.250%	12/31/2049	3,433			
Gardner Terrace II	4.000%	01/01/2027		$ 4,081		
Gateway Residences On Washington	0.000%	10/01/2058	1,600			
Glen Meadow Apartments	0.000%	05/01/2057	1,750			
Golda Meir House Expansion	1.880%	06/30/2024		13,625		
Greenway Apartments	3.850%	06/01/2053	1,000			
Habitat for Humanity - Boston, Inc.	0.000%		356			
Hamilton Canal	3.630%	04/01/2063	19,957			
Hamilton Canal	0.000%	04/01/2063	5,000			
Hampton Court	3.120%	06/20/2064	17,891			
Hanover House	0.000%	12/18/2029	995			
Hanover Woods	1.890%	08/01/2066	7,029			
Haynes House	3.310%	07/01/2061	2,700			
Hayward Landing	2.570%	11/04/2065	18,892			
Hebronville Mill	0.000%	01/01/2027	5,950			
Hebronville Mill	8.000%	12/01/2016	8			

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

			In thousands			
Project Name	Interest Rate	Maturity Date	Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	Notes
Hebronville Mill	9.616%	02/01/2020	$ 4,702			
Hebronville Mill	8.500%	06/01/2018	1,166			
Heritage Common - Lawrence	0.700%	06/01/2050	8,818			
Heritage Common - Lawrence	0.000%	06/16/2051	1,500			
Heywood Wakefield Village	4.790%	12/31/2041	13,615			
High Meadows Townhomes (Canal Bluffs III)	2.500%	09/01/2059	700			
Highland Apartments	3.040%	05/01/2056	5,896			
Hillcrest Acres	0.000%	10/01/2064	3,700		$ 1,000	
Hillside Village	0.000%	07/01/2059	600			
Holmes Beverly Apartments	0.000%	11/01/2058	1,600			
Houghton Village	2.700%	06/01/2058	6,799			
Houghton Village	0.000%	06/01/2058	1,545			
Independence Manor II	6.510%	07/01/2047	2,225			
Indigo Block Apartments	0.000%	07/01/2062	3,502			
J.J. Carroll House	0.000%	07/01/2064	3,600			
Joseph'S House	6.300%	09/01/2050	559			
Kennedy Building Apartments	0.000%	01/01/2064	1,250			
Kent Street	6.010%	09/01/2056	5,407			
King James Court	0.000%	04/01/2043	408			
Kuehn'S Way Apartments	3.670%	05/01/2053	2,025			
Kuehn'S Way Apartments	0.000%	05/01/2053	1,800			
Landfall Community Associates II	0.000%	01/01/2060	134			
Latin Academy	0.000%	06/01/2050	602			
Leyden Woods Apartments	3.850%	10/01/2037	1,645			
Lincoln Woods	2.740%	07/01/2057	1,200			
Lincoln Woods	0.000%	08/01/2057	291			
Linwood Mill	0.010%	07/01/2053	1,000			
Loring Towers	1.000%	12/20/2049	38			
Madison Melnea Cass Apartments	2.880%	03/01/2060	1,900			
Mansfield Meadows	4.094%	04/30/2072	9,988			
Maple Ridge Phase I	0.000%	06/01/2052	2,000			
Mariner'S Hill	0.899%	05/15/2064	623			
Mashpee Village	7.000%	06/01/2056	1,500			
Mattapan Station 4%	2.000%	04/01/2063	3,000			
Mattapan Station 9%	3.880%	10/01/2063	2,322			
Merrimack Valley Apartments	0.000%	08/01/2044	234			
Michael E. Haynes Arms	0.000%	03/01/2039	1,600			
Middlebury Arms	3.320%	09/30/2055	3,986			
Mill Falls Apartments - Methuen	4.530%	02/01/2057	2,911			
Mill House - Greenfield	3.750%	10/16/2069	166			
Mill Pond Apartments - Littleton	0.000%	05/01/2047	258			
Mill Pond Apartments - Taunton	7.870%	04/01/2053	3,048			
Mill Valley Estates - Amherst	2.550%	11/18/2060	10,840			
Mission Main	6.740%	01/01/2026		$ 13,457	9,243	
Moran Square Redevelopment	4.060%	02/01/2059	2,887			
Moran Square Redevelopment	0.000%	02/01/2059	2,400			
Museum Square	2.720%	07/24/2065	15,164			
New Codman Square Apartments	2.640%	01/01/2054	840			
New Port Antonio Apartments	5.720%	06/27/2027	39,195			

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

			In thousands			
Project Name	Interest Rate	Maturity Date	Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	Notes
Newcastle Saranac	0.000%	07/01/2062	$ 2,250			
North 116 Flats	3.710%	04/01/2029	41,200			
North Commons At Villlage Hill	0.000%	12/01/2062	1,400			
North Strand Condominium	0.000%	12/01/2026	2,183		$ 2,491	
Oak Woods	0.000%	12/01/2053	678			
Old Colony Phase Four	6.740%	02/01/2066		$ 51		
Old Colony Phase Four	6.740%	02/01/2026			9,317	
Old Colony Phase Five	6.740%	02/01/2066			319	
Old Colony Phase Five	6.740%	02/01/2026			8,882	
Old Colony Phase Six	7.410%	04/01/2027			17,949	
Old Colony Phase Six	8.160%	04/01/2027			4,304	
Olmsted Green Mixed-Income Rental	1.000%	05/01/2061	4,000			
Oxford House At Queeney Square	2.720%	01/01/2050	4,411			
Pac 10 Lofts	3.440%	12/01/2023		16,058		
Pac 10 Lofts	0.000%	04/01/2063	5,000			
Parkway 1208	5.840%	07/01/2064	8,156			
Parkway 1208	1.000%	07/01/2064	1,489			
Pelham I Apartments	5.086%	12/01/2064	4,995			
Perlman House	2.500%	03/01/2041	573			
Perlman House	0.000%	03/01/2041	500			
Peter Sanborn Place	0.000%	08/01/2043	313			
Pilot Grove Hill	0.000%	12/01/2049	217			
Pine Crest	0.000%	01/01/2044	208			
Pitts Portfolio	2.990%	04/01/2061	1,700			
Plantation Tower	6.000%	04/01/2047	4,099			
Pleasant Plaza	3.025%	01/01/2065	11,162			
Pond Side At Littleton	2.119%	02/28/2071	13,844			
Preserve North Residences	0.000%	01/01/2062	4,000			
Providence House Assisted Living	6.350%	01/01/2045	7,432			
Pulaski Heights (A)	1.000%	09/01/2045	169			
Residences At Brighton Marine	0.000%	11/01/2060	5,000			
Residences At Canal Bluffs	5.250%	06/01/2051	1,850			
Residences At Fairmount Station	0.000%	09/01/2049	300			
Rindge Tower Apartments	2.610%	07/01/2058	1,506			
River Place Towers - Lowell	3.210%	09/01/2029	30,097			
Riverboat Village	5.010%	12/01/2033	5,458			
Riverside Towers - Medford	7.020%	04/01/2056	13,339			
Riverview Meadows - Raynham	2.180%	03/16/2065	4,968			
Rogers Hall	0.063%	05/01/2044	281			
Roslindale House	0.000%	06/01/2045	347			
Roxbury Corners	0.000%	01/01/2050	1,139			
S.S.C.R.Ii-Bridgewater	5.550%	03/01/2027	36			
S.S.C.R.Ii-Mattapoisett	5.550%	10/01/2026	28			
S.S.C.R.Ii-Stoughton	5.550%	03/01/2027	32			
School House Kenilworth	0.010%	06/01/2049	1,000			
School Street Apartments	7.870%	04/01/2053	5,925			
Semass Housing I-Raynham	6.650%	10/01/2025	19			
Semass Housing I-Somerset	6.650%	09/01/2025	18			
Semass Housing I-Taunton	6.650%	10/01/2025	20			
Shawme Heights Apartments	0.000%	05/01/2045	202			

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	Mortgage Obligation (In thousands)	Advances Construction/ Mortgage Loans (In thousands)	Balance of Commitment (In thousands)	Notes
Shillman House	0.000%	11/01/2051	$ 2,604			
Shillman House	0.000%	12/17/2051	972			
Ships Watch	2.120%	03/31/2071	6,821			
Simon C. Fireman Community	0.000%	03/01/2044	622			
Single Family Capital Magnet Fund Loans	0.000%		2,158			
Single Family Gateway City Loans	1.000% to 2.000%		10,087			
Single Family Home Improvement Loans	5.000%		1,901			
Single Family Long Term Assets	1.000% to 7.375%		22,266			
Single Family Mass Advantage Loans	0.000%		1,046			
Single Family Modification Loans	0.000%		620			
Single Family Mortgage (Warehouse) Loans	0.000% to 7.625%		85,550			
Single Family Veterans Assistance Loans	0.000% to 2.000%		482			
Single Family Work Force Advantage Loans	0.000% to 1.000%		14,950			
Sitkowski School Apartments	2.000%	07/01/2056	1,645			
Skyview Downtown	0.000%	12/01/2058	4,925			
Solemar At South Dartmouth	2.750%	06/01/2052	197			
South End Tenants Houses II	6.190%	12/01/2045	3,813			
South Shore-Easton	6.650%	06/01/2025	19			
South Shore-Pembroke	6.650%	03/01/2025	29			
Squirrelwood	0.000%	01/01/2062	1,000			
St Louis School Condominiums	0.000%	12/01/2026	1,532		$ 3,468	
St Mary'S Plaza	0.000%	03/01/2044	438			
Station Pointe Apartments I	1.834%	12/31/2070	7,969			
Station Pointe Apartments II	1.834%	12/31/2070	10,565			
Stony Brook Court	0.000%	12/31/2030	197			
Stratton Hill	0.000%	08/01/2059	2,120			
Susan S Bailis Assisted Living	1.000%	12/31/2057	1,464			
Sycamore On Main	4.750%	08/01/2062	2,888			
Sycamore On Main	0.000%	08/01/2062	1,800			
Temple Landing	0.000%	02/01/2043	1,260			
The Aurora	4.920%	04/01/2026			8,000	
The Central Building	0.000%	03/01/2060	1,400			
The Commons At Boston Road (variable rate)	0.000%	11/30/2038	25			
The Coolidge	4.460%	06/30/2051	750			
The Meeting House	2.980%	09/01/2031	9,350			
The Meeting House	0.000%	09/01/2061	2,100			
The Settlement	7.160%	05/01/2013	2,200			
The Village At Brookline	6.010%	09/01/2056	11,136			
The Watson	1.000%	12/01/2059	7,000			
Town Brook House	0.000%	05/01/2045	531			
Trinity Terrace	3.500%	01/31/2035	909			
Van Ness Terrace	3.120%	06/24/2064	8,123			
Village At Nauset Green	0.000%	09/01/2060	1,500			
Voke Lofts	3.400%	01/01/2055	187			
Voke Lofts	0.000%	01/01/2055	695			
Wakefield Place	8.250%	12/31/2034	21,054			
Walden Square Apartments	4.550%	09/01/2058	5,549			
Walker School	2.960%	08/01/2062	732			
Warren House	3.500%	04/01/2026	2,992			
Water Works II	5.490%	11/01/2065			3,300	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	Mortgage Obligation (In thousands)	Advances Construction/ Mortgage Loans (In thousands)	Balance of Commitment (In thousands)	Notes
Water Works II	6.580%	11/01/2065			$ 700	
Water Works II	6.600%	11/01/2025			4,800	
Water Works II	7.420%	11/01/2025			1,700	
Whitney Carriage Park	0.000%	11/01/2069	$ 4,093			
Whitney Carriage Park	2.210%	11/01/2069	18,827			
Whitney Carriage Park	3.502%	11/01/2069	626			
Whittier At Cabot 4%	4.620%	01/01/2061	3,059			
Whittier At Cabot 4%	2.000%	01/01/2061	800			
Whittier At Cabot 9%	5.840%	02/01/2061	269			
Whittier At Cabot 9%	2.000%	02/01/2061	700			
Whittier Phase Two	2.000%	06/01/2063	700			
Worcester Courthouse	2.890%	01/01/2062	3,100			
Worcester Courthouse	0.000%	01/01/2062	1,000			
Sub-total			**$ 928,312**	**$ 47,272**	**$ 115,964**	**(a)**
General Rental Development Bond Program Adopted April 13, 2004						
113 Spencer	7.150%	05/01/2050	$ 1,788			
Barstow Village	5.500%	06/01/2053	1,098			
Blackstone	4.500%	07/01/2053	27,922			
Curtain Lofts	7.250%	11/01/2052	1,016			
Franklin Square House	4.500%	09/01/2053	30,520			
Greenway Apartments	6.720%	06/01/2053	1,104			
Linwood Mill	6.180%	07/01/2053	911			
Machado House at Peter's Grove	5.300%	07/01/2053	5,833			
Maple Ridge Phase II	6.500%	02/01/2053	1,095			
Mill Road Apartments (variable rate)	3.900%	11/01/2033	22,166			
Ocean Shores at Marshfield	7.250%	07/01/2052	1,850			
Oliver Lofts	7.250%	03/01/2052	1,283			
Princeton at Westford (variable rate)	3.880%	01/01/2034	28,930			
Regency Towers I	1.000%	04/01/2040	430			
Rita Hall	5.250%	11/01/2053	5,857			
Rock Harbor Village	5.300%	05/01/2053	5,870			
School House Kenilworth	8.000%	06/01/2049	1,149			
Tecumseh Mill	5.250%	02/01/2054	6,385			
Temple Landing	6.500%	02/01/2043	1,726			
Tri-Town Landing Apartments	6.700%	12/01/2051	1,305			
Victory Gardens Plaza	5.070%	04/01/2054	7,457			
Village at Hospital Hill II	6.830%	03/01/2050	1,265			
Winchendon Housing Authority	4.501%	01/01/2026	109			
Sub-total			**$ 157,069**			
Multi-Family Housing Bond Program Adopted November 10, 2009						
225 Centre Street	3.600%	01/01/2055	$ 13,944			
225 Centre Street	5.500%	01/01/2055	687			
Castle Square	5.100%	01/01/2053	3,883			
Cedar Glen	4.850%	01/01/2051	1,281			
Central Grammar	5.250%	04/01/2053	2,570			

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

			In thousands			
Project Name	**Interest Rate**	**Maturity Date**	**Mortgage Obligation**	**Advances Construction/ Mortgage Loans**	**Balance of Commitment**	**Notes**
Charlesview Residences	4.800%	10/01/2054	$ 41,325			
Cheriton Grove	5.070%	05/01/2053	4,476			
Chestnut Glen	4.850%	01/01/2051	1,204			
Glen Grove	4.850%	01/01/2051	1,725			
Gosnold Grove	4.850%	01/01/2053	185			
Heritage Apartments	4.610%	02/01/2053	17,374			
Heritage Green	4.850%	01/01/2051	960			
Inman/Cast 2 Apartments	4.500%	07/01/2052	12,030			
Kensington Court at Lakeville	0.000%	08/01/2050	2,243			
Longfellow Glen	4.850%	01/01/2051	1,096			
Lower Mills Apartments	4.750%	08/01/2052	7,804			
Nehoiden Glen	4.850%	01/01/2051	865			
Noonan Glen	4.850%	01/01/2051	187			
Norton Glen	4.660%	01/01/2051	1,373			
Old Mill Glen	4.850%	01/01/2051	541			
Regency Towers I	0.000%	04/01/2040	950			
Tri-Town Landing Apartments	0.000%	12/01/2051	1,317			
Westminster Village	4.500%	10/01/2051	3,820			
Sub-total			**$ 121,840**			
Housing Bond Program Adopted February 19, 2003						
113 Spencer	0.000%	05/01/2050	$ 1,000			
140 Clarendon	3.990%	05/01/2064	37,192			
140 Clarendon	1.880%	05/01/2025		$ 20,346		
250 Centre Street	3.870%	07/01/2064	22,080			
250 Centre Street	1.880%	11/22/2024		4,800		
250 Centre Street	5.580%	07/01/2064	500			
250 Centre Street	6.900%	07/01/2064	800			
27 Jackson Street	0.000%	07/01/2048	2,468			
571 Revere Street	4.490%	04/01/2062	5,899			
808 Memorial Drive	3.830%	07/01/2063	60,893			
A.O. Flats At Forest Hills	4.120%	06/01/2060	12,636			
Academy Hill School	3.020%	04/30/2058	896			
Academy Homes I	5.850%	07/01/2040	5,123			
Adams Templeton	3.870%	12/01/2057	11,633			
Allen Park Apartments I	7.750%	01/01/2035	2,374			
Allen Park Apartments II	7.750%	01/01/2026	263			
Ames Privilege - (Ames II)	3.500%	10/01/2054	1,255			
Amory Street Residences	3.000%	07/01/2045	845			
Amy Lowell House	5.900%	07/28/2039	6,733			
Anderson Park	3.870%	08/01/2058	20,493			
Appleton Mills Redev Phase 1A	6.300%	04/01/2052	1,317			
Appleton Mills Redev Phase 1A	0.010%	07/01/2051	1,640			
Asher'S Path	6.910%	11/01/2048	655			
Asher'S Path	0.000%	11/01/2048	448			
Auburn Court	3.530%	06/01/2048	12,595			
Back Of The Hill	5.400%	10/01/2048	6,188			
Bancroft Dixwell Apartments	3.500%	11/01/2064		16,583		

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

			In thousands			
Project Name	Interest Rate	Maturity Date	Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	Notes
Bancroft Dixwell Apartments	1.880%	10/01/2024		$ 10,268		
Bancroft Dixwell Apartments	2.630%	10/01/2024		1,429		
Bartlett Station Building A 4%	3.370%	11/01/2043	$ 3,188			
Bartlett Station Building A 9%	4.300%	01/01/2044	6,873			
Beachmont Apartments	6.500%	05/01/2049	1,876			
Beacon House	5.500%	07/01/2054	12,731			
Beacon House	3.500%	07/01/2024	26			
Bedford Village	4.740%	07/01/2060	7,975			
Berkshire Peak	3.470%	04/01/2058	3,838			
Binnall House Defeased	0.438%	04/01/2043	389			
Blue Mountain Apartments (Building)	3.890%	07/01/2063	51,742			
Blue Mountain Apts (Land)	3.900%	09/01/2062	12,379			
Brandy Hill	3.900%	10/01/2058	10,275			
Briston Arms	4.640%	03/01/2057	33,132			
Brockton Enterprise Ctr Phase 2 Resid 4%	3.950%	01/01/2064	3,874			
Brockton Enterprise Ctr Phase 2 Resid 9%	4.580%	01/01/2064	4,356			
Brown Family House	4.370%	07/01/2061	5,356			
Brown School Residences	6.950%	08/01/2048	1,950			
Bunker Hill Bldg M	5.240%	10/01/2045		33,059	$ 7,393	
Burbank Gardens	4.420%	07/01/2059	3,610			
Camden Apartments	4.920%	01/01/2061	5,724			
Capitol Square	7.500%	11/01/2045	995			
Casa Maria	5.500%	12/01/2048	3,744			
Central Annex	5.250%	07/01/2055	4,979			
Chauncy House	5.050%	07/01/2057	8,610			
Cheriton Heights Senior Housing	6.000%	08/01/2053	1,344			
Clarendon Hill	6.030%	03/01/2052	1,911			
Cleaves Dimock-Bragdon Apartments	4.000%	03/01/2057	9,258			
Clippership Apartments	5.070%	12/01/2061	6,464			
Cobbet Hill	4.290%	12/01/2058	7,156			
Cohen Residences	4.420%	02/01/2060	27,154			
Columbia West Apartments	5.340%	12/31/2052	300			
Conant Village	0.000%	05/01/2057	768			
Conway Court	4.150%	11/01/2053	1,928			
Cote Village 4%	3.850%	10/01/2062	8,189			
Counting House Lofts	3.500%	12/01/2045	1,948			
Cromwell Court	5.360%	01/01/2052	5,245			
Daniel F Burns Apartments	4.040%	01/01/2063	43,080			
Davenport Commons	4.920%	08/01/2031	15,081			
Dom Polski	5.400%	12/01/2048	2,104			
Esperanza Trust (A)	3.860%	06/01/2061	24,407			
Finch Cambridge	4.790%	11/01/2060	8,612			
Forest Park Apartments	3.500%	03/01/2041	776			
Founders Court Apartments	3.600%	10/01/2057	1,733			
Founders Court Apartments	6.650%	01/01/2026	8			
Franklin Highlands	4.550%	12/01/2026	2,694			
Franklin Hill Revital Phase 2A	7.000%	10/01/2050	1,774			
Franklin Hill Revital Phase 2B	6.000%	10/01/2050	1,047			
Gateway Residences On Washington	4.100%	10/01/2058	9,445			

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

			In thousands			
Project Name	**Interest Rate**	**Maturity Date**	**Mortgage Obligation**	**Advances Construction/ Mortgage Loans**	**Balance of Commitment**	**Notes**
Georgetowne Homes One	4.520%	05/01/2056	$ 66,193			
Georgetowne Homes Two	4.520%	05/01/2056	40,667			
Golda Meir House Expansion	3.500%	08/01/2063	8,021			
Golda Meir House Expansion	2.630%	06/30/2024		$ 1,775		
Golda Meir House II	3.900%	04/01/2059	35,552			
Goldman Residences	0.374%	11/01/2042	584			
Granite Lena Park Apartments	3.850%	04/01/2062	15,912			
Hadley Building Apartments	0.000%	01/31/2048	2,199			
Haley House	6.250%	05/01/2029	250			
Hamilton Wade Douglas (A)	4.100%	01/01/2057	11,886			
Hamilton Wade Douglas (A)	3.500%	01/01/2057	5,146			
Harborview Towers - New Bedford	4.200%	07/01/2052	5,744			
Haynes House	4.920%	07/01/2061	8,774			
High Rock Homes	5.650%	05/01/2050	2,319			
High Rock Homes	0.000%	05/01/2050	1,500			
Hillcrest Acres	5.070%	10/01/2064		7,035		
Historic South End Apartments	5.250%	06/01/2055	2,100			
Holyoke Farms	3.900%	01/01/2061	12,333			
Indigo Block Apartments	4.000%	07/01/2062	8,364			
Island Creek Vlge North- Age Restricted	4.500%	05/01/2058	3,469			
J.J. Carroll House	4.080%	07/01/2064	32,691			
J.J. Carroll House	1.880%	07/01/2025		10,000		
Jaclen Tower	4.150%	11/01/2053	8,200			
Jas Consolidated Apartments	4.670%	01/01/2060	9,677			
Kennedy Building Apartments	4.760%	01/01/2059	1,636			
Kensington Court At Lakeville	7.310%	08/01/2050	3,804			
King Pine	4.920%	07/01/2060	9,461			
King'S Landing	5.000%	06/01/2054	3,881			
Kurlat House	3.900%	01/01/2049	50,772			
Landfall Community Associates II	4.570%	01/01/2060	5,541			
Lbb Housing	3.400%	01/01/2054	3,352			
Lebanese Community Housing For Elderly	5.750%	10/01/2049	2,375			
Leisure Towers	5.250%	07/01/2054	16,402			
Lenox 2 Apartments	4.170%	12/01/2063	39,050			
Lenox 2 Apartments	7.070%	12/01/2063	1,995			
Lenox Apartments	3.670%	11/01/2062	27,034			
Leyden Woods Apartments	3.850%	10/01/2057	24,105			
Lincoln Woods	3.750%	08/01/2057	11,542			
Lionhead Apartments	4.540%	12/27/2055	6,480			
Loring Towers	5.400%	01/01/2050	8,341			
Louis Barett Residence	4.600%	03/01/2057	14,520			
Lucerne Gardens	3.500%	07/01/2024	8			
Madison Melnea Cass Apartments	4.420%	03/01/2060	10,675			
Madison Park Iii	4.090%	01/01/2058	19,473			
Majestic Apartments	3.150%	04/01/2061	2,458			
Maple Ridge Phase I	7.000%	06/01/2052	3,644			
Mary Colbert Apartments	5.500%	07/01/2055	2,993			
Mashpee Village	4.900%	05/01/2056	3,773			
Mass Mills Iii	4.500%	04/01/2048	3,108			

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	Mortgage Obligation (In thousands)	Advances Construction/ Mortgage Loans (In thousands)	Balance of Commitment (In thousands)	Notes
Matheson Apartments Ii Llc	3.760%	08/01/2061	$ 5,807			
Mattapan Heights II	3.500%	02/01/2046	930			
Mattapan Heights II	2.000%	02/01/2046	2,000			
Mattapan Heights III	5.330%	03/01/2048	2,543			
Mattapan Station 4%	3.970%	04/01/2063	14,931			
Maverick Landing Phase I	3.500%	11/01/2035	1,651			
Maverick Landing Phase II	3.500%	11/01/2035	928			
Maverick Landing Phase III	3.500%	01/01/2037	1,310			
Maverick Landing Phase IV	3.500%	06/01/2037	1,183			
Metropolitan Rental	7.900%	06/01/2045	10,492			
Middlebury Arms	5.250%	09/01/2055	1,195			
Mission Main	5.990%	01/01/2066		$ 46,545	$ 14,072	
Mission Park	7.050%	02/01/2040	34,517			
Morgan Woods	5.550%	01/01/2048	4,010			
Mountain View Terrace	5.500%	07/31/2050	1,271			
New Codman Square Apartments	5.500%	01/01/2054	995			
New Girls Latin Academy	6.960%	07/01/2038	894			
Newcastle Saranac	3.830%	07/01/2062	17,230			
Nor-Al	5.250%	01/01/2055	5,422			
Nor-Al	5.250%	01/01/2034	1,555			
North Commons At Villlage Hill	3.770%	12/01/2062	3,049			
North Village At Webster	4.650%	01/01/2056	5,055			
Oak Terrace	4.290%	06/01/2058	11,741			
Ocean Shores - Lynn	6.850%	06/01/2048	16,809			
Old Colony Phase Three A 4%	4.250%	03/01/2062	14,575			
Old Colony Phase Three B 4%	3.820%	07/01/2063	18,998			
Old Colony Phase Three C	3.670%	01/01/2063	7,105			
Old Colony Phase Four	5.990%	02/01/2066		27,430		
Old Colony Phase Four	5.990%	02/01/2026		292	16,314	
Old Colony Phase Five	5.990%	02/01/2066		22,400	3,591	
Old Colony Phase Five	5.990%	02/01/2026			14,627	
Orchard Hill	6.680%	07/01/2027	305			
Pac 10 Lofts	4.670%	04/01/2063	17,768			
Palmer Green Estates	3.320%	05/01/2058	10,579			
Palmer Green Estates	3.250%	07/01/2036	2,772			
Pequot Highlands	4.140%	05/01/2059	39,009			
Pitts Portfolio	4.540%	04/01/2061	25,217			
Powdermill Village	3.820%	08/01/2062	14,224			
Powdermill Village	1.550%	08/01/2062	528			
Power Town	3.750%	11/01/2056	6,274			
Preserve North Residences	4.100%	01/01/2062	27,589			
Prospect Estates	7.560%	04/01/2065		438	212	
Prospect Estates	7.410%	04/01/2025		6,386	514	
Quincy Heights	2.290%	06/01/2041	12,513			
Quincy Tower	4.290%	01/01/2059	19,758			
Regency Towers I	0.000%	04/01/2040	5,151			
Residences At Brighton Marine	4.570%	11/01/2060	9,465			
Residences At Canal Bluffs	3.500%	06/01/2051	717			
Rindge Tower Apartments	4.250%	07/01/2058	19,749			

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

			In thousands			
Project Name	Interest Rate	Maturity Date	Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	Notes
River Place Towers - Lowell	4.125%	04/01/2055	$ 1,438			
Sc Hamilton Apartments	4.100%	10/01/2061	6,416			
Seabury Heights	5.340%	02/01/2043	10,485			
Shillman House	6.500%	11/01/2051	11,459			
Silver Leaf Terrace (A)	5.730%	12/01/2040	10,095			
Sitkowski School Apartments	5.000%	07/01/2056	1,617			
Smith House	3.750%	12/01/2058	12,526			
South End Apartments	6.760%	06/01/2043	3,438			
South End Tenants Houses II	6.190%	12/01/2045	10,310			
Spring Gate	7.250%	07/01/2056	5,143			
Squirrelwood	4.290%	01/01/2062	8,003			
St Mathieus School	4.000%	06/01/2053	1,680			
St Stephen'S Tower	3.600%	01/01/2034	14,483			
Stratton Hill	4.560%	06/01/2059	9,402			
Summer Hill Glen	4.150%	04/01/2053	1,062			
Susan S Bailis Assisted Living	6.500%	07/01/2043	1,750			
The Apartments At Boott Mills	3.000%	10/01/2058	2,325			
The Carruth	5.850%	10/01/2048	4,786			
The Charlestown	4.670%	05/01/2064	2,896			
The Charlestown	2.250%	05/01/2064	1,256			
The Close Building	4.690%	03/01/2060	8,928			
The Commons At Boston Road (variable rate)	0.000%	11/30/2038	12,439			
The Commons At Drum Hill (variable rate)	0.000%	08/31/2038	8,041			
The Coolidge	5.300%	07/01/2050	3,403			
The Coolidge	4.460%	08/01/2049	2,848			
The Fairways At Lebaron Hills	7.000%	02/01/2051	360			
The Moorings At Squantum Gardens I	0.100%	02/01/2056	1,353			
The Watson	4.150%	12/01/2059	27,963			
Town Brook House	2.970%	10/01/2060	27,531			
Treehouse At Easthampton Meadow	7.100%	09/01/2037	509			
Tribune Apartments	4.290%	05/01/2058	4,065			
Trinity Terrace	3.500%	01/31/2035	325			
Ue Apartments	5.500%	01/01/2053	3,923			
Uphams Corner Market	6.470%	12/01/2042	1,206			
Valebrook	5.000%	04/01/2051	752			
Van Der Heyden	5.710%	07/01/2065		$ 3,450		
Van Der Heyden	7.270%	07/01/2025		4,872	$ 1,333	
Van Der Heyden	8.020%	07/01/2025			3,700	
Village At Hospital Hill II	4.000%	01/20/2050	1,300			
Voke Lofts	3.400%	01/01/2055	1,870			
Washington Park Apartments	3.400%	01/01/2055	2,870			
Waterway Apartments	5.000%	02/01/2052	4,912			
Waverley Woods	6.980%	07/01/2049	1,540			
Waverley Woods	0.000%	07/01/2049	1,750			
Weeks School Apartments	6.720%	06/01/2047	971			
Wellington Community	4.570%	01/01/2060	15,697			
West Newton Rutland Apartments	4.920%	03/01/2062	7,612			
Whittier At Cabot 4%	4.620%	01/01/2061	8,905			
Whittier Phase Two	3.980%	06/01/2063	15,758			

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

			In thousands			
Project Name	**Interest Rate**	**Maturity Date**	**Mortgage Obligation**	**Advances Construction/ Mortgage Loans**	**Balance of Commitment**	**Notes**
Wilkins Glen	4.150%	11/01/2053	$ 987			
Woods At Wareham	5.500%	07/01/2054	8,316			
Worcester Courthouse	4.600%	01/01/2062	11,929			
Worcester Courthouse	3.880%	01/01/2062	1,940			
Worcester Loomworks Phase I	4.900%	01/01/2056	1,251			
Worcester Loomworks Phase II	6.000%	01/01/2056	1,004			
Sub-total			**$ 1,854,620**	**$ 217,108**	**$ 61,756**	
Single Family Housing Revenue Bond Program Adopted September 12, 1985						
Home Improvement Loans	0.000% - 2.00%		$ 34,968			
Single Family Mortgages Receivable	2.375% - 8.4500%		1,179,673			
Sub-total			**$ 1,214,641**			
Total			**$ 4,276,482**	**$ 264,380**	**$ 177,720**	

(a) This balance includes Single Family mortgages funded by the Agency's Working Capital Fund and held for pending subsequent sale of loans, or loans wrapped by MBS, either to outside investors or to one or more of the Agency's bond programs.

SCHEDULE 2: BONDS PAYABLE

In thousands of dollars

	Final Maturity Date	Next Scheduled Principal Payment Date	Interest % Rate Range From	To	Debt Type	Outstanding June 30, 2023	Issued and Compounded	Retired or Exchanged	Outstanding June 30, 2024	Unamortized Bond/Note Discount/Premium	Adjusted Totals
General Rental Development Bond Program											
2005 Series AW	01/01/2026	01/01/2025	4.5000	4.5000	Underwritten	$ 155	$ -	$ 50	$ 105	$ -	$ 105
2012 Issue One	06/01/2053	12/01/2024	3.2000	4.6250	Underwritten	11,900	-	165	11,735	-	11,735
2012 Series A	06/01/2053	12/01/2024	4.0000	4.0000	Private Placement	59,540	-	940	58,600	-	58,600
2014 Series B	04/15/2054	04/15/2054	4.5000	4.5000	Underwritten	35,775	-	484	35,291	-	35,291
VRHB 2015A (var)	01/01/2034	01/01/2034	1.9000	4.5500	Underwritten	29,570	-	640	28,930	-	28,930
2018 Mill Road (var)	11/01/2048	11/01/2024	2.0000	5.0200	Underwritten	22,520	22,375	22,670	22,225	-	22,225
Sub-total						**$ 159,460**	**$ 22,375**	**$ 24,949**	**$ 156,886**	**$ -**	**$ 156,886**
Multi-Family Housing Bond Program											
2009 Series A, Subseries 1	12/01/2051	12/01/2038	3.0100	3.0100	Private Placement	$ 2,670	$ -	$ -	$ 2,670	$ -	$ 2,670
2009 Series A, Subseries 2	12/01/2051	06/01/2033	3.5500	3.5500	Private Placement	50,170	-	-	50,170	-	50,170
2009 Series A, Subseries 3	12/01/2051	06/01/2035	2.5800	2.5800	Private Placement	42,830	-	20,170	22,660	-	22,660
2009 Series A, Subseries 4	12/01/2051	12/01/2024	2.3200	2.3200	Private Placement	13,550	-	290	13,260	-	13,260
2011 Series A	12/01/2032	12/01/2024	4.3750	4.8750	Underwritten	10,785	-	920	9,865	-	9,865
2011 Series B	12/01/2053	12/01/2024	3.9500	5.1250	Underwritten	23,495	-	15,345	8,150	-	8,150
Sub-total						**$ 143,500**	**$ -**	**$ 36,725**	**$ 106,775**	**$ -**	**$ 106,775**
Housing Bond Program											
2003 Series F (var)	12/01/2037	12/01/2024	1.7500	4.8600	Underwritten	$ 255	$ -	$ 20	$ 235	$ -	$ 235
2003 Series H	06/01/2043	12/01/2024	5.0000	5.1250	Underwritten	1,275	-	40	1,235	-	1,235
2008 Series A (var)	05/01/2048	07/01/2023	5.4400	6.1000	Private Placement	76,620	-	76,620	-	-	-
2009 Series B (var)	01/01/2044	07/01/2024	5.1600	5.5000	Underwritten	10,608	-	200	10,408	-	10,408
2009 Series C	12/01/2049	12/01/2024	4.4500	5.3500	Underwritten	17,950	-	16,650	1,300	-	1,300
2011 Series A	12/01/2041	12/01/2024	4.3500	5.3000	Underwritten	10,645	-	355	10,290	-	10,290
2012 Series A	12/01/2031	12/01/2024	2.7500	3.5000	Underwritten	17,415	-	1,815	15,600	-	15,600
2012 Series B	06/01/2053	12/01/2024	3.2500	4.0200	Underwritten	16,220	-	305	15,915	-	15,915
2012 Series C	06/01/2043	12/01/2024	3.7290	4.8360	Underwritten	7,405	-	245	7,160	-	7,160
2012 Series E	12/01/2054	12/01/2024	2.5000	3.7500	Underwritten	20,790	-	625	20,165	-	20,165
2012 Series F	06/01/2043	12/01/2024	2.5000	3.5000	Underwritten	515	-	20	495	-	495
2013 Series B	06/01/2056	12/01/2024	3.1000	4.5000	Underwritten	107,000	-	1,540	105,460	-	105,460
2013 Series C	12/01/2049	12/01/2024	3.7500	5.3500	Underwritten	8,170	-	125	8,045	-	8,045
2013 Series E	12/01/2054	12/01/2024	3.4500	5.2500	Underwritten	8,470	-	105	8,365	-	8,365
2013 Series F (var)	12/01/2038	12/01/2024	2.0500	4.6000	Underwritten	21,465	-	850	20,615	-	20,615
2014 Series A	12/01/2055	12/01/2024	2.9500	4.6000	Underwritten	17,000	-	645	16,355	-	16,355
2014 Series B	12/01/2047	12/01/2025	3.4500	4.7000	Underwritten	19,760	-	8,865	10,895	-	10,895
2014 Series C	12/01/2045	12/01/2024	3.7380	5.0000	Underwritten	1,075	-	100	975	-	975
2014 Series D	12/01/2054	12/01/2024	2.8000	4.2500	Underwritten	26,850	-	485	26,365	-	26,365
2015 Series A	12/01/2048	12/01/2024	3.2000	4.5000	Underwritten	35,215	-	20,965	14,250	-	14,250
2015 Series B	12/01/2053	12/01/2024	3.4600	4.6140	Underwritten	17,095	-	1,600	15,495	-	15,495
2015 Series C	06/01/2055	12/01/2024	2.8500	4.2500	Underwritten	19,240	-	315	18,925	-	18,925
2015 Series D	12/01/2045	12/01/2024	2.7500	4.3000	Underwritten	33,455	-	425	33,030	-	33,030
2015 Series E	12/01/2045	12/01/2024	2.7000	4.2000	Underwritten	24,475	-	710	23,765	-	23,765
2015 Series G	12/01/2050	12/01/2024	2.4500	4.1000	Underwritten	45,710	-	1,000	44,710	-	44,710
2015 Series H	12/01/2050	12/01/2024	2.4500	4.1000	Underwritten	18,475	-	400	18,075	-	18,075
2016 Series A	12/01/2055	12/01/2024	2.2000	4.1000	Underwritten	23,175	-	330	22,845	-	22,845
2016 Series B	12/01/2048	12/01/2024	2.6250	4.2500	Underwritten	5,775	-	490	5,285	-	5,285
2016 Series C	12/01/2055	12/01/2024	3.3750	5.0000	Underwritten	17,105	-	740	16,365	-	16,365
2016 Series D	12/01/2048	12/01/2027	2.9000	3.4500	Underwritten	48,530	-	-	48,530	-	48,530
2016 Series E	12/01/2027	12/01/2024	2.6500	3.2000	Underwritten	6,375	-	1,445	4,930	-	4,930
2016 Series F	06/01/2057	12/01/2024	1.9000	3.6250	Underwritten	68,025	-	1,365	66,660	-	66,660
2016 Series G	12/01/2058	12/01/2024	3.8500	3.8500	Private Placement	9,450	-	120	9,330	-	9,330
2016 Series H	12/01/2046	12/01/2024	2.7500	4.4000	Underwritten	46,615	-	1,245	45,370	-	45,370
2016 Series I (var)	12/01/2056	06/01/2047	4.8554	5.0474	Private Placement	25,000	-	-	25,000	-	25,000
2017 Series A	12/01/2049	12/01/2024	2.7500	4.5500	Underwritten	33,385	-	2,485	30,900	-	30,900
2017 Series B	12/01/2028	12/01/2024	3.2000	3.8500	Underwritten	1,080	-	225	855	-	855
2017 Series C	12/01/2052	12/01/2024	2.0000	4.0500	Underwritten	40,310	-	780	39,530	-	39,530
2017 Series D	06/01/2059	12/01/2024	2.1500	4.0000	Underwritten	102,675	-	1,155	101,520	-	101,520
2018 Series A	06/01/2046	12/01/2024	2.3750	3.8500	Underwritten	25,325	-	755	24,570	-	24,570
2018 Series B (var)	06/01/2058	06/01/2046	4.6708	4.8629	Private Placement	25,000	-	-	25,000	-	25,000
2018 Series C	06/01/2040	12/01/2024	3.5060	4.7210	Underwritten	36,750	-	5,790	30,960	-	30,960
2018 Series D	12/01/2058	12/01/2024	2.4000	4.4500	Underwritten	49,640	-	695	48,945	-	48,945
2019 Series A	06/01/2061	12/01/2024	1.6250	3.6250	Underwritten	69,375	-	765	68,610	-	68,610
2019 Series B, Subseries 1	12/01/2056	12/01/2024	1.5000	3.3000	Underwritten	63,415	-	5,100	58,315	-	58,315
2019 Series B, Subseries 3	12/01/2059	12/01/2056	3.3000	3.3000	Private Placement	8,340	-	-	8,340	-	8,340
2019 Series C, Subseries 1	06/01/2062	12/01/2024	1.3500	3.3500	Underwritten	91,850	-	1,000	90,850	-	90,850
2019 Series D	06/01/2061	12/01/2024	2.2300	3.8400	Underwritten	13,575	-	155	13,420	(32)	13,388
2020 Series A, Subseries 1	06/01/2060	12/01/2024	0.9500	3.1000	Underwritten	93,690	-	1,625	92,065	200	92,265
2020 Series A, Subseries 2	12/01/2052	12/01/2024	0.9500	3.0000	Underwritten	10,720	-	275	10,445	34	10,479
2020 Series A, Subseries 3	12/01/2023	12/01/2023	0.8750	0.8750	Underwritten	16,500	-	16,500	-	-	-
2020 Series B	12/01/2040	12/01/2024	1.3000	3.3500	Underwritten	4,500	-	210	4,290	-	4,290
2020 Series C, Subseries 1	12/01/2062	12/01/2024	0.5000	2.9000	Underwritten	29,340	-	325	29,015	-	29,015
2020 Series C, Subseries 3	06/01/2063	12/01/2024	2.6000	2.6000	Private Placement	26,375	-	270	26,105	-	26,105
2020 Series C, Subseries 4	12/01/2023	12/01/2023	0.5000	0.5000	Private Placement	3,810	-	3,810	-	-	-
2020 Series D, Subseries 1	06/01/2063	12/01/2024	0.5500	2.8000	Underwritten	63,210	-	520	62,690	-	62,690
2020 Series D, Subseries 2	12/01/2023	12/01/2023	0.4500	0.4500	Underwritten	2,205	-	2,205	-	-	-
2020 Series E	12/01/2050	12/01/2024	0.8520	3.2650	Underwritten	40,750	-	1,025	39,725	-	39,725
2021 Series A, Subseries 1	12/01/2063	12/01/2024	0.3500	2.7000	Underwritten	50,655	-	260	50,395	-	50,395
2021 Series A, Subseries 2	12/01/2024	12/01/2024	0.3000	0.4500	Underwritten	42,595	-	23,225	19,370	-	19,370
2021 Series B, Subseries 1	12/01/2063	12/01/2024	0.5500	3.1000	Underwritten	77,820	-	-	77,820	-	77,820
2021 Series B, Subseries 2	06/01/2026	06/01/2025	0.7500	0.9000	Underwritten	61,500	-	-	61,500	-	61,500

SCHEDULE 2: BONDS PAYABLE

In thousands of dollars

	Final Maturity Date	Next Scheduled Principal Payment Date	Interest % Rate Range From	To	Debt Type	Outstanding June 30, 2023	Issued and Compounded	Retired or Exchanged	Outstanding June 30, 2024	Unamortized Bond/Note Discount/Premium	Adjusted Totals
2021 Series C	12/01/2023	12/01/2023	0.5000	0.5000	Underwritten	$ 8,805	$ -	$ 8,805	$ -	$ -	$ -
2022 Series A, Subseries 1	12/01/2064	12/01/2024	2.0500	4.4000	Underwritten	23,850	-	80	23,770	-	23,770
2022 Series A, Subseries 2	12/01/2026	12/01/2024	2.1500	2.8000	Underwritten	49,115	-	18,000	31,115	-	31,115
2022 Series B	12/01/2034	06/01/2025	2.3000	3.7500	Underwritten	1,990	-	-	1,990	-	1,990
2022 Series C, Subseries 1	06/01/2066	06/01/2026	3.3500	5.2500	Underwritten	65,465	-	-	65,465	(214)	65,251
2022 Series C, Subseries 2	06/01/2066	12/01/2026	5.1110	5.1110	Underwritten	53,425	-	-	53,425	-	53,425
2022 Series C, Subseries 3	06/01/2026	12/01/2025	4.0000	4.0000	Underwritten	73,610	-	-	73,610	430	74,040
2022 Series D, Subseries 1	06/01/2065	06/01/2026	3.0500	5.1000	Underwritten	21,055	-	-	21,055	-	21,055
2022 Series D, Subseries 2	06/01/2066	06/01/2026	4.9000	4.9000	Underwritten	26,645	-	-	26,645	-	26,645
2022 Series D, Subseries 3	06/01/2027	12/01/2026	3.3000	3.3500	Underwritten	51,070	-	-	51,070	-	51,070
2023 Series A, Subseries 1	12/01/2065	06/01/2025	2.7500	4.8500	Underwritten	46,870	-	-	46,870	-	46,870
2023 Series A, Subseries 2	12/01/2065	06/01/2026	4.5000	4.5000	Underwritten	30,060	-	-	30,060	-	30,060
2023 Series A, Subseries 3	12/01/2027	12/01/2025	2.8000	3.0500	Underwritten	86,090	-	3,500	82,590	-	82,590
2023 Series B	12/01/2025	12/01/2025	4.6100	4.6100	Underwritten	22,940	-	-	22,940	-	22,940
2023 Series C, Subseries 1	12/01/2066	12/01/2026	3.6250	5.3750	Underwritten	-	50,505	-	50,505	-	50,505
2023 Series C, Subseries 2	12/01/2028	12/01/2027	4.0000	4.0500	Underwritten	-	124,755	-	124,755	-	124,755
2023 Series D	12/01/2024		3.6000	3.6000	Underwritten	-	2,200	2,200	-	-	-
2023 Series E (var)	12/01/2063	12/01/2034	5.3500	5.4000	Underwritten	-	75,595	-	75,595	-	75,595
2024 Series A, Subseries 1	12/01/2067	06/01/2027	3.5000	5.0000	Underwritten	-	90,385	-	90,385	-	90,385
2024 Series A, Subseries 2	12/01/2067	12/01/2027	4.8370	4.8370	Underwritten	-	35,415	-	35,415	-	35,415
2024 Series A, Subseries 3	06/01/2029	12/01/2026	3.6000	3.7500	Underwritten	-	162,350	-	162,350	-	162,350
Sub-total						**$ 2,478,583**	**$ 541,205**	**$ 242,500**	**$ 2,777,288**	**$ 418**	**$ 2,777,706**
Single Family Housing Revenue Bond Program											
Series 162	12/01/2037	12/01/2023	2.5000	3.4500	Underwritten	$ 12,490	$ -	$ 12,490	$ -	$ -	$ -
Series 163	12/01/2033	06/01/2029	3.2000	4.0000	Underwritten	13,670	-	2,295	11,375	-	11,375
Series 165	12/01/2043	06/01/2039	2.7500	4.0000	Underwritten	5,105	-	1,075	4,030	-	4,030
Series 166	12/01/2026	12/01/2024	3.2410	3.7910	Underwritten	11,015	-	3,795	7,220	-	7,220
Series 168	12/01/2026	12/01/2024	3.2000	3.7500	Underwritten	9,670	-	4,030	5,640	-	5,640
Series 171	12/01/2023	12/01/2023	2.9000	2.9000	Underwritten	745	-	745	-	-	-
Series 172	06/01/2045	12/01/2035	4.0000	4.0000	Underwritten	1,730	-	1,345	385	147	532
Series 173	12/01/2026	12/01/2025	3.0000	3.1000	Underwritten	1,590	-	-	1,590	-	1,590
Series 174	12/01/2025	12/01/2024	3.1500	3.4000	Underwritten	6,370	-	2,735	3,635	-	3,635
Series 175	12/01/2040	06/01/2039	4.0000	4.0000	Underwritten	4,215	-	-	4,215	-	4,215
Series 176	12/01/2025	12/01/2024	2.9500	3.0000	Underwritten	3,120	-	-	3,120	-	3,120
Series 177	06/01/2039	12/01/2024	3.1500	4.0000	Underwritten	7,170	-	3,985	3,185	204	3,389
Series 178	06/01/2042	06/01/2031	3.5000	3.7000	Underwritten	9,575	-	1,725	7,850	410	8,260
Series 179	12/01/2025	12/01/2024	2.5500	2.9000	Underwritten	9,315	-	3,660	5,655	-	5,655
Series 181	12/01/2044	12/01/2036	4.0000	4.0000	Underwritten	2,705	-	1,245	1,460	341	1,801
Series 182	12/01/2028	12/01/2024	2.6000	3.3000	Underwritten	10,995	-	1,885	9,110	-	9,110
Series 183	12/01/2046	06/01/2031	2.8000	3.5000	Underwritten	9,120	-	815	8,305	482	8,787
Series 184	06/01/2027	12/01/2024	2.1000	2.6250	Underwritten	4,555	-	1,175	3,380	-	3,380
Series 185	12/01/2026	12/01/2024	2.6500	3.1500	Underwritten	7,120	-	2,370	4,750	-	4,750
Series 186	06/01/2039	12/01/2030	4.0000	4.0000	Underwritten	7,320	-	1,780	5,540	579	6,119
Series 187	12/01/2037	06/01/2033	3.5500	3.5500	Underwritten	6,755	-	-	6,755	-	6,755
Series 188	06/01/2043	12/01/2024	2.3000	4.0000	Underwritten	12,855	-	3,840	9,015	950	9,965
Series 190	12/01/2048	06/01/2041	3.6500	4.0000	Underwritten	11,265	-	1,930	9,335	741	10,076
Series 191	12/01/2028	12/01/2024	2.5000	3.1500	Underwritten	9,315	-	1,640	7,675	-	7,675
Series 193	12/01/2029	12/01/2024	3.3500	3.9500	Underwritten	4,950	-	865	4,085	-	4,085
Series 195	12/01/2048	12/01/2024	2.3500	4.0000	Underwritten	7,350	-	1,140	6,210	356	6,566
Series 196 (var)	12/01/2048	06/01/2030	1.9000	4.6500	Underwritten	15,000	15,000	15,000	15,000	-	15,000
Series 197	06/01/2030	12/01/2024	3.4500	4.0500	Underwritten	5,560	-	665	4,895	-	4,895
Series 198	12/01/2034	12/01/2025	2.7000	3.8500	Underwritten	6,300	-	280	6,020	-	6,020
Series 199	12/01/2048	12/01/2037	4.0000	4.0000	Underwritten	6,900	-	1,185	5,715	378	6,093
Series 200 (var)	12/01/2048	12/01/2034	1.9000	4.6500	Underwritten	15,000	15,000	15,000	15,000	-	15,000
Series 201	12/01/2030	12/01/2024	3.5000	4.3000	Underwritten	3,070	-	625	2,445	-	2,445
Series 202	06/01/2034	06/01/2031	4.0500	4.0500	Underwritten	2,615	-	-	2,615	-	2,615
Series 203	12/01/2048	12/01/2024	4.5000	4.5000	Underwritten	6,380	-	1,070	5,310	415	5,725
Series 204 (var)	12/01/2048	06/01/2038	1.9000	4.6500	Underwritten	10,000	10,000	10,000	10,000	-	10,000
Series 205	06/01/2035	12/01/2024	2.8000	3.8000	Underwritten	9,210	-	960	8,250	-	8,250
Series 206	12/01/2036	12/01/2025	2.4000	3.4500	Underwritten	5,420	-	230	5,190	-	5,190
Series 207	06/01/2049	06/01/2037	4.0000	4.0000	Underwritten	10,725	-	2,460	8,265	754	9,019
Series 208 (var)	06/01/2049	06/01/2037	2.0000	4.5200	Underwritten	15,000	15,000	15,000	15,000	-	15,000
Series 209	06/01/2034	12/01/2024	2.0000	3.0000	Underwritten	12,620	-	910	11,710	-	11,710
Series 210	12/01/2036	12/01/2026	1.6500	3.0000	Underwritten	6,765	-	235	6,530	-	6,530
Series 211	12/01/2049	12/01/2036	2.6000	3.5000	Underwritten	13,430	-	2,450	10,980	863	11,843
Series 212 (var)	12/01/2049	12/01/2037	3.9500	3.9500	Underwritten	15,000	-	-	15,000	-	15,000
Series 213	12/01/2023	12/01/2023	1.7000	1.7000	Underwritten	210	-	210	-	-	-
Series 214	12/01/2049	12/01/2024	1.3500	5.0000	Underwritten	57,325	-	4,880	52,445	2,446	54,891
Series 215	12/01/2050	12/01/2024	1.2000	4.0000	Underwritten	32,075	-	4,455	27,620	1,266	28,886
Series 216 (var)	12/01/2050	06/01/2033	1.8500	1.8500	Underwritten	25,000	-	-	25,000	-	25,000
Series 218	12/01/2050	12/01/2024	1.6000	5.0000	Underwritten	59,405	-	4,460	54,945	2,686	57,631
Series 220	12/01/2050	12/01/2024	1.3500	5.0000	Underwritten	94,925	-	5,500	89,425	4,896	94,321
Series 221	12/01/2050	12/01/2024	1.4000	5.0000	Underwritten	66,405	-	3,225	63,180	3,451	66,631
Series 222	06/01/2051	12/01/2024	1.4500	5.0000	Underwritten	85,075	-	4,200	80,875	4,815	85,690
Series 223	06/01/2047	12/01/2024	1.3750	5.0000	Underwritten	66,395	-	3,780	62,615	3,193	65,808
Series 224	06/01/2050	12/01/2024	2.2000	5.0000	Underwritten	58,325	-	3,400	54,925	1,049	55,974
Series 225	12/01/2052	12/01/2024	3.1000	5.5000	Underwritten	78,510	-	2,565	75,945	994	76,939
Series 226	12/01/2052	12/01/2024	4.5920	5.9160	Underwritten	199,570	-	4,690	194,880	-	194,880
Series 227	12/01/2053	12/01/2024	3.1000	4.9500	Underwritten	95,000	-	215	94,785	-	94,785
Series 228	06/01/2042	12/01/2024	4.7800	5.6230	Underwritten	61,355	-	2,390	58,965	-	58,965

SCHEDULE 2: BONDS PAYABLE

In thousands of dollars

	Final Maturity Date	Next Scheduled Principal Payment Date	Interest % Rate Range From	To	Debt Type	Outstanding June 30, 2023	Issued and Compounded	Retired or Exchanged	Outstanding June 30, 2024	Unamortized Bond/Note Discount/Premium	Adjusted Totals
Series 229 (var)	06/01/2052	06/01/2042	5.1500	5.3700	Underwritten	$ 63,645	$ -	$ 255	$ 63,390	$ -	$ 63,390
Series 230	06/01/2026	12/01/2024	4.3000	4.4500	Underwritten	-	4,105	540	3,565	-	3,565
Series 231	12/01/2053	12/01/2024	3.8000	5.3500	Underwritten	-	90,895	210	90,685	-	90,685
Series 232	12/01/2052	06/01/2026	5.8020	6.5000	Underwritten	-	64,865	160	64,705	127	64,832
Series 233	12/01/2027	12/01/2025	3.9000	3.9500	Underwritten	-	2,485	-	$ 2,485	-	2,485
Series 234	12/01/2054	12/01/2024	3.3500	4.7500	Underwritten	-	73,900	-	$ 73,900	-	73,900
Series 235	12/01/2054	12/01/2027	4.9550	6.2500	Underwritten	-	48,365	-	$ 48,365	245	48,610
Sub-total						**$ 1,392,300**	**$ 339,615**	**$ 167,770**	**$ 1,564,145**	**$ 31,788**	**$ 1,595,933**
Residential Mortgage Revenue Bond Program											
2012 Series A	10/01/2042	10/01/2042	3.0270	3.0270	Underwritten	$ 8,830	$ -	$ 705	$ 8,125	$ -	$ 8,125
2012 Series B	12/01/2042	12/01/2042	2.5270	2.5270	Underwritten	7,769	-	1,247	6,522	-	6,522
Sub-total						**$ 16,599**	**$ -**	**$ 1,952**	**$ 14,647**	**$ -**	**$ 14,647**
Grand Total						**$ 4,190,442**	**$ 903,195**	**$ 473,896**	**$ 4,619,741**	**$ 32,206**	**$ 4,651,947**

SCHEDULE 3: NOTES AND OTHER INDEBTEDNESS

In thousands of dollars

	Scheduled Redemption Date	Interest % Rate Range From	To	Debt Type	Outstanding June 30, 2023	Issued and Compounded	Retired	Outstanding June 30, 2024	Unamortized Bond/Note Discount/Premium	Adjusted Totals
Direct Purchase (DP) Construction Loan Notes										
DP NOTE IS 4, BLK 2020A	08/07/2024	1.7200	1.7200	Direct Purchase	$ 40,000	$ -	$ -	$ 40,000	$ -	$ 40,000
DP NOTE IS 4, BLK 2022A	05/23/2025	3.5000	3.5000	Direct Purchase	41,200	-	-	41,200	-	41,200
DP NOTE IS 5, BLK 2022A	12/05/2025	5.7800	5.7800	Direct Purchase	13,500	-	-	13,500	-	13,500
DP NOTE IS 5, BLK 2023A		6.0100	6.0100	Direct Purchase	16,090	-	16,090	-	-	-
DP NOTE IS 7, BLK 2020A		2.1500	2.1500	Direct Purchase	32,282	-	32,282	-	-	-
DP NOTE IS 7, BLK 2020B		2.1500	2.1500	Direct Purchase	4,465	-	4,465	-	-	-
Sub-total					**$ 147,537**	**$ -**	**$ 52,837**	**$ 94,700**	**$ -**	**$ 94,700**
Single Family Housing Revenue Bond Program										
Single Family Housing Notes, Series 2023		3.2500	3.2500	Underwritten	$ -	$ 33,060	$ 33,060	$ -	$ -	$ -
Sub-total					**$ -**	**$ 33,060**	**$ 33,060**	**$ -**	**$ -**	**$ -**
Grand Total					**$ 147,537**	**$ 33,060**	**$ 85,897**	**$ 94,700**	**$ -**	**$ 94,700**

SCHEDULE 4: Mortgage Backed Securities (MBS) Forward Contracts - Hedging Derivative Instruments

Forward Contracts to sell To Be Announced (TBA) MBS	Notional Amount	Trade Date	Delivery Date	Coupon Rate	Fair Value	Counterparty Credit Rating
June 30, 2024						
FNMA TBA JULY 2024	$ 1,000,000	5/1/2024	7/15/2024	6.00%	$ (10,625)	Aaa
FNMA TBA JULY 2024	1,000,000	5/14/2024	7/15/2024	6.00%	352	Aaa
FNMA TBA AUGUST 2024	1,000,000	5/21/2024	8/13/2024	6.50%	(625)	Aaa
FNMA TBA AUGUST 2024	500,000	5/23/2024	8/13/2024	5.50%	859	Aaa
FNMA TBA AUGUST 2024	500,000	5/23/2024	8/13/2024	6.00%	(469)	Aaa
FNMA TBA AUGUST 2024	500,000	5/23/2024	8/13/2024	6.50%	(469)	Aaa
FNMA TBA AUGUST 2024	500,000	5/29/2024	8/13/2024	5.50%	(3,906)	Aaa
FNMA TBA AUGUST 2024	500,000	5/29/2024	8/13/2024	5.50%	(3,750)	Aaa
FNMA TBA JULY 2024	3,000,000	6/3/2024	7/15/2024	6.50%	1,055	Aaa
FNMA TBA AUGUST 2024	2,000,000	6/3/2024	8/13/2024	6.00%	2,188	Aaa
FNMA TBA SEPTEMBER 2024	1,000,000	6/17/2024	9/16/2024	5.50%	5,938	Aaa
FNMA TBA SEPTEMBER 2024	1,500,000	6/17/2024	9/16/2024	6.00%	3,516	Aaa
FNMA TBA AUGUST 2024	1,000,000	6/27/2024	8/13/2024	5.50%	4,375	Aaa
FNMA TBA AUGUST 2024	1,500,000	6/27/2024	8/13/2024	6.00%	4,453	Aaa
FNMA TBA SEPTEMBER 2024	1,000,000	6/27/2024	9/16/2024	6.00%	3,125	Aaa
Total June 30, 2024	$ 16,500,000				$ 6,016	
June 30, 2023						
FNMA TBA AUGUST 2023	$ 500,000	5/15/2023	8/14/2023	5.50%	$ 4,766	Aaa
FNMA TBA AUGUST 2023	500,000	5/17/2023	8/14/2023	5.50%	3,906	Aaa
FNMA TBA AUGUST 2023	1,000,000	6/1/2023	8/14/2023	5.00%	7,578	Aaa
FNMA TBA AUGUST 2023	1,000,000	6/1/2023	8/14/2023	5.50%	5,781	Aaa
FNMA TBA AUGUST 2023	1,000,000	6/1/2023	8/14/2023	6.00%	4,219	Aaa
FNMA TBA AUGUST 2023	2,000,000	6/23/2023	8/14/2023	4.50%	8,125	Aaa
FNMA TBA AUGUST 2023	3,000,000	6/23/2023	8/14/2023	5.00%	11,250	Aaa
FNMA TBA AUGUST 2023	6,000,000	6/23/2023	8/14/2023	5.50%	17,344	Aaa
FNMA TBA AUGUST 2023	4,000,000	6/23/2023	8/14/2023	6.00%	4,063	Aaa
FNMA TBA SEPTEMBER 2023	1,000,000	6/23/2023	9/14/2023	5.50%	2,109	Aaa
FNMA TBA SEPTEMBER 2023	1,500,000	6/23/2023	9/14/2023	6.00%	2,812	Aaa
Total June 30, 2023	$ 21,500,000				$ 71,953	

Supplemental Schedule 5
Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF NET POSITION
June 30, 2024

In thousands	Working Capital Fund and Affiliates	General Rental Development Bond Program	Multi-Family Housing Bond Program	Housing Bond Program	Single Family Housing Revenue Bond Program	Residential Mortgage Revenue Bond Program	Eliminations	June 30, 2024
Assets								
Current assets								
Cash and cash equivalents	$ 323,406	$ 5,161	$ 19,112	$ 543,656	$ 126,409	$ 17		$ 1,017,761
Investments	80,465			366,205	57,659	561		504,890
Interest and fees receivable on construction and mortgage loans, net	1,543	445	481	8,667	4,240			15,376
Current portion of loans receivable, net	91,211	2,723	1,957	73,240	27,399			196,530
Hedging derivative instruments	6							6
Interfund accounts receivable (payable)	457	(21)	(6)		(427)	(3)		
Other assets	85,438	22	78	5,169	2,762	41	$ (2,071)	91,439
Total current assets	**582,526**	**8,330**	**21,622**	**996,937**	**218,042**	**616**	**(2,071)**	**1,826,002**
Non-current assets								
Investments	243,575	62		230,328	374,289	12,673		860,927
Non-current portion of loans receivable, net	599,646	153,464	118,933	1,972,106	1,182,577			4,026,726
Escrowed funds	706,056	44		2,533			(2,603)	706,030
Hedging derivative instruments				4,610				4,610
Other derivative instruments				122	3,338			3,460
Net Pension and OPEB Asset	5,660							5,660
Other assets	85,063	7			555			85,625
Total non-current assets	**1,640,000**	**153,577**	**118,933**	**2,209,699**	**1,560,759**	**12,673**	**(2,603)**	**5,693,038**
Total assets	**2,222,526**	**161,907**	**140,555**	**3,206,636**	**1,778,801**	**13,289**	**(4,674)**	**7,519,040**
Deferred outflow of resources								
Pension and OPEB	11,795							11,795
Total deferred outflow of resources	**11,795**							**11,795**
Total assets and deferred outflow of resource	**$ 2,234,321**	**$ 161,907**	**$ 140,555**	**$ 3,206,636**	**$ 1,778,801**	**$ 13,289**	**$ (4,674)**	**$ 7,530,835**
Liabilities								
Current liabilities								
Current portion of long term debt, net	$ 81,200	$ 1,520	$ 1,645	$ 73,370	$ 52,270	$ 561		$ 210,566
Obligation line of credit	50,000							50,000
Accrued interest payable	790	453	300	8,320	5,931	34		15,828
Other liabilities	25,529	212		80,270	370	14	$ (2,071)	104,324
Total current liabilities	**157,519**	**2,185**	**1,945**	**161,960**	**58,571**	**609**	**(2,071)**	**380,718**
Non-current liabilities								
Non-current portion of long term debt, net	13,500	155,366	105,130	2,704,336	1,543,663	14,086		4,536,081
Long term-loan	16,363							16,363
Net pension and OPEB liability								
Other liabilities	39,448			6,131	36			45,615
Escrowed funds payable	706,056	44		2,533			(2,603)	706,030
Total non-current liabilities	**775,367**	**155,410**	**105,130**	**2,713,000**	**1,543,699**	**14,086**	**(2,603)**	**5,304,089**
Total liabilities	**932,886**	**157,595**	**107,075**	**2,874,960**	**1,602,270**	**14,695**	**(4,674)**	**5,684,807**
Deferred inflow of resources								
Pension and OPEB	15,126							15,126
Hedging derivative instruments	6			4,610				4,616
Sublease	3,439							3,439
Total deferred inflow of resources	**18,571**			**4,610**				**23,181**
Total liabilities and deferred inflow of resources	**951,457**	**157,595**	**107,075**	**2,879,570**	**1,602,270**	**14,695**	**(4,674)**	**5,707,988**
Commitments and contingencies								
Net position								
Restricted by bond resolutions		4,312	33,480	327,066	176,531			541,389
Restricted by contractual or statutory agreements	580,021							580,021
Unrestricted	702,843					(1,406)		701,437
Total net position	**$ 1,282,864**	**$ 4,312**	**$ 33,480**	**$ 327,066**	**$ 176,531**	**$ (1,406)**	**$ -**	**$ 1,822,847**

Supplemental Schedule 5

Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

For the fiscal year ended:
June 30, 2024

In thousands	Working Capital Fund and Affiliates	General Rental Development Bond Program	Multi-Family Housing Bond Program	Housing Bond Program	Single Family Housing Revenue Bond Program	Residential Mortgage Revenue Bond Program	Eliminations	For the fiscal year ended June 30, 2024
Operating revenues								
Interest on loans	$ 21,229	$ 7,256	$ 6,323	$ 85,186	$ 51,489			$ 171,483
Investment earnings:								
Interest income	27,206	299	1,319	43,902	23,696	$ 490		96,912
Net increase (decrease) in fair value of investments	10,748			1,095	(3,956)	(205)		7,682
Fee income	81,701	134	354	1,453				83,642
Grant income	219,079						$ (8,251)	210,828
Other income	13,553			361	205		(771)	13,348
Total operating revenues	**373,516**	**7,689**	**7,996**	**131,997**	**71,434**	**285**	**(9,022)**	**583,895**
Operating expenses								
Interest on bonds and notes, net of discount/premium	6,995	6,359	4,404	90,123	52,669	432		160,982
Financing costs	17			4,836	3,129			7,982
Administrative expenses	75,660	20	9	1,436	1,757	19		78,901
Grant expenses	70,772						(8,951)	61,821
Other expenses (other expense recoveries)	597				(27)		(71)	499
Total operating expenses	**154,041**	**6,379**	**4,413**	**96,395**	**57,528**	**451**	**(9,022)**	**310,185**
Operating income (loss) before provision for loan loss reserves	**219,475**	**1,310**	**3,583**	**35,602**	**13,906**	**(166)**		**273,710**
Provision for loan loss reserves	19,205	340		4,786	143			24,474
Total Provision for loan loss reserves	**19,205**	**340**		**4,786**	**143**			**24,474**
Operating income (loss) after provision for loan loss reserves	**200,270**	**970**	**3,583**	**30,816**	**13,763**	**(166)**		**249,236**
Change in net position	**200,270**	**970**	**3,583**	**30,816**	**13,763**	**(166)**		**249,236**
Interfund transfers	18,422	(1,122)	(2,263)	(15,000)		(37)		
Net position at the beginning of the year	1,064,172	4,464	32,160	311,250	162,768	(1,203)		1,573,611
Net position at the end of the year	**$ 1,282,864**	**$ 4,312**	**$ 33,480**	**$ 327,066**	**$ 176,531**	**$ (1,406)**	**$ -**	**$ 1,822,847**

Supplemental Schedule 5

Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF CASH FLOWS

For the fiscal year ended:
June 30, 2024

In thousands	Working Capital Fund and Affiliates	General Rental Development Bond Program	Multi-Family Housing Bond Program	Housing Bond Program	Single Family Housing Revenue Bond Program	Residential Mortgage Revenue Bond Program	Eliminations	For the fiscal year ended June 30, 2024
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS								
Cash flows from operating activities:								
Collections on mortgage loans, construction loan repayments and loan sales	$ 716,048	$ 9,855	$ 43,277	$ 224,781	$ 104,841			$ 1,098,802
Loan advances to borrowers	(766,262)			(332,313)	(219,841)			(1,318,416)
Interest collections on construction loans	1,778			5,192				6,970
Fees collected	81,226	134	355	1,474				83,189
Cash payments to employees for services	(40,541)							(40,541)
Cash payments to other suppliers of goods and services	(27,966)	(400)	(8)	(1,343)	(2,473)	$ (27)		(32,217)
Grants received	158,079						$ (8,251)	149,828
Grants disbursed	(70,090)						8,951	(61,139)
Other receipts (disbursements)	4,058	386		504			(700)	4,248
Net cash provided by (used for) operating activities	**56,330**	**9,975**	**43,624**	**(101,705)**	**(117,473)**	**(27)**		**(109,276)**
Cash flows from non-capital financing activities:								
Sale of bonds and notes and draw down on line of credit	20,000	22,375		541,205	373,054			956,634
Bond issuance / redemption costs	(17)			(4,568)	(2,687)			(7,272)
Retirement of bonds and notes and pay down on line of credit	(72,837)	(24,949)	(36,725)	(242,120)	(200,830)	(1,952)		(579,413)
Interest on bonds and notes	(7,436)	(6,382)	(4,510)	(90,065)	(57,534)	(437)		(166,364)
Fund transfers	(8,031)	(1,122)	(2,263)	11,447		(31)		
Net cash provided by (used for) non-capital financing activities	**(68,321)**	**(10,078)**	**(43,498)**	**215,899**	**112,003**	**(2,420)**		**203,585**
Cash flows from capital financing activities:								
Lease Payments	(4,883)							(4,883)
Sub-Lease Receipts	703							703
Net cash (used for) capital financing activities	**(4,180)**							**(4,180)**
Cash flows from investing activities:								
Purchase of investments	(174,478)			(972,921)	(144,033)			(1,291,432)
Proceeds from sales of investments	153,726			1,041,240	108,575	1,952		1,305,493
Investment earnings	24,385	297	1,308	29,046	21,665	496		77,197
Net cash provided by (used for) investing activities	**3,633**	**297**	**1,308**	**97,365**	**(13,793)**	**2,448**		**91,258**
Net increase (decrease) in cash and cash equivalents	(12,538)	194	1,434	211,559	(19,263)	1		181,387
Cash and cash equivalents at the beginning of the year	335,944	4,967	17,678	332,097	145,672	16		836,374
Cash and cash equivalents at end of the year	**$ 323,406**	**$ 5,161**	**$ 19,112**	**$ 543,656**	**$ 126,409**	**$ 17**	**$ -**	**$ 1,017,761**

Supplemental Schedule 5

Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF CASH FLOWS
(continued)

For the fiscal year ended:
June 30, 2024

In thousands	Working Capital Fund and Affiliates	General Rental Development Bond Program	Multi-Family Housing Bond Program	Housing Bond Program	Single Family Housing Revenue Bond Program	Residential Mortgage Revenue Bond Program	Eliminations	For the fiscal year ended June 30, 2024
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES								
Operating income (loss)	**$ 200,270**	**$ 970**	**$ 3,583**	**$ 30,816**	**$ 13,763**	**$ (166)**	**$ -**	**$ 249,236**
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:								
Amortization of bond original discount (premium), net				(206)	(6,073)			(6,279)
Depreciation and amortization	6,239							6,239
Provision for loss reserve on loans, net	19,205	340		4,786	143			24,474
Recognition of fee income	(3,490)			(676)				(4,166)
Investment earnings	(27,206)	(299)	(1,319)	(43,902)	(23,696)	(490)		(96,912)
Change in fair value of investments	(10,748)			(1,095)	3,956	205		(7,682)
Interest expense on bonds and notes	6,995	6,359	4,404	90,329	58,608	432		167,127
Financing expenses	17			4,836	3,129			7,982
Changes in assets and liabilities:								
Decrease (increase) in loans receivable	(67,459)	2,589	36,816	(185,738)	(166,631)			(380,423)
Decrease (increase) in interest and fees receivable on loans	(198)	7	140	(1,064)	(1,123)			(2,238)
Decrease (increase) in interfund balances	226	1			(219)	(8)		
Decrease (increase) in other assets and other receivables	(28,641)	237		2,465	305		2,052	(23,582)
Increase (decrease) in accounts payable and other liabilities	(38,880)	(229)		(2,256)	365		(2,052)	(43,052)
Total adjustments	**(143,940)**	**9,005**	**40,041**	**(132,521)**	**(131,236)**	**139**	**-**	**(358,512)**
Net cash provided by (used for) operating activities	**$ 56,330**	**$ 9,975**	**$ 43,624**	**$ (101,705)**	**$ (117,473)**	**$ (27)**	**$ -**	**$ (109,276)**

Supplemental Schedule 5
Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF NET POSITION
June 30, 2023

In thousands	Working Capital Fund and Affiliates	General Rental Development Bond Program	Multi-Family Housing Bond Program	Housing Bond Program	Single Family Housing Revenue Bond Program	Residential Mortgage Revenue Bond Program	Eliminations	June 30, 2023
Assets								
Current assets								
Cash and cash equivalents	$ 335,944	$ 4,967	$ 17,678	$ 332,097	$ 145,672	$ 16		$ 836,374
Investments	89,417			566,301	46,193	648		702,559
Interest and fees receivable on construction and mortgage loans, net	1,345	452	620	7,603	3,117			13,137
Current portion of loans receivable, net	81,305	2,583	2,494	98,032	24,780			209,194
Hedging derivative instruments	72							72
Interfund accounts receivable (payable)	242	(20)	(6)	(1)	(204)	(11)		
Other assets	24,595	20	68	2,103	2,163	48	$ (8)	28,989
Total current assets	**532,920**	**8,002**	**20,854**	**1,006,135**	**221,721**	**701**	**(8)**	**1,790,325**
Non-current assets								
Investments	205,988	63			354,146	14,742		574,939
Non-current portion of loans receivable, net	532,044	156,532	155,213	1,792,809	1,018,708			3,655,306
Escrowed funds	737,984	281		68			(11,997)	726,336
Hedging derivative instruments				3,155				3,155
Other derivative instruments				106	1,960			2,066
Other assets	92,902	6			860			93,768
Total non-current assets	**1,568,918**	**156,882**	**155,213**	**1,796,138**	**1,375,674**	**14,742**	**(11,997)**	**5,055,570**
Total assets	**2,101,838**	**164,884**	**176,067**	**2,802,273**	**1,597,395**	**15,443**	**(12,005)**	**6,845,895**
Deferred outflow of resources								
Pension and OPEB	24,856							24,856
Total deferred outflow of resources	**24,856**							**24,856**
Total assets and deferred outflow of resources	**$ 2,126,694**	**$ 164,884**	**$ 176,067**	**$ 2,802,273**	**$ 1,597,395**	**$ 15,443**	**$ (12,005)**	**$ 6,870,751**
Liabilities								
Current liabilities								
Current portion of long term debt, net	$ 52,837	$ 1,450	$ 2,235	$ 105,230	$ 56,440	$ 648		$ 218,840
Obligation line of credit	50,000							50,000
Accrued interest payable	1,231	476	407	7,548	4,845	39		14,546
Other liabilities	21,691	203		28		8	$ (8)	21,922
Total current liabilities	**125,759**	**2,129**	**2,642**	**112,806**	**61,285**	**695**	**(8)**	**305,308**
Non-current liabilities								
Non-current portion of long term debt, net	94,700	158,010	141,265	2,373,977	1,373,342	15,951		4,157,245
Long term-loan	16,363							16,363
Net pension and OPEB liability	10,658							10,658
Other liabilities	47,576			1,017				48,593
Escrowed funds payable	737,984	281		68			(11,997)	726,336
Other derivative instruments	4,828							4,828
Total non-current liabilities	**912,109**	**158,291**	**141,265**	**2,375,062**	**1,373,342**	**15,951**	**(11,997)**	**4,964,023**
Total liabilities	**1,037,868**	**160,420**	**143,907**	**2,487,868**	**1,434,627**	**16,646**	**(12,005)**	**5,269,331**
Deferred inflow of resources								
Pension and OPEB	20,543							20,543
Hedging derivative instruments	72			3,155				3,227
Sublease	4,039							4,039
Total deferred inflow of resources	**24,654**			**3,155**				**27,809**
Total liabilities and deferred inflow of resources	**1,062,522**	**160,420**	**143,907**	**2,491,023**	**1,434,627**	**16,646**	**(12,005)**	**5,297,140**
Commitments and contingencies								
Net position								
Restricted by bond resolutions		4,464	32,160	311,250	162,768	(1,203)		509,439
Restricted by contractual or statutory agreements	417,056							417,056
Unrestricted	647,116							647,116
Total net position	**$ 1,064,172**	**$ 4,464**	**$ 32,160**	**$ 311,250**	**$ 162,768**	**$ (1,203)**		**$ 1,573,611**

Supplemental Schedule 5

Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

For the fiscal year ended:
June 30, 2023

In thousands	Working Capital Fund and Affiliates	General Rental Development Bond Program	Multi-Family Housing Bond Program	Housing Bond Program	Single Family Housing Revenue Bond Program	Residential Mortgage Revenue Bond Program	Eliminations	For the fiscal year ended June 30, 2023
Operating revenues								
Interest on loans	$ 19,154	$ 6,898	$ 7,131	$ 80,781	$ 29,348			$ 143,312
Investment earnings:								
Interest income	15,486	201	646	27,542	23,223	$ 545		67,643
Net increase (decrease) in fair value of investments	89			1,834	(16,120)	(779)		(14,976)
Fee income	81,672	135	361	1,683				83,851
Grant income	121,589							121,589
Other income	10,541			206	683		$ (795)	10,635
Total operating revenues	**248,531**	**7,234**	**8,138**	**112,046**	**37,134**	**(234)**	**(795)**	**412,054**
Operating expenses								
Interest on bonds and notes, net of discount/premium	6,979	6,006	4,933	79,118	35,482	265		132,783
Financing costs	63			4,976	4,729			9,768
Administrative expenses	81,736	10	7	997	2,864	19		85,633
Grant expenses	67,583						(700)	66,883
Other expenses (other expense recoveries)	584				(342)		(95)	147
Total operating expenses	**156,945**	**6,016**	**4,940**	**85,091**	**42,733**	**284**	**(795)**	**295,214**
Operating income (loss) before provision for (reduction tc provision for) loan loss reserves	**91,586**	**1,218**	**3,198**	**26,955**	**(5,599)**	**(518)**		**116,840**
Provision for (reduction to provision for) loan loss reserves	45,660	(84)		10,903	371			56,850
Total Provision for (reduction to provision for) loan loss reserves	**45,660**	**(84)**		**10,903**	**371**			**56,850**
Operating income (loss) after provision for (reduction tc provision for) loan loss reserves	**45,926**	**1,302**	**3,198**	**16,052**	**(5,970)**	**(518)**		**59,990**
Change in net position	**45,926**	**1,302**	**3,198**	**16,052**	**(5,970)**	**(518)**		**59,990**
Interfund transfers	17,885	(1,027)	(2,307)	(14,500)		(51)		
Net position at the beginning of the year	1,000,361	4,189	31,269	309,698	168,738	(634)		1,513,621
Net position at the end of the year	**$ 1,064,172**	**$ 4,464**	**$ 32,160**	**$ 311,250**	**$ 162,768**	**$ (1,203)**		**$ 1,573,611**

Supplemental Schedule 5

Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF CASH FLOWS

For the fiscal year ended:
June 30, 2023

In thousands	Working Capital Fund and Affiliates	General Rental Development Bond Program	Multi-Family Housing Bond Program	Housing Bond Program	Single Family Housing Revenue Bond Program	Residential Mortgage Revenue Bond Program	Eliminations	For the fiscal year ended June 30, 2023
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS								
Cash flows from operating activities:								
Collections on mortgage loans, construction loan repayments and loan sales	$ 1,080,335	$ 9,363	$ 9,603	$ 240,790	$ 78,736			$ 1,418,827
Loan advances to borrowers	(1,041,608)			(269,692)	(503,594)			(1,814,894)
Interest collections on construction loans	2,283			8,001				10,284
Fees collected	82,534	136	361	1,688				84,719
Cash payments to employees for services	(41,029)							(41,029)
Cash payments to other suppliers of goods and services	(31,079)	(76)	(7)	(1,115)	(4,204)	$ (11)		(36,492)
Grants received	121,589							121,589
Grants disbursed	(67,583)						$ 700	(66,883)
Miscellaneous receipts (disbursements)	(11,582)	72		142			(700)	(12,068)
Net cash provided by (used for) operating activities	**93,860**	**9,495**	**9,957**	**(20,186)**	**(429,062)**	**(11)**		**(335,947)**
Cash flows from non-capital financing activities:								
Sale of bonds and notes and draw down on line of credit	130,190			477,720	546,155			1,154,065
Bond issuance / redemption costs	(63)			(4,976)	(4,865)			(9,904)
Retirement of bonds and notes and pay down on line of credit	(125,066)	(2,540)	(24,135)	(182,280)	(284,120)	(1,513)		(619,654)
Interest on bonds and notes	(6,683)	(5,898)	(4,999)	(77,525)	(39,845)	(482)		(135,432)
Fund transfers	7,278	(1,027)	(2,307)	(3,886)		(58)		
Net cash provided by (used for) non-capital financing activities	**5,656**	**(9,465)**	**(31,441)**	**209,053**	**217,325**	**(2,053)**		**389,075**
Cash flows from capital financing activities:								
Lease Payments	(4,811)							(4,811)
Sub-Lease Receipts	569							569
Net cash (used for) capital financing activities	**(4,242)**							**(4,242)**
Cash flows from investing activities:								
Purchase of investments	(113,241)			(946,546)	(36,507)			(1,096,294)
Proceeds from sales of investments	121,127			749,140	186,946	1,513		1,058,726
Investment earnings	14,904	186	604	17,117	22,966	549		56,326
Net cash provided by (used for) investing activities	**22,790**	**186**	**604**	**(180,289)**	**173,405**	**2,062**		**18,758**
Net increase (decrease) in cash and cash equivalents	118,064	216	(20,880)	8,578	(38,332)	(2)		67,644
Cash and cash equivalents at the beginning of the year	217,880	4,751	38,558	323,519	184,004	18		768,730
Cash and cash equivalents at end of the year	**$ 335,944**	**$ 4,967**	**$ 17,678**	**$ 332,097**	**$ 145,672**	**$ 16**		**$ 836,374**

Supplemental Schedule 5

Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF CASH FLOWS
(continued)

For the fiscal year ended:
June 30, 2023

In thousands	Working Capital Fund and Affiliates	General Rental Development Bond Program	Multi-Family Housing Bond Program	Housing Bond Program	Single Family Housing Revenue Bond Program	Residential Mortgage Revenue Bond Program	Eliminations	For the fiscal year ended June 30, 2023
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES								
Operating income (loss)	**$ 45,926**	**$ 1,302**	**$ 3,198**	**$ 16,052**	**$ (5,970)**	**$ (518)**		**$ 59,990**
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:								
Amortization of bond original discount (premium), net				(122)	(6,875)	(214)		(7,211)
Depreciation and amortization	12,678							12,678
Provision for (reduction to provision for) loss reserves on loans, net	45,660	(84)		10,903	371			56,850
Recognition of fee income	(4,068)			(28)				(4,096)
Investment earnings	(15,486)	(201)	(646)	(27,542)	(23,223)	(545)		(67,643)
Change in fair value of investments	(89)			(1,834)	16,120	779		14,976
Interest expense on bonds and notes	6,979	6,006	4,933	79,240	41,769	479		139,406
Financing expenses	63			4,976	4,729			9,768
Changes in assets and liabilities:								
Decrease (increase) in loans receivable	18,185	2,552	2,463	(100,874)	(453,867)			(531,541)
Decrease (increase) in interest and fees receivable on loans	(5)	6	9	(981)	(1,780)			(2,751)
Decrease (increase) in interfund balances	(35)	4			23	8		
Decrease (increase) in other assets and other receivables	(18,085)	(239)		7	(359)			(18,676)
Increase in accounts payable and other liabilities	2,137	149		17				2,303
Total adjustments	**47,934**	**8,193**	**6,759**	**(36,238)**	**(423,092)**	**507**		**(395,937)**
Net cash provided by (used for) operating activities	**$ 93,860**	**$ 9,495**	**$ 9,957**	**$ (20,186)**	**$ (429,062)**	**$ (11)**		**$ (335,947)**