



Massachusetts Housing Finance Agency
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September 24, 2025

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 FY25 Annual Report

Dear Mr. Hurley and Mr. James,

Pursuant to M.G.L.A. 23A App. § 1-14, please find enclosed the FY25 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,

Sandra Bakaysa

Sandra J. Bakaysa
Comptroller
O: 617.854.1152 Email: sbakaysa@masshousing.com

Message from the Chair and Chief Executive Officer

We are pleased to present MassHousing's Annual Financial Report for Fiscal Year 2025 (July 1, 2024 – June 30, 2025). This report highlights MassHousing's strong financial position and our continued leadership in confronting the Commonwealth's housing challenges.

MassHousing provides financing to help people achieve homeownership and to strengthen communities across the state. In the past fiscal year, MassHousing provided a total of \$970.3 million in affordable housing financing which directly benefited more than 3,000 households throughout the Commonwealth.

Our programs continue to evolve to adapt to the housing challenges of today's market. This year, 90 percent of our home buyers received down payment assistance—with this support the number of first-time homeowners increased by 51% over FY24. MassHousing provided \$608.7 million in first mortgage financing to help over 2,500 people buy a home. In June, we announced the expansion of our down payment assistance program to serve more homebuyers in every city and town in Massachusetts.

The Massachusetts Community Climate Bank (MCCB) at MassHousing made important strides in its efforts to help people adopt clean energy through its Energy Saver Home Loan Program. This initiative helps low- and moderate-income homeowners cut their energy use by at least 20% and reduce their reliance on fossil fuels. As of June 30, 2025, \$1.45 million has been provided in second-mortgage loans to homeowners through the Energy Saver Home Loan program. To support this effort, in partnership with a coalition of state government and nonprofit partners, the MCCB also launched the Massachusetts Energy Savings Finder, a free, easy to use digital tool for finding personalized information about incentives, rebates and tax credits for energy improvement projects.

Our Multifamily business line supported the creation or preservation of close to 1,400 rental homes, with \$310.9 million in financing. At the close of FY25, we serviced over 1,800 loans with an outstanding balance of \$7.6 billion.

From supporting first-time homebuyers to helping developers create and preserve affordable rental housing, MassHousing is proud to contribute solutions that advance the goals of A Home for Everyone—the Healey-Driscoll Administration's first comprehensive statewide housing plan. The plan aims to create 222,000 new homes by 2035 to meet the needs of Massachusetts residents and support a strong, inclusive economy.

With the burden of housing costs climbing across all income levels, the need for mixed-income rental homes is growing. To address this challenge, MassHousing created Bringing Innovation to Lending and Development (BILD), a suite of financing products designed to kick-start stalled rental housing development.

The concept of mixed-income rental housing lies at the very core of MassHousing's origin story. It is woven into the very fabric of the Agency's long history—conceived of by a special commission on housing in the mid-1960s. This is an optimal time to return to our roots. The first projects approved through BILD will result in more than 300 new mixed-income rental homes.

Our work extends beyond bricks and mortar through a variety of programs that support the people who live and work in our multifamily communities and surrounding neighborhoods. Three-hundred homes were made available to people with disabilities and older adults through our DMH/DDS and 3% Set-Aside Programs; 1,500 housing and social service professionals attended trainings offered through our TAP program; and 850 households received services through the Tenancy Preservation Program, preventing homelessness in 90% of cases.

The dedicated professionals at MassHousing work together to make all of this happen. We are grateful for them and the collaboration of many others who help us serve our mission, 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.



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, 2025 AND 2024

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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, 2025 and 2024, 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, 2025 and 2024, 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, 2024 and 2023, which represent 17 percent and 17 percent of the assets of the fiduciary fund information as of June 30, 2025, and 2024, respectively. 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, 2024 and 2023, which represent 83 percent and 83 percent of the assets of the fiduciary fund information as of June 30, 2025, and 2024, respectively. 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.

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 88 through 91 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 19, 2025

Massachusetts Housing Finance Agency

Annual Financial Report

June 30, 2025

Prepared by the

Office of the Financial Director
Rachel C. Madden, Financial Director
Sandra J. Bakaysa, 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 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 \$10.8 billion for both multifamily and single-family purposes. 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, 2025 (FY 2025) and June 30, 2024 (FY 2024), with selected comparative information for the fiscal year ended June 30, 2023 (FY 2023). 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, and 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, 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 2025 and FY 2024, in accordance with the financial reporting requirements of the various bond resolutions. These detailed financial statements include eliminating entries.

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

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

	6/30/2025	Change from FY 2024		6/30/2024	Change from FY 2023		6/30/2023
		\$	%		\$	%	
Assets - Working Capital Fund and Affiliates (WCF)							
Cash, cash equivalents, investments	\$ 868,474	\$ 221,028	34.1%	\$ 647,446	\$ 16,097	2.5%	\$ 631,349
Loans receivable (net)	641,444	(49,413)	-7.2%	690,857	77,508	12.6%	613,349
Derivative instruments	-	(6)	-100.0%	6	(66)	-91.7%	72
Escrowed Funds	667,482	(35,971)	-5.1%	703,453	(22,534)	-3.1%	725,987
Other assets	192,914	16,824	9.6%	176,090	57,014	47.9%	119,076
Total Assets – WCF and Affiliates	\$ 2,370,314	\$ 152,462	6.9%	\$ 2,217,852	\$ 128,019	6.1%	\$ 2,089,833
Total Deferred Outflow of Resources - WCF and Affiliates	\$ 17,943	\$ 6,148	52.1%	\$ 11,795	\$ (13,061)	-52.5%	\$ 24,856
Total Assets and Deferred Outflow of Resources – WCF and Affiliates	\$ 2,388,257	\$ 158,610	7.1%	\$ 2,229,647	\$ 114,958	5.4%	\$ 2,114,689
Assets - Bond Programs							
Cash, cash equivalents, investments	\$ 1,736,266	\$ 134	0.0%	\$ 1,736,132	\$ 253,609	17.1%	\$ 1,482,523
Loans receivable (net)	3,939,449	407,050	11.5%	3,532,399	281,248	8.7%	3,251,151
Derivative instruments	2,474	(986)	-28.5%	3,460	1,394	67.5%	2,066
Other assets	31,177	1,980	6.8%	29,197	8,875	43.7%	20,322
Total Assets – Bond Programs	\$ 5,709,366	\$ 408,178	7.7%	\$ 5,301,188	\$ 545,126	11.5%	\$ 4,756,062
Total Deferred Outflow of Resources - Bond Programs	\$ 607	\$ 607		\$ -	\$ -		\$ -
Total Assets and Deferred Outflow of Resources – Bond Programs	\$ 5,709,973	\$ 408,785	7.7%	\$ 5,301,188	\$ 545,126	11.5%	\$ 4,756,062
Total Assets and Deferred Outflow of Resources	\$ 8,098,230	\$ 567,395	7.5%	\$ 7,530,835	\$ 660,084	9.6%	\$ 6,870,751
Liabilities - WCF and Affiliates							
Debt (net)	\$ 84,863	\$ (76,200)	-47.3%	\$ 161,063	\$ (52,837)	-24.7%	\$ 213,900
Derivative instruments	5	5		-	(4,828)	-100.0%	4,828
Escrowed funds payable	667,482	(35,971)	-5.1%	703,453	(22,534)	-3.1%	725,987
Other liabilities	125,284	61,588	96.7%	63,696	(17,452)	-21.5%	81,148
Total Liabilities – WCF and Affiliates	\$ 877,634	\$ (50,578)	-5.4%	\$ 928,212	\$ (97,651)	-9.5%	\$ 1,025,863
Total Deferred Inflow of Resources - WCF and Affiliates	\$ 11,624	\$ (6,947)	-37.4%	\$ 18,571	\$ (6,083)	-24.7%	\$ 24,654
Total Liabilities and Deferred Inflow of Resources – WCF and Affiliates	\$ 889,258	\$ (57,525)	-6.1%	\$ 946,783	\$ (103,734)	-9.9%	\$ 1,050,517
Liabilities – Bond Programs							
Debt (net)	\$ 5,090,570	\$ 438,623	9.4%	\$ 4,651,947	\$ 423,399	10.0%	\$ 4,228,548
Derivative instruments	2,081	2,081		-	-		-
Other liabilities	28,240	(76,408)	-73.0%	104,648	89,728	601.4%	14,920
Total Liabilities – Bond Programs	\$ 5,120,891	\$ 364,296	7.7%	\$ 4,756,595	\$ 513,127	12.1%	\$ 4,243,468
Total Deferred Inflow of Resources - Bond Programs	\$ 4,133	\$ (477)	-10.3%	\$ 4,610	\$ 1,455	46.1%	\$ 3,155
Total Liabilities and Deferred Inflow of Resources – Bond Programs	\$ 5,125,024	\$ 363,819	7.6%	\$ 4,761,205	\$ 514,582	12.1%	\$ 4,246,623
Total Liabilities and Deferred Inflow of Resources	\$ 6,014,282	\$ 306,294	5.4%	\$ 5,707,988	\$ 410,848	7.8%	\$ 5,297,140
Net Position – WCF and Affiliates							
Restricted by contractual or statutory agreements	\$ 619,217	\$ 39,196	6.8%	\$ 580,021	\$ 162,965	39.1%	\$ 417,056
Unrestricted	879,782	176,939	25.2%	702,843	55,727	8.6%	647,116
Total Net Position – WCF and Affiliates	\$ 1,498,999	\$ 216,135	16.8%	\$ 1,282,864	\$ 218,692	20.6%	\$ 1,064,172
Net Position – Bond Programs							
Restricted by bond resolutions	\$ 585,882	\$ 44,493	8.2%	\$ 541,389	\$ 31,950	6.3%	\$ 509,439
Unrestricted	\$ (933)	\$ 473	-33.6%	\$ (1,406)	\$ (1,406)		\$ -
Total Net Position – Bond Programs	\$ 584,949	\$ 44,966	8.3%	\$ 539,983	\$ 30,544	6.0%	\$ 509,439
Total Net Position							
Restricted by bond resolutions	\$ 585,882	\$ 44,493	8.2%	\$ 541,389	\$ 31,950	6.3%	\$ 509,439
Restricted by contractual or statutory agreements	619,217	39,196	6.8%	580,021	162,965	39.1%	417,056
Unrestricted	878,849	177,412	25.3%	701,437	54,321	8.4%	647,116
Total Net Position	\$ 2,083,948	\$ 261,101	14.3%	\$ 1,822,847	\$ 249,236	15.8%	\$ 1,573,611

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, 2025, 2024 and 2023 and the year-over-year increases and decreases presented on the prior page and the consolidated Statements of Net Position and Supplemental Schedule 5, Statements of Net Position.

Assets

Cash and Cash Equivalents

Cash and Cash Equivalents

(in thousands)	2025	2024	2023
Balance at June 30	\$ 1,007,402	\$ 1,017,761	\$ 836,374
\$ increase/(decrease) from prior period	(10,359)	181,387	
% increase/(decrease) from prior period	-1%	22%	

The cash balance was consistent year over year. The overall decrease in Cash and Cash Equivalents in FY 2025 was primarily due to the purchase of new loans, the purchase of investments, and the redemption of bonds, partially offset by 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. The increase in Cash and Cash Equivalents in FY 2024 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)	2025	2024	2023
Balance at June 30	\$ 1,597,338	\$ 1,365,817	\$ 1,277,498
\$ increase from prior period	231,521	88,319	
% increase from prior period	17%	7%	

The increase in Investments in both FY 2025 and FY 2024, as compared to the corresponding prior fiscal years, was primarily the result of the purchase of investments in the Housing Bond (HB) and Single-Family Housing Revenue Bond (SFHRB) Programs, and the WCF, partially offset by the redemption of investments in the same programs.

At June 30, 2025, 2024 and 2023, MBS with a fair value totaling approximately \$614 million, \$438 million and \$407 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, 2025, 2024, and 2023, the aggregate fair value of these investments was lower than their cost basis by approximately \$30 million, \$42 million, and \$36 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)	2025	2024	2023
Balance at June 30	\$ 4,580,893	\$ 4,223,256	\$ 3,864,500
\$ increase from prior period	357,637	358,756	
% increase from prior period	8%	9%	

The net increase in the mortgage loan portfolios in both FY 2025 and FY 2024, 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 uncollectible accounts.

The following are key highlights of comparative loan related activities for the years ended June 30, 2025, 2024 and 2023:

Multifamily Loans

Multifamily Loans, net

(in thousands)	2025	2024	2023
Balance at June 30	\$ 2,973,490	\$ 2,874,785	\$ 2,744,483
\$ increase from prior period	98,705	130,302	
% increase from prior period	3%	5%	

The increase in the multifamily mortgage loan portfolio in both FY 2025 and FY 2024, 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 multifamily allowance for uncollectible accounts.

Multifamily Loan Originations ¹

(in thousands)

Years ended June 30	2025	2024	2023
Loans retained in Bond Resolutions or WCF	\$ 258,084	\$ 353,894	\$ 427,056
Loans securitized as MBS and sold to Investors ²	-	272,956	217,126
Loans sold to FFB ²	-	21,500	-
	\$ 258,084	\$ 648,350	\$ 644,182

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)**

	2025	2024	2023
Balance at June 30	\$ 319,279	\$ 312,018	\$ 286,305
Multifamily loan balance, gross	3,292,769	3,186,803	3,030,788
Reserve/Loan percentage	9.70%	9.79%	9.45%
\$ reserve increase from prior period	7,261	25,713	
% reserve increase from prior period	2%	9%	

The increase in the multifamily allowance in FY 2025 and FY 2024, 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)**

	2025	2024	2023
Balance at June 30	\$ 1,607,403	\$ 1,348,471	\$ 1,120,017
\$ increase from prior period	258,932	228,454	
% increase from prior period	19%	20%	

The increase in single-family loans in FY 2025 was primarily the result of an increase in loans purchased by the SFHRB Program and a decrease in the loan reserve, partially offset by loan payoffs. The increase in single-family loans in FY 2024 was primarily the result of an increase in loans purchased by the SFHRB Program, partially offset by loan payoffs.

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

**Single-Family Loan Reserve
(in thousands)**

	2025	2024	2023
Balance at June 30	\$ 4,935	\$ 5,319	\$ 5,138
Single-family loan balance, gross	1,612,493	1,354,059	1,125,256
Reserve/Loan percentage	0.31%	0.39%	0.46%
\$ reserve increase/(decrease) from prior period	(384)	181	
% reserve increase/(decrease) from prior period	-7%	4%	

The decrease in the single-family loan reserve in FY 2025 was primarily due to a reduction in claim frequency and severity assumptions compared to those employed during the pandemic, as well as a reassessment of factors applied to the Down Payment Assistance (DPA) loans, offset by an overall increase in the number of delinquencies. The increase in the single-family loan reserve in FY 2024 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, 2025, 2024 and 2023, including the purchases and origination 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 thousands)**

Years ended June 30	2025	2024	2023
Loans available for sale beginning balance	\$ 85,550	\$ 26,052	\$ 21,307
Loan purchases	635,728	419,914	718,277
Loan originations	17,697	8,731	5,759
MBS backed by loans or loans sold to FNMA	(23,227)	(13,053)	(45,857)
MBS backed by loans or loans sold to SFHRB Program	(595,016)	(220,828)	(503,694)
MBS backed by loans or loans sold to FHLMC	(93,751)	(124,595)	(154,383)
MBS backed by loans retained in the WCF	-	(7,303)	-
Down Payment Assistance and other loan sales retained in the WCF	(7,447)	(2,477)	(14,921)
Principal receipts	(819)	(891)	(436)
Loans available for sale ending balance	\$ 18,715	\$ 85,550	\$ 26,052

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, 2025, 2024 and 2023, the MSC serviced a portfolio with a principal balance of approximately \$4.3 billion, \$4.0 billion, and \$3.7 billion, respectively, for each of the three years, as detailed more fully in the table below:

**Home Ownership Servicing Portfolio
(in thousands)**

Year ended June 30	2025	2024	2023
Beginning Balance	\$ 3,955,906	\$ 3,747,773	\$ 3,291,934
New loans, including loans in which the servicing rights were purchased	659,707	431,145	728,663
Loans Paid in Full	(157,718)	(113,873)	(161,973)
Amortization and Curtailments	(111,924)	(106,906)	(105,510)
Foreclosures, Write-offs and Adjustments	(3,373)	(2,233)	(5,341)
Ending Balance	\$ 4,342,598	\$ 3,955,906	\$ 3,747,773

As of June 30, 2025, 2024 and 2023, the Agency’s Home Ownership servicing portfolio had payment arrearages on first mortgage loans of 30 days or more on 853 loans (4.58% of the loans in the home ownership servicing portfolio), 817 loans (4.66% of the loans in the home ownership servicing portfolio), and 759 loans (4.48% of the loans in the home ownership servicing portfolio), respectively. The outstanding mortgage loan balances for these loans at June 30, 2025, 2024 and 2023 totaled \$180.6 million (4.32% of the outstanding principal balance of the loans in home ownership servicing portfolio), \$165.5 million (4.32% of the outstanding principal balance of the loans in home ownership servicing portfolio), and \$147.7 million (4.05% 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 86%, 84% and 84% of total liabilities and deferred inflows at June 30, 2025, 2024 and 2023, 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 thousands)	2025	2024	2023
Balance at June 30	\$ 5,175,433	\$ 4,813,010	\$ 4,442,448
\$ increase from prior period	362,423	370,562	
% increase from prior period	8%	8%	

The increase in total debt payable in both FY 2025 and FY 2024, as compared to the corresponding prior fiscal years, was mainly due to the issuance of bonds and notes in the SFHRB and HB Programs, partially offset by the redemption of bonds in the HB and SFHRB Programs, and note repayments in the Direct Purchase Construction Loan Notes (DPCLN) Program.

Bond and Note Activity

MassHousing incurred approximately \$761 million, \$936 million and \$1,057 million of new bond and note debt in FY 2025, FY 2024 and FY 2023, respectively, to fund multifamily and single-family loans, as detailed more fully in the table below:

New Debt Fundings (in thousands)

Years ended June 30

Program	2025		2024		2023	
	Total	Number of Series	Total	Number of Series	Total	Number of Series
WCF Direct Purchase Construction Loan Notes	\$ 40,000	1	\$ -	-	\$ -	-
General Rental Development Bonds (GRDB)	-	-	22,375	1	35,190	3
HB	183,515	3	541,205	7	477,230	10
SFHRB and Notes	537,405	11	372,675	11	545,015	7
Total New Debt Fundings	\$ 760,920	15	\$ 936,255	19	\$ 1,057,435	20

Total Net Position

Changes in Net Position

Total Net Position

(in thousands)

	2025	2024	2023
Balance at June 30	\$ 2,083,948	\$ 1,822,847	\$ 1,573,611
\$ increase from prior period	261,101	249,236	
% increase from prior period	14%	16%	

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 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)

	2025	2024	2023
Balance at June 30	\$ 1,498,999	\$ 1,282,864	\$ 1,064,172
\$ increase from prior period	216,135	218,692	
% increase from prior period	17%	21%	

The increase in total net position of the WCF and Affiliates for the year ending June 30, 2025 was primarily the result of three factors: operating income of \$200.3 million and a transfer of net position from bond programs of \$18.3 million, partially offset by the provision for loan losses of \$2.5 million. 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.

**WCF Net Position Restricted by Contractual or Statutory Agreements
(in thousands)**

	2025	2024	2023
Balance at June 30	\$ 650,217	\$ 580,021	\$ 417,056
\$ increase from prior period	70,196	162,965	
% increase from prior period	12%	39%	

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, 2025, 2024 and 2023, respectively, and the amount of those restrictions (in thousands).

WCF and Affiliates Restricted Net Position	2025	2024	2023
Minimum net position covenants	\$ 150,000	\$ 200,000	\$ 200,000
MassHousing Mortgage Insurance Funds (MIF)	142,914	132,016	127,554
CommonWealth Builder (State - Economic Development Fund) ³	65,632	-	-
Work Force Housing ³	58,114	58,948	-
Massachusetts Community Climate Bank Fund (MCCB) ³	49,688	50,826	-
Equitable Developers Fund ³	49,299	48,412	-
Capital Magnet Funds ³	33,447	26,465	15,262
Momentum Fund ³	31,000	-	-
Neighborhood Stabilization Program ³	22,677	18,361	12,582
FHLB of Boston Collateral (Helping to House New England)	22,520	24,093	18,917
State and Local Fiscal Recovery Funds - American Rescue Plan Act (ARPA) ³	14,062	10,412	26,501
Other Grant Programs ³	6,470	4,305	10,084
Single family co-insurance	3,796	3,796	3,796
Restricted by Note Resolutions	598	2,387	2,360
Total WCF and Affiliates Restricted Net Position	\$ 650,217	\$ 580,021	\$ 417,056

³ The cash and grants receivable for these grant programs are included in Restricted Assets while the remaining net assets are included in Designated Assets.

**WCF Unrestricted Net Position
(in thousands)**

	2025	2024	2023
Balance at June 30	\$ 848,782	\$ 702,843	\$ 647,116
\$ increase from prior period	145,939	55,727	
% increase from prior period	21%	9%	

The following table presents the WCF’s unrestricted net position at June 30, 2025, 2024 and 2023, 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):

<u>WCF and Affiliates Unrestricted Designations Net Position</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>
Opportunity Fund (including loans receivable)	\$ 350,698	\$ 309,995	\$ 291,422
Funding for loan purchases, advances and unrestricted net position requirements	338,499	347,469	306,588
Lease Commitments	84,687	26,668	30,829
Grant Programs & Mission-Related Net Assets ⁴	61,469	-	-
MassHousing Down Payment Assistance	6,876	-	-
Funding of the Tenancy Preservation Project	2,845	726	820
Equity of Affiliates Center for Community Recovery Innovations (CCRI) and Property Acquisition and Disposition Corporation	1,881	2,064	1,667
Funding of the CCRI	700	700	700
Other various programs	652	365	170
Funding for Summer Youth Programs, Youth Development and Community Engagement	475	856	920
Funding of the Construction Security Fund	-	14,000	14,000
Total WCF and Affiliates Unrestricted Designations of Net Position	\$ 848,782	\$ 702,843	\$ 647,116

⁴ The cash and grants receivable for these grant programs are included in Restricted Assets while the remaining net assets are included in Designated Assets.

Bond-Funded Programs

Total Bond Program Restricted Net Position (in thousands)

	2025	2024	2023
Balance at June 30	\$ 585,882	\$ 541,389	\$ 509,439
\$ increase from prior period	44,493	31,950	
% increase from prior period	8%	6%	

The RMRB had a net position deficit of \$933 thousand and \$1.4 million in FY 2025 and FY 2024, respectively, 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 the net position of the bond-funded programs for the year ended June 30, 2025 was primarily the result of three factors: operating income before provision for loan losses of \$65 million, partially offset by net transfers to the WCF of \$18.3 million and an increase to the provision for loan losses of \$1.7 million. 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.

Summarized Financial Information – Statement of Revenues, Expenses, and Changes in Net Position (in thousands)

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

	<u>Change from FY 2024</u>			<u>Change from FY 2023</u>			
	Fiscal 2025	\$	%	Fiscal 2024	\$	%	
Operating Revenues – WCF and Affiliates							
Interest on loans	\$ 25,597	\$ 4,368	20.6%	\$ 21,229	\$ 2,075	10.8%	\$ 19,154
Investment earnings	36,509	(1,445)	-3.8%	37,954	22,379	143.7%	15,575
Fee income	80,581	(1,120)	-1.4%	81,701	29	0.0%	81,672
Grant income	198,818	(12,010)	-5.7%	210,828	89,239	73.4%	121,589
Other income	11,531	(1,251)	-9.8%	12,782	3,036	31.2%	9,746
Total Revenues - WCF and Affiliates	\$ 353,036	\$ (11,458)	-3.1%	\$ 364,494	\$ 116,758	47.1%	\$ 247,736
Operating Revenues – Bond Programs							
Interest on loans	\$ 174,118	\$ 23,864	15.9%	\$ 150,254	\$ 26,096	21.0%	\$ 124,158
Investment earnings	86,729	20,089	30.1%	66,640	29,548	79.7%	37,092
Fee income	715	(1,226)	-63.2%	1,941	(238)	-10.9%	2,179
Other income	891	325	57.4%	566	(323)	-36.3%	889
Total Revenues - Bond Programs	\$ 262,453	\$ 43,052	19.6%	\$ 219,401	\$ 55,083	33.5%	\$ 164,318
Total Revenues	\$ 615,489	\$ 31,594	5.4%	\$ 583,895	\$ 171,841	41.7%	\$ 412,054
Operating Expenses – WCF and Affiliates							
Interest on bonds and notes, net of discount/premium	\$ 5,786	\$ (1,209)	-17.3%	\$ 6,995	\$ 16	0.2%	\$ 6,979
Financing costs	113	96	564.7%	17	(46)	-73.0%	63
Administrative expenses	90,193	14,533	19.2%	75,660	(6,076)	-7.4%	81,736
Grant expenses	55,900	(5,921)	-9.6%	61,821	(5,062)	-7.6%	66,883
Other expenses	695	169	32.1%	526	37	7.6%	489
Total Expenses - WCF and Affiliates	\$ 152,687	\$ 7,668	5.3%	\$ 145,019	\$ (11,131)	-7.1%	\$ 156,150
Operating Expenses – Bond Programs							
Interest on bonds and notes, net of discount/premium	\$ 185,959	\$ 31,972	20.8%	\$ 153,987	\$ 28,183	22.4%	\$ 125,804
Administrative expenses	4,433	1,192	36.8%	3,241	(656)	-16.8%	3,897
Other expenses	7,067	(871)	-11.0%	7,938	(1,425)	-15.2%	9,363
Total Expenses - Bond Programs	\$ 197,459	\$ 32,293	19.6%	\$ 165,166	\$ 26,102	18.8%	\$ 139,064
Total Expenses	\$ 350,146	\$ 39,961	12.9%	\$ 310,185	\$ 14,971	5.1%	\$ 295,214
Operating income before provision for loan losses - WCF and Affiliates	\$ 200,349	\$ (19,126)	-8.7%	\$ 219,475	\$ 127,889	139.6%	\$ 91,586
Operating income before provision for loan losses - Bond Programs	\$ 64,994	\$ 10,759	19.8%	\$ 54,235	\$ 28,981	114.8%	\$ 25,254
Total operating income before provision for loan losses	\$ 265,343	\$ (8,367)	-3.1%	\$ 273,710	\$ 156,870	134.3%	\$ 116,840
Provision for loan losses	\$ 4,242	\$ (20,232)	-82.7%	\$ 24,474	\$ (32,376)	-56.9%	\$ 56,850
Total provision for loan losses	\$ 4,242	\$ (20,232)	-82.7%	\$ 24,474	\$ (32,376)	-56.9%	\$ 56,850
Total operating income	\$ 261,101	\$ 11,865	4.8%	\$ 249,236	\$ 189,246	315.5%	\$ 59,990
Changes in net position	\$ 261,101	\$ 11,865	4.8%	\$ 249,236	\$ 189,246	315.5%	\$ 59,990
Net position at beginning of the fiscal year	\$ 1,822,847	\$ 249,236	15.8%	\$ 1,573,611	\$ 59,990	4.0%	\$ 1,513,621
Total net position at end of the fiscal year	\$ 2,083,948	\$ 261,101	14.3%	\$ 1,822,847	\$ 249,236	15.8%	\$ 1,573,611

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, 2025, 2024 and 2023, 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, 2025 and 2024 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 increases 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 years ended June 30, 2025 and June 30, 2024 increased, as compared with the corresponding prior fiscal years, primarily due to an increase in Interest Income on Investments as a result of rising interest rates, an increase in the total investment balance, and an increase 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, 2025, as compared with FY 2024, decreased slightly primarily due to decreases in premiums received on multifamily secondary marketing sales, financing fees, and administrative fees received on certain programs, partially offset by increases in administrative fees. 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

As noted above, MassHousing receives fee income in consideration for serving as HUD's contract administrator with respect to project-based Section 8 subsidy programs in the Commonwealth. 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 December 5, 2024, HUD executed the eleventh amendment to the Annual Contributions Contract (ACC) relative to the PBCA program. The ACC was extended for a subsequent term of twelve (12) months, beginning on February 1, 2025 and ending on January 31, 2026, with the option by HUD to further extend it for up to four additional and successive terms of six (6) calendar months each, subject to the availability of sufficient appropriations.

Grant Income

For discussion of grant income please see Net Grant Activity below.

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, 2025, as compared to the year ended June 30, 2024, decreased slightly, primarily due to a decrease in the recovery of previously written off loans. 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.

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, 2025 and 2024, 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 interest rates on variable rate bonds and an increase in the fixed rates the Agency was able to obtain in the current market.

Administrative Expenses

Administrative Expenses for the year ended June 30, 2025, as compared with the year ended June 30, 2024, increased primarily due to an increase in Payroll and Payroll related expenses, Pension expenses, Servicing Rights expenses, and Mortgage Origination expenses, partially offset by a decrease in rent expense, as more fully described in Note I, and a decrease in Other Post Employment Benefits (OPEB) 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.

Provision for Loan Losses

The Provision for Loan Losses for the year ended June 30, 2025, as compared with the year ended June 30, 2024, decreased primarily due to a decrease in new reserves on subordinate loans and an overall improving performance on first mortgages and existing subordinate loans, leading to a reduction in the reserves. 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.

Net Grant Activity

In accordance with MassHousing's grant policy, MassHousing recognizes Grant Income based on the satisfaction of timing and eligibility requirements as required in the relevant accounting standards. Outgoing awards are made in the form of repayable or forgivable loans or grants, per the individual grant program guidelines. Grant awards are expensed as they meet the eligibility requirements. Repayable and forgivable 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, 2025, 2024, and 2023, respectively, the Agency’s grant receipts recorded as Grant Income, net of grant disbursements recorded as Grant Expense, (which excludes funds used for loans), is as follows (in thousands):

Net Grant Activity (Income and Expenses)				
For the year ended	6/30/2025	6/30/2024	6/30/2023	
Commonwealth Builder (State - Economic Development Fund)	\$ 67,867	\$ -	\$ -	
Massachusetts Residential Production Momentum Fund (Momentum Fund)	29,730	-	-	
ARPA - Workforce Housing (WFH)	17,077	58,948	-	
State and Local Fiscal Recovery Funds (SLFRF) - Commonwealth Builder Program (CWB)	15,892	(11,549)	27,834	
Capital Magnet Funds (CMF)	8,550	11,400	12,000	
Neighborhood Stabilization Program (NSP)	3,642	5,162	6,042	
Other Grant Activity	3,281	(2,171)	305	
Commonwealth Builder - Workforce Production Funds	(20)	(150)	(750)	
Homeowner Assistance Fund Program (HAF)	-	(9,439)	9,275	
Equitable Developers Fund (EDF)	(604)	48,100	-	
MCCB	(2,497)	48,706	-	
Net Grant Activity	\$ 142,918	\$ 149,007	\$ 54,706	

Legislative Developments

From time to time, bills may be introduced in the Commonwealth’s 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 is 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.

STATEMENTS OF NET POSITION

June 30, 2025 and 2024

In thousands	June 30, 2025	June 30, 2024
Assets		
Current assets		
Cash and cash equivalents (Note C)	\$ 1,007,402	\$ 1,017,761
Investments (Note C)	417,967	504,890
Interest and fees receivable on construction and mortgage loans, net (Note D)	17,745	15,376
Current portion of loans receivable, net (Note D)	194,329	196,530
Hedging derivative instruments (Note J)	-	6
Other assets (Note F)	52,952	91,439
Total current assets	1,690,395	1,826,002
Non-current assets		
Investments (Note C)	1,179,371	860,927
Non-current portion of loans receivable, net (Notes D & E)	4,386,564	4,026,726
Escrowed funds (Note G)	668,223	706,030
Hedging derivative instruments (Note J)	4,133	4,610
Other derivative instruments (Note J)	2,474	3,460
Net Pension and OPEB Asset (Note N)	4,384	5,660
Other assets (Note F)	144,136	85,625
Total non-current assets	6,389,285	5,693,038
Total assets	8,079,680	7,519,040
Deferred outflow of resources		
Pension and OPEB (Note N)	17,938	11,795
Hedging derivative instruments (Note J)	612	-
Total deferred outflow of resources	18,550	11,795
Total assets and deferred outflow of resources	\$ 8,098,230	\$ 7,530,835
Liabilities		
Current liabilities		
Current portion of long term debt, net (Note H)	\$ 236,039	\$ 210,566
Obligation line of credit (Note H)	15,000	50,000
Accrued interest payable	18,025	15,828
Other liabilities (Note F)	18,371	104,324
Hedging derivative instruments (Note J)	5	-
Total current liabilities	287,440	380,718
Non-current liabilities		
Non-current portion of long term debt, net (Note H)	4,908,031	4,536,081
Long term-loan (Note H)	16,363	16,363
Net pension liability (Note N)	5,820	-
Other liabilities (Note F)	110,567	45,615
Escrowed funds payable (Note G)	668,223	706,030
Hedging derivative instruments (Note J)	607	-
Other derivative instruments (Note J)	1,474	-
Total non-current liabilities	5,711,085	5,304,089
Total liabilities	5,998,525	5,684,807
Deferred inflow of resources		
Pension and OPEB (Note N)	10,875	15,126
Hedging derivative instruments (Note J)	4,133	4,616
Sublease (Note I)	749	3,439
Total deferred inflow of resources	15,757	23,181
Total liabilities and deferred inflow of resources	6,014,282	5,707,988
Commitments and contingencies (Note P)		
Net position (Notes A & L)		
Restricted by bond resolutions	585,882	541,389
Restricted by contractual or statutory agreements	650,217	580,021
Unrestricted	847,849	701,437
Total net position	\$ 2,083,948	\$ 1,822,847

Massachusetts Housing Finance Agency and Affiliates

STATEMENTS OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION

For the years ended: June 30, 2025 and 2024

In thousands	Fiscal Year Ended	
	June 30, 2025	June 30, 2024
Operating revenues		
Interest on loans (Notes B & D)	\$ 199,715	\$ 171,483
Investment earnings: (Notes B & C)		
Interest income	106,433	96,912
Net increase in fair value of investments	16,805	7,682
Fee income (Note B)	81,296	83,642
Grant income (Note B)	198,818	210,828
Other income (Note B)	12,422	13,348
Total operating revenues	615,489	583,895
Operating expenses		
Interest on bonds and notes, net of discount/premium (Notes B & H)	191,745	160,982
Financing costs	6,821	7,982
Administrative expenses	94,626	78,901
Grant expenses (Note B)	55,900	61,821
Other expenses (Note B)	1,054	499
Total operating expenses	350,146	310,185
Operating income before provision for loan loss reserves	265,343	273,710
Provision for loan loss reserves (Notes B & D)	4,242	24,474
Total provision for loan loss reserves	4,242	24,474
Operating income after provision for loan loss reserves	261,101	249,236
Change in net position	261,101	249,236
Net position at the beginning of the year	1,822,847	1,573,611
Net position at the end of the year	\$ 2,083,948	\$ 1,822,847

STATEMENTS OF CASH FLOWS

For the years ended: June 30, 2025 and 2024

In thousands	Fiscal Year Ended	
	June 30, 2025	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	\$ 1,223,417	\$ 1,098,802
Loan advances to borrowers	(1,401,276)	(1,318,416)
Interest collections on construction loans	14,717	6,970
Fees collected	81,493	83,189
Cash payments to employees for services	(46,602)	(40,541)
Cash payments to other suppliers of goods and services	(43,900)	(32,217)
Grants received	228,818	149,828
Grants disbursed	(57,038)	(61,139)
Miscellaneous receipts	10,757	4,248
Net cash provided by (used for) operating activities	10,386	(109,276)
Cash flows from non-capital financing activities:		
Sale of bonds and notes and draw down on line of credit	778,987	956,634
Bond issuance / redemption costs	(7,212)	(7,272)
Retirement of bonds and notes and pay down on line of credit	(410,428)	(579,413)
Interest on bonds and notes	(195,741)	(166,364)
Net cash provided by non-capital financing activities	165,606	203,585
Cash flows from capital financing activities:		
Lease Payments	(4,927)	(4,883)
Sub-Lease Receipts	574	703
Net cash (used for) capital financing activities	(4,353)	(4,180)
Cash flows from investing activities:		
Purchase of investments	(1,318,393)	(1,291,432)
Proceeds from sales of investments	1,039,558	1,305,493
Investment earnings	96,837	77,197
Net cash provided by (used for) investing activities	(181,998)	91,258
Net increase (decrease) in cash and cash equivalents	(10,359)	181,387
Cash and cash equivalents at the beginning of the year	1,017,761	836,374
Cash and cash equivalents at end of the year	\$ 1,007,402	\$ 1,017,761

STATEMENTS OF CASH FLOWS (continued)

For the years ended: June 30, 2025 and 2024

In thousands	Fiscal Year Ended	
	June 30, 2025	June 30, 2024
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES		
Operating income	\$ 261,101	\$ 249,236
Adjustments to reconcile operating income to net cash provided by (used for) operating activities:		
Amortization of bond original discount (premium), net	(6,136)	(6,279)
Depreciation and amortization	9,361	6,239
Provision for loan loss reserves	4,242	24,474
Recognition of fee income	(2,511)	(4,166)
Investment earnings	(106,433)	(96,912)
Change in fair value of investments	(16,805)	(7,682)
Interest expense on bonds and notes	197,881	167,127
Financing expenses	6,821	7,982
Changes in assets and liabilities		
Increase in loans receivable	(361,940)	(380,423)
Increase in interest and fees receivable on loans	(2,369)	(2,238)
Increase in other assets and other receivables	(109)	(23,582)
Increase (decrease) in accounts payable and other liabilities	27,283	(43,052)
Total adjustments	(250,715)	(358,512)
Net cash provided by (used for) operating activities	\$ 10,386	\$ (109,276)

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, 2024	December 31, 2023	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
Assets						
Cash and cash equivalents	\$ 400	\$ 1,265	\$ 7,772	\$ 1,107	\$ 8,172	\$ 2,372
Investments	53,647	48,023	250,046	240,533	303,693	288,556
Other assets	44	29	4,380	245	4,424	274
Total assets	54,091	49,317	262,198	241,885	316,289	291,202
Liabilities						
Accounts Payable	891	808	4,081	71	4,972	879
Due to MassHousing	-	-	221	200	221	200
Total liabilities	891	808	4,302	271	5,193	1,079
Fiduciary net position						
Restricted for postemployment benefits	53,200	48,509	257,896	241,614	311,096	290,123
Total fiduciary net position	\$ 53,200	\$ 48,509	\$ 257,896	\$ 241,614	\$ 311,096	\$ 290,123

STATEMENTS OF CHANGES IN FIDUCIARY NET POSITION

In thousands	Massachusetts Housing Finance Agency OPEB Trust Fiscal Year Ended		Massachusetts Housing Finance Agency Employees' Retirement System Fiscal Year Ended		Total Fiduciary Funds Fiscal Year Ended	
	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
Additions						
Contributions						
Employer contributions	\$ 1,419	\$ 2,017	\$ 4,784	\$ 4,727	\$ 6,203	\$ 6,744
Plan members contributions	-	-	4,517	4,074	4,517	4,074
Reimbursements and transfers from other systems	-	-	1,127	1,114	1,127	1,114
Total contributions	1,419	2,017	10,428	9,915	11,847	11,932
Net investment earnings:						
Interest and dividend income	399	742	4,438	3,800	4,837	4,542
Net increase in fair value	4,903	5,584	16,124	22,244	21,027	27,828
Less: investment expense	(165)	(136)	(1,541)	(1,940)	(1,706)	(2,076)
Total net investment earnings	5,137	6,190	19,021	24,104	24,158	30,294
Total additions	6,556	8,207	29,449	34,019	36,005	42,226
Deductions						
Benefits and refunds	1,822	1,687	12,312	11,497	14,134	13,184
Reimbursements and transfers to other systems	-	-	326	189	326	189
Administrative expenses	43	54	529	509	572	563
Total deductions	1,865	1,741	13,167	12,195	15,032	13,936
Net increase in fiduciary net position	4,691	6,466	16,282	21,824	20,973	28,290
Fiduciary net position restricted for postemployment benefits						
Fiduciary net position restricted for postemployment benefits at the beginning of the fiscal year	48,509	42,043	241,614	219,790	290,123	261,833
Fiduciary net position restricted for postemployment benefits at the end of the fiscal year	\$ 53,200	\$ 48,509	\$ 257,896	\$ 241,614	\$ 311,096	\$ 290,123

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 \$10.8 billion for financing both multifamily and single-family loans. 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 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, 2025 (FY 2025) and June 30, 2024 (FY 2024).

(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 2025 and 2024.

(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 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 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 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, 2025 or June 30, 2024.

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 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 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 2025 and FY 2024. 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 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. 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 Statements of Net Position include accounts receivable - various, investment income receivable, and prepaid expenses.

Other Assets, Non-current on the 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 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 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, 2025 and 2024, the Arbitrage Rebate was \$8.8 million and \$6.2 million, 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 the 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 a forgivable loan, which are not included in grant expenses. 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 expenses primarily include 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 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 details are 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 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. The Agency adopted GASB 101 for FY 2025. There was not a material impact to the financial statements as a result of the adoption.

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. The Agency adopted GASB 102 for FY 2025. There was not a material impact to the financial statements or related disclosures as a result of the adoption.

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. The Agency is currently assessing the impact of GASB 103.

In September 2024, GASB issued Statement No. 104, “Disclosure of Certain Capital Assets” (GASB 104). The objective of this Statement is to provide the users of the financial statements with essential information about certain types of capital assets. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025. The Agency is currently assessing the impact of GASB 104.

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 has 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, 2025 and 2024, MassHousing had the following investments and cash equivalents by type and by maturities with credit ratings when available (in thousands):

June 30, 2025	Total Cost, Amortized Cost or Fair Value	Investment Maturities (In Years)				Creditor Rating Range
		Less Than 1	1-5	6-10	More Than 10	
Investments						
GSE MBS and Obligations	\$ 892,926	\$ 95,049	\$ 232,560	\$ 3,551	\$ 561,766	AA+
Cash Equivalents	731,784	731,784	-	-	-	N/A to AAA
U.S. Treasuries	510,994	293,833	217,161	-	-	A-1+ to AA+
Corporate Obligations	123,030	15,429	107,601	-	-	AAA to BBB+
Asset-Backed Securities	56,732	-	53,434	3,298	-	NR to AAA
Commercial Paper	7,821	7,821	-	-	-	A-1 to A-1+
Government Guaranteed Obligations	3,774	3,774	-	-	-	AAA to AA-
Negotiable Bank Debt Obligations	1,999	1,999	-	-	-	A-1
GICs	62	62	-	-	-	N/A
Total Investments	\$ 2,329,122	\$ 1,149,751	\$ 610,756	\$ 6,849	\$ 561,766	

June 30, 2024	Total Cost, Amortized					More Than 10	Creditor Rating Range
	Cost or Fair Value	Less Than 1	1-5	6-10			
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		

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

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, 2025 MassHousing was not exposed to concentration of credit risk.

Cash Deposits

MassHousing's cash deposits per the bank were approximately \$281.4 million and \$149.7 million at June 30, 2025 and 2024, respectively. Of those amounts, \$6 million and \$5.8 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 \$275.4 million and \$143.9 million, respectively, were not insured or collateralized.

Cash balances reflected on the Statements of Net Position were approximately \$275.6 million and \$134.4 million at June 30, 2025 and 2024, 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, 2025 and 2024, the following balances were restricted as to use (in thousands):

	June 30, 2025	June 30, 2024
WCF and Affiliates		
Restricted Cash, Cash Equivalents and Investments	\$ 472,722	\$ 277,173
Bond Programs		
Restricted Cash Equivalents	\$ 480,256	\$ 692,495
Restricted Investments	1,253,113	1,041,777
Total Bond Program Restricted Cash Equivalents and Investments	<u>\$ 1,733,369</u>	<u>\$ 1,734,272</u>
Total Restricted Cash, Cash Equivalents and Investments	<u>\$ 2,206,091</u>	<u>\$ 2,011,445</u>

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, 2025 and June 30, 2024:

- 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 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, 2025 and 2024:

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

(in thousands)

June 30, 2025	Total Fair Value <u>06/30/24</u>	Quoted Prices in Active Markets <u>(Level 1)</u>	Significant Other Observable Inputs <u>(Level 2)</u>	Significant Unobservable Inputs <u>(Level 3)</u>
Investments by fair value level				
Debt securities				
GSE MBS and Obligations	\$ 892,926	\$ -	\$ 892,926	\$ -
U.S. Treasuries	510,994	373,428	137,566	-
Corporate Obligations	123,030	-	123,030	-
Asset-Backed Securities	56,732	-	56,732	-
Commercial Paper	7,821	-	7,821	-
Government Guaranteed Obligations	3,774	-	3,774	-
Negotiable Bank Debt Obligations	1,999	-	1,999	-
Total Debt Securities	\$ 1,597,276	\$ 373,428	\$ 1,223,848	\$ -
Investment derivative instruments				
Interest Rate Swaps	\$ 4,526	\$ -	\$ 4,526	\$ -
MBS Forward Contracts	(5)	(5)	-	-
Total Derivative Instruments	\$ 4,521	\$ (5)	\$ 4,526	\$ -

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

(in thousands)

June 30, 2024	Total Fair Value <u>06/30/23</u>	Quoted Prices in Active Markets <u>(Level 1)</u>	Significant Other Observable Inputs <u>(Level 2)</u>	Significant Unobservable Inputs <u>(Level 3)</u>
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	-
Commercial Paper	35,492	-	35,492	-
Asset-Backed Securities	11,035	-	11,035	-
Government Guaranteed Obligations	5,879	-	5,879	-
Negotiable Bank Debt Obligations	-	-	-	-
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	\$ -

Note D. Mortgage Loans Receivable and Allowances for Uncollectible Loans

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

6/30/2025 (in thousands)	Mortgage Obligation	Unamortized Prem./Disc. Loans	Loan Loss Reserve	Total
WCF - Multifamily	\$ 857,765	\$ -	\$ (289,035)	\$ 568,730
GRDB Program	154,344	-	(806)	153,538
MFHB Program	119,883	-	(950)	118,933
HB Program	2,160,777	-	(28,488)	2,132,289
Subtotal Multifamily	<u>\$ 3,292,769</u>	<u>\$ -</u>	<u>\$ (319,279)</u>	<u>\$ 2,973,490</u>
WCF - Single-family	\$ 73,268	\$ (155)	\$ (399)	\$ 72,714
SFHRB Program	1,539,225	-	(4,536)	1,534,689
Subtotal Single-family	<u>\$ 1,612,493</u>	<u>\$ (155)</u>	<u>\$ (4,935)</u>	<u>\$ 1,607,403</u>
Totals	<u>\$ 4,905,262</u>	<u>\$ (155)</u>	<u>\$ (324,214)</u>	<u>\$ 4,580,893</u>
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	<u>\$ 3,186,803</u>	<u>\$ -</u>	<u>\$ (312,018)</u>	<u>\$ 2,874,785</u>
WCF - Single-family	\$ 139,418	\$ (269)	\$ (654)	\$ 138,495
SFHRB Program	1,214,641	-	(4,665)	1,209,976
Subtotal Single-family	<u>\$ 1,354,059</u>	<u>\$ (269)</u>	<u>\$ (5,319)</u>	<u>\$ 1,348,471</u>
Totals	<u>\$ 4,540,862</u>	<u>\$ (269)</u>	<u>\$ (317,337)</u>	<u>\$ 4,223,256</u>

The Agency also reviews its off-balance sheet loans with risk share for potential loss exposure. As of June 30, 2025 and 2024, the Agency has recorded a loss reserve on off-balance sheet loans of \$411 thousand and \$880 thousand, respectively, and is included in Other Liabilities, non-current on the 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, 2025 and 2024, the Agency's single-family loans had payment arrearages on mortgage loans of 30 days or more on 500 loans (4.39% of the single-family loans) and 441 loans (4.48% of the single-family loans), respectively. The outstanding mortgage loan balances (OMLB) for these loans at June 30, 2025 and 2024 totaled \$67.6 million or 4.21% of the total OMLB, and \$53.6 million or 3.98% of the total OMLB, respectively.

Multifamily Loans

There was one delinquent development included in the multifamily loan portfolio at June 30, 2025. There were two delinquent developments included in the multifamily loan portfolio at June 30, 2024. The total principal balance included in loans receivable for these developments at June 30, 2025 and 2024 was \$38.8 million and \$44.2 million, respectively. No multifamily loans were foreclosed in either FY 2025 or FY 2024.

Note F. Other Assets and Other Liabilities

At June 30, 2025 and 2024, MassHousing had the following current and non-current other assets (in thousands):

	June 30,	
	2025	2024
Right of use asset (see Note I)	\$ 84,235	\$ 24,822
Accounts receivable - various ¹	41,846	80,377
Single-family Service Rights and Excess Servicing Rights	35,252	33,999
Investments in Affordable Housing Trust Fund (AHTF) participation rights	17,472	17,024
Interest receivable on investments	9,962	9,057
Unamortized Reinsurance Premium - Mortgage Insurance Fund	4,469	4,562
Other Real Estate Owned, net of allowance	2,016	900
Fixed assets, net of accumulated depreciation	1,016	1,310
Sublease Receivable (see Note I)	820	3,609
Investment in Cooperative Agreement	-	1,404
Total Other Assets	\$ 197,088	\$ 177,064

¹ Accounts Receivable - various includes a grant receivable for \$31 and \$61 million, respectively, at June 30, 2025 and 2024.

At June 30, 2025 and 2024, MassHousing had the following current and non-current other liabilities (in thousands):

	June 30,	
	2025	2024
Lease Liability (see Note I)	\$ 84,687	\$ 26,668
Liabilities- various	18,610	16,454
Accounts Payable	14,476	16,611
Unearned Premium Income	8,703	9,323
Purchase of Investment in Transit	1,400	79,764
Allowance for MIF Claims	1,062	1,119
Total Other Liabilities	\$ 128,938	\$ 149,939

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 \$10.8 billion as of June 30, 2025 and \$4.9 billion as of June 30, 2024, for financing both multifamily and single-family loans. As of June 30, 2025 and 2024, MassHousing had bonds and notes outstanding of \$5.1 billion and \$4.7 billion, respectively, leaving a legal margin of \$5.7 billion and \$200 million, respectively.

Summaries of MassHousing's bond and note indebtedness activity for fiscal years 2025 and 2024 are as follows (in thousands):

2025	Beginning			Ending Balance	Current Maturities ²
	Balance	New Issues	Retirements		
Bonds (all programs)	\$ 4,619,741	\$ 720,920	\$ 279,228	\$ 5,061,433	\$ 222,539
Notes: WCF	94,700	40,000	81,200	53,500	13,500
Totals	\$ 4,714,441	\$ 760,920	\$ 360,428	\$ 5,114,933	\$ 236,039
Unamortized Bond/Note Discount/Premium				29,137	
Bonds and Notes Payable, Net				\$ 5,144,070	

2024	Beginning			Ending Balance	Current Maturities ²
	Balance	New Issues	Retirements		
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	

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, 2025 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, 2025 are as follows (in thousands):

<u>Fiscal Year</u> <u>Ending June 30</u>	Fixed Rate Bonds and Notes					<u>Total</u>
	<u>Underwritten</u> <u>Principal</u>	<u>Underwritten</u> <u>Interest</u>	<u>Private</u> <u>Placement</u> <u>Principal</u>	<u>Private</u> <u>Placement</u> <u>Interest</u>		
FY26	\$ 218,515	\$ 180,302	\$ 15,280	\$ 8,794	\$	422,891
FY27	159,280	172,718	1,865	8,334		342,197
FY28	259,860	165,113	41,925	6,621		473,519
FY29	314,640	156,836	2,020	6,142		479,638
FY30	139,775	145,495	2,095	6,072		293,437
FY31 - FY35	508,615	670,546	15,850	29,056		1,224,067
FY36 - FY40	568,215	565,290	28,960	25,239		1,187,704
FY41 - FY45	626,382	443,618	39,420	19,672		1,129,092
FY46 - FY50	642,520	305,165	49,250	12,269		1,009,204
FY51 - FY55	561,808	164,726	27,610	4,518		758,662
FY56 - FY60	242,455	72,810	15,055	1,805		332,125
FY61 - FY65	168,810	29,199	3,590	165		201,764
FY66 - FY70	36,855	2,009	-	-		38,864
Totals	\$ 4,447,730	\$ 3,073,827	\$ 242,920	\$ 128,687	\$	7,893,164

Variable Rate Bonds

Listed in the table below are the outstanding Variable Rate Bonds as of June 30, 2025 and 2024, including Remarketing Agents and Liquidity Providers, if applicable (in thousands):

Variable Rate Bonds						
Issue Name	Maturity Date	Bonds Outstanding June 30, 2025	Remarketing Agent	Remarketing Expiration Date	Liquidity Provider	Liquidity Expiration Date
GRDB Variable Rate Housing Bond (VRHB) 2015A	01/01/2034	\$ 28,255	Raymond James	01/31/2034	Bank of America	01/31/2034
GRDB 2018 Mill Road	11/01/2048	21,910	RBC Capital Markets, LLC	11/01/2028	Royal Bank of Canada	11/01/2028
HB Series 2003F	12/01/2037	215	Merrill Lynch	12/01/2037	n/a	n/a
HB Series 2009B	01/01/2044	10,208	Merrill Lynch	01/01/2044	T.D. Bank	10/27/2028
HB Series 2013F	12/01/2038	19,710	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	Morgan Stanley & Co LLC	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
SFHRB Series 244	12/01/2055	60,000	RBC Capital Markets, LLC	03/25/2030	Royal Bank of Canada	03/25/2030
Total		\$ 424,283				

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	Morgan Stanley & Co LLC	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				

Using interest rates at June 30, 2025, debt service requirements of the Agency’s outstanding variable rate debt and net interest rate swap payments at June 30, 2025 are as follows (in thousands):

Fiscal Year Ending June 30	Variable Rate Bonds						Total ³
	Underwritten Principal	Underwritten Interest	Private	Private	Interest rate Swaps Net		
			Placement Principal	Placement Interest			
FY26	\$ 1,185	\$ 12,720	\$ 335	\$ 2,238	\$ 1,146	\$ 17,624	
FY27	1,250	12,660	350	2,919	1,052	18,231	
FY28	1,310	12,648	370	1,663	947	16,938	
FY29	1,580	12,575	390	2,855	880	18,280	
FY30	1,925	12,572	410	2,162	847	17,916	
FY31 - FY35	45,485	60,988	2,430	10,985	3,196	123,084	
FY36 - FY40	37,125	55,037	3,180	11,388	2,603	109,333	
FY41 - FY45	59,693	48,005	4,170	12,002	1,476	125,346	
FY46 - FY50	97,140	33,461	25,405	13,882	646	170,534	
FY51 - FY55	65,415	15,696	23,325	5,292	195	109,923	
FY56 - FY60	23,145	6,195	11,545	732	-	41,617	
FY61 - FY65	17,120	1,533	-	-	-	18,653	
Totals	\$ 352,373	\$ 284,090	\$ 71,910	\$ 66,118	\$ 12,988	\$ 787,479	

³ The variable rate bonds included in the above table include \$60.2 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- \$8.4 million, and \$130.3 million of the entirely unhedged: GRDB Series 2015A- \$28.3 million, GRDB 2018 Mill Road- \$21.9 million, HB Series 2003F- \$215 thousand, HB Series 2009B- \$10.2 million, HB Series 2013F- \$19.7 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, 2025 and 2024 were as follows (in thousands):

	June 30, 2025	June 30, 2024
HB Program	\$ 85,000	\$ 85,000
SFHRB Program	148,780	95,475
Total	\$ 233,780	\$ 180,475

The total amounts of such unhedged, or partially unhedged, variable rate bonds outstanding at June 30, 2025 and 2024 were as follows (in thousands):

<u>Basis</u>	June 30, 2025	June 30, 2024
Weekly rate set by the underwriter/remarketing agent, determined by current market conditions	\$ 122,795	\$ 118,015
Maximum rate of 9.0%	40,000	40,000
Weekly rate set by the remarketing agent, determined by current market conditions, but not exceeding Variable Rate Ceiling of 15% per annum	10,208	10,408
SIFMA plus 33 bps	10,000	10,000
70% of SOFR plus .08014 (FB)	7,500	7,500
Total	\$ 190,503	\$ 185,923

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, 2025 and June 30, 2024 (in thousands):

FY 2025						
<u>Issue Name</u>	<u>Issue Date</u>	<u>Final Maturity Date</u>	<u>Original Principal Amount</u>	<u>New Debt</u> ⁴	<u>Refunded Debt</u> ⁵	<u>Conduit</u> ⁶
Direct Purchase Construction Loan Notes (DPCLN), Issue 4 Blk 2024A (taxable)	8/13/2024	8/13/2027	\$ 40,000	\$ 40,000	\$ -	\$ -
Total Direct Purchase CLN Issues			\$ 40,000	\$ 40,000	\$ -	\$ -
HB 2024 Series B 1	12/3/2024	12/1/2067	\$ 41,815	\$ 41,815	\$ -	\$ -
HB Series 2024 B 2	12/3/2024	6/1/2067	24,600	24,600	-	-
HB Series 2024 B 3	12/3/2024	12/1/2029	117,100	117,100	-	-
Total HB Issues			\$ 183,515	\$ 183,515	\$ -	\$ -
SFHRB Series 236	9/17/2024	12/1/2027	\$ 3,240	\$ -	\$ 3,240	\$ -
SFHRB Series 237	9/17/2024	12/1/2054	20,940	5,000	15,940	-
SFHRB Series 238 (taxable)	9/17/2024	12/1/2054	124,085	124,085	-	-
SFHRB Series 239	12/18/2024	12/1/2049	5,535	5,535	-	-
SFHRB Series 240 (taxable)	12/18/2024	12/1/2054	143,605	143,605	-	-
SFHRB Series 241	3/26/2025	6/1/2028	7,035	-	7,035	-
SFHRB Series 242	3/26/2025	12/1/2055	67,965	50,267	17,698	-
SFHRB Series 243 (taxable)	3/26/2025	12/1/2045	65,000	65,000	-	-
SFHRB Series 244 (taxable)	3/26/2025	12/1/2055	60,000	60,000	-	-
SFHRB Series 216 Remarketing	5/29/2025	12/1/2050	25,000	-	25,000	-
SFHRB Series 212 Remarketing	6/2/2025	12/1/2049	15,000	-	15,000	-
Total SFHRB Issues			\$ 537,405	\$ 453,492	\$ 83,913	\$ -
Multifamily Conduit Revenue Bonds, Lincoln Square 4% Issue 2024A	8/23/2024	8/1/2047	\$ 1,050	\$ -	\$ -	\$ 1,050
Multifamily Conduit Revenue Bonds, Lincoln Square 4% Issue 2024B	8/23/2024	8/1/2027	27,350	-	-	27,350
Multifamily Conduit Revenue Bonds, 900 Morrissey Issue, Series 2024	10/23/2024	10/23/2027	24,400	-	-	24,400
Multifamily Conduit Revenue Bonds, Cheney Homes Issue, Series 2024A	10/30/2024	7/1/2047	6,900	-	-	6,900
Multifamily Conduit Revenue Bonds, Cheney Homes Issue, 2024B	10/30/2024	4/30/2028	11,100	-	-	11,100
Multifamily Conduit Revenue Bonds, West Newton Armory Issue, Series 2025A	5/28/2025	2/28/2045	4,800	-	-	4,800
Multifamily Conduit Revenue Bonds, West Newton Armory Issue, Series 2025B	5/28/2025	3/1/2028	10,450	-	-	10,450
Total Conduit Issues			\$ 86,050	\$ -	\$ -	\$ 86,050
Total			\$ 846,970	\$ 846,970	\$ 83,913	\$ 86,050

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 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.

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 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. At June 30, 2025 and 2024, the balance of the line of credit was \$15 million and \$50 million, respectively.

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, 2025 and 2024, \$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, 2025, MBS with a fair value of \$22.5 million was held in the WCF as collateral for the program. At June 30, 2024, MBS with a fair value of \$24.1 was held in the WCF as collateral for the program.

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, 2025 and 2024, the bonds have an original principal amount payable of \$325.7 million and \$239.6 million, respectively.

The issues of such conduit bonds, outstanding as of June 30, 2025 and 2024, are listed in the tables below (in thousands):

June 30, 2025 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
Multifamily Conduit Revenue Bonds, Lincoln Square, 4% Issue, 2024A	8/23/2024	8/1/2047	1,050
Multifamily Conduit Revenue Bonds, Lincoln Square, 4% Issue, 2024B	8/23/2024	8/1/2027	27,350
Multifamily Conduit Revenue Bonds, 900 Morrissey Issue, Series 2024	10/23/2024	10/23/2027	24,400
Multifamily Conduit Revenue Bonds, Cheney Homes Issue, Series 2024A	10/30/2024	7/1/2047	6,900
Multifamily Conduit Revenue Bonds, Cheney Homes Issue, Series 2024B	10/30/2024	4/30/2028	11,100
Multifamily Conduit Revenue Bonds, West Newton Armory Issue, Series 2025A	5/28/2025	2/28/2048	4,800
Multifamily Conduit Revenue Bonds, West Newton Armory Issue, Series 2025B	5/28/2025	3/1/2028	10,450
Total Conduit Bonds			<u>\$ 325,661</u>

June 30, 2024			Original Principal Amount
Issue Name	Issue Date	Maturity Date	
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			<u>\$ 239,611</u>

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, 2025 and 2024:

Lease Balances

(in thousands)

As of June 30	2025	2024
Current Assets:		
Sublease Receivable	\$ 165	\$ 566
Non-current Assets:		
Right of Use Asset, net	84,235	24,822
Sublease Receivable	655	3,043
Total Lease Assets	\$ 85,055	\$ 28,431
Current Liabilities:		
Lease Liability	\$ (79)	\$ 4,309
Non-current Liabilities:		
Lease Liability	84,766	22,359
Total Lease Liabilities	\$ 84,687	\$ 26,668

On May 22, 2025, MassHousing entered into the sixth amendment to its office lease of approximately 106,382 rentable square feet with OBS REIT, LLC commencing on this date and extending the lease term to July 31, 2046 from March 31, 2030. This lease amendment provides MassHousing the option to terminate the lease space of approximately 4,174 rentable square feet on the fifth floor of the building upon not less than twelve months written notice, effective on the date provided in such notice, but not later than March 31, 2030.

MassHousing also leases office equipment and other items under several non-cancellable 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	2025	2024
Gross Asset Balance	\$ 84,673	\$ 42,343
Accumulated Amortization	438	17,521
Net Asset Balance	<u>\$ 84,235</u>	<u>\$ 24,822</u>

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

Building Lease

(in thousands)

As of June 30, 2025

FY Ending June 30th	Remaining Payments	Interest Expense	Liability Reduction
FY 2026	\$ 5,004	\$ 5,083	\$ (79)
FY 2027	5,046	5,088	(42)
FY 2028	5,118	5,088	30
FY 2029	5,128	5,086	42
FY 2030	5,827	5,078	749
FY 2031-2035	37,566	23,273	14,293
FY 2036-2040	41,602	17,658	23,944
FY 2041-2045	45,327	8,662	36,665
FY 2046-2047	9,384	299	9,085
Total	<u>\$ 160,002</u>	<u>\$ 75,315</u>	<u>\$ 84,687</u>

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. The second sublease was terminated early, effective March 31, 2025, and the related sublease receivable was relieved.

The following is a summary of sublease income recognized in FY 2025 and FY 2024:

Building Sublease (in thousands)	For the fiscal year ended June 30,	
	2025	2024
Principal Reduction	\$ 462	\$ 542
Interest Income	112	161
Total Payments Collected	<u>\$ 574</u>	<u>\$ 703</u>

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 both June 30, 2025 and 2024 MassHousing had two types of derivative instruments outstanding: interest rate swap, 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 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 for 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 the 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).

Basis of Valuing Interest Rate Swaps – The interest rate swap fair values reflected on the 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, 2025 and 2024 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, 2025

Swap - Derivative Instruments (in thousands)

Associated Bond Series (Counterparty)	Derivative Type	Notional Amount 6/30/25	Effective Date	Swap Termination Date	Fixed Rate Paid	Variable Rate Received	Fair Values 6/30/25	Change in Fair Values from
								6/30/24
HB Series 20161 (2)	Hedge	\$ 25,000	6/1/2023	12/1/2041	3.655%	(70% * SOFR) + 1.315% (a)	\$ 2,065	\$ (406)
HB 2018B (2)	Hedge	25,000	6/19/2018	6/1/2053	3.845%	(70% * SOFR) + .08014% + 1.05% (a and c)	2,068	(71)
HB 2023E (5)	Other	35,000	3/1/2024	12/1/2033	4.448%	SOFR + .10% (a)	(711)	(833)
SFHRB Series 196 (3)	Other	11,250	6/19/2018	12/1/2048	2.573%	(70% * SOFR) + .08014% (a and c)	676	(155)
SFHRB Series 200 (4)	Other	11,250	11/1/2018	12/1/2048	2.732%	(70% * SOFR) + .08014% (a and c)	634	(118)
SFHRB Series 208 (4)	Other	11,250	5/9/2019	6/1/2049	2.350%	SIFMA (b and d)	1,164	(102)
SFHRB Series 229 (1)	Other	55,030	3/14/2023	6/1/2032	4.027%	SOFR + .10% (a)	(763)	(1,252)
SFHRB Series 244 (6)	Hedge	60,000	3/26/2025	12/1/2034	3.819%	SOFR + .10% (a)	(607)	(607)
		\$233,780					\$ 4,526	\$ (3,544)

(a) Secured Overnight Financing Rate (SOFR) (4.45% at June 30, 2025)

(b) USD Securities Industry and Financial Markets Association (SIFMA) Municipal Swap Index (1.92% at June 30, 2025)

(c) Previous LIBOR-based instruments converted to SOFR plus the specified Adjustment Spread via the ISDA Fallback Protocol

(d) SIFMA until December 1, 2028, then (70% * SOFR) + .0814%

Counterparty	Counterparty Credit Rating	Notional Amount 6/30/25	Percentage of	
			Notional Amount	Fair Values 6/30/25
(1) Bank of America, N.A.	A+/Aa2	\$ 55,030	23.54%	\$ (763)
(2) Barclays Bank PLC	A+/A1	50,000	21.39%	4,133
(3) Citibank, N.A.	A+/Aa3	11,250	4.81%	676
(4) Royal Bank of Canada	AA-/Aa1	22,500	9.62%	1,798
(5) Wells Fargo	A+/Aa2	35,000	14.97%	(711)
(6) Bank of New York Melk	AA-/Aa2	60,000	25.67%	(607)
		\$ 233,780	100.00%	\$ 4,526

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
HB Series 20161 (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

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

In FY 2025 there were no swap terminations in the portfolio.

Swap Agreement

On March 10, 2025, MassHousing entered into a swap agreement with a notional amount of \$60 million, effective March 26, 2025, as part of the financing of SFHRB Series 244 bonds. The purpose of the swap agreement is to hedge an interest rate for the variable rate bonds. The swap counterparty is obligated to pay MassHousing semi-annually based on an amount equal to the 100% of the SOFR provided by the Federal Reserve Bank of New York plus 10 basis points, compounded daily, on the amortized notional amount of the contract. MassHousing is obligated to pay the counterparty semi-annually a stipulated annualized fixed rate of 3.819% on the amortized notional amount of the contract.

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, 2025 and 2024, and as a result, the Agency did not have any collateral on deposit with any of its swap counterparties.

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 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, 2025 and 2024, 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, 2025 and 2024, are provided below. The terms, including fair values and counterparty credit ratings, of the MBS Forward Contracts at June 30, 2025 and 2024, 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, 2025 and 2024 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, 2025 (dollars in thousands)

	Notional Amount June 30, 2025	Coupon Rate	Fair Value at June 30, 2025	Counterparty Credit Rating
MBS Forward Contracts				
FNMA	\$ 500	5.50%	\$ (5)	Aa1
Total	\$ 500		\$ (5)	

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

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

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, 2025 and 2024 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, 2025, the Agency was exposed to credit risk as five separate agreements had a positive value for an aggregate exposure amount of \$6.6 million. Credit

risk is mitigated due to the relatively high credit 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, 2025, the Agency was not exposed to credit risk on its outstanding MBS Forward Contracts as none of the MBS Forward Contracts had positive fair values. The counterparty was rated Aa1 by Moody's on June 30, 2025.

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, 2025, the Agency has variable rate bonds outstanding which can be 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 USD Securities Industry and Financial Markets (SIFMA) Municipal Swap Index 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, 2025 have some minimal basis risk, except for the HB Series 2016I swap which has no basis risk.

On June 30, 2025, 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, 2025 is as follows:

Debt exposed to Rollover risk - June 30, 2025

<u>Associated Debt Issuance</u>	<u>Debt Maturity Dates</u>	<u>Swap Maturity Dates</u>
HB 2023E	12/1/2063	12/1/2033
SFHRB 229	6/1/2052	6/1/2032
SFHRB 244	12/1/2055	12/1/2034

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, have replacement 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 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, 2025 and 2024 and the interfund transfers for fiscal years 2025 and 2024 (in thousands):

Interfund Receivable (Payable) Balances at June 30, 2025

	WCF & Affiliates	GRDB Program	MFHB Program	SFHRB Program	RMRB Program	Totals
WCF & Affiliates	\$ -	\$ (15)	\$ (6)	\$ (257)	\$ (3)	\$ (281)
GRDB Program	15	-	-	-	-	15
MFHB Program	6	-	-	-	-	6
SFHRB Program	257	-	-	-	-	257
RMRB Program	3	-	-	-	-	3
Totals	\$ 281	\$ (15)	\$ (6)	\$ (257)	\$ (3)	\$ -

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 Transfers for Fiscal Year 2025

	WCF & Affiliates	GRDB Program	MFHB Program	HB Program	RMRB Program	Totals
WCF & Affiliates	\$ -	\$ (1,032)	\$ (2,226)	\$ (15,000)	\$ (33)	\$ (18,291)
GRDB Program	1,032	-	-	-	-	1,032
MFHB Program	2,226	-	-	-	-	2,226
HB Program	15,000	-	-	-	-	15,000
RMRB Program	33	-	-	-	-	33
Totals	\$ 18,291	\$ (1,032)	\$ (2,226)	\$ (15,000)	\$ (33)	\$ -

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)	\$ -

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, 2025 and 2024 consists of the following (in thousands):

	June 30, 2025	June 30, 2024
Minimum net position covenants	\$ 150,000	\$ 200,000
MassHousing Mortgage Insurance Funds (MIF)	142,914	132,016
CommonWealth Builder (State - Economic Development Fund) ⁷	65,632	-
Work Force Housing ⁷	58,114	58,948
Massachusetts Community Climate Bank Fund (MCCB) ⁷	49,688	50,826
Equitable Developers Fund ⁷	49,299	48,412
Capital Magnet Funds ⁷	33,447	26,465
Momentum Fund ³	31,000	-
Neighborhood Stabilization Program ⁷	22,677	18,361
FHLB of Boston Collateral (Helping to House New England)	22,520	24,093
State and Local Fiscal Recovery Funds - American Rescue Plan Act (ARPA) ⁷	14,062	10,412
Other Grant Programs ⁷	6,470	4,305
Single family co-insurance	3,796	3,796
Restricted by Note Resolutions	598	2,387
WCF and Affiliates Restricted Net Position	650,217	580,021
Restricted by Bond Resolutions	585,882	541,389
Total Restricted Net Position	\$ 1,236,099	\$ 1,121,410

⁷ The cash and grants receivable for these grant programs are included in Restricted Assets while the remaining net assets are included in Designated Assets.

(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, 2025 and 2024 consist of the following (in thousands):

	June 30, 2025	June 30, 2024
Opportunity Fund	\$ 350,698	\$ 309,995
Funding for loan purchases and advances and unrestricted net position requirements	337,566	346,063
Lease Commitments	84,687	26,668
Grant Programs & Mission-Related Net Assets ⁸	61,469	-
MassHousing Down Payment Assistance	6,876	-
Funding of the Tenancy Preservation Project	2,845	726
Equity of Affiliates (CCRI and PADCO)	1,881	2,064
Funding of the CCRI	700	700
Other various programs	652	365
Funding for Summer Youth Programs, Youth Development and Community Engagement	475	856
Funding of the Construction Security Fund	-	14,000
Total Designations	\$ 847,849	\$ 701,437

⁸ The cash and grants receivable for these grant programs are included in Restricted Assets while the remaining net assets are included in Designated Assets.

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, CCRI, and MIF. The assets of MIF 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 2025 and 2024 (in thousands):

Fiscal 2025	WCF (excluding MIF)	MIF	PADCO	CCRI	Eliminating Entries	Combined Totals
<u>STATEMENTS OF NET POSITION at June 30, 2025</u>						
Total assets	\$ 2,215,636	\$ 154,077	\$ -	\$ 1,881	\$ (1,280)	\$ 2,370,314
Deferred outflow of resources	17,943	-	-	-	-	17,943
Total assets and deferred outflow of resources	\$ 2,233,579	\$ 154,077	\$ -	\$ 1,881	\$ (1,280)	\$ 2,388,257
Total liabilities	\$ 867,751	\$ 11,163	\$ -	\$ -	\$ (1,280)	\$ 877,634
Deferred inflow of resources	11,624	-	-	-	-	11,624
Total net position	1,354,204	142,914	-	1,881	-	1,498,999
Total liabilities, deferred inflow of resources, and net position	\$ 2,233,579	\$ 154,077	\$ -	\$ 1,881	\$ (1,280)	\$ 2,388,257
<u>STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION</u>						
For the fiscal year ended June 30, 2025						
Total revenues	\$ 340,302	\$ 14,888	\$ -	\$ 813	\$ (2,967)	\$ 353,036
Total expenses	153,172	3,991	-	996	(2,967)	155,192
Changes in net position	\$ 187,130	\$ 10,897	\$ -	\$ (183)	\$ -	\$ 197,844

Fiscal 2024	WCF (excluding MIF)	MIF	PADCO	CCRI	Eliminating Entries	Combined Totals
<u>STATEMENTS OF NET POSITION at June 30, 2024</u>						
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
<u>STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION</u>						
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

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 2024 and 2023 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 maximum base of which its retirees can receive a cost-of-living allowance (COLA), which was approved by the MassHousing Members on July 12, 2022, as follows:

- Effective July 1, 2022, 3% on the first \$16,000 (increased from \$15,000)
- Effective July 1, 2023, 3% on the first \$17,000 (increased from \$16,000)
- Effective July 1, 2024, 3% on the first \$18,000 (increased from \$17,000)

On December 13, 2022, the MHFAERS Members voted to increase the COLA to 5% on the first \$16,000 of annual benefits, retroactively effective July 1, 2022 to June 30, 2023, which was approved by the MassHousing Members on January 10, 2023.

On May 13, 2025, the MHFAERS Members voted to increase the maximum base of which its retirees can receive a COLA, which was approved by the MassHousing Members on June 10, 2025, as follows:

- Effective July 1, 2025, 3% on the first \$20,000 (increased from \$18,000)
- Effective July 1, 2026, 3% on the first \$21,000 (increased from \$20,000)

Employees covered by benefit terms – At December 31, 2024, the following employees were covered by the benefit terms:

Active Members	347
Retirees and Beneficiaries Currently Receiving Benefits	225
Inactive Members	59
Total	<u>631</u>

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 were \$4.8 million for FY 2025 and \$4.7 million for FY 2024.

Net Pension Liability/(Asset)

The Agency’s net pension liability/(asset) was measured as of December 31, 2024 and December 31, 2023. The total pension liability used to calculate the net pension liability/(asset) was determined by an actuarial valuation as of January 1, 2025 for the December 31, 2024 measurement date and January 1, 2023 for the December 31, 2023 measurement date. For the December 31, 2023 measurement date, updated 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	2.7%
Salary Increases	5.25 % grading down to 3.75% after 10 years of service.
Investment rate of return	6.75 %, including inflation, net of pension plan investment expense

Mortality rates for the actuarial valuation as of January 1, 2025 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, 2025 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	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Geometric Average)</u>
US Equity	20.0%	5.6%
Private Equity	17.0%	8.3%
Investment Grade Bonds	16.0%	2.5%
TIPS	10.0%	2.2%
Real Estate	8.0%	4.6%
Core Infrastructure	8.0%	5.2%
Developed Market Equity (non US)	6.0%	5.8%
High Yield Bonds	6.0%	4.3%
Emerging Market Equity	5.0%	5.8%
Emerging Markets Bonds	4.0%	4.1%
Total	<u>100.0%</u>	

Discount rate - The discount rate used to measure the total pension liability for the financial statements was 6.75% for FY 2025 and 7.00% for FY 2024. 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 12/31/22	\$ 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)
Changes for 2024:			
Service Cost	4,525	-	4,525
Interest	16,712	-	16,712
Change in benefit terms	1,935	-	1,935
Differences between expected and actual experience	5,402	-	5,402
Change in assumptions	6,690	-	6,690
Contributions - employer	-	4,784	(4,784)
Contributions - employee	-	4,517	(4,517)
Net Investment Income	-	19,021	(19,021)
Benefit payments, including refunds of employee contributions	(11,511)	(11,511)	-
Administrative expenses	-	(529)	529
Net Changes	23,753	16,282	7,471
Balance at 12/31/24	\$ 263,716	\$ 257,896	\$ 5,820

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

The following presents the Agency’s net pension liability as of December 31, 2024 calculated using the discount rate of 6.75%, 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 (5.75%) or 1-percentage-point higher (7.75%) than the current rate (in thousands):

	1% Decrease to Rate (5.75%)	Current Discount Rate (6.75%)	1% Increase to Rate (7.75%)
Net pension liability/(asset) 12/31/24	\$ 35,858	\$ 5,820	\$ (19,670)

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 (asset) 12/31/23	\$ 24,783	\$ (1,651)	\$ (24,138)

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

At June 30, 2025, the Agency reported a net pension liability of \$5.8 million. The net pension liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2025. 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.

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. 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.

For the years ended June 30, 2025 and 2024, the Agency recognized pension expense of \$4.1 million and \$165 thousand, respectively, both of which are included in administrative expenses.

At June 30, 2025 and June 30, 2024, the Agency reported deferred outflows and inflows of resources related to pensions from the following sources (in thousands):

Fiscal 2025	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 4,911	\$ 77
Change in assumptions	6,033	2,740
Net difference between projected and actual earnings on pension plan investments	5,968	-
Total	\$ 16,912	\$ 2,817

Fiscal 2024	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 704	\$ 155
Change in assumptions	1,142	3,718
Net difference between projected and actual earnings on pension plan investments	7,940	-
Total	\$ 9,786	\$ 3,873

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:		
2025	\$	4,107
2026		7,249
2027		(851)
2028		1,574
2029		2,015
Thereafter		-

The next actuarial valuation is required as of January 1, 2027.

Deferred Compensation and Defined Contribution Plans

Plan Description – MassHousing maintains a contributory deferred compensation plan, the MassHousing Deferred Compensation Plan, for all full-time and part-time employees working at least 18 ³/₄ hours per week, created in accordance with IRC Section 457(b). All employees may contribute up to 100% of their gross compensation, subject to Internal Revenue Service limitations. 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’s match program includes the following features:

- Employees vested in the MassHousing pension plan (10+ years), receive a 25% match of each dollar, up to 6% of their bi-weekly contribution to the deferred compensation plan.
- Employees not vested in the MassHousing pension plan (less than 10 years) receive a 50% match of each dollar beginning with the first full calendar year of service, up to 6% of their bi-weekly contribution, 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 2025 and FY 2024 were approximately \$3.0 million and \$2.7 million, respectively. Total matching contributions for FY 2025 and FY 2024 were approximately \$558 thousand and \$500 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. In the FY 2025 Massachusetts State Budget, the basic life insurance benefit for enrollees within the group insurance commission, which include MassHousing’s plan members, increased to \$10,000, effective July 1, 2025. 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.”

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

Employees covered by benefit terms – At December 31, 2024, the following employees were covered by the benefit terms:

Active plan members	347
Retired, Disabled, Survivors and Beneficiaries receiving benefits	206
Inactive plan members entitled to but not yet receiving benefit payments	<u>25</u>
Total	<u><u>578</u></u>

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 \$1.0 million in FY 2025 and \$1.1 million in FY 2024. Employees are not required to contribute to the OPEB Plan.

Net OPEB Asset

The Agency’s net OPEB asset was measured as of December 31, 2024 and 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, 2025 for the December 31, 2024 measurement date and January 1, 2023 for the December 31, 2023 measurement date. For the December 31, 2023 measurement date, updated 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	7.27% to 17.06% initial, graded down to 5% in 2034

Mortality rates for the actuarial valuation as of January 1, 2025 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	Long Term Expected Real Rate			
	Target Allocation	Target Ranges	Actual Allocation	of Return (Geometric Average)
US Equity	30%	25% to 35%	34%	5.6%
Developed Market Equity (non- US)	16%	11% to 21%	17%	5.8%
Investment Grade Bonds	15%	10% to 20%	16%	2.5%
Long- term Government Bonds	7%	2% to 12%	6%	2.9%
TIPS	7%	2% to 12%	7%	2.2%
Private Equity	6%	0% to 11%	2%	8.3%
Emerging Market Equity	5%	0% to 10%	5%	5.8%
Real Estate	5%	0% to 10%	5%	4.6%
Infrastructure (Core Private)	5%	0% to 10%	4%	5.2%
High Yield Bonds	4%	1% to 9%	4%	4.3%
Cash	0%	< 5%	0%	0.0%
	100%		100%	

Discount rate - The discount rate used to measure the total OPEB liability was 7.00% for FY 2025 and FY 2024. 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 2025 and FY 2024 contribution was 7.00%, which was the rate used on the January 1, 2025 Actuarial Valuation.

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

Changes in the Net OPEB Asset

	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Asset
Balance at 12/31/22	\$ 42,351	\$ 42,043	\$ 308
Changes for the six-months period:			
Service Cost	943	-	943
Interest	2,972	-	2,972
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	(1,688)	(1,687)	(1)
Administrative expenses	-	(54)	54
Net Changes	2,149	6,466	(4,317)
Balance at 12/31/23	\$ 44,500	\$ 48,509	\$ (4,009)
Changes for the year:			
Service Cost	971	-	971
Interest	3,119	-	3,119
Differences between expected and actual experience	1,196	-	1,196
Change in assumptions	852	-	852
Contributions - employer	-	1,419	(1,419)
Net Investment Income	-	5,137	(5,137)
Benefit payments	(1,822)	(1,822)	-
Administrative expenses	-	(43)	43
Net Changes	4,316	4,691	(375)
Balance at 12/31/24	\$ 48,816	\$ 53,200	\$ (4,384)

Sensitivity of the Agency’s net OPEB asset to changes in the discount rate

The following presents the Agency’s net OPEB asset at December 31, 2024, 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) 12/31/24	\$ 2,228	\$ (4,384)	\$ (9,816)

The following presents the Agency's net OPEB 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):

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

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

The following presents the Agency's net OPEB asset at December 31, 2024, 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):

	<u>1% decrease</u>	<u>Healthcare Cost Trend Rates</u>	<u>1% increase</u>
Net OPEB liability/(asset) 12/31/24	\$ (10,187)	\$ (4,384)	\$ 2,796

The following presents the Agency's net OPEB 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):

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

OPEB Assets, OPEB Expenses, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At June 30, 2025, the Agency reported a \$4.4 million net OPEB asset. The net OPEB asset was measured as of December 31, 2024, and the total OPEB liability used to calculate the net OPEB asset was determined by an actuarial valuation as of January 1, 2025. 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 June 30, 2024, the Agency reported a \$4.0 million net OPEB asset. The net OPEB liability was measured as of December 31, 2023, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2023 and rolled forward to the measurement date. 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 \$1.2 million and \$2.6 million in FY 2025 and FY 2024, respectively, which are included in administrative expenses. At June

30, 2025 and 2024, the Agency reported deferred outflows and inflows of resources related to OPEB from the following sources (in thousands):

Fiscal 2025	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 983	\$ 4,659
Change in assumptions	-	3,399
Net difference between projected and actual earnings on OPEB plan investments	43	-
Total	\$ 1,026	\$ 8,058

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

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:		
2025	\$	(1,956)
2026		(1,988)
2027		(3,073)
2028		(145)
2029		130
Thereafter		-

The next actuarial valuation is required as of January 1, 2027.

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 \$41.1 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, 2025, the Agency had received \$39.0 million under this program, had disbursed \$6.5 million under this program, and has a balance of \$32.5 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 \$60.0 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 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, 2025, the Agency had received \$86.2 million to be used for assistance, had disbursed \$41.3 million under this program, and has a balance of \$44.9 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 a 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 related to the HAF Initiative, which includes homeowner assistance with respect to borrowers within the Agency's own servicing portfolio. All funds related to this program have been received and fully disbursed.

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 \$40.8 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. All funds related to this program have been received and fully disbursed.

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 related to the NSP, a program for revitalization of neighborhoods and communities with blighted or substandard conditions throughout the Commonwealth. As of June 30, 2025, the Agency had received \$27.5 million to be used for assistance, disbursed \$6.3 million for this program, and has a balance of \$22.7 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, 2025 the Agency had received \$3.5 million to be used for assistance, disbursed \$2.6 million under this program, and has a balance of \$900 thousand, 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. 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. 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, 2025, the Agency had received \$109.3 million to be used for assistance, disbursed \$97.5 million under this program, and has a balance of \$14.1 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, 2025, the Agency had received \$7.0 million to be used for assistance, disbursed \$2.3 million, and has a balance of \$5.0 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, 2025, the Agency had received \$50 million for administration and assistance, disbursed \$4.9 million under this program, and has a balance of \$49.7 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, 2025, the Agency had received \$4.2 million to be used for assistance and had disbursed all \$4.2 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, 2025, the Agency had received \$48.1 million to be used for assistance, had disbursed \$604.4 thousand under this program, and has a balance of \$49.3 million, including interest earned, for future disbursements.

ARPA - 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. 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 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, 2025, the Agency had received \$83.9 million to be used for assistance, had disbursed \$27.5 million under this program, and has a balance of \$58.1 million, including interest earned, for future disbursements.

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, 2025, the Agency had received \$75.0 million to be used for assistance, had disbursed \$10.7 million under this program, and has a balance of \$65.6 million, including interest earned, for future disbursements.

Massachusetts Residential Production Momentum Fund (Momentum Fund)

On June 27, 2025, the Agency entered into a contract with EOHLC with an aggregate maximum obligation of \$50 million to administer the Momentum Fund, effective July 1, 2024. The Momentum Fund was authorized pursuant to the state appropriation of Section 2B of Chapter 150 of the Acts of 2024, which authorizes the fund to be capitalized for the purpose of accelerating the development of mixed-income and workforce multifamily housing production projects by providing financial assistance in the form of innovative, low-cost, and flexible capital funding, which may be in the form of debt, equity, or other

instruments, depending on the individual underwriting needs of a project. As of June 30, 2025, the Agency had a receivable of \$31.0 million for this 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. For both June 30, 2025 and 2024, approximately \$50 million of the MIF net position 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 at both June 30, 2025 and 2024, 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, 2025 and 2024 (claims paid in thousands):

	FY 2025		FY 2024	
	<u>Claims</u>	<u>MI Plus Claims</u>	<u>Claims</u>	<u>MI Plus Claims</u>
Claims Paid	\$ 453	\$ 480	\$ 204	\$ 280
Number of Claims	11	373	7	210

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.

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, 2025 and 2024 (in thousands):

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Gallagher RE	\$ 2,055,169	\$ 1,898,412
EMIC	21,975	24,499
MGIC	4,428	5,928
UG	2,765	3,064
Reinsurers 90% share of reinsurance coverage	2,084,337	1,931,903
MIF 10% share of reinsurance coverage	231,593	214,656
MIF 100% share of insurance coverage	490,609	462,175
Total loans with reinsurance	\$ 2,806,539	\$ 2,608,734

Center for Community Recovery Innovations, Inc. (CCRI)

CCRI has been funded with contributions from MassHousing since fiscal year 1995. In both FY 2025 and FY 2024, MassHousing contributed \$700 thousand, and has committed to fund \$700 thousand in fiscal year 2026.

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, 2025, the Opportunity Fund has received \$303.0 million from the WCF operating fund and \$220.4 million from external grants to date.

The funds in the Opportunity Fund as of June 30, 2025 are committed as follows (in thousands):

Opportunity Fund - as of June 30, 2025 (in thousands)	Original Funding	Funds Disbursed to date	Fund Balance	Commitments Outstanding	Remaining Funds Available
Multifamily Operations					
CommonWealth Builder Grants ⁹	\$ 60,000	\$ (15,088)	\$ 44,912	\$ (11,522)	\$ 33,390
31 Elm Street Investment in Cooperative Agreement/Loan ⁹	21,000	(21,000)	-	-	-
Workforce Housing Loans and ARPA WFH ⁹	201,200	(125,603)	75,597	(67,042)	8,555
13A Portfolio Preservation Loans/Grants	50,000	(37,280)	12,720	-	12,720
Capital Magnet Funds - MF Subordinate Debt ⁹	38,800	(5,353)	33,447	(9,792)	23,655
AHTF/CHSI Participation Interest Loans	9,353	(9,353)	-	-	-
2Life Communities Grant	1,500	(1,500)	-	-	-
BILD Forge Loans	50,000	(3,428)	46,572	(9,134)	37,438
Home Ownership Operations					
Workforce Advantage DPA Loans ⁹	19,400	(19,374)	26	-	26
Operation Welcome Home Loans	3,010	(1,358)	1,652	-	1,652
Veterans Closing Cost Assistance Grants	250	(241)	9	-	9
General					
Senior Housing Research Studies Grants	290	(228)	62	-	62
Planning for Housing Production Program Grants	3,000	(2,014)	986	-	986
Housing Navigator Massachusetts Grants	1,000	(1,000)	-	-	-
Office Conversion Initiative	1,000	(53)	947	-	947
Unallocated Funds	92,379	(5,550)	86,829	(734)	86,095
Totals	\$ 552,182	\$ (248,423)	\$ 303,759	\$ (98,224)	\$ 205,535

⁹ Includes a component of funding from external grants.

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, 2025, was \$55 thousand in the GRDB program.

At June 30, 2025, MassHousing had commitments to provide approximately \$115.5 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, 2025, MassHousing has 293 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, 2025 and 2024 (in thousands):

	<u>June 30, 2025</u>	<u>June 30, 2024</u>
Balance of loans with co-insurance	\$ 891	\$ 1,679
Risk exposure of loans with co-insurance coverage	308	584
MassHousing claim liability	3,796	3,796
Co-insurers claim liability	1,316	1,316
MassHousing collateral on deposit	10,010	1,657

Note Q. Events Subsequent to June 30, 2025

Executed Loan Commitments

Through September 19, 2025, the Agency executed new mortgage, bridge loan, and grant commitments totaling \$19.5 million for multifamily developments.

Budget and Spending Bill

On July 4, 2025 the President of the United States signed into law H.R.1 – 119th Congress (2025-2026), the administration's tax and spending bill. The bill includes a permanent 12 percent increase in 9 percent Low-Income Housing Tax Credit (LIHTC) authority beginning in calendar year 2026 and permanently lowers the bond financing threshold from 50 percent to 25 percent for 4 percent LIHTC projects financed with tax-exempt private activity bonds that have an issue date after December 31, 2025. The bill also includes a

permanent 100 percent bonus depreciation for qualified properties. The bill makes no changes to the tax exemption for private activity bonds.

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, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total Pension Liability										
Service Cost	\$ 4,525	\$ 4,351	\$ 4,103	\$ 4,015	\$ 3,861	\$ 3,700	\$ 3,566	\$ 3,437	\$ 3,247	\$ 3,129
Interest	16,712	16,044	15,553	15,295	14,608	13,583	12,908	11,895	11,623	10,443
Changes in Benefit Terms	1,935	-	2,531	-	-	1,592	-	-	-	-
Differences between expected and actual experience	5,402	-	848	(387)	-	3,848	-	(3,670)	-	(265)
Changes of assumptions	6,690	-	(5,675)	2,291	-	5,878	-	8,772	-	7,362
Benefit payments, including refunds of employee contributions	(11,511)	(10,572)	(10,593)	(9,576)	(8,732)	(8,029)	(7,182)	(6,920)	(5,958)	(5,161)
Net change in total pension liability	23,753	9,823	6,767	11,638	9,737	20,572	9,292	13,514	8,912	15,508
Total pension liability - beginning	239,963	230,140	223,373	211,735	201,998	181,426	172,134	158,620	149,708	134,200
Total pension liability - ending (a)	\$ 263,716	\$ 239,963	\$ 230,140	\$ 223,373	\$ 211,735	\$ 201,998	\$ 181,426	\$ 172,134	\$ 158,620	\$ 149,708
Plan fiduciary net position										
Contributions - employer	\$ 4,784	\$ 4,727	\$ 1,087	\$ 13,273	\$ 10,081	\$ 10,031	\$ 6,527	\$ 6,491	\$ 6,093	\$ 6,065
Contributions - employee	4,517	4,074	3,747	3,591	3,527	3,449	3,483	3,552	3,274	3,219
Net Investment Income	19,021	24,104	(24,048)	33,100	26,999	27,731	(5,544)	18,139	11,087	(3,352)
Benefit payments, including refunds of employee contributions	(11,511)	(10,572)	(10,593)	(9,576)	(8,732)	(8,029)	(7,182)	(6,920)	(5,958)	(5,161)
Administrative expenses	(529)	(508)	(455)	(555)	(489)	(468)	(446)	(378)	(380)	(366)
Net change in plan fiduciary net position	16,282	21,825	(30,262)	39,833	31,386	32,714	(3,162)	20,884	14,116	405
Plan fiduciary net position - beginning	241,614	219,789	250,051	210,218	178,832	146,118	149,280	128,396	114,280	113,875
Plan fiduciary net position - ending (b)	\$ 257,896	\$ 241,614	\$ 219,789	\$ 250,051	\$ 210,218	\$ 178,832	\$ 146,118	\$ 149,280	\$ 128,396	\$ 114,280
Net Pension Liability/(Asset)- ending (a)-(b)	\$ 5,820	\$ (1,651)	\$ 10,351	\$ (26,678)	\$ 1,517	\$ 23,166	\$ 35,308	\$ 22,854	\$ 30,224	\$ 35,428
Plan fiduciary net position as a percentage of total pension liability	97.8%	100.7%	95.5%	111.9%	99.3%	88.5%	80.5%	86.7%	80.9%	76.3%
Covered Payroll (calendar year timing)	\$ 45,041	\$ 38,407	\$ 36,887	\$ 35,372	\$ 35,737	\$ 34,362	\$ 34,506	\$ 33,250	\$ 33,641	\$ 32,430
Net Pension Liability/(Asset) as a percentage of covered payroll	12.9%	-4.3%	28.1%	-75.4%	4.2%	67.4%	102.3%	68.7%	89.8%	109.2%

Required Supplemental Schedule 2
Unaudited

Massachusetts Housing Finance Agency Employees' Retirement System Plan
Schedule of Agency Contributions
(Dollar amounts in thousands)
June 30, 2025

	2025	2024	2023	2022	2019	2020	2019	2018	2017	2016
Actuarial Determined Contribution	\$ 4,784	\$ 4,727	\$ 1,087	\$ 1,030	\$ 10,081	\$ 10,031	\$ 6,527	\$ 6,491	\$ 6,093	\$ 6,065
Contributions made	4,784	4,727	1,087	1,030	22,323	10,031	6,527	6,491	6,093	6,065
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ (12,242)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll (fiscal year timing)	\$ 45,984	\$ 39,180	\$ 37,647	\$ 36,082	\$ 36,447	\$ 35,050	\$ 35,154	\$ 33,878	\$ 34,264	\$ 33,035
Contribution as a percentage of covered payroll	10.4%	12.1%	2.9%	2.9%	61.2%	28.6%	18.6%	19.2%	17.8%	18.4%

Notes to Schedule

Methods and assumption used to determine contribution rates for 2025 and 2024:

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	2.7 percent
Salary Increases	5.25 percent grading down to 3.75 percent after 10 years of service
Investment rate of return	6.75 percent, net of pension plan investment expenses (7.00% previously)
Mortality	The Pri.-2012 White Collar Mortality Table projected using MP-2021 (sex-distinct). During employment, the healthy employee mortality table is used. Post-employment, the healthy annuitant table is used. The prior valuation used MP-2016 projection. Mortality for disabled retirees follows the same table as nondisabled retirees, set forward two years. Death is assumed to be due to the same cause as the disability 40% of the time.
Most Recent Measurement Date	December 31, 2024
Valuation Date	January 1, 2025
Changes in benefit terms	A 3% COLA on the first \$18,000 of retirement income is assumed to be granted in 2024, increasing to \$20,000 in 2025 and \$21,000 in 2026.

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, 2025

	2024	2023	2022(b) ⁽²⁾	2022(a)	2021 ⁽³⁾	2020	2019	2018
Total OPEB Liability								
Service Cost	\$ 971	\$ 943	\$ 535	\$ 1,039	\$ 767	\$ 1,137	\$ 1,294	\$ 1,430
Interest	3,119	2,971	1,897	3,588	3,046	4,232	3,925	3,670
Changes in Benefit Terms	852	-	-	-	-	-	-	-
Differences between expected and actual experience	1,196	(78)	(7,448)	-	(10,923)	(534)	(326)	-
Changes of assumptions	-	-	(5,875)	-	(745)	(1,044)	929	-
Benefit payments	(1,822)	(1,687)	(836)	(1,542)	(1,517)	(1,327)	(1,531)	(1,175)
Net change in total OPEB liability	4,316	2,149	(11,727)	3,085	(9,372)	2,464	4,291	3,925
Total OPEB liability - beginning	44,500	42,351	54,078	50,993	60,365	57,901	53,610	49,685
Total OPEB liability - ending (a)	\$ 48,816	\$ 44,500	\$ 42,351	\$ 54,078	\$ 50,993	\$ 60,365	\$ 57,901	\$ 53,610
Plan fiduciary net position								
Contributions - employer (including implicit subsidy)	\$ 1,419	\$ 2,017	\$ 817	\$ 1,535	\$ 3,597	\$ 3,421	\$ 3,459	\$ 3,115
Net Investment Income	5,137	6,190	22	(7,829)	10,260	1,195	1,970	1,614
Benefit payments	(1,822)	(1,687)	(836)	(1,542)	(1,517)	(1,327)	(1,531)	(1,175)
Administrative expenses	(43)	(54)	(37)	(35)	(43)	(27)	(40)	(31)
Net change in plan fiduciary net position	4,691	6,466	(34)	(7,871)	12,297	3,262	3,858	3,523
Plan fiduciary net position - beginning	48,509	42,043	42,077	49,948	37,651	34,389	30,531	27,008
Plan fiduciary net position - ending (b)	\$ 53,200	\$ 48,509	\$ 42,043	\$ 42,077	\$ 49,948	\$ 37,651	\$ 34,389	\$ 30,531
Net OPEB Liability/(Asset) - ending (a)-(b)	\$ (4,384)	\$ (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%	109.0%	99.3%	77.8%	98.0%	62.4%	59.4%	57.0%
Covered Payroll	\$ 45,041	\$ 39,077	\$ 36,887	\$ 35,139	\$ 34,116	\$ 33,592	\$ 32,614	\$ 34,715
Net OPEB Liability/(Asset) as a percentage of covered payroll	-9.7%	-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 statements, the cumulative effect is reflected in the FY 2021 reporting period.

Required Supplemental Schedule 4
Unaudited

Massachusetts Housing Finance Agency OPEB Trust
Schedule of Agency Contributions ⁽¹⁾
(Dollar amounts in thousands)
June 30, 2025

	2025	2024	2023	2022	2021	2020	2019	2018
Actuarial Determined Contribution	\$ 1,419	\$ 2,017	\$ 1,635	\$ 1,535	\$ 3,597	\$ 3,421	\$ 3,459	\$ 3,115
Contributions in relation to the Actuarially Determined Contribution	1,419	2,017	1,635	1,535	3,597	3,421	3,459	3,115
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered Payroll	\$ 45,041	\$ 39,077	\$ 36,887	\$ 35,139	\$ 34,116	\$ 33,592	\$ 32,614	\$ 34,715
Contribution as a percentage of covered payroll	3.2%	5.2%	4.4%	4.4%	10.5%	10.2%	10.6%	9.0%

Notes to Schedule

Actuarially Determined Contributions consist of:

	2025	2024	2023	2022	2021	2020	2019	2018
Cash Contribution	\$ 1,137	\$ 1,734	\$ 1,341	\$ 1,282	\$ 3,300	\$ 3,160	\$ 2,897	\$ 2,901
Implicit Subsidy	282	283	294	253	297	261	562	214
Actuarial Determined Contribution	\$ 1,419	\$ 2,017	\$ 1,635	\$ 1,535	\$ 3,597	\$ 3,421	\$ 3,459	\$ 3,115

Methods and assumption used to determine contribution rates for 2025 and 2024:

Actuarial cost method:	Entry Age Normal cost method
Amortization method:	Amortization of changes due to actuarial gains and losses, assumption changes, and plan provision changes over a reasonable and consistent period, not to exceed 20 years with annual increases of up to 3%. Initial Unfunded Liability as of January 1, 2025, of \$0. Fresh start of amortization bases upon full funding.
Asset valuation method:	Smoothed Actuarial Value of Assets (AVA) recognizing realized and unrealized investment gains and losses gradually over 4 years subject to a 20% corridor. Initial AVA as of January 1, 2025, will be equal to the market value of assets.
Salary Increases:	3.50% overall payroll increase rate, including new entrants at 3.00% per year
Healthcare cost trend rates:	7.27% to 17.06% initial graded down to 5% in 2034
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
Surplus Policy:	Actuarial Value of Assets exceeding accrued liabilities by more than 10% may be used to reduce contributions.

(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.

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
Working Capital Fund and Affiliates						
11 LONG POINT ROAD, LAKEVILLE (ARC)	5.5500	01/01/2029	\$ 40	-	-	
1199 HIXVILLE ROAD, NORTH DARTMOUTH(AI)	5.3500	08/01/2026	13	-	-	
120 CENTRE COURT	0.0000	11/01/2042	530	-	-	
120 CENTRE COURT	0.0000	11/01/2038	335	-	-	
140 CLARENDON	0.0000	05/01/2064	500	-	-	
140 CLARENDON	5.9400	05/01/2064	6,978	-	-	
1463 DORCHESTER AVE	2.0000	09/01/2039	2,500	-	-	
1463 DORCHESTER AVE	4.5500	09/01/2039	5,465	-	-	
181 CHESTNUT	0.0000	03/01/2061	650	-	-	
181 CHESTNUT	3.6700	03/01/2061	4,643	-	-	
191 TALBOT	4.0200	04/01/2037	2,632	-	-	
191 TALBOT	1.0000	04/01/2037	1,400	-	-	
2 PIERCE LANE, MIDDLEBORO (ARC)	5.3500	07/01/2026	12	-	-	
201 CANAL APARTMENTS	0.0000	04/01/2063	5,000	-	-	
201 CANAL APARTMENTS	3.6300	04/01/2063	19,719	-	-	
2101 WASHINGTON STREET	3.7500	06/01/2059	3,750	-	-	
225 CENTRE STREET	0.0000	08/01/2054	5,600	-	-	
246-248 NORWELL STREET	0.0000	06/01/2059	600	-	-	
246-248 NORWELL STREET	0.0000	07/09/2059	748	-	-	
25 SIXTH STREET RENTAL	6.3600	07/01/2065	7,900	-	-	
25 SIXTH STREET RENTAL	0.0000	07/01/2065	2,393	-	-	
250 CENTRE STREET	0.0000	07/01/2064	2,000	-	-	
272 CROSS STREET MALDEN	0.0000	12/01/2026	131	-	\$ 1,150	
28 AUSTIN STREET	0.0000	04/01/2060	1,300	-	-	
3 FLINTLOCK LANE, LAKEVILLE (ARC)	5.5500	12/01/2026	17	-	-	
31 ELM STREET	0.0000	07/01/2062	21,000	-	-	
31 TUFTS STREET	0.0000	08/01/2064	1,279	-	-	
31 TUFTS STREET	5.8200	08/01/2064	2,825	-	-	
31 TUFTS STREET	7.2600	08/01/2064	199	-	-	
35 VILLAGE HILL ROAD	3.7900	01/01/2037	1,389	-	-	
35 VILLAGE HILL ROAD	0.0000	01/01/2062	1,367	-	-	
37 UNION STREET	2.0000	01/01/2064	1,700	-	-	
37 UNION STREET	4.2500	01/01/2064	2,724	-	-	
38 WINFIELD ST., EAST FREETOWN (ARC)	5.3500	08/01/2026	13	-	-	
440 BROADWAY	0.0000	01/01/2027	1,955	-	6,763	
571 REVERE STREET	0.0000	04/01/2062	1,900	-	-	
68 CHURCH GREEN TOWNHOMES	0.0000	12/01/2026	8,661	-	929	
706 HUNTINGTON AVENUE	0.0000	11/01/2049	305	-	-	
98 ESSEX	1.5000	04/01/2055	883	-	-	
98 ESSEX	0.0000	04/01/2055	600	-	-	
A.O. FLATS AT FOREST HILLS	5.0000	06/01/2060	8,100	-	-	
ACADEMY HILL SCHOOL	3.0200	04/30/2058	202	-	-	
ACADEMY HILL SCHOOL	3.7500	04/30/2058	1,394	-	-	
ADMIRAL'S TOWER	0.0000	07/01/2044	484	-	-	
AEI GROUP HOMES-BRAINTREE	5.3500	08/01/2026	20	-	-	
AEI GROUP HOMES-CENTERVILLE	5.3500	07/01/2026	17	-	-	
AEI GROUP HOMES-KINGSTON	5.5500	02/01/2027	27	-	-	
AEI GROUP HOMES-MARSHFIELD	5.5500	05/01/2028	44	-	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
AMES PRIVILEGE - (AMES II)	2.6000	10/01/2054	\$ 118	-	-	
AMHERST COMMUNITY HOMES	0.0000	08/01/2027	2,319	-	\$ 7,181	
APPLETON MILLS REDEV PHASE 1B	3.5000	04/01/2052	152	-	-	
ARLINGTON PARK	4.0000	02/01/2037	677	-	-	
ARLINGTON POINT II (VAN BRODIE 9%)	5.4900	07/01/2060	1,201	-	-	
ARLINGTON POINT II (VAN BRODIE 9%)	0.0000	12/18/2060	1,900	-	-	
BARSTOW VILLAGE	0.0100	07/01/2053	877	-	-	
BARTLETT STATION BUILDING A 4%	3.0000	11/01/2063	900	-	-	
BEDFORD VILLAGE	2.0000	07/01/2060	4,500	-	-	
BERGEN CIRCLE	3.8700	10/01/2063	13,076	-	-	
BERGEN CIRCLE	0.0000	10/01/2063	7,945	-	-	
BOSTON COMMUNITIES	1.6667	07/11/2028	-	-	1,000	
BROADWAY 250	2.7900	09/01/2040	8,653	-	-	
BROCKTON ENTERPRISE CTR PHASE 2 RESID 4	0.0000	01/01/2064	1,200	-	-	
BROOKS SCHOOL BOSTON	4.0600	10/30/2074	5,529	-	-	
BROWN-KAPLAN TOWNHOMES	0.0000	08/25/2049	96	-	-	
BURBANK GARDENS	2.5900	07/01/2059	4,618	-	-	
BURBANK GARDENS ACQUISITION	0.0000	07/01/2059	452	-	-	
BUNKER HILL BUILDING M	8.0300	08/01/2025	-	-	3,160	
CABLE GARDENS	4.5000	01/01/2036	7,506	-	-	
CANTERBURY TOWER	7.8700	04/01/2053	7,374	-	-	
CASSELMAN HOUSE	0.0000	05/01/2044	163	-	-	
CENTRAL GRAMMAR	0.0000	04/01/2053	695	-	-	
CHAPMAN HOUSE	2.0000	04/10/2064	1,530	-	-	
CHATHAM WEST I	0.0000	06/01/2058	4,500	-	-	
CHATHAM WEST II	0.0000	06/01/2027	2,778	-	-	
CHERITON HEIGHTS SENIOR HOUSING	0.0000	11/22/2053	1,000	-	-	
CITY SQUARE ELDERLY HOUSING	0.0000	02/01/2046	562	-	-	
COBBET HILL	2.2600	12/23/2066	1,000	-	-	
COLONIAL VILLAGE RENEWAL - CONDUIT	0.0000	12/01/2059	946	-	-	
COLUMBIA UPHAMS APARTMENTS	6.4700	04/01/2066	1,198	-	-	
COTE VILLAGE 4%	0.0000	10/01/2062	2,400	-	-	
COUNCIL TOWER - CC DEFEASED NOTE	0.0000	01/01/2046	841	-	-	
COVENANT HOUSE I & II (A)	0.5698	07/01/2045	821	-	-	
CURTAIN LOFTS	0.0000	11/01/2052	783	-	-	
DVM CONSULTING CORP	1.6667	07/10/2028	-	-	800	
ELIAS BROOKING APARTMENTS	0.0000	01/01/2063	700	-	-	
ELIAS BROOKING APARTMENTS	4.5600	01/01/2063	1,105	-	-	
FABRICA LOFTS	0.0000	08/01/2064	2,100	-	-	
FARNSWORTH HOUSE	0.0000	10/01/2046	347	-	-	
FINCH CAMBRIDGE	0.0000	11/01/2060	3,643	-	-	
FRANKLIN HILL REVITAL PHASE 2A	6.0000	05/01/2059	1,350	-	-	
FRANKLIN HILL REVITAL PHASE 2B	0.1000	12/31/2059	1,000	-	-	
FRANKLIN SCHOOL	5.2500	12/31/2049	3,433	-	-	
GARDNER TERRACE II	4.0000	01/01/2027	-	\$ 4,081	-	
GATEWAY RESIDENCES ON WASHINGTON	0.0000	10/01/2058	1,600	-	-	
GLEN MEADOW APARTMENTS	0.0000	05/01/2057	1,750	-	-	
GRACE APARTMENTS	3.3100	01/01/2065	4,975	-	-	
GREENWAY APARTMENTS	3.8500	06/01/2053	1,000	-	-	
HABITAT FOR HUMANITY - BOSTON, INC	0.0000		331	-	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
HAMPTON COURT	3.1200	06/20/2064	\$ 17,891	-	-	
HANOVER HOUSE	0.0000	12/18/2029	974	-	-	
HANOVER WOODS	1.8900	08/01/2066	7,029	-	-	
HAYNES HOUSE	3.3100	07/01/2061	2,700	-	-	
HAYWARD LANDING	2.5700	11/04/2065	18,822	-	-	
HEBRONVILLE MILL	9.6160	02/01/2020	4,702	-	-	
HEBRONVILLE MILL	8.5000	06/01/2018	1,166	-	-	
HEBRONVILLE MILL	8.0000	12/01/2016	8	-	-	
HEBRONVILLE MILL	0.0000	01/01/2027	5,950	-	-	
HERITAGE COMMON - LAWRENCE	0.7000	06/01/2050	8,493	-	-	
HERITAGE COMMON - LAWRENCE	0.0000	06/16/2051	1,500	-	-	
HEYWOOD WAKEFIELD VILLAGE	4.7900	12/31/2041	13,222	-	-	
HIGH MEADOWS TOWNHOMES (CNL BLFS III)	2.5000	09/01/2059	700	-	-	
HIGHLAND APARTMENTS	3.0400	05/01/2056	5,896	-	-	
HILLCREST ACRES	0.0000	10/01/2064	3,700	-	-	
HILLSIDE VILLAGE	0.0000	07/01/2059	600	-	-	
HOLMES BEVERLY APARTMENTS	0.0000	11/01/2058	1,600	-	-	
HOUGHTON VILLAGE	0.0000	06/01/2058	1,545	-	-	
HOUGHTON VILLAGE	2.7000	06/01/2058	6,675	-	-	
INDEPENDENCE MANOR II	6.5100	07/01/2047	2,182	-	-	
INDIGO BLOCK APARTMENTS	0.0000	07/01/2062	3,468	-	-	
J.J. CARROLL HOUSE	0.0000	07/01/2064	3,600	-	-	
JOSEPH'S HOUSE	6.3000	09/01/2050	550	-	-	
KENNEDY BUILDING APARTMENTS	0.0000	01/01/2064	1,250	-	-	
KENT STREET	6.0100	09/01/2056	5,350	-	-	
KING JAMES COURT	0.0000	04/01/2043	387	-	-	
KUEHN'S WAY APARTMENTS	3.6700	05/01/2053	2,001	-	-	
KUEHN'S WAY APARTMENTS	0.0000	05/01/2053	1,800	-	-	
LANDFALL COMMUNITY ASSOCIATES II	0.0000	01/01/2060	134	-	-	
LATIN ACADEMY	0.0000	06/01/2050	602	-	-	
LEYDEN WOODS APARTMENTS	3.8500	10/01/2037	1,553	-	-	
LINCOLN WOODS	0.0000	08/01/2057	291	-	-	
LINCOLN WOODS	2.7400	07/01/2057	1,200	-	-	
LINWOOD MILL	0.0100	07/01/2053	1,000	-	-	
LOFT 27	3.0000	07/01/2040	2,968	-	-	
LORING TOWERS	1.0000	12/20/2049	9	-	-	
MADISON MELNEA CASS APARTMENTS	2.8800	03/01/2060	1,900	-	-	
MANSFIELD MEADOWS	4.0940	04/30/2072	9,988	-	-	
MAPLE RIDGE PHASE I	0.0000	06/01/2052	2,000	-	-	
MARINER'S HILL	0.8990	05/15/2064	519	-	-	
MASHPEE VILLAGE	7.0000	06/01/2056	1,500	-	-	
MATTAPAN STATION 4%	2.0000	04/01/2063	3,000	-	-	
MATTAPAN STATION 9%	3.8800	10/01/2063	2,296	-	-	
MCO COTTAGE RENTALS	6.5500	05/01/2035	8,196	-	-	
MERRIMACK VALLEY APARTMENTS	0.0000	08/01/2044	223	-	-	
MICHAEL E. HAYNES ARMS - CONDUIT	0.0000	03/01/2039	1,600	-	-	
MIDDLEBURY ARMS	3.3200	09/30/2055	3,986	-	-	
MILL FALLS APARTMENTS - METHUEN	4.5300	02/01/2057	2,872	-	-	
MILL HOUSE - GREENFIELD	3.7500	10/16/2069	71	-	-	
MILL POND APARTMENTS - LITTLETON	0.0000	05/01/2047	247	-	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
MILL POND APARTMENTS - TAUNTON	7.8700	04/01/2053	\$ 3,019	-	-	
MILL VALLEY ESTATES - AMHERST	2.5500	11/18/2060	10,840	-	-	
MISSION MAIN	6.7400	01/01/2026	-	\$ 15,094	\$ 2,615	
MORAN SQUARE REDEVELOPMENT	4.0600	02/01/2059	2,849	-	-	
MORAN SQUARE REDEVELOPMENT	0.0000	02/01/2059	2,400	-	-	
MORTON STATION VILLAGE	0.0000	12/01/2064	400	-	-	
MORTON STATION VILLAGE	4.9500	12/01/2064	2,748	-	-	
MUSEUM SQUARE	2.7200	07/24/2065	15,164	-	-	
NEW CODMAN SQUARE APARTMENTS	2.6400	01/01/2054	840	-	-	
NEW PORT ANTONIO APARTMENTS	5.7200	06/27/2027	39,122	-	-	
NEW VISION ENTERPRISES	1.6667	07/11/2028	-	-	1,400	
NEWCASTLE SARANAC	0.0000	07/01/2062	2,250	-	-	
NORFOLK DESIGN & CONSTRUCTION	1.6667	08/01/2028	-	-	1,800	
NORTH COMMONS AT VILLAGE HILL	0.0000	12/01/2062	1,400	-	-	
NORTH STRAND CONDOMINIUM	0.0000	12/01/2026	4,681	-	520	
OAK WOODS	0.0000	12/01/2053	678	-	-	
OLD COLONY PHASE FOUR	6.7400	02/01/2066	-	51	-	
OLD COLONY PHASE FOUR	6.7400	02/01/2026	-	2,747	6,570	
OLD COLONY PHASE FIVE	6.7400	02/01/2066	-	319	-	
OLD COLONY PHASE FIVE	6.7400	02/01/2026	-	1,568	7,314	
OLD COLONY PHASE SIX	8.1600	04/01/2027	-	-	4,304	
OLMSTED GREEN MIXED-INCOME RENTAL	1.0000	05/01/2061	4,000	-	-	
ORCHARD HILL OXFORD	4.1500	07/01/2027	3,206	-	-	
OXFORD HOUSE AT QUEENEY SQUARE	2.7200	01/01/2050	4,411	-	-	
PAC 10 LOFTS	0.0000	04/01/2063	5,000	-	-	
PAC 10 LOFTS	3.4400	12/01/2023	-	16,057	-	
PARKWAY 1208	5.8400	07/01/2064	8,107	-	-	
PARKWAY 1208	1.0000	07/01/2064	1,489	-	-	
PELHAM I APARTMENTS	5.0860	12/01/2064	4,846	-	-	
PERLMAN HOUSE	0.0000	03/01/2041	500	-	-	
PERLMAN HOUSE	2.5000	03/01/2041	558	-	-	
PETER SANBORN PLACE	0.0000	08/01/2043	296	-	-	
PILOT GROVE HILL	0.0000	12/01/2049	208	-	-	
PINE CREST	0.0000	01/01/2044	198	-	-	
PITTS PORTFOLIO	2.9900	04/01/2061	1,700	-	-	
PLANTATION TOWER	6.0000	04/01/2047	4,013	-	-	
PLEASANT PLAZA	3.0247	01/01/2065	11,162	-	-	
POND SIDE AT LITTLETON	2.1190	02/28/2071	13,844	-	-	
PRESERVE NORTH RESIDENCES	0.0000	01/01/2062	4,000	-	-	
PROVIDENCE HOUSE ASSISTED LIVING	6.3500	01/01/2045	7,251	-	-	
PULASKI HEIGHTS (A)	0.0000	09/01/2045	161	-	-	
RESIDENCES AT BRIGHTON MARINE	0.0000	11/01/2060	5,000	-	-	
RESIDENCES AT CANAL BLUFFS	5.2500	06/01/2051	1,850	-	-	
RESIDENCES AT FAIRMOUNT STATION	0.0000	09/01/2049	300	-	-	
RINDGE TOWER APARTMENTS	2.6100	07/01/2058	1,506	-	-	
RIVER PLACE TOWERS - LOWELL	3.2100	09/01/2029	29,556	-	-	
RIVERBOAT VILLAGE	5.0100	12/01/2033	4,857	-	-	
RIVERSIDE TOWERS - MEDFORD	7.0200	04/01/2056	13,223	-	-	
RIVERVIEW MEADOWS - RAYNHAM	2.1800	03/16/2065	4,968	-	-	
ROGERS HALL	0.0633	05/01/2044	267	-	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
ROSLINDALE HOUSE - CC DEFEASED NOTE	0.0000	06/01/2045	\$ 331	-	-	
ROXBURY CORNERS	0.0000	01/01/2050	951	-	-	
S.S.C.R.II-BRIDGewater	5.5500	03/01/2027	24	-	-	
S.S.C.R.II-MATTAPOISETT	5.5500	10/01/2026	16	-	-	
S.S.C.R.II-STOUGHTON	5.5500	03/01/2027	21	-	-	
SCHOOL HOUSE KENILWORTH	0.0100	06/01/2049	1,000	-	-	
SCHOOL STREET APARTMENTS	7.8700	04/01/2053	5,868	-	-	
SEMMASS HOUSING I-RAYNHAM	6.6500	10/01/2025	5	-	-	
SEMMASS HOUSING I-SOMERSET	6.6500	09/01/2025	4	-	-	
SEMMASS HOUSING I-TAUNTON	6.6500	10/01/2025	5	-	-	
SHAWME HEIGHTS APARTMENTS	0.0000	05/01/2045	192	-	-	
SHILLMAN HOUSE	0.0000	11/01/2051	2,604	-	-	
SHILLMAN HOUSE	0.0000	12/17/2051	972	-	-	
SHIPS WATCH	2.1200	03/31/2071	6,821	-	-	
SIMON C. FIREMAN COMMUNITY	0.0000	03/01/2044	590	-	-	
SINGLE FAMILY CAPITAL MAGNET FUND LOAN	0.0000%		2,576	-	-	
SINGLE FAMILY ENERGY SAVER HOME LOAN	0.500% to 2.000%		1,426	-	-	
SINGLE FAMILY GATEWAY CITY LOANS	1.000% to 2.000%		8,659	-	-	
SINGLE FAMILY HOME IMPROVEMENT LOANS	5.000%		2,503	-	-	
SINGLE FAMILY LONG TERM ASSETS	1.000% to 7.375%		22,844	-	-	
SINGLE FAMILY MASS ADVANTAGE LOANS	0.000%		975	-	-	
SINGLE FAMILY MODIFICATION LOANS	0.000%		513	-	-	
SINGLE FAMILY MORTGAGE (WAREHOUSE) LOAN	0.000% to 7.125%		18,715	-	-	
SINGLE FAMILY VETERANS ASSISTANCE LOAN	0.000% to 2.000%		443	-	-	
SINGLE FAMILY WORK FORCE ADVANTAGE LOAN	0.000% to 1.000%		14,283	-	-	
SITKOWSKI SCHOOL APARTMENTS	2.0000	07/01/2056	1,645	-	-	
SKYVIEW DOWNTOWN	0.0000	12/01/2058	4,905	-	-	
SOUTH END TENANTS HOUSES II	6.1900	12/01/2045	3,726	-	-	
SOUTH HOLYOKE HOMES PHASE II	0.0000	12/01/2026	2,625	-	-	
SOUTH SHORE-EASTON	6.6500	09/01/2025	3	-	-	
SOUTH SHORE-PEMBROKE	6.6500	06/01/2026	15	-	-	
SQUIRRELWOOD	0.0000	01/01/2062	1,000	-	-	
ST LOUIS SCHOOL CONDOMINIUMS	0.0000	12/01/2026	4,500	-	-	
ST MARY'S PLAZA	0.0000	03/01/2044	415	-	-	
STATION POINTE APARTMENTS I	1.8340	12/31/2070	7,969	-	-	
STATION POINTE APARTMENTS II	1.8340	12/31/2070	10,566	-	-	
STONE MILL	0.0000	01/01/2065	900	-	-	
STONY BROOK COURT	0.0000	12/31/2030	167	-	-	
STRATTON HILL	0.0000	08/01/2059	2,094	-	-	
SUSAN S BAILIS ASSISTED LIVING	1.0000	12/31/2057	1,464	-	-	
SYCAMORE ON MAIN	0.0000	08/01/2062	1,800	-	-	
SYCAMORE ON MAIN	4.7500	08/01/2062	2,860	-	-	
TEMPLE LANDING	0.0000	02/01/2043	1,260	-	-	
THE CENTRAL BUILDING	0.0000	03/01/2060	1,400	-	-	
THE COOLIDGE	4.4600	06/30/2051	750	-	-	
THE COMMONS AT BOSTON RD * VARIABLE R	2.0500	11/30/2038	23	-	-	
THE MEETING HOUSE	0.0000	09/01/2061	2,100	-	-	
THE MEETING HOUSE	2.9800	09/01/2031	9,350	-	-	
THE QUINN RESIDENCES	0.0000	12/01/2026	1,483	-	\$ 4,017	
THE SETTLEMENT	7.1600	05/01/2013	2,200	-	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
THE VILLAGE AT BROOKLINE	6.0100	09/01/2056	\$ 11,021	-	-	
THE WATSON	1.0000	12/01/2059	7,000	-	-	
TOWN BROOK HOUSE	0.0000	05/01/2045	505	-	-	
TRINITY TERRACE	3.5000	01/31/2035	837	-	-	
TWO CHESTNUT PLACE WORCESTER	0.0000	12/01/2026	2,483	-	\$ 5,017	
VAN NESS TERRACE	3.1200	06/24/2064	8,123	-	-	
VILLAGE AT NAUSET GREEN	0.0000	09/01/2060	1,500	-	-	
VOKE LOFTS	3.4000	01/01/2055	183	-	-	
VOKE LOFTS	0.0000	01/01/2055	695	-	-	
WAKEFIELD PLACE	8.2500	12/31/2034	21,048	-	-	
WALDEN SQUARE APARTMENTS	4.5500	09/01/2058	5,480	-	-	
WALKER SCHOOL	2.9600	08/01/2062	721	-	-	
WARREN HOUSE	3.5000	04/01/2026	2,992	-	-	
WHITNEY CARRIAGE PARK	0.0000	11/01/2069	5,550	-	-	
WHITNEY CARRIAGE PARK	3.5021	11/01/2069	626	-	-	
WHITNEY CARRIAGE PARK	2.2100	11/01/2069	18,826	-	-	
WHITTIER AT CABOT 4%	4.6200	01/01/2061	3,026	-	-	
WHITTIER AT CABOT 4%	2.0000	01/01/2061	800	-	-	
WHITTIER AT CABOT 9%	5.8400	02/01/2061	267	-	-	
WHITTIER AT CABOT 9%	2.0000	02/01/2061	700	-	-	
WHITTIER PHASE TWO	2.0000	06/01/2063	700	-	-	
WORCESTER COURTHOUSE	0.0000	01/01/2062	1,000	-	-	
WORCESTER COURTHOUSE	2.8900	01/01/2062	3,100	-	-	
Sub-Total			\$ 891,116	\$ 39,917	\$ 54,540	

General Rental Development Bond Program

Adopted April 13, 2004

113 SPENCER	7.1500	05/01/2050	\$ 1,763	-	-	
BARSTOW VILLAGE	5.5000	06/01/2053	1,082	-	-	
BLACKSTONE	4.5000	07/01/2053	27,447	-	-	
CURTAIN LOFTS	7.2500	11/01/2052	1,005	-	-	
FRANKLIN SQUARE HOUSE	4.5000	09/01/2053	30,005	-	-	
GREENWAY APARTMENTS	6.7200	06/01/2053	1,091	-	-	
LINWOOD MILL	6.1800	07/01/2053	899	-	-	
MACHADO HOUSE AT PETER'S GROVE	5.3000	07/01/2053	5,746	-	-	
MAPLE RIDGE PHASE II	6.5000	02/01/2053	1,081	-	-	
MILL ROAD APARTMENTS * VARIABLE RATE	2.0000	11/01/2033	21,849	-	-	
OCEAN SHORES AT MARSHFIELD	7.2500	07/01/2052	1,829	-	-	
OLIVER LOFTS	7.2500	03/01/2052	1,268	-	-	
PRINCETON AT WESTFORD * VARIABLE RATE	1.9200	01/01/2034	28,255	-	-	
REGENCY TOWERS I	1.0000	04/01/2040	430	-	-	
RITA HALL	5.2500	11/01/2053	5,771	-	-	
ROCK HARBOR VILLAGE	5.3000	05/01/2053	5,781	-	-	
SCHOOL HOUSE KENILWORTH	8.0000	06/01/2049	1,134	-	-	
TECUMSEH MILL	5.2500	02/01/2054	6,293	-	-	
TEMPLE LANDING	6.5000	02/01/2043	1,677	-	-	
TRI-TOWN LANDING APARTMENTS	6.7000	12/01/2051	1,288	-	-	
VICTORY GARDENS PLAZA	5.0700	04/01/2054	7,347	-	-	
VILLAGE AT HOSPITAL HILL II	6.8300	03/01/2050	1,247	-	-	
WINCHENDON HOUSING	4.5009	01/01/2026	56	-	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
Sub-Total			\$ 154,344			
Multi-Family Housing Bond Program						
Adopted November 10, 2009						
225 CENTRE STREET	3.6000	01/01/2055	\$ 13,690	-	-	
225 CENTRE STREET	5.5000	01/01/2055	678	-	-	
CASTLE SQUARE (A)	5.1000	01/01/2053	3,822	-	-	
CEDAR GLEN	4.8500	01/01/2051	1,256	-	-	
CENTRAL GRAMMAR	5.2500	04/01/2053	2,530	-	-	
CHARLESVIEW RESIDENCES	4.8000	10/01/2054	40,706	-	-	
CHERITON GROVE	5.0700	05/01/2053	4,406	-	-	
CHESTNUT GLEN - ABINGTON	4.8500	01/01/2051	1,182	-	-	
GLEN GROVE	4.8500	01/01/2051	1,692	-	-	
GOSNOLD GROVE	4.8500	01/01/2053	182	-	-	
HERITAGE APARTMENTS - BOSTON	4.6100	02/01/2053	17,075	-	-	
HERITAGE GREEN - STURBRIDGE	4.8500	01/01/2051	942	-	-	
INMAN/CAST 2 APARTMENTS	4.5000	07/01/2052	11,811	-	-	
KENSINGTON COURT AT LAKEVILLE	0.0000	08/01/2050	2,243	-	-	
LONGFELLOW GLEN	4.8500	01/01/2051	1,075	-	-	
LOWER MILLS APARTMENTS	4.7500	08/01/2052	7,669	-	-	
NEHOIDEN GLEN	4.8500	01/01/2051	849	-	-	
NOONAN GLEN	4.8500	01/01/2051	183	-	-	
NORTON GLEN	4.6600	01/01/2051	1,347	-	-	
OLD MILL GLEN	4.8500	01/01/2051	531	-	-	
REGENCY TOWERS I	0.0000	04/01/2040	950	-	-	
TRI-TOWN LANDING APARTMENTS	0.0000	12/01/2051	1,317	-	-	
WESTMINSTER VILLAGE	4.5000	10/01/2051	3,747	-	-	
Sub-Total			\$ 119,883			
Housing Bond Program						
Adopted February 19, 2003						
113 SPENCER	0.0000	05/01/2050	\$ 1,000	-	-	
140 CLARENDON	3.9900	05/01/2064	36,805	-	-	
250 CENTRE STREET	3.8700	07/01/2064	21,864	-	-	
250 CENTRE STREET	5.5800	07/01/2064	497	-	-	
250 CENTRE STREET	6.9000	07/01/2064	797	-	-	
571 REVERE STREET	4.4900	04/01/2062	5,839	-	-	
808 MEMORIAL DRIVE	3.8300	07/01/2063	60,207	-	-	
A.O. FLATS AT FOREST HILLS	4.1200	06/01/2060	12,479	-	-	
ACADEMY HILL SCHOOL	3.0200	04/30/2058	880	-	-	
ACADEMY HOMES I	5.8500	07/01/2040	4,926	-	-	
ADAMS TEMPLETON	3.8700	12/01/2057	11,460	-	-	
AMES PRIVILEGE - (AMES II)	3.5000	10/01/2054	1,231	-	-	
AMORY STREET RESIDENCES	3.0000	07/01/2045	845	-	-	
AMY LOWELL HOUSE	5.9000	07/28/2039	6,450	-	-	
ANDERSON PARK	3.8700	08/01/2058	20,199	-	-	
APPLETON MILLS REDEV PHASE 1A	0.0100	07/01/2051	1,640	-	-	
APPLETON MILLS REDEV PHASE 1A	6.3000	04/01/2052	1,299	-	-	
ASHER'S PATH	0.0000	11/01/2048	439	-	-	
ASHER'S PATH	6.9100	11/01/2048	644	-	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
AUBURN COURT	3.5300	06/01/2048	\$ 12,255	-	-	
BACK OF THE HILL	5.4000	10/01/2048	6,062	-	-	
BANCROFT DIXWELL APARTMENTS	3.5000	11/01/2064	16,438	-	-	
BARTLETT STATION BUILDING A 4%	3.3700	11/01/2043	3,148	-	-	
BARTLETT STATION BUILDING A 9%	4.3000	01/01/2044	6,805	-	-	
BEACHMONT APARTMENTS	6.5000	05/01/2049	1,845	-	-	
BEACON HOUSE	5.5000	07/01/2054	12,561	-	-	
BEDFORD VILLAGE	4.7400	07/01/2060	7,889	-	-	
BERKSHIRE PEAK	3.4700	04/01/2058	3,777	-	-	
BEVERLY VILLAGE	5.6500	03/01/2026	-	\$ 13,667	-	
BEVERLY VILLAGE	6.0000	07/01/2065	7,576	-	-	
BEVERLY VILLAGE	6.4800	03/01/2026	-	4,833	-	
BINNALL HOUSE - CC DEFEASED NOTE	0.4381	04/01/2043	369	-	-	
BLUE MOUNTAIN APARTMENTS (BUILDING)	3.8900	07/01/2063	51,167	-	-	
BLUE MOUNTAIN APARTMENTS (LAND)	3.9000	09/01/2062	12,242	-	-	
BRANDY HILL	3.9000	10/01/2058	10,130	-	-	
BRISTON ARMS	4.6400	03/01/2057	32,691	-	-	
BROCKTON ENTERPRISE CTR PHASE 2 RESID 4	3.9500	01/01/2064	3,833	-	-	
BROCKTON ENTERPRISE CTR PHASE 2 RESID 9	4.5800	01/01/2064	4,316	-	-	
BROWN FAMILY HOUSE	4.3700	07/01/2061	5,297	-	-	
BROWN SCHOOL RESIDENCES	6.9500	08/01/2048	1,918	-	-	
BUNKER HILL BUILDING M	5.2400	10/01/2045	-	40,452	-	
BUNKER HILL BUILDING M	5.7100	10/01/2045	-	1,600	-	
BUNKER HILL BUILDING M	6.6000	08/01/2025	-	7,820	-	
BUNKER HILL BUILDING M	7.3500	08/01/2025	-	10,830	\$ 4,886	
BURBANK GARDENS	4.4200	07/01/2059	3,566	-	-	
CAMDEN APARTMENTS	4.9200	01/01/2061	5,667	-	-	
CAPITOL SQUARE	7.5000	11/01/2045	976	-	-	
CASA MARIA	5.5000	12/01/2048	3,669	-	-	
CASAS BORINQUEN	3.4400	11/01/2027	-	4,756	11,024	
CASAS BORINQUEN	5.6400	11/01/2067	-	-	8,600	
CENTRAL ANNEX	5.2500	07/01/2055	4,914	-	-	
CHAUNCY HOUSE	5.0500	07/01/2057	8,507	-	-	
CHERITON HEIGHTS SENIOR HOUSING	6.0000	08/01/2053	1,326	-	-	
CLEAVES DIMOCK-BRAGDON APARTMENTS	4.0000	03/01/2057	9,118	-	-	
CLIPPERSHIP APARTMENTS	5.0700	12/01/2061	6,405	-	-	
COBBET HILL	4.2900	12/01/2058	7,063	-	-	
COHEN RESIDENCES	4.4200	02/01/2060	26,834	-	-	
COLUMBIA UPHAMS APARTMENTS	4.4100	04/01/2026	-	15,365	4,730	
COLUMBIA UPHAMS APARTMENTS	5.3400	04/01/2066	300	-	-	
COLUMBIA UPHAMS APARTMENTS	5.4300	04/01/2066	-	3,875	-	
CONANT VILLAGE	0.0000	05/01/2057	768	-	-	
CONWAY COURT	4.1500	11/01/2053	1,894	-	-	
COTE VILLAGE 4%	3.8500	10/01/2062	8,094	-	-	
COUNTING HOUSE LOFTS	3.5000	12/01/2045	1,887	-	-	
CROMWELL COURT	5.3600	01/01/2052	5,160	-	-	
DANIEL F BURNS APARTMENTS	4.0400	01/01/2063	42,606	-	-	
DAVENPORT COMMONS	4.9200	08/01/2031	13,256	-	-	
DOM POLSKI	5.4000	12/01/2048	2,061	-	-	
ESPERANZA TRUST (A)	3.8600	06/01/2061	24,104	-	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
FABRICA LOFTS	4.1700	08/01/2064	\$ 2,281	-	-	
FINCH CAMBRIDGE	4.7900	11/01/2060	8,522	-	-	
FOREST PARK APARTMENTS	3.5000	03/01/2041	741	-	-	
FOUNDERS COURT APARTMENTS	3.6000	10/01/2057	1,706	-	-	
FOUNDERS COURT APARTMENTS	6.6500	01/01/2026	3	-	-	
FRANKLIN HIGHLANDS	4.5500	12/01/2026	1,653	-	-	
FRANKLIN HILL REVITAL PHASE 2A	7.0000	10/01/2050	1,749	-	-	
FRANKLIN HILL REVITAL PHASE 2B	6.0000	10/01/2050	1,031	-	-	
GATEWAY RESIDENCES ON WASHINGTON	4.1000	10/01/2058	9,316	-	-	
GEORGETOWNE HOMES ONE	4.5200	05/01/2056	65,244	-	-	
GEORGETOWNE HOMES TWO	4.5200	05/01/2056	40,084	-	-	
GOLDA MEIR HOUSE EXPANSION	3.5000	08/01/2063	7,924	-	-	
GOLDA MEIR HOUSE II	3.9000	04/01/2059	35,062	-	-	
GOLDMAN RESIDENCES	0.3737	11/01/2042	553	-	-	
GRANITE LENA PARK APARTMENTS	3.8500	04/01/2062	15,722	-	-	
HADLEY BUILDING APARTMENTS	0.0000	01/31/2048	2,199	-	-	
HALEY HOUSE	6.2500	05/01/2029	205	-	-	
HAMILTON WADE DOUGLAS (A)	3.5000	01/01/2057	5,060	-	-	
HAMILTON WADE DOUGLAS (A)	4.1000	01/01/2057	11,709	-	-	
HARBORVIEW TOWERS - NEW BEDFORD	4.2000	07/01/2052	5,635	-	-	
HAYNES HOUSE	4.9200	07/01/2061	8,689	-	-	
HIGH ROCK HOMES	0.0000	05/01/2050	1,500	-	-	
HIGH ROCK HOMES	5.6500	05/01/2050	2,278	-	-	
HILLCREST ACRES	5.0700	10/01/2064	6,998	-	-	
HISTORIC SOUTH END APARTMENTS	5.2500	06/01/2055	2,073	-	-	
HOLYOKE FARMS	3.9000	01/01/2061	12,178	-	-	
INDIGO BLOCK APARTMENTS	4.0000	07/01/2062	8,268	-	-	
ISLAND CREEK VLGE NORTH- AGE RESTRICTE	4.5000	05/01/2058	3,424	-	-	
J.J. CARROLL HOUSE	4.0800	07/01/2064	32,388	-	-	
JACLEN TOWER	4.1500	11/01/2053	8,055	-	-	
JAS CONSOLIDATED APARTMENTS	4.6700	01/01/2060	9,568	-	-	
KENNEDY BUILDING APARTMENTS	4.7600	01/01/2059	1,617	-	-	
KENSINGTON COURT AT LAKEVILLE	7.3100	08/01/2050	3,753	-	-	
KING PINE	4.9200	07/01/2060	9,363	-	-	
KING'S LANDING	5.0000	06/01/2054	3,825	-	-	
KURLAT HOUSE	3.9000	01/01/2049	49,516	-	-	
LANDFALL COMMUNITY ASSOCIATES II	4.5700	01/01/2060	5,478	-	-	
LBB HOUSING	3.4000	01/01/2054	3,344	-	-	
LEBANESE COMMUNITY HOUSING FOR ELDER	5.7500	10/01/2049	2,332	-	-	
LEISURE TOWERS	5.2500	07/01/2054	16,172	-	-	
LENOX 2 APARTMENTS	4.1700	12/01/2063	38,653	-	-	
LENOX 2 APARTMENTS	7.0700	12/01/2063	1,986	-	-	
LENOX APARTMENTS	3.6700	11/01/2062	26,707	-	-	
LEYDEN WOODS APARTMENTS	3.8500	10/01/2057	23,742	-	-	
LINCOLN WOODS	3.7500	08/01/2057	11,363	-	-	
LIONHEAD APARTMENTS	4.5400	12/27/2055	6,385	-	-	
LOFT 27	0.0000	07/01/2048	2,112	-	-	
LORING TOWERS	5.4000	01/01/2050	8,186	-	-	
LOUIS BARETT RESIDENCE	4.6000	03/01/2057	14,325	-	-	
MADISON MELNEA CASS APARTMENTS	4.4200	03/01/2060	10,550	-	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
MADISON PARK III	4.0900	01/01/2058	\$ 19,197	-	-	
MAJESTIC APARTMENTS	3.1500	04/01/2061	2,422	-	-	
MAPLE RIDGE PHASE I	7.0000	06/01/2052	3,600	-	-	
MARY COLBERT APARTMENTS	5.5000	07/01/2055	2,955	-	-	
MASHPEE VILLAGE	4.9000	05/01/2056	3,722	-	-	
MASS MILLS III	4.5000	04/01/2048	3,033	-	-	
MATHESON APARTMENTS II LLC	3.7600	08/01/2061	5,734	-	-	
MATTAPAN HEIGHTS II	2.0000	02/01/2046	2,000	-	-	
MATTAPAN HEIGHTS II	3.5000	02/01/2046	901	-	-	
MATTAPAN HEIGHTS III	5.3300	03/01/2048	2,488	-	-	
MATTAPAN STATION 4%	3.9700	04/01/2063	14,766	-	-	
MAVERICK LANDING PHASE I	3.5000	11/01/2035	1,531	-	-	
MAVERICK LANDING PHASE II	3.5000	11/01/2035	861	-	-	
MAVERICK LANDING PHASE III	3.5000	01/01/2037	1,225	-	-	
MAVERICK LANDING PHASE IV	3.5000	06/01/2037	1,110	-	-	
METROPOLITAN RENTAL	7.9000	06/01/2045	10,289	-	-	
MIDDLEBURY ARMS	5.2500	09/01/2055	1,180	-	-	
MISSION MAIN	5.9900	01/01/2066	-	\$ 60,617	-	
MISSION PARK	7.0500	02/01/2040	33,266	-	-	
MORGAN WOODS	5.5500	01/01/2048	3,925	-	-	
NEW CODMAN SQUARE APARTMENTS	5.5000	01/01/2054	981	-	-	
NEW GIRLS LATIN ACADEMY	6.9600	07/01/2038	855	-	-	
NEWCASTLE SARANAC	3.8300	07/01/2062	17,026	-	-	
NOR-AL	5.2500	01/01/2034	1,427	-	-	
NOR-AL	5.2500	01/01/2055	5,349	-	-	
NORTH 116 FLATS	3.7100	04/01/2029	41,104	-	-	
NORTH COMMONS AT VILLAGE HILL	3.7700	12/01/2062	3,013	-	-	
NORTH VILLAGE AT WEBSTER	4.6500	01/01/2056	4,983	-	-	
OAK TERRACE	4.2900	06/01/2058	11,585	-	-	
OCEAN SHORES - LYNN	6.8500	06/01/2048	16,523	-	-	
OLD COLONY PHASE FIVE	5.9900	02/01/2026	-	2,767	-	
OLD COLONY PHASE FIVE	5.9900	02/01/2066	-	25,991	-	
OLD COLONY PHASE FOUR	5.9900	02/01/2026	-	3,202	-	
OLD COLONY PHASE FOUR	5.9900	02/01/2066	-	27,430	-	
OLD COLONY PHASE SIX	6.1200	04/01/2067	-	14,085	\$ 8,269	
OLD COLONY PHASE SIX	7.4100	04/01/2027	-	-	17,949	
OLD COLONY PHASE THREE A 4%	4.2500	03/01/2062	14,416	-	-	
OLD COLONY PHASE THREE B 4%	3.8200	07/01/2063	18,784	-	-	
OLD COLONY PHASE THREE C	3.6700	01/01/2063	7,019	-	-	
ORCHARD HILL OXFORD	6.6800	07/01/2027	213	-	-	
PAC 10 LOFTS	4.6700	04/01/2063	17,768	-	-	
PALMER GREEN ESTATES	3.2500	07/01/2036	2,582	-	-	
PALMER GREEN ESTATES	3.3200	05/01/2058	10,408	-	-	
PEQUOT HIGHLANDS	4.1400	05/01/2059	38,500	-	-	
PITTS PORTFOLIO	4.5400	04/01/2061	24,946	-	-	
POWDERMILL VILLAGE	1.5500	08/01/2062	528	-	-	
POWDERMILL VILLAGE	3.8200	08/01/2062	14,064	-	-	
POWER TOWN	3.7500	11/01/2056	6,173	-	-	
PRESERVE NORTH RESIDENCES	4.1000	01/01/2062	27,274	-	-	
PROSPECT ESTATES	7.5600	07/01/2065	-	650	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
QUINCY HEIGHTS	2.2900	06/01/2041	\$ 11,904	-	-	
QUINCY TOWER	4.2900	01/01/2059	19,503	-	-	
REGENCY TOWERS I	0.0000	04/01/2040	5,151	-	-	
RESIDENCES AT BRIGHTON MARINE	4.5700	11/01/2060	9,362	-	-	
RESIDENCES AT CANAL BLUFFS	3.5000	06/01/2051	701	-	-	
RINDGE COMMONS	4.1700	10/01/2064	397	-	-	
RINDGE COMMONS	5.2200	10/01/2064	3,010	-	-	
RINDGE TOWER APARTMENTS	4.2500	07/01/2058	19,486	-	-	
RIVER PLACE TOWERS - LOWELL	4.1250	04/01/2055	1,414	-	-	
SC HAMILTON APARTMENTS	4.1000	10/01/2061	6,342	-	-	
SHILLMAN HOUSE	6.5000	11/01/2051	11,303	-	-	
SILVER LEAF TERRACE (A)	5.7300	12/01/2040	9,716	-	-	
SITKOWSKI SCHOOL APARTMENTS	5.0000	07/01/2056	1,596	-	-	
SMITH HOUSE	3.7500	12/01/2058	12,345	-	-	
SOUTH END APARTMENTS	6.7600	06/01/2043	3,346	-	-	
SOUTH END TENANTS HOUSES II	6.1900	12/01/2045	10,073	-	-	
SPRING GATE	7.2500	07/01/2056	5,101	-	-	
SQUIRRELWOOD	4.2900	01/01/2062	7,916	-	-	
ST MATHIEUS SCHOOL	4.0000	06/01/2053	1,648	-	-	
ST STEPHEN'S TOWER	3.6000	01/01/2034	14,170	-	-	
STONE MILL	6.3600	01/01/2065	4,589	-	-	
STRATTON HILL	4.5600	06/01/2059	9,290	-	-	
SUMMER HILL GLEN	4.1500	04/01/2053	1,044	-	-	
SUSAN S BAILIS ASSISTED LIVING	6.5000	07/01/2043	1,702	-	-	
THE APARTMENTS AT BOOTT MILLS	3.0000	10/01/2058	2,325	-	-	
THE AURORA	4.9200	04/01/2026	-	\$ 3,548	\$ 4,452	
THE AURORA	5.3400	12/01/2065	-	1,600	-	
THE CARRUTH	5.8500	10/01/2048	4,694	-	-	
THE CHARLESTOWN	2.2500	05/01/2064	1,256	-	-	
THE CHARLESTOWN	4.6700	05/01/2064	2,870	-	-	
THE CLOSE BUILDING	4.6900	03/01/2060	8,829	-	-	
THE COMMONS AT BOSTON RD * VARIABLE R	2.0500	11/30/2038	11,846	-	-	
THE COMMONS AT DRUM HILL * VARIABLE R	2.0500	08/31/2038	7,647	-	-	
THE COOLIDGE	4.4600	08/01/2049	2,975	-	-	
THE COOLIDGE	5.3000	07/01/2050	3,341	-	-	
THE FAIRWAYS AT LEBARON HILLS	7.0000	02/01/2051	355	-	-	
THE KENZI AT BARTLETT STATION	3.9200	10/01/2064	5,165	-	-	
THE KENZI AT BARTLETT STATION	5.5800	10/01/2064	448	-	-	
THE KENZI AT BARTLETT STATION	7.4000	10/01/2064	648	-	-	
THE MOORINGS AT SQUANTUM GARDENS I	0.1000	02/01/2056	1,202	-	-	
THE WATSON	4.1500	12/01/2059	27,611	-	-	
TOWN BROOK HOUSE	2.9700	10/01/2060	27,102	-	-	
TREEHOUSE AT EASTHAMPTON MEADOW	7.1000	09/01/2037	485	-	-	
TRIBUNE APARTMENTS	4.2900	05/01/2058	4,011	-	-	
TRINITY TERRACE	3.5000	01/31/2035	299	-	-	
UE APARTMENTS	5.5000	01/01/2053	3,865	-	-	
VALEBROOK	5.0000	04/01/2051	739	-	-	
VAN DER HEYDEN	5.7100	07/01/2065	-	3,450	-	
VAN DER HEYDEN	7.2700	10/01/2025	-	6,205	-	
VAN DER HEYDEN	8.0200	10/01/2025	-	3,219	-	

SUPPLEMENTAL SCHEDULE 1: MORTGAGE / CONSTRUCTION LOAN OBLIGATIONS AND COMMITMENTS

Project Name	Interest Rate	Maturity Date	In thousands			Notes
			Mortgage Obligation	Advances Construction/ Mortgage Loans	Balance of Commitment	
VILLAGE AT HOSPITAL HILL II	4.0000	01/20/2050	\$ 1,300	-	-	
VOKE LOFTS	3.4000	01/01/2055	1,834	-	-	
WASHINGTON PARK APARTMENTS	3.4000	01/01/2055	2,815	-	-	
WATER WORKS II	5.4900	11/01/2065	-	\$ 3,300	-	
WATER WORKS II	6.5800	11/01/2065	-	700	-	
WATER WORKS II	6.6000	11/01/2025	-	4,800	-	
WATER WORKS II	7.4200	11/01/2025	-	674	\$ 1,026	
WATERWAY APARTMENTS	5.0000	02/01/2052	4,827	-	-	
WAVERLEY WOODS	0.0000	07/01/2049	1,750	-	-	
WAVERLEY WOODS	6.9800	07/01/2049	1,516	-	-	
WEEKS SCHOOL APARTMENTS	6.7200	06/01/2047	952	-	-	
WELLINGTON COMMUNITY	4.5700	01/01/2060	15,516	-	-	
WEST NEWTON RUTLAND APARTMENTS	4.9200	03/01/2062	7,541	-	-	
WHITTIER AT CABOT 4%	4.6200	01/01/2061	8,810	-	-	
WHITTIER PHASE TWO	3.9800	06/01/2063	15,585	-	-	
WILKINS GLEN	4.1500	11/01/2053	969	-	-	
WOODS AT WAREHAM	5.5000	07/01/2054	8,205	-	-	
WORCESTER COURTHOUSE	3.8800	01/01/2062	1,917	-	-	
WORCESTER COURTHOUSE	4.6000	01/01/2062	11,807	-	-	
WORCESTER LOOMWORKS PHASE I	4.9000	01/01/2056	1,234	-	-	
WORCESTER LOOMWORKS PHASE II	6.0000	01/01/2056	993	-	-	
Sub-Total			\$ 1,895,341	\$ 265,436	\$ 60,936	
Single Family Housing Revenue Bond Program						
Adopted September 12, 1985						
Home Improvement Loans	0.000% - 2.00%		\$ 81,219			
Single Family Mortgages Receivable	2.375% - 8.4500%		1,458,006			
Sub-total			\$ 1,539,225			
Total			\$ 4,599,909	\$ 305,353	\$ 115,476	

(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.

In thousands of dollars

	Final Maturity Date	Next Scheduled Principal Payment Date	Interest % Rate Range		Debt Type	Outstanding June 30, 2024	Issued and Compounded	Retired or Exchanged	Outstanding June 30, 2025	Unamortized Bond/Note Discount/Premium		Adjusted Totals
			From	To								
General Rental Development Bond Program												
2005 Series AW	01/01/2026	01/01/2026	4.5000	4.5000	Underwritten	\$ 105	\$ -	\$ 50	\$ 55	\$ -	\$ -	\$ 55
2012 Issue One	06/01/2053	12/01/2025	3.3750	4.6250	Underwritten	11,735	-	170	11,565	-	-	11,565
2012 Series A	06/01/2053	12/01/2025	4.0000	4.0000	Private Placement	58,600	-	985	57,615	-	-	57,615
2014 Series B	04/15/2054	04/15/2054	4.5000	4.5000	Underwritten	35,291	-	503	34,788	-	-	34,788
VRHB 2015A (var)	01/01/2034	01/01/2034	1.6800	4.4100	Underwritten	28,930	-	675	28,255	-	-	28,255
2018 Mill Road (var)	11/01/2048	11/01/2025	1.6000	4.4500	Underwritten	22,225	-	315	21,910	-	-	21,910
Sub-total						\$ 156,886	\$ -	\$ 2,698	\$ 154,188	\$ -	\$ -	\$ 154,188
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	22,660	-	-	22,660	-	-	22,660
2009 Series A, Subseries 4	12/01/2051	12/01/2025	2.3200	2.3200	Private Placement	13,260	-	300	12,960	-	-	12,960
2011 Series A	12/01/2032	12/01/2025	4.3750	4.8750	Underwritten	9,865	-	960	8,905	-	-	8,905
2011 Series B	12/01/2053	12/01/2025	3.9500	5.1250	Underwritten	8,150	-	385	7,765	-	-	7,765
Sub-total						\$ 106,775	\$ -	\$ 1,645	\$ 105,130	\$ -	\$ -	\$ 105,130
Housing Bond Program												
2003 Series F (var)	12/01/2037	12/01/2025	1.5200	4.4200	Underwritten	\$ 235	\$ -	\$ 20	\$ 215	\$ -	\$ -	\$ 215
2003 Series H	06/01/2043	12/01/2025	5.0000	5.1250	Underwritten	1,235	-	40	1,195	-	-	1,195
2009 Series B (var)	01/01/2044	07/01/2025	4.3700	5.3700	Underwritten	10,408	-	200	10,208	-	-	10,208
2009 Series C	12/01/2049	12/01/2025	4.4500	5.3500	Underwritten	1,300	-	30	1,270	-	-	1,270
2011 Series A	12/01/2041	12/01/2025	5.1000	5.3000	Underwritten	10,290	-	375	9,915	-	-	9,915
2012 Series A	12/01/2031	12/01/2025	2.8500	3.5000	Underwritten	15,600	-	1,865	13,735	-	-	13,735
2012 Series B	06/01/2053	12/01/2025	3.2500	4.0200	Underwritten	15,915	-	315	15,600	-	-	15,600
2012 Series C	06/01/2043	12/01/2024	4.0290	4.8360	Underwritten	7,160	-	7,160	-	-	-	-
2012 Series E	12/01/2054	12/01/2025	2.8750	3.7500	Underwritten	20,165	-	655	19,510	-	-	19,510
2012 Series F	06/01/2043	12/01/2025	2.8750	3.5000	Underwritten	495	-	15	480	-	-	480
2013 Series B	06/01/2056	12/01/2025	4.0000	4.5000	Underwritten	105,460	-	1,605	103,855	-	-	103,855
2013 Series C	12/01/2049	12/01/2025	4.7000	5.3500	Underwritten	8,045	-	125	7,920	-	-	7,920
2013 Series E	12/01/2054	12/01/2025	3.6250	5.2500	Underwritten	8,365	-	115	8,250	-	-	8,250
2013 Series F (var)	12/01/2038	12/01/2025	1.7500	4.7000	Underwritten	20,615	-	905	19,710	-	-	19,710
2014 Series A	12/01/2055	12/01/2025	3.1000	4.6000	Underwritten	16,355	-	615	15,740	-	-	15,740
2014 Series B	12/01/2047	12/01/2025	3.6000	4.7000	Underwritten	10,895	-	2,260	8,635	-	-	8,635
2014 Series C	12/01/2045	12/01/2025	3.9480	5.0000	Underwritten	975	-	100	875	-	-	875
2014 Series D	12/01/2054	12/01/2025	2.9000	4.2500	Underwritten	26,365	-	500	25,865	-	-	25,865
2015 Series A	12/01/2048	12/01/2025	3.3500	4.5000	Underwritten	14,250	-	375	13,875	-	-	13,875
2015 Series B	12/01/2053	12/01/2025	3.4600	4.6140	Underwritten	15,495	-	560	14,935	-	-	14,935
2015 Series C	06/01/2055	12/01/2025	3.0000	4.2500	Underwritten	18,925	-	320	18,605	-	-	18,605
2015 Series D	12/01/2045	12/01/2025	3.0000	4.3000	Underwritten	33,030	-	450	32,580	-	-	32,580
2015 Series E	12/01/2045	12/01/2025	2.8500	4.2000	Underwritten	23,765	-	730	23,035	-	-	23,035
2015 Series G	12/01/2050	12/01/2025	2.6500	4.1000	Underwritten	44,710	-	1,025	43,685	-	-	43,685
2015 Series H	12/01/2050	12/01/2025	2.6500	4.1000	Underwritten	18,075	-	415	17,660	-	-	17,660
2016 Series A	12/01/2055	12/01/2025	2.4000	4.1000	Underwritten	22,845	-	340	22,505	-	-	22,505
2016 Series B	12/01/2048	12/01/2025	2.8000	4.2500	Underwritten	5,285	-	180	5,105	-	-	5,105
2016 Series C	12/01/2055	12/01/2025	3.5000	5.0000	Underwritten	16,365	-	340	16,025	-	-	16,025
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	12/01/2025	2.9000	3.2000	Underwritten	4,930	-	1,485	3,445	-	-	3,445
2016 Series F	06/01/2057	12/01/2025	2.0000	3.6250	Underwritten	66,660	-	1,395	65,265	-	-	65,265
2016 Series G	12/01/2058	12/01/2025	3.8500	3.8500	Private Placement	9,330	-	130	9,200	-	-	9,200
2016 Series H	12/01/2046	12/01/2025	3.0000	4.4000	Underwritten	45,370	-	1,275	44,095	-	-	44,095
2016 Series I (var)	12/01/2056	06/01/2047	4.3222	5.0514	Private Placement	25,000	-	-	25,000	-	-	25,000
2017 Series A	12/01/2049	12/01/2025	3.0000	4.5500	Underwritten	30,900	-	730	30,170	-	-	30,170
2017 Series B	12/01/2028	12/01/2025	3.4000	3.8500	Underwritten	855	-	170	685	-	-	685
2017 Series C	12/01/2052	12/01/2025	2.1500	4.0500	Underwritten	39,530	-	800	38,730	-	-	38,730
2017 Series D	06/01/2059	12/01/2025	2.2500	4.0000	Underwritten	101,520	-	1,215	100,305	-	-	100,305
2018 Series A	06/01/2046	12/01/2025	2.6000	3.8500	Underwritten	24,570	-	775	23,795	-	-	23,795
2018 Series B (var)	06/01/2058	06/01/2046	4.1381	4.8662	Private Placement	25,000	-	-	25,000	-	-	25,000
2018 Series C	06/01/2040	12/01/2025	3.6920	4.7210	Underwritten	30,960	-	1,250	29,710	-	-	29,710
2018 Series D	12/01/2058	12/01/2025	2.6000	4.4500	Underwritten	48,945	-	715	48,230	-	-	48,230
2019 Series A	06/01/2061	12/01/2025	1.7000	3.6250	Underwritten	68,610	-	800	67,810	-	-	67,810
2019 Series B, Subseries 1	12/01/2056	12/01/2025	1.6250	3.3000	Underwritten	58,315	-	1,800	56,515	-	-	56,515
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	12/01/2025	1.4500	3.3500	Underwritten	90,850	-	1,040	89,810	-	-	89,810
2019 Series D	06/01/2061	12/01/2025	2.3300	3.8400	Underwritten	13,420	-	160	13,260	(27)	-	13,233
2020 Series A, Subseries 1	06/01/2060	12/01/2025	1.1500	3.1000	Underwritten	92,065	-	1,640	90,425	169	-	90,594
2020 Series A, Subseries 2	12/01/2052	12/01/2025	1.1500	3.0000	Underwritten	10,445	-	280	10,165	28	-	10,193
2020 Series B	12/01/2040	12/01/2025	1.6250	3.3500	Underwritten	4,290	-	1,380	2,910	-	-	2,910
2020 Series C, Subseries 1	12/01/2062	12/01/2025	0.7000	2.9000	Underwritten	29,015	-	340	28,675	-	-	28,675
2020 Series C, Subseries 3	06/01/2063	12/01/2025	2.6000	2.6000	Private Placement	26,105	-	300	25,805	-	-	25,805
2020 Series D, Subseries 1	06/01/2063	12/01/2025	0.6000	2.8000	Underwritten	62,690	-	1,040	61,650	-	-	61,650
2020 Series E	12/01/2050	12/01/2025	1.1770	3.2650	Underwritten	39,725	-	1,040	38,685	-	-	38,685
2021 Series A, Subseries 1	12/01/2063	12/01/2025	0.4500	2.7000	Underwritten	50,395	-	555	49,840	-	-	49,840
2021 Series A, Subseries 2	12/01/2024	12/01/2024	0.4500	0.4500	Underwritten	19,370	-	19,370	-	-	-	-
2021 Series B, Subseries 1	12/01/2063	12/01/2025	0.5500	3.1000	Underwritten	77,820	-	1,250	76,570	-	-	76,570
2021 Series B, Subseries 2	06/01/2025	06/01/2025	0.7500	0.9000	Underwritten	61,500	-	61,500	-	-	-	-
2022 Series A, Subseries 1	12/01/2064	12/01/2025	2.2000	4.4000	Underwritten	23,770	-	175	23,595	-	-	23,595
2022 Series A, Subseries 2	06/01/2026	06/01/2026	2.3000	2.8000	Underwritten	31,115	-	17,445	13,670	-	-	13,670
2022 Series B	12/01/2034	12/01/2025	2.3000	3.7500	Underwritten	1,990	-	90	1,900	-	-	1,900
2022 Series C, Subseries 1	06/01/2066	06/01/2026	3.3500	5.2500	Underwritten	65,465	-	-	65,465	(193)	-	65,272

						In thousands of dollars							
	Final Maturity Date	Next Scheduled		Interest % Rate Range From To	Debt Type	Outstanding June 30, 2024	Issued and Compounded	Retired or Exchanged	Outstanding June 30, 2025	Unamortized		Adjusted Totals	
		Principal Payment Date								Bond/Note	Discount/Premium		
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	219	-	73,829
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	12/01/2025		2.7500	4.8500	Underwritten	46,870	-	225	46,645	-	-	46,645
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		2.9500	3.0500	Underwritten	82,590	-	-	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 E (var)	12/01/2063	12/01/2034		4.3000	5.7400	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
2024 Series B, Subseries 1	12/01/2067	06/01/2028		3.2500	4.7500	Underwritten	-	41,815	-	41,815	-	-	41,815
2024 Series B, Subseries 2	06/01/2067	06/01/2028		4.6210	4.6210	Underwritten	-	24,600	-	24,600	-	-	24,600
2024 Series B, Subseries 3	12/01/2029	12/01/2027		3.4000	3.5500	Underwritten	-	117,100	-	117,100	-	-	117,100
Sub-total							\$ 2,777,288	\$ 183,515	\$ 142,005	\$ 2,818,798	\$ 196	\$	2,818,994
Single Family Housing Revenue Bond Program													
Series 163	12/01/2033	06/01/2029		4.0000	4.0000	Underwritten	\$ 11,375	\$ -	\$ 1,240	\$ 10,135	\$ -	\$ -	10,135
Series 165	12/01/2043	06/01/2039		4.0000	4.0000	Underwritten	4,030	-	445	3,585	-	-	3,585
Series 166	12/01/2026	12/01/2025		3.7910	3.7910	Underwritten	7,220	-	2,775	4,445	-	-	4,445
Series 168	12/01/2026	06/01/2026		3.3500	3.7500	Underwritten	5,640	-	2,725	2,915	-	-	2,915
Series 172	06/01/2045	12/01/2035		4.0000	4.0000	Underwritten	385	-	385	-	-	-	-
Series 173	12/01/2026	12/01/2025		3.0000	3.1000	Underwritten	1,590	-	-	1,590	-	-	1,590
Series 174	12/01/2025	12/01/2025		3.3000	3.4000	Underwritten	3,635	-	2,840	795	-	-	795
Series 175	12/01/2040	06/01/2039		4.0000	4.0000	Underwritten	4,215	-	-	4,215	-	-	4,215
Series 176	12/01/2025	12/01/2025		2.9500	3.0000	Underwritten	3,120	-	1,690	1,430	-	-	1,430
Series 177	06/01/2039	12/01/2024		3.3000	4.0000	Underwritten	3,185	-	-	3,185	-	-	-
Series 178	06/01/2042	06/01/2031		3.5000	3.7000	Underwritten	7,850	-	1,770	6,080	139	-	6,219
Series 179	12/01/2025	12/01/2025		2.7000	2.9000	Underwritten	5,655	-	3,825	1,830	-	-	1,830
Series 181	12/01/2044	12/01/2036		4.0000	4.0000	Underwritten	1,460	-	510	950	148	-	1,098
Series 182	12/01/2028	12/01/2025		2.7500	3.3000	Underwritten	9,110	-	1,980	7,130	-	-	7,130
Series 183	12/01/2046	06/01/2031		2.8000	3.5000	Underwritten	8,305	-	1,455	6,850	271	-	7,121
Series 184	06/01/2027	12/01/2025		2.3000	2.6250	Underwritten	3,380	-	1,225	2,155	-	-	2,155
Series 185	12/01/2026	12/01/2025		2.8500	3.1500	Underwritten	4,750	-	2,495	2,255	-	-	2,255
Series 186	06/01/2039	12/01/2030		4.0000	4.0000	Underwritten	5,540	-	3,145	2,395	353	-	2,748
Series 187	12/01/2037	06/01/2033		3.5500	3.5500	Underwritten	6,755	-	-	6,755	-	-	6,755
Series 188	06/01/2043	12/01/2025		4.0000	4.0000	Underwritten	9,015	-	2,190	6,825	658	-	7,483
Series 190	12/01/2048	06/01/2041		3.6500	4.0000	Underwritten	9,335	-	1,560	7,775	537	-	8,312
Series 191	12/01/2028	12/01/2025		2.6500	3.1500	Underwritten	7,675	-	-	5,965	-	-	5,965
Series 193	12/01/2029	12/01/2025		3.4500	3.9500	Underwritten	4,085	-	830	3,255	-	-	3,255
Series 195	12/01/2048	12/01/2025		2.5500	4.0000	Underwritten	6,210	-	850	5,360	271	-	5,631
Series 196 (var)	12/01/2048	06/01/2030		1.6600	4.4100	Underwritten	15,000	-	-	15,000	-	-	15,000
Series 197	06/01/2030	12/01/2025		3.5500	4.0500	Underwritten	4,895	-	1,000	3,895	-	-	3,895
Series 198	12/01/2034	12/01/2025		3.0000	3.8500	Underwritten	6,020	-	-	6,020	-	-	6,020
Series 199	12/01/2048	12/01/2037		4.0000	4.0000	Underwritten	5,715	-	210	5,505	293	-	5,798
Series 200 (var)	12/01/2048	12/01/2034		1.6600	4.4100	Underwritten	15,000	-	-	15,000	-	-	15,000
Series 201	12/01/2030	06/01/2029		3.6000	4.3000	Underwritten	2,445	-	500	1,945	-	-	1,945
Series 202	06/01/2034	06/01/2031		4.0500	4.0500	Underwritten	2,615	-	-	2,615	-	-	2,615
Series 203	12/01/2048	12/01/2025		4.5000	4.5000	Underwritten	5,310	-	1,305	4,005	328	-	4,333
Series 204 (var)	12/01/2048	06/01/2038		1.6600	4.4100	Underwritten	10,000	-	-	10,000	-	-	10,000
Series 205	06/01/2035	12/01/2025		2.9000	3.8000	Underwritten	8,250	-	1,250	7,000	-	-	7,000
Series 206	12/01/2036	12/01/2025		2.6000	3.4500	Underwritten	5,190	-	-	5,190	-	-	5,190
Series 207	06/01/2049	06/01/2037		4.0000	4.0000	Underwritten	8,265	-	395	7,870	609	-	8,479
Series 208 (var)	06/01/2049	06/01/2037		1.6600	4.4100	Underwritten	15,000	-	-	15,000	-	-	15,000
Series 209	06/01/2034	12/01/2025		2.1000	3.0000	Underwritten	11,710	-	1,190	10,520	-	-	10,520
Series 210	12/01/2036	12/01/2026		1.9000	3.0000	Underwritten	6,530	-	-	6,530	-	-	6,530
Series 211	12/01/2049	12/01/2036		2.6000	3.5000	Underwritten	10,980	-	1,100	9,880	707	-	10,587
Series 212 (var)	12/01/2049	12/01/2037		3.9500	3.9500	Underwritten	15,000	15,000	15,000	15,000	-	-	15,000
Series 214	12/01/2049	12/01/2025		2.0500	5.0000	Underwritten	52,445	-	2,640	49,805	2,026	-	51,831
Series 215	12/01/2050	12/01/2025		1.4000	4.0000	Underwritten	27,620	-	2,880	24,740	1,063	-	25,803
Series 216 (var)	12/01/2050	06/01/2033		1.8500	1.8500	Underwritten	25,000	25,000	25,000	25,000	-	-	25,000
Series 218	12/01/2050	12/01/2025		1.6000	5.0000	Underwritten	54,945	-	3,655	51,290	2,282	-	53,572
Series 220	12/01/2050	12/01/2025		1.3500	5.0000	Underwritten	89,425	-	4,665	84,760	4,186	-	88,946
Series 221	12/01/2050	12/01/2025		1.4000	5.0000	Underwritten	63,180	-	4,130	59,050	2,990	-	62,040
Series 222	06/01/2051	12/01/2025		1.4500	5.0000	Underwritten	80,875	-	4,895	75,980	4,194	-	80,174
Series 223	06/01/2047	12/01/2025		1.3750	5.0000	Underwritten	62,615	-	3,905	58,710	2,798	-	61,508
Series 224	06/01/2050	12/01/2025		2.6000	5.0000	Underwritten	54,925	-	2,370	52,555	935	-	53,490
Series 225	12/01/2052	12/01/2025		3.2500	5.5000	Underwritten	75,945	-	2,560	73,385	895	-	74,280
Series 226	12/01/2052	12/01/2025		4.6920	5.9160	Underwritten	194,880	-	6,150	188,730	-	-	188,730
Series 227	12/01/2053	12/01/2025		3.1000	4.9500	Underwritten	94,785	-	360	94,425	-	-	94,425
Series 228	06/01/2042	12/01/2025		4.8800	5.6230	Underwritten	58,965	-	2,560	56,405	-	-	56,405
Series 229 (var)	06/01/2052	06/01/2042		4.4000	5.3500	Underwritten	63,390	-	-	63,390	-	-	63,390
Series 230	06/01/2026	12/01/2025		4.3000	4.4500	Underwritten	3,565	-	1,680	1,885	-	-	1,885
Series 231	12/01/2053	12/01/2025		3.8000	5.3500	Underwritten	90,685	-	505	90,180	-	-	90,180
Series 232	12/01/2052	06/01/2026		5.8020	6.5000	Underwritten	64,705	-	555	64,150	117	-	64,267
Series 233	12/01/2027	12/01/2025		3.9000	3.9500	Underwritten	2,485	-	-	2,485	-	-	2,485
Series 234	12/01/2054	12/01/2025		3.3500	4.7500	Underwritten	73,900	-	1,105	72,795	-	-	72,795

						In thousands of dollars					
	Final Maturity Date	Next Scheduled Principal Payment Date	Interest % Rate Range		Debt Type	Outstanding June 30, 2024	Issued and Compounded	Retired or Exchanged	Outstanding June 30, 2025	Unamortized	Adjusted Totals
			From	To						Bond/Note Discount/Premium	
Series 235	12/01/2054	12/01/2027	4.9550	6.2500	Underwritten	\$ 48,365	\$ -	\$ -	\$ 48,365	\$ 226	\$ 48,591
Series 236	12/01/2027	06/01/2026	3.5000	3.6000	Underwritten	-	3,240	-	3,240	-	3,240
Series 237	12/01/2054	12/01/2025	2.9000	4.5500	Underwritten	-	20,940	840	20,100	-	20,100
Series 238	12/01/2054	12/01/2025	3.9890	6.0000	Underwritten	-	124,085	-	124,085	1,632	125,717
Series 239	12/01/2049	06/01/2045	4.6000	4.6000	Underwritten	-	5,535	-	5,535	-	5,535
Series 240	12/01/2054	12/01/2025	4.6150	6.2500	Underwritten	-	143,605	400	143,205	1,283	144,488
Series 241	06/01/2028	12/01/2025	3.3500	3.6000	Underwritten	-	7,035	-	7,035	-	7,035
Series 242	12/01/2055	06/01/2035	3.7500	4.8000	Underwritten	-	67,965	-	67,965	-	67,965
Series 243	12/01/2045	06/01/2028	4.2630	5.7570	Underwritten	-	65,000	-	65,000	-	65,000
Series 244 (var)	12/01/2055	06/01/2046	4.3500	4.3800	Underwritten	-	60,000	-	60,000	-	60,000
Sub-total						\$ 1,564,145	\$ 537,405	\$ 131,635	\$ 1,969,915	\$ 28,941	\$ 1,998,856
Residential Mortgage Revenue Bond Program											
2012 Series A	10/01/2042	10/01/2042	3.0270	3.0270	Underwritten	\$ 8,125	\$ -	\$ 774	\$ 7,351	\$ -	\$ 7,351
2012 Series B	12/01/2042	12/01/2042	2.5270	2.5270	Underwritten	6,522	-	471	6,051	-	6,051
Sub-total						\$ 14,647	\$ -	\$ 1,245	\$ 13,402	\$ -	\$ 13,402
Grand Total						\$ 4,619,741	\$ 720,920	\$ 279,228	\$ 5,061,433	\$ 29,137	\$ 5,090,570

SCHEDULE 3: NOTES AND OTHER INDEBTEDNESS

In thousands of dollars

	Scheduled			Debt	Outstanding	Issued and	Retired	Outstanding	Unamortized	Adjusted
	Redemption	Interest % Rate Range								
	Date	From	To	Type					Discount/Premium	
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	\$ -	\$ -	-
DP NOTE IS 4, BLK 2022A	05/23/2025	3.5000	3.5000	Direct Purchase	41,200	-	41,200	-	-	-
DP NOTE IS 4, BLK 2024A	08/13/2027	5.1500	5.1500	Direct Purchase	-	40,000	-	40,000	-	40,000
DP NOTE IS 5, BLK 2022A	12/05/2025	5.7800	5.7800	Direct Purchase	13,500	-	-	13,500	-	13,500
Sub-total					\$ 94,700	\$ 40,000	\$ 81,200	\$ 53,500	\$ -	\$ 53,500
Grand Total					\$ 94,700	\$ 40,000	\$ 81,200	\$ 53,500	\$ -	\$ 53,500

**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, 2025						
FNMA TBA JULY 2024	\$ 500,000	6/16/2025	8/13/2025	5.50%	\$ (5,313)	Aa1
Total June 30, 2025	\$ 500,000				\$ (5,313)	
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	

Supplemental Schedule 5
 Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF NET POSITION
 June 30, 2025

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, 2025
Assets								
Current assets								
Cash and cash equivalents	\$ 524,249	\$ 5,382	\$ 20,254	\$ 412,463	\$ 45,041	\$ 13		\$ 1,007,402
Investments	70,151	62		288,784	58,361	609		417,967
Interest and fees receivable on construction and mortgage loans, net	1,455	438	473	10,077	5,302			17,745
Current portion of loans receivable, net	47,097	2,876	2,049	109,082	33,225			194,329
Interfund accounts receivable (payable)	281	(15)	(6)		(257)	(3)		
Other assets	45,812	24	67	5,171	3,120	38	\$ (1,280)	52,952
Total current assets	689,045	8,767	22,837	825,577	144,792	657	(1,280)	1,690,395
Non-current assets								
Investments	274,074			335,465	557,979	11,853		1,179,371
Non-current portion of loans receivable, net	594,347	150,662	116,884	2,023,206	1,501,465			4,386,564
Escrowed funds	667,482	99		642				668,223
Hedging derivative instruments				4,133				4,133
Other derivative instruments					2,474			2,474
Net Pension and OPEB Asset	4,384							4,384
Other assets	142,262	5			1,869			144,136
Total non-current assets	1,682,549	150,766	116,884	2,363,446	2,063,787	11,853		6,389,285
Total assets	2,371,594	159,533	139,721	3,189,023	2,208,579	12,510	(1,280)	8,079,680
Deferred outflow of resources								
Pension and OPEB	17,938							17,938
Hedging derivative instruments	5				607			612
Total deferred outflow of resources	17,943				607			18,550
Total assets and deferred outflow of resource	\$ 2,389,537	\$ 159,533	\$ 139,721	\$ 3,189,023	\$ 2,209,186	\$ 12,510	\$ (1,280)	\$ 8,098,230
Liabilities								
Current liabilities								
Current portion of long term debt, net	\$ 13,500	\$ 1,720	\$ 1,735	\$ 164,505	\$ 53,970	\$ 609		\$ 236,039
Obligation line of credit	15,000							15,000
Accrued interest payable	363	403	295	9,199	7,734	31		18,025
Other liabilities	18,586	230		629	196	10	\$ (1,280)	18,371
Hedging derivative instruments	5							5
Total current liabilities	47,454	2,353	2,030	174,333	61,900	650	(1,280)	287,440
Non-current liabilities								
Non-current portion of long term debt, net	40,000	152,468	103,395	2,654,489	1,944,886	12,793		4,908,031
Long term-loan	16,363							16,363
Net pension liability	5,820							5,820
Other liabilities	101,795			8,712	60			110,567
Escrowed funds payable	667,482	99		642				668,223
Hedging derivative instruments					607			607
Other derivative instruments				711	763			1,474
Total non-current liabilities	831,460	152,567	103,395	2,664,554	1,946,316	12,793		5,711,085
Total liabilities	878,914	154,920	105,425	2,838,887	2,008,216	13,443	(1,280)	5,998,525
Deferred inflow of resources								
Pension and OPEB	10,875							10,875
Hedging derivative instruments				4,133				4,133
Sublease	749							749
Total deferred inflow of resources	11,624			4,133				15,757
Total liabilities and deferred inflow of resources	890,538	154,920	105,425	2,843,020	2,008,216	13,443	(1,280)	6,014,282
Commitments and contingencies								
Net position								
Restricted by bond resolutions		4,613	34,296	346,003	200,970			585,882
Restricted by contractual or statutory agreements	650,217							650,217
Unrestricted	848,782					(933)		847,849
Total net position	\$ 1,498,999	\$ 4,613	\$ 34,296	\$ 346,003	\$ 200,970	\$ (933)	\$ -	\$ 2,083,948

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, 2025

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, 2025
Operating revenues								
Interest on loans	\$ 25,597	\$ 6,817	\$ 5,374	\$ 95,934	\$ 65,993			\$ 199,715
Investment earnings:								
Interest income	29,030	270	911	47,500	28,282	\$ 440		106,433
Net increase (decrease) in fair value of investments	7,479			(163)	9,015	474		16,805
Fee income	82,560	132	344	1,353	(1,114)		(1,979)	81,296
Grant income	198,818							198,818
Other income	12,519			574	317		\$ (988)	12,422
Total operating revenues	356,003	7,219	6,629	145,198	102,493	914	(2,967)	615,489
Operating expenses								
Interest on bonds and notes, net of discount/premium	5,786	5,948	3,578	105,382	70,662	389		191,745
Financing costs	113			2,078	4,630			6,821
Administrative expenses	92,172	15	9	1,695	2,695	19	(1,979)	94,626
Grant expenses	56,600						(700)	55,900
Other expenses (other expense recoveries)	983				359		(288)	1,054
Total operating expenses	155,654	5,963	3,587	109,155	78,346	408	(2,967)	350,146
Operating income before provision for (reduction to provision for) loan loss reserves	200,349	1,256	3,042	36,043	24,147	506		265,343
Provision for (reduction to provision for) loan loss reserves	2,505	(77)		2,106	(292)			4,242
Total Provision for (reduction to provision for) loan loss reserves	2,505	(77)		2,106	(292)			4,242
Operating income after provision for (reduction to provision for) loan loss reserves	197,844	1,333	3,042	33,937	24,439	506		261,101
Change in net position	197,844	1,333	3,042	33,937	24,439	506		261,101
Interfund transfers	18,291	(1,032)	(2,226)	(15,000)		(33)		
Net position at the beginning of the year	1,282,864	4,312	33,480	327,066	176,531	(1,406)		1,822,847
Net position at the end of the year	\$ 1,498,999	\$ 4,613	\$ 34,296	\$ 346,003	\$ 200,970	\$ (933)	\$ -	\$ 2,083,948

Supplemental Schedule 5
 Massachusetts Housing Finance Agency and Affiliates

COMBINING STATEMENTS OF CASH FLOWS

For the fiscal year ended:
 June 30, 2025

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, 2025
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS								
Cash flows from operating activities:								
Collections on mortgage loans, construction loan repayments and loan sales	\$ 779,737	\$ 9,557	\$ 7,338	\$ 273,974	\$ 152,811			\$ 1,223,417
Loan advances to borrowers	(748,319)			(240,805)	(412,152)			(1,401,276)
Interest collections on construction loans	1,276			13,441				14,717
Fees collected	81,627	132	344	1,369		(1,979)		81,493
Cash payments to employees for services	(46,602)							(46,602)
Cash payments to other suppliers of goods and services	(38,793)	(115)	(10)	(1,731)	(5,211)	\$ (19)	1,979	(43,900)
Grants received	228,818							228,818
Grants disbursed	(57,738)						\$ 700	(57,038)
Other receipts (disbursements)	10,674	101		682			(700)	10,757
Net cash provided by (used for) operating activities	210,680	9,675	7,672	46,930	(264,552)	(19)		10,386
Cash flows from non-capital financing activities:								
Sale of bonds and notes and draw down on line of credit	55,000			183,515	540,472			778,987
Bond issuance / redemption costs	(113)			(2,027)	(5,072)			(7,212)
Retirement of bonds and notes and pay down on line of credit	(131,200)	(2,698)	(1,645)	(142,005)	(131,635)	(1,245)		(410,428)
Interest on bonds and notes	(6,213)	(5,998)	(3,583)	(104,675)	(74,880)	(392)		(195,741)
Fund transfers	59,447	(1,032)	(2,226)	(56,152)		(37)		
Net cash provided by (used for) non-capital financing activities	(23,079)	(9,728)	(7,454)	(121,344)	328,885	(1,674)		165,606
Cash flows from capital financing activities:								
Lease Payments	(4,927)							(4,927)
Sub-Lease Receipts	574							574
Net cash (used for) capital financing activities	(4,353)							(4,353)
Cash flows from investing activities:								
Purchase of investments	(184,228)			(845,794)	(288,371)			(1,318,393)
Proceeds from sales of investments	173,623			748,011	116,679	1,245		1,039,558
Investment earnings	28,200	274	924	41,004	25,991	444		96,837
Net cash provided by (used for) investing activities	17,595	274	924	(56,779)	(145,701)	1,689		(181,998)
Net increase (decrease) in cash and cash equivalents	200,843	221	1,142	(131,193)	(81,368)	(4)		(10,359)
Cash and cash equivalents at the beginning of the year	323,406	5,161	19,112	543,656	126,409	17		1,017,761
Cash and cash equivalents at end of the year	\$ 524,249	\$ 5,382	\$ 20,254	\$ 412,463	\$ 45,041	\$ 13	\$ -	\$ 1,007,402

COMBINING STATEMENTS OF CASH FLOWS
 (continued)

For the fiscal year ended:
 June 30, 2025

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, 2025
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES								
Operating income	\$ 197,844	\$ 1,333	\$ 3,042	\$ 33,937	\$ 24,439	\$ 506	\$ -	\$ 261,101
Adjustments to reconcile operating income to net cash provided by (used for) operating activities:								
Amortization of bond original discount (premium), net				(222)	(5,914)			(6,136)
Depreciation and amortization	9,361							9,361
Provision for (reduction to provision for) loss reserves on loans, net	2,505	(77)		2,106	(292)			4,242
Recognition of fee income	(2,511)							(2,511)
Investment earnings	(29,030)	(270)	(911)	(47,500)	(28,282)	(440)		(106,433)
Change in fair value of investments	(7,479)			163	(9,015)	(474)		(16,805)
Interest expense on bonds and notes	5,786	5,948	3,578	105,604	76,576	389		197,881
Financing expenses	113			2,078	4,630			6,821
Changes in assets and liabilities:								
Decrease (increase) in loans receivable	5,699	2,725	1,955	(47,897)	(324,422)			(361,940)
Decrease (increase) in interest and fees receivable on loans	88	7	8	(1,410)	(1,062)			(2,369)
Decrease (increase) in interfund balances	(265)	(7)			272			
Decrease (increase) in other assets and other receivables	1,884	(58)		(1,891)	(1,314)		1,270	(109)
Increase (decrease) in accounts payable and other liabilities	26,685	74		1,962	(168)		(1,270)	27,283
Total adjustments	12,836	8,342	4,630	12,993	(288,991)	(525)	-	(250,715)
Net cash provided by (used for) operating activities	\$ 210,680	\$ 9,675	\$ 7,672	\$ 46,930	\$ (264,552)	\$ (19)	\$ -	\$ 10,386

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 resources	\$ 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
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 reserve:	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)
Miscellaneous 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

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)