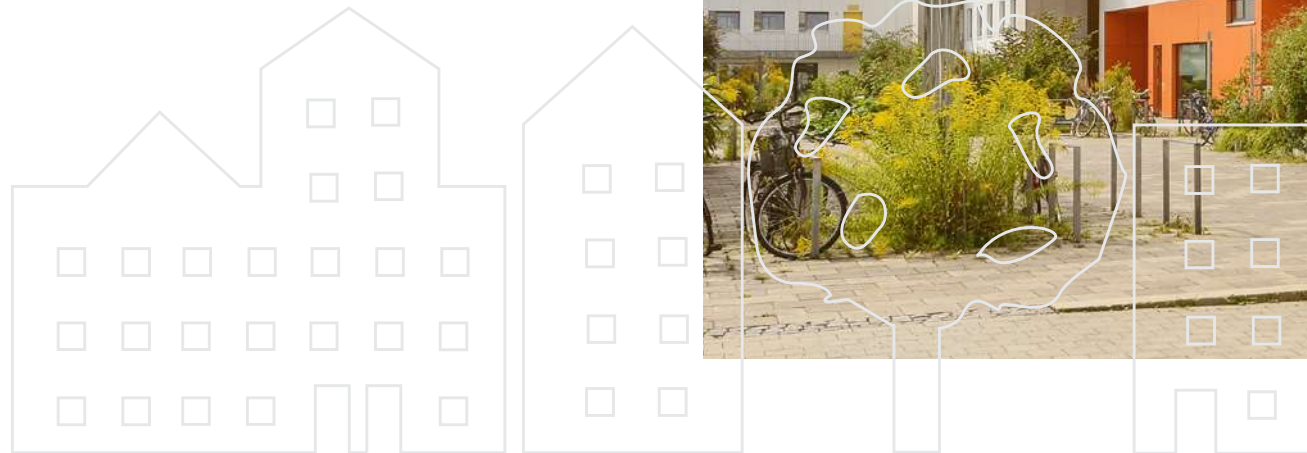




California Community
Reinvestment Corporation

ANNUAL REPORT 2020



2019/2020 HIGHLIGHTS

- \$72 million tax-exempt bond sale/recapitalization
- \$124 million in new capital raised
- \$340 million in new originations/4,369 new homes
- \$277 million in loan fundings/4,249 new homes
- Scholarship awards exceed \$400K



THE YEAR WE ALL PIVOTED

In February 2020, we were in the process of putting finishing touches on our 2019 Annual Report — one acknowledging our momentous 30-year anniversary. And then March happened, and we all know what was to follow ... it no longer felt appropriate to celebrate with so many facing such uncertainty and fear. It was time to get to work, make sure CCRC could weather the storm and determine how we could be a part of the solution.

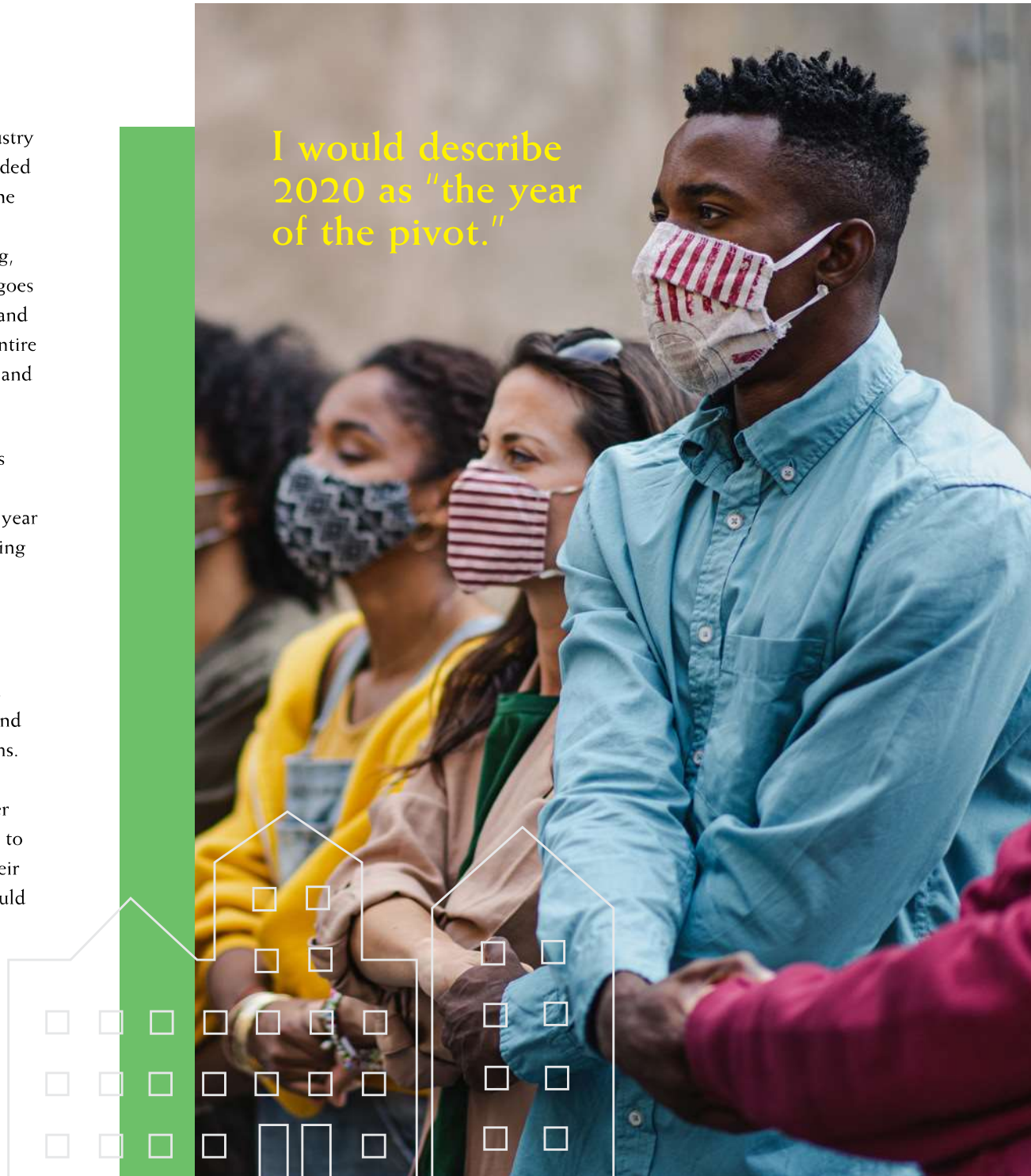
March was a scary time. I actually wondered if CCRC would survive, knowing our tenants' ability to pay their rent had been impacted and, hence, our borrowers' ability to make their mortgage payments. Even the best-laid plans aren't always pandemic-proof. We instantly mobilized to work with the state of California, other lenders in the state and our investors to approve a forbearance policy that supported our borrowers while they in turn were trying to support their tenants. Like they tell you on the plane, we put our oxygen mask on first so we could then help others.

I would describe 2020 as “the year of the pivot.” Our industry keeps building, leasing and moving people into much needed housing while, at the same time, making adjustments to the type of resident services and delivery systems critical to support the changing needs of residents. Distance learning, employment benefit training, TeleMed access — the list goes on and on. And at CCRC, our team rose to the occasion and faced these new challenges without missing a beat. The entire staff began working remotely the second week of March, and that is how we continue to operate today.

2020 wasn't just the year of the pandemic, although it was so heavily dominated by COVID-19 and its impacts on industries and people across the spectrum. It was also the year that racial and social justice came to the forefront, stemming most notably from the circumstances that surrounded the killing of George Floyd, on the heels of Breonna Taylor's death just months earlier.

We were faced with asking ourselves what our role would be in ensuring racial and social justice in all of our work and programs. We know how to originate and underwrite loans. We know we create affordable housing opportunities for our communities and residents of color. The morning after the unrest that unfolded across the nation, I knew we had to talk about this as a team. The board talked about what their respective organizations were doing and what CCRC should be doing to be more inclusive in our work.

I would describe
2020 as “the year
of the pivot.”





As a talking point, I referred to an essay written by my friend, former CCRC board member and current president and CEO of the Federal Reserve Bank of Atlanta, Raphael Bostic: "A Moral and Economic Imperative to End Racism." In it, he writes: "This country has both a moral and economic imperative to end these unjust and destructive practices ... A commitment to an inclusive society is also a commitment to an inclusive economy."

We have always known that housing is a basic right. More than ever, this past year, I witnessed the importance of what we do firsthand. But for this safe, affordable housing — this safety net — where would these vulnerable families be? Affordable housing isn't just a safety net; it's a lifeline — one that has enabled these families to keep their children in the same schools, afford groceries and health care, continue their education, and now, literally, be safe. It's having this housing as a cornerstone in a family's stability and taking that insecurity off the table that allows them to solve for the other needs of the family. Despite many unknowns, we — all of us in this industry

— help to provide this stability. Stability is empowering. Stability creates opportunity. And stability creates a path for growth and change, too.

In all of this, I feel encouraged, which may sound strange as we reflect on 2020, which was devastating in so many ways. But I am. I saw people come together around a common goal, and the responsiveness and creativity of this industry saved lives.

And now again, as the ink begins to dry on our 2020 Annual Report, our country is faced with yet another crisis. A crisis of confidence in our underlying democratic values. The village just got bigger in terms of how we will come together to save what is sacred to this country, but given what I have seen us come together around this past year, I trust we are up to the challenge.

Sincerely,
Mary Kaiser
President, CCRC

1985-1995

- 46 Banks
- \$100 Million Pool

2001-2007

- Seamless Construction to Perm Program
- \$250 Million Loan Pool

2013-2020

- \$203 Million Loan Origination Record Year
- Commitments: \$1 Billion in Capital Sources
- 3 Freddie Securitizations for \$420 Million

1995-2001

- Servicing In-House
- Tax Exempt Bond Program
- 1st Major Loan Sales—ICC

2007-2013

- Major Recession
- Scholarship Program
- \$300 Million Loan Pool



Funders Who Make It Possible

ALLY BANK
AMERICAN BUSINESS BANK
BANK OF AMERICA
BANK OF HOPE
BANK OF STOCKTON
BANK OF THE ORIENT
BANK OF THE SIERRA
BANK OF THE WEST
BARINGS
BBVA BANK
BOSTON PRIVATE BANK & TRUST
BROADWAY FEDERAL BANK
CALIFORNIA BANK & TRUST

CATHAY BANK
CIT BANK
CITIZENS BUSINESS BANK
CITY NATIONAL BANK
COMERICA BANK
EAST WEST BANK
EXCHANGE BANK
FARMERS & MERCHANTS BANK
FIRST BANK
FIRST CITIZENS BANK
FIRST GENERAL BANK
FIRST NORTHERN BANK OF DIXON
FIRST REPUBLIC BANK

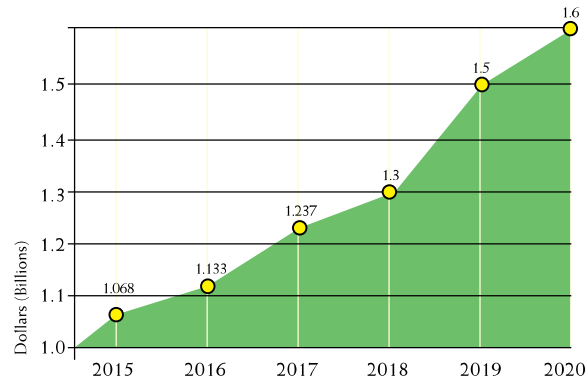
HANMI BANK
HSBC BANK USA
INDUSTRIAL & COMMERCIAL BANK
OF CHINA
JP MORGAN CHASE BANK
MANUFACTURERS BANK
MECHANICS BANK
MISSION VALLEY BANK
MONTECITO BANK & TRUST
MUFG UNION BANK
PACIFIC WESTERN BANK
RIVER CITY BANK
ROYAL BUSINESS BANK

SILICON VALLEY BANK
STATE BANK OF INDIA
SUNWEST BANK
TRI-COUNTIES BANK
US BANK
UMPQUA BANK
UNITED BUSINESS BANK
WELLS FARGO BANK
WESTERN ALLIANCE BANK

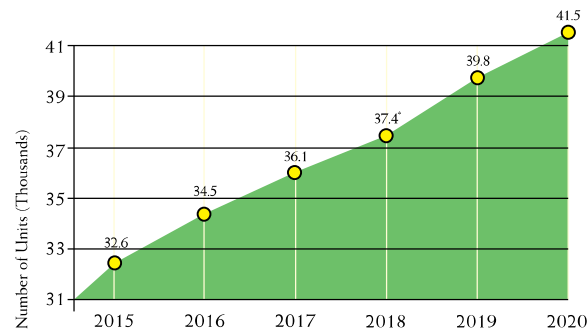


Accountability Is Key

Loan Dollars, 2015-2020 - Funded



Housing Units 2015-2020 - Funded



Charts cumulative 1989-2020

*There has been an adjustment in the 2020 totals

CALIFORNIA COMMUNITY REINVESTMENT CORPORATION CONSOLIDATED STATEMENTS OF ACTIVITIES YEARS ENDED SEPTEMBER 30, 2020 AND 2019

	<u>2020</u>	<u>2019</u>
Changes in net assets without donor restrictions:		
Revenues, gains and other support:		
Interest income, loans	\$ 11,385,430	\$ 9,538,253
Investment income, net	1,385,642	1,362,735
Loan, commitment, rate lock and prepayment fees	2,251,223	1,832,355
Credit enhancement fees and other income	522,973	542,577
Loan servicing income, net	1,619,275	1,540,660
Contributions	-	50,000
Total revenues and gains	<u>17,164,543</u>	<u>14,866,580</u>
Net assets released from restrictions:		
Satisfaction of program restrictions	<u>2,148,252</u>	<u>667,168</u>
Total revenues, gains and other support	<u>19,312,795</u>	<u>15,533,748</u>
Expenses:		
Program services:		
Affordable housing financing and servicing	13,087,350	18,658,624
Scholarship	<u>41,374</u>	<u>56,000</u>
Total program services	13,128,724	18,714,624
Supporting services	<u>661,074</u>	<u>636,089</u>
Total expenses	<u>13,789,798</u>	<u>19,350,713</u>
Increase (decrease) in net assets without donor restrictions	<u>5,522,997</u>	(3,816,965)
Changes in net assets with donor restrictions:		
Contributions and grant	46,500	3,204,600
Net assets released from restrictions	(2,148,252)	(667,168)
Increase (decrease) in net assets with donor restrictions	(2,101,752)	<u>2,537,432</u>
Increase (decrease) in net assets	3,421,245	(1,279,533)
Net assets, beginning of year	<u>28,512,936</u>	<u>29,792,469</u>
Net assets, end of year	<u>\$ 31,934,181</u>	<u>\$ 28,512,936</u>

See notes to consolidated financial statements

2019-2020 CCRC BOARD OF DIRECTORS

Bob Besser
City National Bank

Alice Carr
JP Morgan Chase

John Chan
BBVA Bank

Lisa Gutierrez
US Bank

Mark Glasky
Bank of the West

Robin Hughes
Abode Communities

Steve Herman
California Bank & Trust

Mary Kaiser
CCRC

Jonathan Klein
MUFG Union Bank

Ray Pearl
California Housing Consortium

Ann Sewill
California Community Foundation

Ken Sofge
Wells Fargo Bank

Beth Southorn
LifeSteps USA

Tom Vandiver
Dentons

Jacqueline Waggoner
Enterprise

2019-2020 Loan Committee

Perica Bell, MFG Union Bank

Norma Dominguez, Wells Fargo Bank

Mike Jarrells, Montecito Bank & Trust

John Denton, Bank of the West

Henry Tiedemann, JP Morgan Chase

Diana Cardenas, US Bank

Claudia Lima, CIT

Kasi Perkins, Ally Bank

Adey Tesfaye, HSBC

Staff



Aaron Smith



Andy Chan



Angela Kirkhart



Casana Atkins



Christine Lew



David Saltzman



Enrique Felix



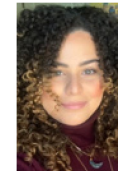
Gary Pinson



Inez Martinez



Jamie Nelson



Jennifer Quevedo



Kyle Kerley



Laura Orellana



Lisa Sepp-Moore



Maria Bassett



Maria Majczinger



Mark Niles



Mark Rasmussen



Marla Garcia



Mary Kaiser



Meg Babakhanian



Renee Cooks



Steven Cole



Sylvia Meldonian



Vivian Lee



California Community
Reinvestment Corporation

Phone: 818.550.9800 • Fax: 818.550.9806
100 West Broadway, Suite 1000 Glendale, California 91210
www.e-ccrc.org