



CALIFORNIA EDUCATIONAL FACILITIES AUTHORITY
2024 ANNUAL REPORT



CALIFORNIA EDUCATIONAL FACILITIES AUTHORITY

901 P Street, Room 313
Sacramento, CA 95814
p (916) 653-2872
f (916) 653-2179
cefa@treasurer.ca.gov
www.treasurer.ca.gov/cefa

MEMBERS

FIONA MA, CPA, CHAIR
California State Treasurer

MALIA M. COHEN
California State Controller

JOE STEPHENSHAW
Director of Finance

HAROLD HEWITT, JR.

VACANT

INTERIM EXECUTIVE DIRECTOR

CAROLYN ABOUBECHARA

March 28, 2025

Dear Members:

On behalf of the California Educational Facilities Authority (CEFA) and staff, I am pleased to present you the 2024 CEFA Annual Report pursuant to California Education Code Section 94155. Established in 1973, CEFA continues to serve as a conduit issuer of tax-exempt bonds on behalf of California private non-profit colleges and universities. As of December 31, 2024, CEFA has issued \$14,872,199,871 in tax-exempt bonds since its inception, which has enabled our college and university partners to realize their capital, construction, and financing objectives.

This annual report highlights CEFA's activity for the 2024 calendar year. In total, CEFA processed one delegation request and received two bond financing applications. The College Access Tax Credit Fund closed the 2024 taxable year with contributions totaling \$930,703, which resulted in the certification of \$465,552 in tax credits.

The success of CEFA is made possible by the hard work and dedication of its members and staff. For 52 years, CEFA has continued to serve as a valuable resource by assisting higher educational institutions in expanding educational opportunities for all California students and their families.

If you desire further information or have questions concerning CEFA, please feel free to call me at (916) 653-2872. Additional information concerning CEFA can be found on our website: <http://www.treasurer.ca.gov/cefa>.

Sincerely,

A handwritten signature in blue ink that reads "Carolyn Aboubechara". The signature is written in a cursive, flowing style.

Carolyn Aboubechara
Interim Executive Director

Table of Contents

LETTER FROM THE INTERIM EXECUTIVE DIRECTOR	i
CALIFORNIA EDUCATIONAL FACILITIES AUTHORITY	1
Mission Statement.....	1
Board Members	1
PROGRAMS	2
Bond Financing Program	2
Commercial Paper Program	2
College Access Tax Credit Fund.....	2
California Student Housing Revolving Loan Fund Program	2
2024 LEGISLATIVE CHANGES	3
SUMMARY OF 2024 CALENDAR YEAR:	
Bond Financing Program	4
Commercial Paper Program	4
College Access Tax Credit Fund	4
BOND FINANCING PROGRAM PROJECTS FINANCED	5
BOND FINANCING PROGRAM PORTFOLIO	5
STAFF	6
APPENDIX A – AUDITED FINANCIAL STATEMENTS	A-1



California Educational Facilities Authority

The California Educational Facilities Authority (CEFA) was established in 1973 and operates pursuant to the California Educational Facilities Authority Act (CEFA Act), as set forth in Sections 94100-94213 of the California Education Code.

CEFA was created for the purpose of issuing revenue bonds to assist private nonprofit institutions of higher learning in the expansion and construction of educational facilities. Because it is authorized to issue tax-exempt bonds, CEFA may be able to provide financing terms that are more favorable to private institutions than might otherwise be available through commercial lenders or other taxable debt instruments.

The CEFA Act explicitly states that bonds issued by CEFA shall not be a debt, liability, or claim on the full faith and credit or the taxing power of the State of California, or any of its political subdivisions. The full faith and credit of the participating institution is normally pledged to the payment of the bonds.

Mission Statement

The mission of CEFA is to provide students with better access and broader opportunities in higher education by providing qualified non-profit private higher education institutions with the assistance needed to reduce their capital costs of financing academic-related facilities through a tax-exempt revenue bond program.

Board Members

Fiona Ma, CPA	<i>Chair, California State Treasurer</i>
Malia M. Cohen	<i>Vice Chairperson, California State Controller</i>
Joe Stephenshaw	<i>Director, California Department of Finance</i>
Harold Hewitt, Jr.	<i>Executive Vice President and Chief Operating Officer for Chapman University</i>
Vacant	

Programs

Bond Financing Program – The Bond Financing Program provides borrowers access to low-interest rate capital markets through the issuance of tax-exempt bonds. Tax-exempt bonds may be marketed to multiple bondholders in an effort to obtain a better interest rate via either a public offering or a private placement. Given the cost of issuing bonds, this option is most often pursued by borrowers with capital project financing needs in excess of \$5 million. Colleges or universities with more modest financing needs may be grouped or “pooled” by CEFA into a single bond financing, allowing bond issuance costs to be shared by the pool participants. As a state agency, CEFA conducts one public Tax Equity and Fiscal Responsibility Act (TEFRA) hearing for each bond issuance at its offices in Sacramento, regardless of the number and locations of the projects being financed, resulting in a streamlined, efficient process. Any eligible borrower may apply to CEFA, regardless of its location or projects’ locations in California.

Commercial Paper Program – The Commercial Paper Program provides private, non-profit higher education facilities access to interim financing through the issuance of commercial paper rather than the issuance of long- term fixed or variable rate bonds. The Commercial Paper Program is available on a tax-exempt or taxable basis. Proceeds from a borrowing under the Commercial Paper Program may be used by eligible borrowers to fund new construction or renovation projects, acquisition of real property, purchase of equipment, refinancing of outstanding notes, working capital for start-up facilities, and costs of issuance, among other purposes. Stanford University (Stanford) is currently the only participant in CEFA’s Tax-Exempt Commercial Paper Program.

College Access Tax Credit Fund – Senate Bill 798 (De León), Senate Bill 81 (Committee on Budget and Fiscal Review), Assembly Bill 490 (Quirk-Silva), and Assembly Bill 2880 (Bonta) enacted in 2014, 2015, 2017, and 2022, respectively, authorized CEFA to allocate and certify tax credits for taxable years 2014 through 2027, based on a percentage of the taxpayer's contribution to the College Access Tax Credit Fund (the Fund). Currently, that percentage is 50 percent, and the maximum aggregate amount of credit that could be allocated and certified by CEFA is \$500 million. CEFA also is required to provide the Franchise Tax Board and the California Department of Insurance with a copy of the certifications by March 1.

Assembly Bill 1400, enacted in 2023, changed the target population of contributions to the Fund, from Cal Grant B recipients to California Community College transfer students attending partnered Historically Black Colleges and Universities (HBCUs) and who intend to return to California following the completion of their studies through the Cal-HBCU Transfer Grant Program administered through the California Student Aid Commission.

California Student Housing Revolving Loan Fund Program – On September 27, 2022 the California Student Housing Revolving Loan Fund Act of 2022 was chaptered into law with the passing of AB 190, the Higher Education Trailer Bill (Chapter 572, Statutes of 2022), authorizing CEFA and the California School Finance Authority (CSFA) to develop the California Student Housing Revolving Loan Program (CaSH RLF) to provide zero interest loans to qualifying colleges and universities to construct affordable student, faculty, and staff housing. Currently, CaSH RLF is inactive as there is no funding appropriation.



2024 Legislative Changes

No legislative changes to report in 2024.

[INTENTIONALLY LEFT BLANK]

Summary of 2024 Calendar Year

Bond Financing Program

In 2024, CEFA received two bond financing applications from two universities, which resulted in the authorization of \$190,000,000 in bonds. These bonds closed in calendar year 2025 and will be reflected in next year’s annual report.

Borrower	Amount Approved	Date of Approval
Chapman University	\$100,000,000	December 12, 2024
Santa Clara University	\$90,000,000	December 12, 2024

Commercial Paper Program

In 2024, CEFA approved an updated project list for Stanford’s existing \$300 million Tax-Exempt Commercial Paper Program authorized in 2008 to include new eligible projects to be financed with commercial paper notes, and CEFA issued six tranches of commercial paper notes on behalf of Stanford for a total of \$29,100,000.

College Access Tax Credit Fund

For Taxable Year (TY) 2024, CEFA received \$930,703 for the College Access Tax Credit Fund across 63 contributions. The table below reflects a summary of contribution and tax credit data for TY 2024.

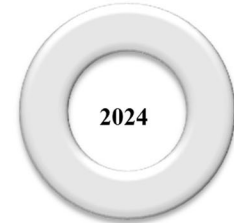
Total Number of Contributions	63
Total Amount of Contributions	\$930,703
Tax Credits Allocated and Certified	\$465,552
Largest Contribution	\$100,000
Smallest Contribution	\$50
Average Contribution	\$14,773
Median Contribution	\$5,000

Bond Financing Program

Projects Financed

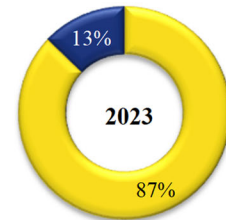
2024

<i>Institution</i>	<i>Location</i>	<i>Amount</i>
None		\$ -



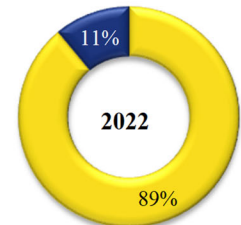
2023

<i>Institution</i>	<i>Location</i>	<i>Amount</i>
University of Stanford, Series V-3	Stanford	\$ 241,545,000
Saint Mary's College of California, Series 2023A	Los Angeles	110,000,000
University of the Pacific, Series 2023	Stockton	41,790,000
Total		\$ 393,335,000



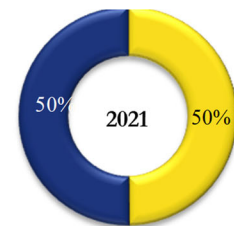
2022

<i>Institution</i>	<i>Location</i>	<i>Amount</i>
University of Redlands, Series 2022A	Redlands	\$ 51,345,000
Art Center College of Design, Series 2022A	Pasadena	35,000,000
University of Redlands, Series 2022B	Redlands	10,650,000
Total		\$ 96,995,000



2021

<i>Institution</i>	<i>Location</i>	<i>Amount</i>
Stanford University, Series V-2	Stanford	300,400,000
Chapman University, Series 2021A	Orange	\$ 52,995,000
Total		\$ 353,395,000



■ New Construction
■ Refinancing

Portfolio

As of December 31, 2024, CEFA had 61 outstanding bond issues totaling \$4,272,536,952.



Staff

Carolyn Aboubechara – *Interim Executive Director*..... caboubechara@treasurer.ca.gov

Bianca Smith - *Deputy Executive Director* bsmith@treasurer.ca.gov

Summer Nishio – *Operations Manager* snishio@treasurer.ca.gov

Brock Lewis – *Staff Services Manager II* blewis@treasurer.ca.gov

Tyler Bui – *Associate Governmental Program Analyst*..... tbui@treasurer.ca.gov

Rana Mayers – *Associate Governmental Program Analyst*..... rmayers@treasurer.ca.gov

Caren Prince – *Staff Services Analyst*..... cprince@treasurer.ca.gov

Balpreet Chahal – *Staff Services Analyst* bchahal@treasurer.ca.gov

CEFA is located at:
901 P Street, Suite 313
Sacramento, CA 95814
Telephone: (916) 653-2872
Fax: (916) 653-2179
www.treasurer.ca.gov/cefa

Appendix A

Audited Financial Statements

A complete copy of CEFA's June 30, 2024, Independent Auditor's Report as prepared by Richardson & Company, LLP, Certified Public Accountants of Sacramento, CA has not been completed by the time of the publication of this report.

Upon its finalization, a copy of the Independent Auditor's Report will be provided separately.