



Supporting Affordable Homeownership and Economic Development in California

Single-Family Housing | Multi-Family Housing
Down Payment Assistance | Mortgage Credit Certificates
Infrastructure Financing | Energy Efficiency Financing



Who We Are / Our Mission

Golden State Finance Authority (GSFA) is a proactive public entity dedicated to boosting California's economy through innovative financing programs for affordable housing and economic development. Established in 1993 by the Rural County Representatives of California (RCRC), GSFA operates as a Joint Powers Authority, providing essential financial resources for residential home purchases, refinancing, energy efficiency upgrades, and infrastructure improvements.

GSFA's single-family financing programs offer vital down payment and closing cost assistance to low-to-moderate income individuals and families, promoting access to homeownership. With flexible guidelines—including no first-time homebuyer requirement and acceptance of credit scores as low as 620—GSFA empowers a diverse array of homebuyers to achieve their housing goals.

GSFA Program / Accomplishments

Over the past three decades, GSFA has assisted more than 86,600 individuals and families in California in purchasing or refinancing their primary residences, providing over \$677.7 million in gifts and second mortgages to help cover down payment and closing costs. In total, more than \$16.3 billion in first and second mortgages have been issued through GSFA homeownership programs.

GSFA's energy efficiency programs have delivered vital financial support to homeowners and developers. These initiatives have enabled homeowners to make energy-efficient upgrades, reducing both energy usage and costs. Currently, GSFA focuses on construction, renovation, and redevelopment projects, offering financial assistance for solar energy, energy storage, efficiency upgrades, green roofs, water systems, seismic strengthening, and more. To date, GSFA has provided financing on over \$1.1 billion on residential and/or commercial properties in California.

Additionally, GSFA's infrastructure financing program provides short-term financing to eligible public entities in San Joaquin and other Member Counties, helping cover upfront costs while awaiting grant reimbursements. This program aims to reduce initial capital investment needs, facilitate timely project progress, and encourage participation in state and federal grants.

GSFA also engages in philanthropic efforts to strengthen communities, having provided over \$3.5 million in emergency disaster assistance for residents affected by forest fires, supporting temporary housing and long-term rebuilding efforts.

Three Decades of Leadership in Affordable Housing

GSFA accomplishments – 1993 to-present time:

- Assisted more than 86,600 households with home purchase.
- Provided more than \$677.7 million in down payment assistance.
- Participated in over \$16.3 billion in single-family loan financing.
- Issued over 2.8 billion in tax exempt and taxable mortgage revenue bonds.
- Completed over 36,600 residential or commercial energy efficiency infrastructure projects.