

PERAC

COMMONWEALTH OF MASSACHUSETTS | PUBLIC EMPLOYEE RETIREMENT ADMINISTRATION COMMISSION

PHILIP Y. BROWN, ESQ., *Chair*

WILLIAM T. KEEFE, *Executive Director*

Auditor DIANA DIZOGGIO | KATHLEEN M. FALLON | KATE FITZPATRICK | JAMES J. GUIDO | RICHARD MACKINNON, JR. | JENNIFER F. SULLIVAN, ESQ.

MEMORANDUM

TO: Mass. Housing Finance Agency Retirement Board

FROM: William T. Keefe., Executive Director

RE: Approval of Funding Schedule and Revised FY26 Appropriation

DATE: November 12, 2025

Revised FY26 appropriation: \$4,999,140

This Commission is hereby furnishing you with approval of the revised funding schedule you recently adopted (copy enclosed). The schedule assumes payments are made on July 1 of each fiscal year. The schedule is effective in FY26 and is acceptable under Chapter 32.

The revised schedule increased the FY26 appropriation amount by approximately \$156,000 from the prior schedule. Our understanding is that the entire FY26 amount shown above was made in July.

The revised schedule reduced the investment return assumption from 7.0% to 6.75%. The revised schedule also reflects an increase in the COLA base from \$18,000 to \$20,000 for FY26 and \$21,000 for FY27.

If you have any questions, please contact PERAC's Actuary, John Boorack, at (617) 666-4446, extension 935.

WTK/jfb

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MASSACHUSETTS HOUSING FINANCE AGENCY EMPLOYEES' RETIREMENT SYSTEM

FUNDING SCHEDULE

Fiscal Year	Normal Cost	Unfunded Liability	Funding Amortization of UAAL	Net 3(8)(c) Payments	Schedule Contribution*	% Change
2026	2,036,645	13,985,032	3,636,917	(674,422)	4,999,140	4.50%
2027	2,118,111	11,046,613	3,780,413	(674,422)	5,224,101	4.50%
2028	2,202,835	7,756,669	3,930,773	(674,422)	5,459,186	4.50%
2029	2,290,949	4,084,144	4,084,144	(674,422)	5,700,670	4.42%
2030	2,382,587	-	-	(674,422)	1,708,164	-70.04%

Amortization of Unfunded Liability as of June 30, 2025

Year	Type	Original Amort. Amount	Percentage Increasing	Original # of Years	Current Amort. Amount	Years Remaining
2026	Fresh Start	-	N/A	4	N/A	4