

**Community Development Administration  
Maryland Department of Housing and Community Development**

**Residential Revenue Bonds**

**QUARTERLY UPDATE TO ANNUAL REPORT PROVIDED PURSUANT TO SECURITIES  
AND EXCHANGE COMMISSION RULE 15c2-12**

The following information is being provided by the Community Development Administration (the "Administration"), a unit of the Division of Development Finance of the Department of Housing and Community Development, a principal department of the State of Maryland (the "Department"). The information required to be included in the Administration's quarterly financial report for the three-month period ended September 30, 2020 is included in the Appendices to the Administration's Official Statement dated February 2, 2021 for its Residential Revenue Bonds 2021 Series A (Non-AMT) attached hereto as Appendix A (the "Official Statement") and is incorporated by reference herein.

The financial statements for the years ended June 30, 2020 and June 30, 2019 of the Residential Revenue Bonds of the Administration have been audited by CliftonLarsonAllen LLP, as described in the Independent Auditor's Report of CliftonLarsonAllen LLP, accompanying the financial statements located in Appendix I-1 to the Official Statement. As indicated in the report of the auditor, such financial statements have been prepared in conformity with accounting principles and the audits conducted in accordance with auditing standards generally accepted in the United States. Unaudited financial statements for the Residential Revenue Bonds of the Administration for the three months ending September 30, 2020 are also included in Appendix I-2.

The Maryland Housing Fund is an insurance fund and a unit of the Department of Housing and Community Development's Division of Credit Assurance. The Maryland Housing Fund insures a portion of the Residential Revenue Bonds mortgage loans made or purchased by the Administration with bond proceeds. The Maryland Housing Fund does not insure the bonds, and the assets of the Maryland Housing Fund are not available to satisfy obligations to holders of the bonds. The obligations of the Maryland Housing Fund are limited to the payment of mortgage insurance claims as described in the Official Statement.

Questions concerning this release should be directed to CDA Bonds - Investor Relations at (301) 429-7897, or by email at [cdabonds\\_mailbox.dhcd@maryland.gov](mailto:cdabonds_mailbox.dhcd@maryland.gov).

Attachments

Appendix A - Official Statement for the Administration's Residential Revenue Bonds 2021 Series A (Non-AMT).

Date: February 26, 2021

## NEW ISSUE-BOOK-ENTRY ONLY

*In the opinion of Bond Counsel, assuming compliance with certain covenants in the 2021 Series A Resolution intended to assure compliance with the applicable provisions of the Internal Revenue Code of 1986, as amended, and subject to the exceptions under "Tax Status and Related Considerations" herein, interest on the 2021 Series A Bonds is excludable from gross income for federal income tax purposes under existing laws, regulations, rulings and judicial decisions. Interest on the 2021 Series A Bonds is not an item of preference for purposes of federal alternative minimum tax imposed on individuals. In the opinion of Bond Counsel, the 2021 Series A Bonds, their transfer, the interest payable thereon and any income derived therefrom, including any profit realized in their sale or exchange, are exempt from taxation of every kind and nature whatsoever by the State of Maryland or by any of its political subdivisions, municipal corporations or public units of any kind under existing law, except that no opinion is expressed as to such exemption from Maryland estate or inheritance taxes.*

**\$197,725,000**

**COMMUNITY DEVELOPMENT ADMINISTRATION  
MARYLAND DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT  
Residential Revenue Bonds  
2021 Series A (Non-AMT)**



**Dated: Date of Delivery**

**Due: As shown on the inside cover**

The 2021 Series A Bonds (the "2021 Series A Bonds") are issuable only as fully registered bonds and initially will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the 2021 Series A Bonds.

Purchases of the 2021 Series A Bonds will be in book-entry form only, in principal amounts of \$5,000, or any integral multiple thereof. Interest on the 2021 Series A Bonds will be payable on March 1 and September 1 of each year, commencing September 1, 2021, by the Trustee to DTC. DTC is to remit such payments to participating financial organizations for subsequent disbursement to beneficial owners of the 2021 Series A Bonds.

The 2021 Series A Bonds are subject to redemption prior to maturity at the times and under the conditions set forth herein. See "THE 2021 SERIES A BONDS" herein.

Manufacturers and Traders Trust Company, a New York banking corporation with trust powers and having a corporate trust office in Baltimore, Maryland, is the Trustee.

**The 2021 Series A Bonds are special obligations of the Community Development Administration (the "Administration"), a unit of the Division of Development Finance of the Maryland Department of Housing and Community Development (the "Department"), payable solely from the revenues and assets of the Administration pledged therefor under the Bond Resolution. The Administration has no taxing power. The 2021 Series A Bonds do not constitute a debt of the State of Maryland, any political subdivision thereof, the Administration or the Department, or a pledge of the faith, credit or taxing power of the State, any such political subdivision, the Administration or the Department.**

*The 2021 Series A Bonds are offered for delivery when, as and if issued, subject to the opinion of Ballard Spahr LLP, Washington, D.C., Bond Counsel, as to the validity of the 2021 Series A Bonds. Certain legal matters will be passed upon for the Administration by an Assistant Attorney General of the State of Maryland and Counsel to the Department. Certain legal matters will be passed upon for the Underwriters by their counsel, Kutak Rock LLP, Atlanta, Georgia. It is expected that the 2021 Series A Bonds will be available for delivery through the facilities of DTC in New York, New York on or about February 25, 2021.*

**BofA Securities  
Loop Capital Markets**

**J.P. Morgan  
Morgan Stanley**

**RBC Capital Markets  
Wells Fargo Securities**

This cover page contains certain information for quick reference only. It is not a summary of this Official Statement. Investors must read the entire Official Statement to obtain information essential to the making of an informed decision.

February 2, 2021

**MATURITY SCHEDULE**  
**\$197,725,000 2021 Series A (Non-AMT) Bonds**  
**\$68,015,000 Serial Bonds**

<b>Due (March 1)</b>	<b>Amount</b>	<b>Interest Rate</b>	<b>Price</b>	<b>CUSIP Numbers 57419T-</b>	<b>Due (September 1)</b>	<b>Amount</b>	<b>Interest Rate</b>	<b>Price</b>	<b>CUSIP Numbers 57419T-</b>
					2021	\$1,050,000	0.100%	100.000%	PD7
2022	\$2,695,000	0.150%	100.000%	PE5	2022	2,695,000	0.200	100.000	PF2
2023	2,700,000	0.200	100.000	PG0	2023	2,705,000	0.250	100.000	PH8
2024	2,705,000	0.300	100.000	PJ4	2024	2,710,000	0.350	100.000	PK1
2025	2,720,000	0.400	100.000	PL9	2025	2,725,000	0.400	100.000	PM7
2026	2,730,000	0.450	100.000	PN5	2026	2,740,000	0.550	100.000	PP0
2027	2,745,000	0.700	100.000	PQ8	2027	2,755,000	0.700	100.000	PR6
2028	2,765,000	0.800	100.000	PS4	2028	2,780,000	0.900	100.000	PT2
2029	2,790,000	1.050	100.000	PU9	2029	2,805,000	1.150	100.000	PV7
2030	2,825,000	1.250	100.000	PW5	2030	2,840,000	1.350	100.000	PX3
2031	2,860,000	1.450	100.000	PY1	2031	2,885,000	1.500	100.000	PZ8
2032	2,910,000	1.550	100.000	QA2	2032	2,935,000	1.600	100.000	QB0
2033	2,960,000	1.650	100.000	QC8	2033	2,985,000	1.700	100.000	QD6

\$18,515,000 – 1.800% Term Bonds due September 1, 2036 – Price: 100.000%; CUSIP Number: 57419TQE4  
\$33,400,000 – 1.950% Term Bonds due September 1, 2041 – Price: 100.000%; CUSIP Number: 57419TQF1  
\$13,660,000 – 2.000% Term Bonds due September 1, 2043 – Price: 100.000%; CUSIP Number: 57419TQG9  
\$64,135,000 – 3.000% PAC Term Bonds due September 1, 2051 – Price: 111.352%; CUSIP Number: 57419TQH7

This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the 2021 Series A Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been furnished by the Administration and by other sources which are believed to be reliable. The Underwriters (as defined under the heading “UNDERWRITING” herein) have provided the following sentence for inclusion in this Official Statement: The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information.

No dealer, broker, salesman or other person has been authorized by the Administration or by the Underwriters to give any information or to make any representations, other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. The information and expressions of opinion herein speak only as of the date hereof and are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Administration since the date hereof.

The order and placement of information in this Official Statement, including the appendices, are not an indication of relevance, materiality or relative importance, and this Official Statement, including the appendices, must be read in its entirety. The captions and headings in this Official Statement are for convenience only and in no way define, limit or describe the scope or intent, or affect the meaning or construction, of any provision or section in this Official Statement.

**IN CONNECTION WITH THIS OFFERING, THE UNDERWRITERS MAY OVER-ALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICES OF THE 2021 SERIES A BONDS OR OF ANY OTHER BONDS OF THE ADMINISTRATION AT LEVELS ABOVE THOSE THAT MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.**

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**OFFICIAL STATEMENT**  
**of the**  
**COMMUNITY DEVELOPMENT ADMINISTRATION**  
**MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**Relating to**

**\$197,725,000**  
**Residential Revenue Bonds**  
**2021 Series A (Non-AMT)**

**INTRODUCTION**

The purpose of this Official Statement (this “Official Statement”), which includes the cover page, the inside cover page (including the maturity schedule) and the Appendices, is to set forth information in connection with the sale by the Community Development Administration (the “Administration”), a unit of the Division of Development Finance of the Department of Housing and Community Development (the “Department”), a principal department of the State of Maryland (the “State”), of \$197,725,000 aggregate principal amount of its Residential Revenue Bonds, 2021 Series A (Non-AMT) (the “2021 Series A Bonds”).

This Official Statement speaks only as of its date, and the information contained herein is subject to change. The information contained under this caption is qualified by reference to the entire Official Statement. This introduction is only a brief description of the Official Statement and potential investors should review the entire Official Statement, as well as the documents summarized or described herein, in order to make an informed investment decision. All terms not otherwise defined herein shall have the meanings set forth in Appendix C – “DEFINITIONS” or in the Bond Resolutions (as hereinafter defined).

**Authorization**

The Administration is authorized to issue the 2021 Series A Bonds pursuant to Sections 4-101 through 4-255 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended (the “Act”), and a Residential Revenue Bond Resolution providing for the issuance of Residential Revenue Bonds adopted by the Administration as of August 1, 1997 and amended and restated as of July 15, 2005 (the “Bond Resolution”), for the benefit of Manufacturers and Traders Trust Company, as trustee (the “Trustee”). The 2021 Series A Bonds will be issued pursuant to a Series Resolution Providing for the Issuance and Sale of Residential Revenue Bonds, 2021 Series A (Non-AMT) which will be adopted by the Administration prior to the issuance of the 2021 Series A Bonds (the “2021 Series A Bond Resolution”). The Bond Resolution and the 2021 Series A Resolution are collectively called the “Bond Resolutions.”

**Bonds Issued Under Bond Resolution**

As of September 30, 2020, the Administration had issued 123 prior Series of Bonds under the Bond Resolution. As of October 1, 2020, \$1,994,400,000 in aggregate principal amount of Bonds comprising 25 Series were outstanding under the Bond Resolution. All prior Series of Bonds are collectively referred to herein as the “Prior Bonds”. The Bond Resolution provides for the issuance of Additional Bonds, which will be on parity with the Prior Bonds and the 2021 Series A Bonds, and will be equally and ratably secured under the Bond Resolution. See “SECURITY FOR THE BONDS – Additional Bonds” herein. The Prior Bonds and the 2021 Series A Bonds, together with any Additional Bonds issued under the Bond Resolution and secured on a parity basis, are referred to collectively as the “Bonds”. The Bond Resolution also allows the issuance of Subordinate Bonds which will not be on parity with the Bonds. To date, the Administration has not issued Subordinate Bonds under the Bond Resolution. The Administration may, from time to time, enter into

Qualified Hedges which may be secured on a parity basis with the Bonds. The Administration currently has no interest rate swaps outstanding. See “SECURITY FOR THE BONDS – Interest Rate Swaps” and Appendix D – “SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION.” Prior to 2011, the Administration used proceeds of the Bonds primarily to purchase single family whole loans. Since 2011, the Administration has also purchased Mortgaged-Backed Securities (as defined herein) with proceeds of Bonds. As of September 30, 2020, single family whole loans held in the Revenue Fund under the Bond Resolution total \$664,609,778 and Mortgage-Backed Securities held in the Revenue Fund under the Bond Resolution total \$1,017,032,889. Additional Mortgaged-Backed Securities are held in other funds under the Bond Resolution. See Appendix J – “INVESTMENTS HELD IN THE RESIDENTIAL REVENUE BOND FUNDS” for a description of the types of Mortgaged-Backed Securities held in the Revenue Fund and in other funds under the Bond Resolution.

The 2021 Series A Bonds are secured as to both principal and interest by the pledge and lien of the Bond Resolution described herein under “SECURITY FOR THE BONDS”.

**The Bonds are special obligations of the Administration, payable solely from the revenues and assets of the Administration pledged therefor under the Bond Resolution. The Administration has no taxing power. The Bonds do not constitute a debt of the State, any political subdivision thereof, the Administration or the Department, or a pledge of the faith, credit or taxing power of the State, any such political subdivision, the Administration or the Department.**

#### **Purpose of Bond Resolution**

The Administration adopted the Bond Resolution pursuant to the Act primarily to finance single family housing loans under the Residential Revenue Bond Program (the “Program”), but has reserved the right to finance and also may issue Bonds to finance other kinds of housing and other types of loans permitted to be financed under the Bond Resolution. In addition to whole single family housing loans, other types of loans and other kinds of housing that may be financed by the Administration under the Bond Resolution include portions of or participations in single family housing loans made, purchased or otherwise financed by the Administration, home improvement loans, housing rehabilitation loans, as well as loans to finance or refinance developments authorized by the Act, including, without limitation, multi-family housing projects, group housing facilities and shared living facilities. To date, the Administration has applied proceeds of Bonds only to finance single family housing loans and participations in single family housing loans and to fund reserves related thereto. See “SECURITY FOR THE BONDS” and Appendix D – “SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION”.

#### **Use of Proceeds of the Bonds**

The Bond Resolution authorizes the Administration to issue Bonds to provide funds to finance or refinance any loan, project, facility, undertaking or purpose that the Administration is authorized to undertake, finance or provide financing for pursuant to the Act (“Program Assets”), including, but not limited to, mortgage loans, Mortgage-Backed Securities, or portions of or participations in mortgage loans or Mortgage-Backed Securities (collectively referred to herein as “Mortgage Loans”), to finance or refinance the purchase of owner-occupied single family residences by persons or families of limited incomes, to refund Bonds or other obligations (including bonds issued by the Administration under resolutions other than the Bond Resolution), to fund reserves, to pay Costs of Issuance or to achieve any other of the Administration’s purposes. In addition to Mortgage Loans, the Bond Resolution permits financing of various types of Loans, including, without limitation, loans to finance various types of housing developments within the State, which include single family residences, multi-family residential rental facilities, and group living facilities (collectively, the “Developments”) which promote sound community development and provide housing for occupancy, in substantial part, by persons or families of limited incomes. The Loans also must meet the requirements set forth in the Bond Resolution. Program Assets may include, without limitation, whole loans (with or without Credit Enhancement), including Mortgage Loans, and Mortgage-Backed Securities.

As more fully described under “THE 2021 SERIES A BONDS — Application of 2021 Series A Bonds Proceeds”, the funds made available from the issuance of the 2021 Series A Bonds will be used to (i) redeem the 2021 Series A Refunded Bonds (as defined herein), (ii) to purchase on or about the delivery date of the 2021 Series A Bonds (the “Delivery Date”) certain Mortgage-Backed Securities, or participations therein, credited to the Warehouse Loan Fund (the “Warehouse Loan Fund”) established under the Collateral Reserve Fund of the Bond Resolution (See Appendix T – “CERTAIN MORTGAGED-BACKED SECURITIES TO BE PURCHASED” herein), and (iii) to purchase additional Mortgage-Backed Securities or Mortgage Loans, or participations therein, following the Delivery Date of the 2021 Series A Bonds.

The 2021 Series A Bonds will be secured as to both principal and interest by the pledge and lien of the Bond Resolution described herein under “SECURITY FOR THE BONDS”.

Series Resolutions relating to Bonds issued to finance Mortgage Loans contain Series Program Determinations, which limit the Loans financed to Mortgage Loans on Single Family Residences and require all such Mortgage Loans to be insured by FHA or guaranteed by the United States Department of Veteran Affairs (“VA”), the United States Department of Agriculture, Rural Development (the “USDA/RD”) Guaranteed Rural Housing Loan Program, private mortgage insurance acceptable to the Administration or mortgage insurance provided by the Maryland Housing Fund (“MHF”). In addition, Loans with a loan-to-value ratio of 80% or less may be uninsured if certain requirements of the Administration are met. Effective as of February 1, 2011 newly originated Mortgage Loans generally have been pooled into Mortgage-Backed Securities. See “SECURITY FOR THE BONDS – Program Assets – Mortgage-Backed Securities” herein. The 2021 Series A Resolution contains Program Determinations relating to new Mortgage Loans to be financed with proceeds made available from the issuance of the 2021 Series A Bonds. See Appendix B – “THE PROGRAM,” and Appendix G – “MORTGAGE INSURANCE AND GUARANTEE PROGRAMS”.

The Bond Resolution does not require that Loans be secured by Credit Enhancement. In addition, the Bond Resolution permits the Administration to require Loans to be secured by Credit Enhancement other than FHA mortgage insurance, private mortgage insurance, MHF mortgage insurance, or VA or USDA/RD guarantees. Such Credit Enhancement may include a variety of forms and may be provided by a variety of Credit Enhancers. See the definitions of Credit Enhancement and Credit Enhancer in Appendix C – “DEFINITIONS” and Appendix D – “SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION”.

The 2021 Series A Bonds will bear interest from the date of delivery at the interest rates set forth on the inside cover hereof and shall be subject to redemption prior to maturity at the times and under the conditions described herein.

Brief descriptions of the 2021 Series A Bonds and the security for the Bonds are included in this Official Statement. Descriptions of the Department and the Administration, the Program, the definitions of certain terms and the summary of certain provisions of the Bond Resolutions are included as Appendices A, B, C and D, respectively. Appendices E and F contain certain information regarding the outstanding indebtedness of the Administration and its redemption requirements for the Bonds from Prepayments of Loans as required by the Code, respectively. A summary of the FHA Mortgage Insurance Program, the VA Home Loan Guaranty Program, the USDA/RD Mortgage Guarantee Program, the private mortgage insurance acceptable to the Administration and the MHF Insurance Program is included as Appendix G. The financial statements of the Program, investments held in the Residential Revenue Bond Funds, information concerning Mortgage Loans financed under the Program, information concerning the prepayment speeds of Mortgage Loans under the Program, the form of opinions that Bond Counsel is delivering in connection with the issuance of the 2021 Series A Bonds, and certain information regarding the Depository Trust Company are included as Appendices H, J, K, L, M, N and O respectively. The audited financial statements of the Maryland Housing Fund for the fiscal years ended June 30, 2020 and June 30, 2019 are included in Appendix I-1. The unaudited financial statements of the Maryland Housing Fund for the 3-month period ending September 30, 2020 are included in Appendix I-2. Summaries of the GNMA, Fannie Mae and Freddie Mac Mortgage-Backed Securities Programs

are included in Appendices P, Q and R, respectively. Appendix S sets forth the last year and weighted average number of years that the 2021 Series A PAC Bonds (as defined herein) will be Outstanding based on the receipt of 2021 Series A Prepayments (as defined herein) at certain percentages of the SIFMA Model (as defined herein). Appendix T sets forth certain Mortgaged-Backed Securities expected to be purchased with the proceeds of the 2021 Series A Bonds and reallocated funds. **The Appendices to this Official Statement constitute a part of this Official Statement and contain information which any potential investor should read in order to make an informed investment decision.**

Information concerning the 2021 Series A Bonds, the Administration and the Program and descriptions of certain provisions of the Act, the 2021 Series A Bonds and the Bond Resolutions are included in this Official Statement. All summaries herein of any statute, agreement or document are qualified in their entirety by reference to such statute, agreement or document, and all summaries of the 2021 Series A Bonds are qualified in their entirety by reference to the definitive form thereof and the information with respect thereto contained in the Bond Resolutions. Copies of the Bond Resolutions and the Act are available for inspection at the offices of the Administration at 7800 Harkins Road, Lanham, Maryland 20706. Requests to inspect copies of the Bond Resolutions and the Act should be directed to Investor Relations at (301) 429-7897 or by e-mail at [cdabonds\\_mailbox.dhcd@maryland.gov](mailto:cdabonds_mailbox.dhcd@maryland.gov).

### **Business Disruption Risk; COVID-19**

Certain adverse external events, such as pandemics (including, without limitation, the recent global outbreak of COVID-19 and governments' responses to the outbreak), natural disasters, severe weather, technological emergencies, riots, acts of war or terrorism or other circumstances, could potentially disrupt the Administration's ability to administer its programs. See APPENDIX A – "THE DEPARTMENT AND THE ADMINISTRATION – Business Disruption Risk; COVID-19" herein for certain information regarding the Administration's business continuity plan, the COVID-19 pandemic, and select responses thereto from the federal government and the State.

## **THE 2021 SERIES A BONDS**

### **General Description**

The 2021 Series A Bonds are initially issuable as fully registered bonds in denominations of \$5,000 or any integral multiple in excess thereof. The 2021 Series A Bonds will be initially registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company, New York, New York ("DTC") which will act as securities depository for the 2021 Series A Bonds. Individual purchases of the 2021 Series A Bonds will be in book entry form only. References herein to the registered owner will be to Cede & Co., as nominee for DTC. For a description of DTC's procedures, see "DTC and Book Entry" herein. Manufacturers and Traders Trust has been designated by the Administration as Trustee under the Bond Resolution. Payments of interest will be made by wire transfer from the Trustee, to Cede & Co. as registered owner.

The 2021 Series A Bonds initially delivered will be dated as of the date of their authentication and delivery and will bear interest from their dated date until their maturity or earlier redemption. Interest on the 2021 Series A Bonds will be payable semiannually on March 1 and September 1 of each year (each an "Interest Payment Date"), commencing September 1, 2021. If any such dates are not business days, then such payments will be made on the next business day. Interest on the 2021 Series A Bonds will be calculated on the basis of a 360-day year consisting of twelve 30-day months. The 2021 Series A Bonds subsequently issued in exchange for or upon the registration or transfer of 2021 Series A Bonds will be dated the date of authentication thereof and will bear interest from the Interest Payment Date next preceding the date of the authentication thereof, unless the date of such authentication is after a Record Date and on or prior to the next succeeding Interest Payment Date, in which case they will bear interest from such Interest Payment Date; provided, however, that if interest on the 2021 Series A Bonds is in default, the 2021 Series A Bonds issued in

place of 2021 Series A Bonds surrendered for transfer or exchange will bear interest from the date to which interest has been paid in full on the 2021 Series A Bonds. The Record Date is, with respect to the 2021 Series A Bonds, the fifteenth day preceding each Interest Payment Date; provided, however, that if the Record Date is not a Business Day, then such Record Date shall be deemed to be the first Business Day following such Record Date. The 2021 Series A Bonds mature on the dates and in the amounts set forth on the inside cover page of this Official Statement subject to earlier redemption as hereinafter described.

### **Application of 2021 Series A Bond Proceeds**

#### *2021 Series A Bonds*

The Administration expects to deposit the proceeds of the sale of the 2021 Series A Bonds (together with amounts reallocated to the 2021 Series A Bonds as a result of the refunding of the 2021 Series A Refunded Bonds) in the approximate amounts as follows: (i) \$205,005,605 into a Redemption Account (the “2021 Series A Redemption Account”) to be used for the purpose of refunding portions of the Administration’s Residential Revenue Bonds 2011 Series A, 2014 Series A, 2015 Series A, 2018 Series A, 2019 Series A, 2019 Series B, 2019 Series C and 2020 Series A and the Administration’s Single Family Housing Revenue Bonds 2009 Series A-1, 2009 Series A-2, 2009 Series A-3, 2011 Series A, 2011 Series B and 2011 Series C that are otherwise maturing or subject to redemption from related prepayments (collectively, the “2021 Series A Refunded Bonds”), (ii) \$16,828,000 into the 2021 Series A Program Account (the “2021 Series A Program Account”) of the Program Fund to purchase certain Mortgage-Backed Securities, or participations therein, credited to the Warehouse Loan Fund, which are expected to be purchased on or about the Delivery Date, (iii) \$84,177,605 into the 2021 Series A Program Account to purchase Mortgage-Backed Securities, or participations therein, expected to be purchased by July 1, 2021 and (iv) \$104,000,000 into the 2021 Series A Program Account to purchase Mortgage-Backed Securities, or participations therein, expected to be purchased by December 1, 2021. Appendix T – “CERTAIN MORTGAGED-BACKED SECURITIES TO BE PURCHASED” sets forth certain Mortgaged-Backed Securities expected to be purchased with the proceeds of the 2021 Series A Bonds and reallocated funds.

Following the refunding of the 2021 Series A Refunded Bonds, an approximate amount of \$205,005,605 currently allocated to the 2021 Series A Refunded Bonds will be reallocated to the 2021 Series A Bonds and deposited into the 2021 Series A Program Account to be used to purchase certain Mortgage-Backed Securities, or participations therein, credited to the Warehouse Loan Fund, which are expected to be purchased on or about the Delivery Date and to purchase additional Mortgage-Backed Securities, or participations therein, which are expected to be purchased by December 1, 2021 and which reallocated funds are reflected under subsections (ii), (iii) and (iv) in the paragraph above.

The costs of issuance, including underwriter’s compensation, relating to the 2021 Series A Bonds will be funded by the Administration from available moneys not included in the proceeds of the 2021 Series A Bonds.

#### *2021 Series A Mortgage Loans*

The Mortgage Loans financed with proceeds made available from the 2021 Series A Bonds are referred to herein as the “2021 Series A Mortgage Loans”. As discussed below under “Redemption Provisions –PAC Bond Redemption”, the 2021 Series A PAC Bonds (as defined below) are subject to redemption from Prepayments of the 2021 Series A Mortgage Loans. The following table sets forth a summary of the Mortgage Loans (and the approximate amounts thereof) expected to comprise the 2021 Series A Mortgage Loans.

<b><u>Estimated 2021 Series A Mortgage Loans</u></b> **	<b><u>Estimated Balances</u></b>	<b><u>Weighted Average Mortgage Rate</u></b>	<b><u>Weighted Average Remaining Term (months)</u></b>
Mortgage-Backed Securities or participations therein to be purchased from the proceeds of the 2021 Series A Bonds and reallocated funds on or about the Delivery Date	\$16,828,000	3.22%	359
Mortgage-Backed Securities or participations therein expected to be purchased from the proceeds of the 2021 Series A Bonds and reallocated funds by July 1, 2021	84,177,605	2.84	360
Mortgage-Backed Securities or participations therein expected to be purchased from the proceeds of the 2021 Series A Bonds by December 1, 2021	104,000,000	2.84***	360
Total	\$205,005,605	2.87%	360

\*\* See Appendix T – “CERTAIN MORTGAGED-BACKED SECURITIES TO BE PURCHASED” which sets forth certain Mortgaged-Backed Securities expected to be purchased with the proceeds of the 2021 Series A Bonds and reallocated funds.

\*\*\* Estimated based on the current rate on Mortgage Loans offered by the Administration under the Program. Actual rates are subject to change at the discretion of the Administration.

#### *Costs of Issuance*

The costs of issuance, including underwriters’ compensation, relating to the 2021 Series A Bonds will be funded by the Administration from available moneys not included in the proceeds of the 2021 Series A Bonds.

#### **Redemption Provisions**

##### *Optional Redemption.*

The 2021 Series A Bonds are subject to redemption at the option of the Administration, in whole or in part at any time, on or after March 1, 2030 at a redemption price equal to the principal amount thereof to be redeemed, plus accrued interest thereon to but not including the date of redemption.

##### *Sinking Fund Redemption.*

The 2021 Series A Bonds maturing on September 1, 2036 are subject to mandatory redemption in part by lot on each March 1 and September 1 at the principal amount thereof plus accrued interest to the redemption date, on the dates and in the amounts as follows:

<u>Year (March 1)</u>	<u>Principal Amount</u>	<u>Year (September 1)</u>	<u>Principal Amount</u>
2034	\$3,015,000	2034	\$3,040,000
2035	3,070,000	2035	3,100,000
2036	3,130,000	2036**	3,160,000

\*\* Final maturity.

The 2021 Series A Bonds maturing on September 1, 2041 are subject to mandatory redemption in part by lot on each March 1 and September 1 at the principal amount thereof plus accrued interest to the redemption date, on the dates and in the amounts as follows:

Year (March 1)	Principal Amount	Year (September 1)	Principal Amount
2037	\$3,190,000	2037	\$3,220,000
2038	3,255,000	2038	3,290,000
2039	3,320,000	2039	3,355,000
2040	3,390,000	2040	3,425,000
2041	3,460,000	2041 **	3,495,000

\*\* Final maturity.

The 2021 Series A Bonds maturing on September 1, 2043 are subject to mandatory redemption in part by lot on each March 1 and September 1 at the principal amount thereof plus accrued interest to the redemption date, on the dates and in the amounts as follows:

Year (March 1)	Principal Amount	Year (September 1)	Principal Amount
2042	\$3,530,000	2042	\$3,570,000
2043	3,610,000	2043 **	2,950,000

\*\* Final maturity.

The 2021 Series A PAC Bonds (as defined herein) are subject to mandatory redemption in part by lot on each September 1 and March 1 at the principal amount thereof plus accrued interest to the redemption date, on the dates and in the amounts as follows:

Year (March 1)	Principal Amount	Year (September 1)	Principal Amount
		2043	\$ 1,045,000
2044	\$3,710,000	2044	3,770,000
2045	3,825,000	2045	3,880,000
2046	3,940,000	2046	4,000,000
2047	4,060,000	2047	4,120,000
2048	4,180,000	2048	4,245,000
2049	4,310,000	2049	4,375,000
2050	4,440,000	2050	4,505,000
2051	4,575,000	2051 **	1,155,000

\*\* Final maturity.

**General Provisions with regard to Sinking Fund Redemptions.** If less than all of the Term Bonds Outstanding of any one maturity of a Series (or subseries, if applicable) are purchased for cancellation or called for redemption (other than in satisfaction of Sinking Fund Requirements), the principal amount of such Term Bonds that are so purchased or redeemed is to be credited, to the extent practicable, except as otherwise provided in an Administration Request, against all remaining Sinking Fund Requirements for the Term Bonds of such Series (and subseries, if applicable) and maturity in the proportion which the then remaining balance of each such Sinking Fund Requirement bears to the total of all Bonds of such Series (and subseries, if applicable) and maturity then Outstanding.

*PAC Bond Redemption.*

An amount equal to 100% of the Prepayments of the 2021 Series A Mortgage Loans (the “2021 Series A Prepayments”) will be applied first to the redemption of the 2021 Series A Bonds maturing on September 1, 2051 (the “2021 Series A PAC Bonds”), in an amount up to the cumulative amounts set forth in the following table, prior to the redemption of other Bonds. See “THE 2021 SERIES A BONDS – Application of 2021 Series A Bond Proceeds” above for a description of the 2021 Series A Mortgage Loans. Such redemption shall be made so that the cumulative amount of such redemptions shall not exceed the cumulative amount shown as of each date set forth in the table below. Such redemptions may occur at such times and with such frequency as the Administration elects, but at least once in each semiannual period, commencing with the semiannual period ending September 1, 2021. Such cumulative amounts are derived from certain assumptions related to such Mortgage Loans including the assumption that 2021 Series A Prepayments on such Mortgage Loans are received at a rate equal to 100% of the Securities Industry and Financial Markets Association standard prepayment model (“SIFMA Model”).

<u>Payment Date</u>	<u>Cumulative Amount</u>
September 1, 2021	\$ 210,000
March 1, 2022	1,095,000
September 1, 2022	3,075,000
March 1, 2023	6,205,000
September 1, 2023	10,410,000
March 1, 2024	15,420,000
September 1, 2024	20,735,000
March 1, 2025	25,910,000
September 1, 2025	30,870,000
March 1, 2026	35,610,000
September 1, 2026	40,150,000
March 1, 2027	44,485,000
September 1, 2027	48,635,000
March 1, 2028	52,600,000
September 1, 2028	56,385,000
March 1, 2029	60,000,000
September 1, 2029	63,445,000
March 1, 2030	64,135,000

If the amount available for such redemption is less than \$100,000, the Administration may delay redemption of the 2021 Series A PAC Bonds until the amount available for such redemption totals \$100,000 or more.

2021 Series A Prepayments in excess of the amounts set forth in the above table and up to the cumulative amounts set forth in the following table, may be applied to the redemption of Bonds other than the 2021 Series A PAC Bonds; provided that such 2021 Series A Prepayments may be used to redeem the 2021 Series A PAC Bonds if there are no other 2021 Series A Bonds Outstanding. 2021 Series A Prepayments in excess of cumulative amounts set forth in the following table, may be applied by the Administration to the redemption of Bonds, including the 2021 Series A PAC Bonds. The cumulative amounts in the following table are derived from certain assumptions related to the 2021 Series A Mortgage Loans including the assumption that 2021 Series A Prepayments are received at a rate equal to 400% of the SIFMA Model.



Payment Date	Cumulative Amount
September 1, 2021	\$ 825,000
March 1, 2022	4,235,000
September 1, 2022	11,975,000
March 1, 2023	24,015,000
September 1, 2023	39,590,000
March 1, 2024	57,080,000
September 1, 2024	74,300,000
March 1, 2025	89,460,000
September 1, 2025	102,515,000
March 1, 2026	113,745,000
September 1, 2026	123,410,000
March 1, 2027	131,715,000
September 1, 2027	138,860,000
March 1, 2028	144,995,000
September 1, 2028	150,265,000
March 1, 2029	154,790,000
September 1, 2029	158,675,000
March 1, 2030	162,000,000

Prepayments on mortgage loans are commonly measured relative to a prepayment standard model. The SIFMA Model represents an assumed monthly rate of prepayment of the then outstanding principal balance of a pool of new mortgage loans. The SIFMA Model does not purport to be either a historic description of the prepayment experience of any pool of mortgage loans or a prediction of the anticipated rate of prepayment of any pool of mortgage loans. One hundred percent (100%) of the SIFMA Model assumes prepayment rates of 0.2 percent per year of the then-unpaid principal balance of such mortgage loans in the first months of the life of the mortgage loans and an additional 0.2 percent per year in each month thereafter (for example, 0.4 percent per year in the second month) until the 30th month. Beginning in the 30th month and in each month thereafter during the life of the mortgage loans, 100% of the SIFMA Model assumes a constant prepayment rate of six percent per year. Multiples of the SIFMA Model will be calculated from this prepayment rate series. For example, 200% of the SIFMA Model assumes prepayment rates will be 0.4 percent per year in month one, 0.8 percent per year in month two, reaching 12% per year in month 30 and remaining constant at 12% per year thereafter.

The following table and the table included as Appendix S – “PROJECTED PERCENTAGES OF INITIAL PRINCIPAL BALANCE OUTSTANDING AND PROJECTED WEIGHTED AVERAGE LIVES – 2021 Series A PAC Bonds” sets forth the last year and weighted average number of years that the 2021 Series A PAC Bonds will be Outstanding (“Average Life”) based on the receipt of 2021 Series A Prepayments at certain percentages of the SIFMA Model and certain assumptions related to the 2021 Series A Mortgage Loans, including the assumptions that (1) the 2021 Series A Mortgage Loans will (i) be purchased on or about the respective dates, (ii) be outstanding in the respective approximate aggregate principal amounts, (iii) have the respective approximate weighted average mortgage rates, and (iv) have the respective approximate weighted average remaining term of mortgages, all as shown on the “Estimated 2021 Series A Mortgage Loans” table located in “THE 2021 SERIES A BONDS – Application of 2021 Series A Bond Proceeds” above, (2) 2021 Series A Prepayments in amounts in excess of 100% of the SIFMA Model and not exceeding a cumulative percentage of 400% of the SIFMA Model are applied when received to redeem the 2021 Series A Bonds other than the 2021 Series A PAC Bonds, and (3) 2021 Series A Prepayments in excess of 400% of the SIFMA Model are applied proportionally to the redemption of all the 2021 Series A Bonds then Outstanding, including the 2021 Series A PAC Bonds. See “THE 2021 SERIES A BONDS – Application of 2021 Series A Bond Proceeds” above for a description of the 2021 Series A Mortgage Loans.

<u>Percent of SIFMA Standard Prepayment Model</u>	<u>Last Year Outstanding</u>	<u>Average Life (Years)</u>
0%	2051	26.7
25%	2051	16.5
50%	2040	8.9
75%	2032	6.2
100%	2030	5.0
200%	2030	5.0
300%	2030	5.0
400%	2030	5.0
500%	2030	4.5

However, (i) 2021 Series A Prepayments in excess of 100% of the SIFMA Model and not exceeding a cumulative percentage of 400% of the SIFMA Model are not required to be applied to the redemption of the 2021 Series A Bonds, and (ii) 2021 Series A Prepayments in excess of 400% of the SIFMA Model are not required to be applied to the redemption of the 2021 Series A Bonds and, if redeemed, are not required to be applied proportionally to the redemption of all the 2021 Series A Bonds then Outstanding and subject to redemption. The Administration generally expects to apply 2021 Series A Prepayments not otherwise restricted to the redemption of Bonds having the highest effective bond yield (provided the Administration is not required to do so). Actual events, including, among others, the actual receipt of 2021 Series A Prepayments and the application of such 2021 Series A Prepayments in excess of 100% of the SIFMA Model and not exceeding a cumulative percentage of 400% of the SIFMA Model and in excess of 400% of the SIFMA Model will likely be different than the events assumed in determining the above table and the table included as Appendix S. Therefore, the actual last year and weighted average number of years that the 2021 Series A PAC Bonds will be Outstanding may differ from any of the years or percentages stated above and in Appendix S.

*Special Redemption.*

The 2021 Series A Bonds are subject to special redemption, at the option of the Administration, in whole or in part, at any time and at a price (except as described below with respect to the 2021 Series A PAC Bonds) equal to the principal amount thereof, plus accrued interest thereon, from:

- (1) Recovery Payments from any Series of Bonds;
- (2) excess Revenues from any Series of Bonds, including, without limitation, amounts resulting from any reduction in the Reserve Fund from any Series of Bonds; and
- (3) from unexpended proceeds of the 2021 Series A Bonds on deposit in the Program Fund not expended for the purposes set forth in the Bond Resolution and thereafter transferred to the Redemption Account.

Provided, however, that (i) the 2021 Series A PAC Bonds may not be redeemed from such Recovery Payments from any Series of Bonds other than 2021 Series A Bonds or excess Revenues to the extent such redemption would cause the 2021 Series A PAC Bonds to be redeemed in an amount which exceeds 100% of the applicable SIFMA Model (as set forth above under “*PAC Bond Redemption*”), until no other 2021 Series A Bonds remain Outstanding; (ii) any redemption resulting from unexpended proceeds of the 2021 Series A Bonds described in the paragraph above shall be applied on a pro rata basis amongst any Series and maturity of 2021 Series A Bonds then Outstanding (including the 2021 Series A PAC Bonds); and (iii) with respect to any redemption resulting from unexpended proceeds of the 2021 Series A Bonds described in the paragraph above, the 2021 Series A PAC Bonds shall be redeemed at a price equal to the principal amount thereof plus a premium that maintains the same yield as the original purchase price thereof, plus accrued interest to the date of redemption.

**As a result of the special redemption provisions, the Administration can make no assurance that a particular 2021 Series A Bond will not be redeemed prior to its maturity. The Administration cannot accurately predict the volume of Recovery Payments, including Prepayments, or other moneys which will be available for the special redemption of Bonds in the future. See “Risks of Redemption as a Result of Prepayment and Other Excess Revenues” below.**

*Cross-Call Practices.* Unless otherwise (i) provided in a Series Resolution, (ii) required or restricted by the 1986 Code, or (iii) directed by the Administration, excess Revenues and Prepayments of Mortgage Loans financed with proceeds of any Series of Bonds, to the extent transferred to the Redemption Fund, may be applied to the redemption of Bonds of any Series. The Administration generally expects to apply excess Revenues or Prepayments to the redemption of the Series having the highest effective bond yield; provided, however, that the Administration reserves the right to redeem Bonds, including the 2021 Series A Bonds, that do not have the highest effective bond yield.

As a result, the 2021 Series A Bonds may be redeemed from excess Revenues and Prepayments of Mortgage Loans financed with the proceeds of other Series of Bonds, except that the 2021 Series A PAC Bonds shall not be so redeemed to the extent such redemption would cause the 2021 Series A PAC Bonds to be redeemed in an amount which exceeds 100% of the SIFMA Model (as set forth above under “*PAC Bond Redemption*”), until no other 2021 Series A Bonds remain Outstanding. Excess Revenues and Prepayments generated from the 2021 Series A Bonds may be applied to the redemption of other Series of Bonds, except as described above under the heading “*PAC Bond Redemption*”.

*“Ten Year Rule” Requirements.* The 1986 Code requires that prepayments of mortgages financed with an issue of qualified mortgage bonds must be used to redeem bonds of that issue by the close of the next semiannual period, if the prepayments are received more than ten years after the issuance of the bonds or any prior refunded issue (the “Ten Year Rule”). Appendix F hereto is a table showing the percentage of mortgage prepayments received in any particular period that must, under the Ten Year Rule, be used for redemption of bonds of the issue that financed the mortgages, including the 2021 Series A Bonds. The table is based on an allocation of bond proceeds between any “new money” (nonrefunding) portion, which will not be subject to the Ten Year Rule until ten years after the date of issuance, and any portion used, directly or indirectly, to refund one or more prior issues, each of which has its own ten year period which applies to the refunding issue. The Ten Year Rule applies generally to all issues of tax-exempt qualified mortgage bonds issued after December 31, 1988. The 2021 Series A PAC Bonds shall not be redeemed in accordance with the 10-Year Rule to the extent such redemption would cause the 2021 Series A PAC Bonds to be redeemed in an amount which exceeds 100% of the applicable SIFMA Model set forth above under “*2021 Series A PAC Bonds Redemption*”, unless there are no other 2021 Series A Bonds then outstanding.

*Risks of Redemption as a Result of Nonorigination.* Subject to a *de minimis* exception, proceeds relating to the 2021 Series A Bonds deposited directly to the Program Fund to make or purchase Mortgage Loans and not used to finance Mortgage Loans within 42 months of the date of issuance will be used to redeem the 2021 Series A Bonds as required by the 1986 Code. See “THE 2021 SERIES A BONDS – Application of 2021 Series A Bond Proceeds”, “THE 2021 SERIES A BONDS – Redemption Provisions – Special Redemptions”, Appendix B – “THE PROGRAM – Existing Portfolio and Available Funds Under the Bond Resolution” and Appendix B – “THE PROGRAM – Mortgage-Backed Securities; Sale of Mortgage-Backed Securities and Whole Loans”.

*Risks of Redemption as a Result of Prepayments and Other Excess Revenues.* All Mortgage Loans permit partial or complete prepayment without penalty. Mortgage Loans also may be terminated prior to their respective final maturities as a result of events such as default, sale (including potentially a sale of all or part of the Mortgage Loan portfolio), condemnation or casualty loss. A number of factors, including general economic conditions, homeowner mobility and mortgage market interest rates, will affect the rate of actual prepayments for a particular portfolio of mortgage loans. Therefore, it is difficult to predict prepayments for the Administration’s portfolio from available data about other pools of mortgage loans. For information

concerning the prepayment speeds of Mortgage Loans under the Program, see Appendix M – “RESIDENTIAL REVENUE BOND PROGRAM PREPAYMENT SPEED OF MORTGAGE LOAN PORTFOLIO BY BOND ISSUANCE.”

It is not possible to predict the amount of excess Revenues that may be generated under the Bond Resolution. Any excess Revenues or Prepayments of Mortgage Loans received under the Bond Resolution and not applied to make or purchase new Mortgage Loans, shall be applied in accordance with the provisions of the Bond Resolutions and federal tax laws, which provisions may permit or require the special redemption of Bonds from such excess Revenues or Prepayments.

*General Provisions.* If fewer than all of the 2021 Series A Bonds of like maturity are to be redeemed and are no longer held in book entry form, the Administration will determine the particular 2021 Series A Bonds or portions thereof to be called for redemption. The Trustee will mail notice of the redemption to the Registered Owners of any 2021 Series A Bonds or portions thereof to be redeemed not less than 15 days (or, in the case of 2021 Series A Bonds then registered under DTC’s book entry only system of registration, 30 days) nor more than 90 days before any date upon which 2021 Series A Bonds may be redeemed at their last addresses appearing upon the registration books. Such notice by mail is sufficient and published notice of the call for redemption need not be given. The notice of redemption may be conditional. If conditional, the notice will set forth the conditions precedent to such redemption and that if such conditions have not been met prior to the redemption date, such notice will be of no force and effect. Notice otherwise having been provided, the 2021 Series A Bonds designated in the notice will become due and payable at the applicable redemption price, plus interest accrued to the redemption date. On and after the redemption date, such 2021 Series A Bonds will cease to bear interest and such 2021 Series A Bonds will no longer be considered as outstanding under the Bond Resolution.

## **SECURITY FOR THE BONDS**

### **Provisions of Bond Resolution**

Pursuant to the Bond Resolution, the security for the Bonds is a pledge of and lien on:

- (1) proceeds of the sale of Bonds (other than proceeds deposited in trust for the retirement of Outstanding Bonds);
- (2) the Administration’s right, title and interest in and to all Program Assets financed from such proceeds;
- (3) Revenues;
- (4) all money, investments and other assets held in the funds and accounts established by or pursuant to the Bond Resolution and the earnings thereon, except for any money, investments, assets or income held in the Rebate Fund or in any fund or account created by a Series Resolution or a Supplemental Resolution which provides that such fund or account shall not be subject to the lien of the Bond Resolution; and
- (5) any and all other property of every description and nature from time to time hereafter by delivery or by writing of any kind conveyed, pledged, assigned or transferred to the Trustee as and for additional security under the Bond Resolution by the Administration or by anyone on its behalf or with its written consent.

The pledge and security interest are subject to (i) the power of the Administration to direct the withdrawal of amounts from such funds and accounts free and clear of such pledge and security interest upon the conditions provided in the Bond Resolution subject to the filing of a Cash Flow Certificate, (ii) other

specific limitations set forth in the Bond Resolution and (iii) with respect to one or more Series of Bonds, the power of the Administration to grant a lien on the same property and rights (or any portion thereof) on a parity with or subordinate to the lien granted to the Trustee for the benefit of the owners of the Bonds (provided, however, any funds, assets or other property pledged to or for the benefit of the Credit Enhancer or Credit Facility Provider shall be available to the Credit Enhancer or Credit Facility Provider only after it has made payment under the Credit Enhancement or Credit Facility, as appropriate) and to exclude all moneys deposited into any fund or account with respect thereto from the pledge to the Trustee securing payment of the Bonds or to limit such pledge. Moneys necessary to pay arbitrage rebate, if any, to the United States are administered outside of, and are not subject to the lien of, the Bond Resolution. For a description of the provisions of the Bond Resolution for releasing of moneys or other assets from the lien of the Bond Resolution, see “SECURITY FOR THE BONDS – Cash Flow Statements and Certificates”.

The pledge made and security interests granted by the Bond Resolution and the covenants and agreements therein set forth are for the equal benefit, protection and security of holders of all Bonds, all of which, regardless of the time or times of their issue or maturity, shall be of equal rank without preference, priority or distinction of any Bond over any other except as expressly provided or permitted herein. Subordinate Bonds need not be of equal rank with other Bonds and shall be entitled to the preferences and priorities provided in the Series Resolution authorizing the issuance of Subordinate Bonds. See “SECURITY FOR THE BONDS – Additional Bonds”. The Administration may, from time to time, enter into Qualified Hedges which may be secured on a parity basis with the Bonds. See “SECURITY FOR THE BONDS - Interest Rate Swaps” and Appendix D - “SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION”.

**The Bonds are special obligations of the Administration payable solely from the revenues and assets of the Administration pledged therefor under the Bond Resolution. The Administration has no taxing power. The Bonds do not constitute a debt of the State, any political subdivision thereof, the Administration or the Department, or a pledge of the faith, credit or taxing power of the State, any such political subdivision, the Administration or the Department.**

### **Program Assets**

*Loans.* Mortgage Loans, including Mortgage-Backed Securities, and any participations in Mortgage Loans, financed by the Administration with proceeds made available from the 2021 Series A Bonds will be pledged as Program Assets under the Bond Resolution. The Trustee will retain all rights, title and interest in each such Mortgage Loan or participation interest for the equal and ratable security of the Bonds.

Each of the Loans financed with the proceeds of Prior Bonds issued under the Bond Resolution have been Mortgage Loans. Loans have been and may be insured by FHA or private mortgage insurance, acceptable to the Administration, the MHF, or guaranteed by VA or USDA/RD. Loans with a loan-to-value ratio of 80% or less may be uninsured if certain requirements of the Administration are met. See Appendix G – “MORTGAGE INSURANCE AND GUARANTEE PROGRAMS – The MHF Insurance Program”. The Bond Resolution does not require that a Loan financed in the future be secured by Credit Enhancement. Credit Enhancement of all or a portion of a Loan, if any, will be provided in accordance with the applicable provisions set forth in the Series Resolution authorizing a particular Series of Bonds. Credit Enhancement of Loans includes (but is not limited to) any credit enhancement, insurance, guaranty, risk-sharing arrangement or any other form of credit support for a Loan (or any portion thereof) as provided in any Series Resolution or Supplemental Resolution.

Mortgage Loans financed with the proceeds of the Prior Bonds have been secured primarily by a first lien mortgage. However, the Bond Resolution does not require that a Loan financed in the future be secured by a Mortgage constituting a mortgage lien on a Development, or that the lien of any Mortgage be a first lien. Any of the Loan requirements may be varied pursuant to Credit Enhancement of such Loan or, if the Loan is not Credit Enhanced, as required or permitted by the Administration.

Pursuant to the Bond Resolution, the Administration may, in its discretion: (i) sell any Loan not in default, (ii) release any Loan from the lien of the Bond Resolution, or (iii) materially modify, amend or alter any security for, or any terms or provisions, of any Loan or Mortgage. Before selling or otherwise transferring a Loan not in default (other than transfer of a Program Asset to a provider of Credit Enhancement or a Credit Facility provided that payment is made under the terms of the Credit Enhancement or Credit Facility), the Administration is required to file with the Trustee a Cash Flow Certificate taking such sale, release, cancellation, modification, amendment or alteration into account. The Administration may materially modify, amend, alter, release or cancel any terms or provisions of any Credit Enhancement.

Generally, the ability of the Administration to pay debt service on the Bonds depends upon the receipt of sufficient Revenues, principally comprising principal and interest payments on Loans, and earnings on investment of moneys in funds and accounts under the Bond Resolution. The Reserve Fund has been established to provide for the payment of debt service on the Bonds if Revenues for that purpose are at any time insufficient. If, however, Borrowers fail to satisfy their respective Loan obligations, and the proceeds of Credit Enhancement, if any, are insufficient, sufficient moneys may not be available to pay principal of and interest on the Bonds. The failure of a Borrower to make timely payment on its Loan or the occurrence of an event of default with respect to a Program Asset does not constitute a default with respect to any other Program Asset. Similarly, the occurrence of an Event of Default under the Bond Resolution does not, of itself, constitute an event of default with respect to any Program Asset. Under such circumstances, neither the Administration nor the Trustee has the right to accelerate payment of any Program Asset not in default.

*Mortgage-Backed Securities.* Effective as of February 1, 2011, newly originated Mortgage Loans insured by FHA or private mortgage insurers or guaranteed by VA or RHS generally have been purchased and securitized into mortgage-backed securities (the “Mortgage-Backed Securities”) guaranteed by the Government National Mortgage Association (“GNMA”), the Federal National Mortgage Association (“Fannie Mae”) and the Federal Home Loan Mortgage Corporation (“Freddie Mac”). As described further below, Mortgage-Backed Securities guaranteed by Fannie Mae or Freddie Mac include Uniform Mortgage-Backed Securities (“UMBS”). U.S. Bank National Association, a GNMA, Fannie Mae and Freddie Mac approved master servicer (the “Servicer”), purchases, securitizes and services such Mortgage Loans pursuant to a Servicing Agreement between the Administration and U.S. Bank National Association. No assurance can be provided, however, that the Administration will continue to cause such Mortgage Loans to be securitized into Mortgage-Backed Securities. See Appendix P – “THE GNMA MORTGAGE-BACKED SECURITIES PROGRAM”, Appendix Q – “THE FANNIE MAE MORTGAGE-BACKED SECURITIES PROGRAM” and Appendix R – “THE FREDDIE MAC MORTGAGE-BACKED SECURITIES PROGRAM” for summaries of the GNMA, Fannie Mae and Freddie Mac Mortgage-Backed Securities Programs, respectively.

The Administration has financed a substantial portion of its mortgage loan production through the sale of Mortgage-Backed Securities or whole loans to third parties. The Administration expects that sales of Mortgage-Backed Securities will continue to provide a source of financing for production in the near term, along with the issuance of Additional Bonds.

As of June 3, 2019, Fannie Mae and Freddie Mac began issuing new, common, single mortgage-backed securities, formally known as the Uniform Mortgage-Backed Security (“UMBS”). The UMBS finance the same types of fixed-rate mortgages that currently back Fannie Mae Mortgage-Backed Securities and Freddie Mac Mortgage-Backed Securities and continue to be guaranteed by either Fannie Mae or Freddie Mac depending upon which entity issues the UMBS. The Federal Housing Finance Agency has stated that the UMBS have characteristics similar to Fannie Mae Mortgage-Backed Securities and Freddie Mac offer investors the opportunity to exchange existing Freddie Mac Mortgage-Backed Securities for “mirror” UMBS backed by the same loans as the existing securities. Proceeds of the 2021 Series A Bonds are expected to be used to purchase Mortgage-Backed Securities, which will include UMBS. For purposes of this Official Statement and the 2021 Series A Resolution, the term “Mortgage-Backed Securities” includes UMBS.

*Developments.* In addition to financing Loans, Bonds may be issued under the Bond Resolution to provide funds for the making, purchasing or otherwise financing or refinancing of Developments, including any project, facility, undertaking or purpose that the Administration is authorized to undertake, finance or provide financing for pursuant to the Act as now or hereafter in effect, including, without limitation, Single Family Residences, multi-family housing, group housing, shared living facilities, home improvements, housing rehabilitation and any undertaking or project, or portion thereof, which is defined as a “community development project,” a “public purpose project,” an “energy conservation project,” a “home improvement project,” an “infrastructure project” or a “special housing facility” by the Act.

## **Reserve Fund**

The Reserve Requirement, as of any date of calculation, is the aggregate of the amounts specified as the Reserve Requirement for each Series of Bonds in the applicable Series Resolution. During fiscal year 1997, the Administration adopted the provisions of GASB 31, which require that the financial statements of the Administration reflect investments at fair value. Accordingly, the balance of the Reserve Fund reported at September 30, 2020, includes investments at fair value. As of September 30, 2020, the available balance in the Reserve Fund was \$54,339,773 of which \$44,474,182 was cash equivalents. The fair value of investments was \$9,865,592 of which \$7,295,340 was the book value of investments and \$2,570,252 was the increase in fair value of investments. See Appendix J – “INVESTMENTS HELD IN THE RESIDENTIAL REVENUE BOND FUNDS” herein. The amount currently on deposit in the Reserve Fund is at least equal to the aggregate Reserve Requirement established in the Series Resolutions which is 2% of the sum of: (i) the aggregate lendable proceeds on deposit in the Program Fund relating to all Prior Bonds, and (ii) the aggregate principal amount of the Mortgage Loans then outstanding made or purchased from amounts described in clause (i) above.

If moneys in the Revenue Fund are insufficient to provide for the payment when due of any Principal Installment, interest on the Bonds or any Sinking Fund Installment with respect to the Bonds, the Trustee shall withdraw from the Reserve Fund and pay into the Revenue Fund the amount of such deficiency. If any such withdrawal results in the balance in the Reserve Fund falling below the amount of the Reserve Requirement, any such deficiency shall be replenished from amounts available in the Revenue Fund following payment of Principal Installments, Sinking Fund Installments, redemption premium (if any) and interest on the Bonds. The failure of the Administration to maintain the Reserve Requirement will not, in and of itself, constitute an Event of Default under the Bond Resolution.

The Trustee may, at the direction of an Authorized Officer, withdraw any amount in the Reserve Fund in excess of the Reserve Requirement, and any amount anticipated to be withdrawn in connection with the purchase or redemption of Bonds, and credit such amount to the Revenue Fund. The Reserve Fund and the Reserve Requirement may be funded with moneys or Cash Equivalents, in accordance with the requirements of the Bond Resolution and any Supplemental Resolution, or as determined to be deposited therein by the Administration. If, pursuant to a Supplemental Resolution, amounts obtained under a Credit Facility or Credit Enhancement are to be used to pay the Principal Installments of and interest on Bonds, then amounts in the Reserve Fund that would otherwise have been used for such purposes may be applied to reimburse the Credit Facility Provider or Credit Enhancer for the amounts so obtained, all in accordance with such Supplemental Resolution.

## **Collateral Reserve Fund**

The Administration has established a Collateral Reserve Fund under the Bond Resolution to provide additional pledged collateral as it deems appropriate. The Bond Resolution does not require the funding of the Collateral Reserve Fund, except as determined by the Administration. Any moneys, Cash Equivalents (e.g., letters of credit, insurance policies, sureties, guaranties or other security arrangements), Program Assets, Non-Conforming Loans (i.e., Loans which do not comply with the mortgage eligibility requirements of the Code) or other assets on deposit in the Collateral Reserve Fund are pledged as security for the Bonds, but may be

transferred to any other Fund or Account or withdrawn, free and clear of the lien of the Bond Resolution, by the Administration upon receipt by the Trustee of an Administrative Request and, with respect to amounts deposited pursuant to prior Series Resolutions, a Cash Flow Certificate.

Moneys, Cash Equivalents, Program Assets, Non-Conforming Loans and other assets may be deposited into the Collateral Reserve Fund in accordance with the requirements of a Series Resolution or a Supplemental Resolution. Such Series Resolution or Supplemental Resolution may establish terms, conditions and provisions relating to the funding of the Collateral Reserve Fund, disbursement of moneys or Cash Equivalents and the sale, disposition or release of Non-Conforming Loans from the Collateral Reserve Fund as well as the maintenance of such assets required to be held in such fund with respect to either a Series of Bonds or generally. In June of 2009, excess revenue in the amount of \$45 million of cash equivalents was transferred from three different indentures of the Administration to the Collateral Reserve Fund. Additionally, in August of 2009, and as a result of the defeasance of the Administration's Multi-Family Housing Revenue Bonds (Insured Mortgage Loans), the Administration transferred multi-family loans with a principal balance of \$50.8 million and cash equivalents of approximately \$2 million from that indenture into the Collateral Reserve Fund. In connection with the retirement in August of 2010 of the Administration's general certificate dated May 1, 1980 (the "General Certificate") pursuant to which the Administration had previously issued certain series of single family program bonds, the Administration transferred to the Collateral Reserve Fund additional loans with a principal balance of approximately \$106.4 million and cash equivalents of approximately \$7.5 million. As of September 30, 2020 (and including the Warehouse Loan Fund described below), the Collateral Reserve Fund held Loans with an outstanding principal balance of \$21,255,059 and Investment Obligations in the amount of \$275,138,556. See Appendix J – "INVESTMENTS HELD IN THE RESIDENTIAL REVENUE BOND FUNDS" herein. Certain Loans in the Warehouse Loan Fund will be purchased with the proceeds of the 2021 Series A Bonds. See "THE 2021 SERIES A BONDS – Application of 2021 Series A Bond Proceeds" and Appendix T – "CERTAIN MORTGAGED-BACKED SECURITIES TO BE PURCHASED".

In addition, the Administration has established the Warehouse Loan Fund under the Collateral Reserve Fund of the Bond Resolution. Amounts on deposit in the Warehouse Loan Fund are used to purchase loans, including Mortgage Loans and Mortgage-Backed Securities. The Administration may apply certain amounts deposited into the Program Fund from proceeds of a Series of Bonds to purchase Mortgage Loans or Mortgage-Backed Securities from the Warehouse Loan Fund. For information on the status of the Warehouse Loan Fund, see Appendix B – "THE PROGRAM – Existing Portfolio and Available Funds Under the Bond Resolution – Status of Available Funds" and Appendix J – "INVESTMENTS HELD IN THE RESIDENTIAL REVENUE BOND FUNDS" herein.

### **Cash Flow Statements and Certificates**

The Administration is required to file with the Trustee a current Cash Flow Statement whenever any Series of Bonds is issued, unless such filing is not required by a Rating Agency, provided that the Administration shall file with the Trustee a current Cash Flow Statement at least annually.

A Cash Flow Statement shall consist of a certification and calculation made by or for the Administration and signed by an Authorized Officer giving effect to the action proposed to be taken and demonstrating that:

- (i) Revenues;
- (ii) interest and other income estimated by the Administration to be derived from the investment or deposit of money available for payment of the Parity Obligations in any fund or account created by or pursuant to the Bond Resolution (which estimate shall be based upon the investments or deposits in any fund or account at the rate of return thereon or, in the case of future investments or investments or deposits expected to be made at the time of such certificate, at an assumed rate or reinvestment rate reasonably determined by the Administration);



- (iii) any fees charged by the Administration and any other available revenues; and
- (iv) any other moneys or funds pledged to the payment of the Parity Obligations,

will be sufficient, in the judgment of an Authorized Officer of the Administration, to pay the principal of and interest on all Outstanding Bonds and other Parity Obligations described in the calculation in the current and in each succeeding Bond Year. A Cash Flow Statement shall include all Outstanding Bonds and other Parity Obligations, together with one or more Series of Bonds to be issued by the Administration, all as may be required by the Bond Resolution, and may exclude any or all Subordinate Contract Obligations. To the extent specified in a Supplemental Resolution, a fund or account established in said Supplemental Resolution shall not be taken into account when preparing a Cash Flow Statement.

In addition, the Cash Flow Statement shall demonstrate that: (1) the amount of moneys and Investment Obligations held in any Fund or Account pledged to the payment of the Bonds (valued at their cost to the Administration, as adjusted by amortization of the discount or premium paid upon purchase of such obligations ratably to their respective maturities), together with accrued but unpaid interest thereon, (2) the outstanding principal balance of Loans, together with accrued but unpaid interest thereon, and (3) any other assets, valued at their realizable value, pledged for the payment of the Bonds and other Parity Obligations, will equal or exceed the aggregate principal amount of and accrued but unpaid interest on Outstanding Bonds and other Parity Obligations; provided that in the event a Series Resolution specifies that, for purposes of the requirements of this paragraph, the Loans financed by such Series of Bonds shall be valued at other than their outstanding principal balance, then, with respect to such Loans, such other value shall be used in the calculations required by this paragraph.

The Administration is required to file with the Trustee a current Cash Flow Certificate:

(i) upon purchase or redemption of Bonds of a Series in a manner other than (A) as contemplated in the most recent Cash Flow Statement filed by the Administration with the Trustee, or (B) on a basis whereby the Bonds of each maturity of such Series are purchased or redeemed in the proportion that the amount Outstanding of such maturity bears to the total amount of all Outstanding Bonds of such Series, with respect to purchases or redemptions to be made from Recovery Payments or excess Revenues;

(ii) prior to withdrawing moneys from the Revenue Fund for payment to the Administration free and clear of the pledge and lien of the Bond Resolution, in an amount in excess of the amounts determined to be available for such purpose in the most recent Cash Flow Statement filed with the Trustee;

(iii) prior to selling or otherwise transferring any Loan not in default, except with respect to the sale or release of Non-Conforming Loans and Loans secured by a Credit Facility or a Credit Enhancement that continues in effect after such release provided that payment is made under the Credit Enhancement or Credit Facility.

A Cash Flow Certificate shall consist of a statement of an Authorized Officer of the Administration to the effect of one of the following: (1) the proposed action is consistent with the assumptions set forth in the most recent Cash Flow Statement; or (2) after giving effect to the proposed action, in the current and each succeeding Bond Year in which Bonds are scheduled to be Outstanding, the amounts described in clauses (i) through (iv) in the description of the Cash Flow Statement above will be sufficient, in the judgment of an Authorized Officer of the Administration, to pay the principal of and interest on all Outstanding Bonds described in the calculation, except that to the extent specified in a Supplemental Resolution, a fund or account established in said Supplemental Resolution shall not be taken into account in connection with such Cash Flow Certificate; or (3) the proposed action will not in and of itself materially adversely affect the amounts described in clauses (i) through (iv) in the description of the Cash Flow Statement above, except with respect to such

funds or accounts that may be specified in such Supplemental Resolution to not be taken into account in connection with such Cash Flow Certificate. The Administration, at its option, may file a Cash Flow Statement in lieu of a Cash Flow Certificate in any instance when it is required to file a Cash Flow Certificate.

Cash Flow Statements and Cash Flow Certificates shall be based upon the Administration's reasonable expectations, and shall be based upon assumptions consistent with those used in the most recent Cash Flow Statement or such other assumptions as shall not adversely affect any of the Rating Agencies' ratings on the Bonds. Such assumptions and information are subject to change which may materially affect the conclusions expressed in the statement or certificate. Accordingly, Bondholders should be aware that the existence of a Cash Flow Statement or Cash Flow Certificate does not assure that the conclusions expressed therein will accurately reflect future revenues or events.

### **Certain Withdrawals from the Bond Resolution**

Under the terms of the Bond Resolution, the Administration may withdraw moneys free and clear of the pledge and lien of the Bond Resolution at any time subject to certain limitations. See "SECURITY FOR THE BONDS — Cash Flow Statements and Certificates" above. The Administration is contemplating an additional withdrawal from the Bond Resolution to make a second contribution to the Business Lending Program (as defined in APPENDIX A hereto). See APPENDIX A — "THE DEPARTMENT AND THE ADMINISTRATION — Business Lending Program". Any such withdrawal would be made in compliance with the Bond Resolution's requirements for withdrawals free and clear of the pledge and lien of the Bond Resolution. In no event will the Administration make a withdrawal from the Bond Resolution which would adversely affect the ratings of the Bonds. In the event of such a withdrawal, the Administration would not expect to reimburse the Bond Resolution for the funds withdrawn.

### **Investment of Funds**

Pending application to the purposes of each fund or account, moneys held in the various funds and accounts under the Bond Resolution will be invested in Investment Obligations. See Appendix C — "DEFINITIONS — Investment Obligations" and Appendix B — "THE PROGRAM — Existing Portfolio and Available Funds Under the Bond Resolution". As of September 30, 2020, the proceeds of Prior Bonds held in the Program Fund, the Revenue Fund, the Reserve Fund and the Collateral Reserve Fund were invested in the Investment Obligations set forth in Appendix J — "INVESTMENTS HELD IN THE RESIDENTIAL REVENUE BOND FUNDS".

In general, it is the Administration's policy to invest funds held in the Revenue Fund, the Reserve Fund, the Program Fund and the Collateral Reserve Fund in U.S. Treasury securities, collateralized investment contracts, accounts with financial institutions, and securities of other institutions created by the U.S. Government. In addition, the Administration expects to use all funds currently held in the Program Fund and the Collateral Reserve Fund to finance Mortgage Loans.

The Trustee may purchase Investment Obligations that do not meet the ratings requirements described in the definition of Investment Obligations, so long as the purchase of such Investment Obligations does not, as of the date of such purchase, in and of itself, result in a reduction or withdrawal of the then existing rating assigned to the Bonds (other than Subordinate Bonds) by any Rating Agency then rating the Bonds. If the rating of any Investment Obligation purchased by the Trustee changes adversely subsequent to the date of purchase, the Trustee is not required to sell such Investment Obligations. If a Rating Agency were to downgrade or withdraw the rating on any Investment Obligations previously purchased by the Trustee, the rating on the Bonds could be negatively affected. See "RATINGS" herein.

## **Credit Facilities**

Under the Bond Resolution, payment of the principal or redemption or purchase price of and interest on each Series of Bonds issued thereunder may be, but is not required to be, secured by a Credit Facility. In connection with obtaining any such credit or liquidity facility, the Administration may under the Bond Resolution pledge to the provider thereof its interests in the Loans and the accounts created under the Bond Resolution and applicable Series Resolution relating to such Loans.

A Credit Facility may be: (i) an unconditional and irrevocable letter of credit in a form and drawn on a bank or banks acceptable to the Administration, so long as the providing of such letter of credit does not, as of the date it is provided, in and of itself, result in a reduction or withdrawal of the then existing rating assigned to the Bonds (other than Subordinate Bonds) by any of the Rating Agencies, (ii) cash, (iii) a certified or bank check, (iv) Investment Obligations, or (v) any other credit facility similar to the above in purpose and effect, including, but not limited to, a guaranty, standby loan or purchase commitment, insurance policy, surety bond or financial security bond or any combination thereof, which, in any case secures all or a portion of one or more Series of Bonds.

## **Credit Enhancement**

Forms of credit enhancement may include mortgage insurance provided through the FHA mortgage insurance programs, private mortgage insurance, the VA and the USDA/RD guarantee programs, private mortgage insurance policies and the Maryland Housing Fund (“MHF”) mortgage insurance program. Other forms of credit enhancement also may include letters of credit, insurance policies, sureties, guarantees or any other security arrangement upon which the Administration or the Trustee may draw to provide credit support for Program Assets under the Bond Resolutions. All Loans with a loan-to-value ratio exceeding 80% will be secured by Credit Enhancement in the form of FHA mortgage insurance, private mortgage insurance, a VA or USDA/RD guarantee, or MHF insurance. Any secondary financing in connection with a Loan not covered by Credit Enhancement described in the preceding sentence must be acceptable to the Administration. The secondary financing may include, for example, certain grants or loans from governmental or non-profit entities; any loans must be non-amortizing or amortize at an interest rate below the market rate. In the future, Loans may be, but are not required to be, secured by Credit Enhancement. See “SECURITY FOR THE BONDS”.

## **Variable Rate Bonds**

The Administration had outstanding four (4) series of variable rate Bonds in an aggregate outstanding principal amount of \$154,455,000 as of October 1, 2020.

Each Series of variable rate Bonds currently bears interest at a variable rate of interest determined either weekly or daily by a remarketing agent who sets the interest rate at a rate it determines would be necessary to clear such bonds at par. Additionally, each series of variable rate bonds are subject to tender at the option of the holders of such Bonds and to mandatory tender in accordance with the terms of the Bond Resolutions. Such Bonds may be converted to a different interest rate setting mode, following a mandatory tender of such Bonds as provided in the Bond Resolutions. The Administration has obtained a Liquidity Facility to provide funds for the purchase of Bonds of such series that have been tendered for purchase and not remarketed subject to the terms contained in the Liquidity Facility. The Administration has covenanted in each Series Resolution with respect to each such series of Bonds to maintain a Liquidity Facility with respect to each such series of variable rate Bonds prior to the date, if any, when all such variable rate Bonds of such series are converted to another interest rate mode not requiring a Liquidity Facility under the Series Resolution.

Upon the occurrence of certain events set forth in a related Liquidity Facility, including without limitation, a failed remarketing or certain notice termination events, variable rate Bonds may be subject to increased interest rates and accelerated amortization.

The series of variable rate Bonds currently outstanding and information relating to Liquidity Facilities in place with respect to such Bonds as of October 1, 2020, are as follows:

Bond Issue	Date of Initial Issuance	Outstanding Principal (as of October 1, 2020)	Liquidity Facility Provider	Liquidity Facility Expiration Date
2006 Series G	5/24/2006	\$25,780,000	State Street <sup>(1)</sup>	9/14/2022
2006 Series J	7/13/2006	\$59,120,000	State Street <sup>(1)</sup>	9/14/2022
2012 Series B	8/23/2012	\$45,000,000	TD Bank <sup>(2)</sup>	8/20/2021
2014 Series F	9/25/2014	\$24,555,000	State Street <sup>(1)</sup>	9/14/2022

(1) State Street Bank and Trust Company.

(2) TD Bank, N.A.

### General Bond Reserve Fund

As an additional source of funds for the payment of principal of and interest on the bonds and notes issued or to be issued by the Administration, including the 2021 Series A Bonds, the Administration has established the General Bond Reserve Fund (the “General Bond Reserve Fund”) pursuant to an Indenture of Trust (the “GBRF Trust Indenture”) by and between the Administration and Manufacturers and Traders Trust Company, as successor trustee (the “GBRF Trustee”), originally adopted as of June 29, 1984, and amended and restated as of July 1, 2014. The Administration and the GBRF Trustee expect to enter into a First Supplemental Trust Indenture (the “Amendment”) which will amend the GBRF Indenture and establish the Business Development Bond Account (the “Business Development Bond Account”) within the General Bond Reserve Fund. Amounts on deposit in the General Bond Reserve Fund and the Business Development Bond Account, to the extent available, may be used to pay the principal of and interest on bonds and notes of the Administration in the event that revenues and assets specifically pledged to such bonds and notes are not sufficient for the payment of principal of and interest on such notes or bonds. The Administration may use moneys in the General Bond Reserve Fund and the Business Development Bond Account for the payment, or reimbursement of payments already made, of the operating expenses of the Administration, and for direct payment or reimbursement in accordance with any other lawful purpose for which the Administration may expend moneys within its control. Notwithstanding the foregoing, during any period when one or more Notices of Default (as defined in the GBRF Trust Indenture) are pending, the Administration only may withdraw from the General Bond Reserve Fund and the Business Development Bond Account moneys in excess of (A) the aggregate amount of funds in any Notices of Default then pending plus (B) any funds in a Restricted Account (as defined in the GBRF Trust Indenture). Moneys in the Business Development Bond Account also may be made available for the payment of debt service on business development bonds issued by the Administration.

*Balances.* During fiscal year 1997, the Administration adopted the provisions of GASB 31, an accounting standard adopted by the Government Accounting Standards Board. GASB 31 requires the financial statements of the Administration to reflect investments at fair value. Accordingly, the balance of the General Bond Reserve Fund as reported at September 30, 2020, includes investments at fair market value. As of September 30, 2020, the available balance in the General Bond Reserve Fund was \$45,374,365 of which \$42,974,404 was cash equivalents. The fair value of investments was \$2,399,961 of which \$2,063,146 was the book value of investments and \$336,815 was the increase in fair value of investments.

On May 19, 1997, the Director of the Administration adopted a determination (the “Determination”), approved by the Secretary, stating that it is the policy of the Administration to maintain a total amount of cash, Investment Obligations and loans under the Administration’s special housing opportunities program for financing group homes (the “Available Balance”) in the General Bond Reserve Fund, as of July 1 of each year, of not less than \$20,000,000.

The Determination also provides that the Administration shall provide Moody's with written notice (i) if, as of July 1 of any year, the Available Balance in the General Bond Reserve Fund falls below \$20,000,000, such notice to be given no later than July 30 for unaudited amounts, and no later than September 30, for audited amounts; and (ii) of any event pursuant to which the Administration places or causes to be placed any lien or restriction upon all or any part of the funds held in the General Bond Reserve Fund (other than liens established in connection with the payment of principal of or interest on any of the Administration's bonds from the General Bond Reserve Fund).

**Unless a default has occurred with respect to payment of any principal (or, if applicable, any redemption premium) of the Bonds or other bonds issued by the Administration, the Administration may, subject to any limitations set forth in the preceding paragraph, withdraw amounts in the General Bond Reserve Fund or may pledge amounts in the General Bond Reserve Fund to specific obligations at any time for any purposes under the Act. Upon the occurrence of an event of default with respect to any bonds secured by the General Bond Reserve Fund, the trustee for the defaulted bonds may file a claim against the General Bond Reserve Fund in an amount equal to the amount in default, and upon filing such a claim will have a lien on the General Bond Reserve Fund in the amount of such claim. In the event of multiple defaults, claims against the General Bond Reserve Fund are given priority based upon time of receipt by the General Bond Reserve Fund trustee. There can be no assurance that moneys will be available in the General Bond Reserve Fund for the payment of principal of or interest on the Bonds. The Trustee is also the trustee for the General Bond Reserve Fund.**

**The Administration reserves the right to exclude the General Bond Reserve Fund as a potential source of security for Additional Bonds issued under the Bond Resolution.**

#### **Additional Bonds**

*General.* The Administration, from time to time, may issue Additional Bonds that are on a parity with and shall be entitled to the same benefits and security under the Bond Resolution as all other Bonds previously issued under the Bond Resolution, including the 2021 Series A Bonds and except Subordinate Bonds (described below). A series of Additional Bonds shall be authorized and issued under and secured by the Bond Resolution pursuant to the authorization contained in a resolution of the Administration relating to such series of Additional Bonds (a "Series Resolution"). A series of Additional Bonds may be issued to finance or refinance Program Assets, including, but not limited to, Mortgage Loans, to refund Bonds or other obligations (including bonds issued by the Administration under resolutions other than the Bond Resolution), to fund reserves, to pay Costs of Issuance or to achieve any other of the Administration's purposes. Each Series Resolution authorizing the issuance of such series of Additional Bonds shall set forth the details of such Additional Bonds as well as any determinations by the Administration relating to Program Assets to be financed with the proceeds of such Additional Bonds. See Appendix D – "SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION – Issuance of the Bonds" herein.

Before a series of Additional Bonds shall be authenticated and delivered by the Trustee, the Administration shall cause to be on file with the Trustee, among certain items specified in the Bond Resolution, (i) an opinion of Bond Counsel concerning the security for such Bonds and the due adoption and valid and binding nature of the Bond Resolution and the Series Resolution, and (ii) a Cash Flow Statement, accompanied by a Certificate of the Administration to the effect that the Administration has been advised by each rating agency then maintaining a rating on the Bonds that the existing rating of Bonds then outstanding (other than Subordinate Bonds and any Series of Bonds which has a rating based on a credit facility) will not be reduced as a result of the issuance of the series of Additional Bonds (published rating criteria by such rating agency constituting evidence of such advice). See "SECURITY FOR THE BONDS – Cash Flow Statements and Certificates" herein.

*Subordinated Bonds.* The Administration, from time to time, may issue Additional Bonds to be secured by the Bond Resolution and a Series Resolution relating to such series of Additional Bonds, on a

subordinated basis (“Subordinated Bonds”), subject to the conditions provided in the Bond Resolution and the related Series Resolution. A series of Subordinated Bonds may be payable from Revenues derived from the Bond Resolution, but only after payment of all other amounts payable from Revenues with respect to Bonds which are not Subordinated Bonds having a higher priority to payment from such Revenues. To date, the Administration has not issued Subordinate Bonds under the Bond Resolution. See Appendix D – “SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION – Authorization of Subordinate Bonds; Conditions Precedent to Delivery” herein.

*Taxable Bonds.* As of September 30, 2020, the Administration has outstanding eight (8) Series of taxable bonds under the Bond Resolution in an aggregate outstanding principal amount of \$595,755,000. Taxable bonds issued under the Resolution are equally and ratably secured on a parity basis with the Bonds. Taxable bond proceeds may be used to: (a) make or purchase Mortgage Loans, (b) purchase certain Loans meeting the eligibility requirements for the Administration’s tax-exempt loans except for the first-time homebuyer requirement in a non-targeted area, (c) purchase Loans that refinance loans with an adjustable rate or an increased payment, or loans otherwise not affordable to borrowers, where the borrower meets income limit requirements for the tax-exempt program and where the appraised value of the property does not exceed the purchase limits for the tax-exempt program, (d) purchase certain other Loans that the Administration wishes to finance, and (e) refund other series of Bonds.

The Administration has previously reissued and reoffered some of its taxable bonds as tax-exempt bonds.

### **Interest Rate Swaps**

The Administration terminated in full its last outstanding interest rate swap effective September 4, 2018. The Administration may determine in the future to enter into interest rate swaps or other derivatives in order to hedge interest rate risk on its variable rate bonds. Scheduled payments due under any interest rate swap would be secured on a parity basis with the Bonds while any termination payments would be secured on a subordinate basis (other than with respect to any Subordinate Bonds).

## **TAX STATUS AND RELATED CONSIDERATIONS**

### **Federal Law**

The proceeds from the 2021 Series A Bonds will be used to finance Loans on Single Family Residences or to refund Bonds which were used to finance Loans on Single Family Residences. The federal tax laws provide that interest on bonds issued for this purpose will be excluded from gross income for federal income tax purposes provided the bonds meet requirements set forth in various sections of the Internal Revenue Code of 1986, as amended (the “1986 Code”), principally Section 143 concerning qualified mortgage bonds. References herein to Section 143 and other provisions of the 1986 Code incorporate counterpart provisions of the Internal Revenue Code of 1954, as amended (the “1954 Code”), principally Section 103A of the 1954 Code, to the extent applicable to the 2021 Series A Bonds. Under Section 143, a qualified mortgage bond is a bond which is issued as part of an issue the proceeds of which are used to finance owner-occupied residences meeting certain requirements relating to loan eligibility, Targeted Areas, arbitrage and other matters.

The loan eligibility requirements of Section 143 applicable to the 2021 Series A Bonds are that (1) the residence on which the Mortgage Loan is made is a single family residence which is located in the State and can reasonably be expected to become the principal residence of the Borrower within a reasonable time after the Mortgage Loan is made; (2) except in certain limited circumstances, no part of the proceeds is to be used to acquire or replace any existing mortgage; (3) the acquisition cost (excluding usual and reasonable settlement or financing costs) of a property may not exceed a set percentage of the average area purchase price for residences in the area where the residence is located, which percentage depends on certain factors enumerated

in Section 143; (4) with certain exceptions, the Borrower shall not have had a present ownership interest in his principal residence during the preceding three years; (5) with certain exceptions, the family income of the Borrower shall not exceed 115%, for families of three or more individuals, or 100%, for families of less than three individuals, of median gross income for the area in which the residence is located or the State, whichever is greater; and (6) the loan shall not be assumable unless the requirements of (1), (3), (4) and (5) above are met at the time of the assumption. An issue is treated as meeting the loan eligibility requirements of Section 143 if (1) the issuer in good faith attempted to meet all of the requirements before the loans were executed; (2) 95% or more of the proceeds of the issue used to finance loans was devoted to residences which met all such requirements at the time the loans were executed; and (3) any failure to comply with the loan eligibility requirements is corrected within a reasonable period after such failure is first discovered.

The 1986 Code imposes additional requirements to maintain the exclusion from gross income for federal income tax purposes of interest on the 2021 Series A Bonds. These requirements impose limits on the yield that the Administration may realize from Mortgage Loans, require arbitrage from investment income to be rebated to the Internal Revenue Service, limit the period during which Mortgage Loans may be originated, limit the size of reserve funds and the amount of proceeds that may be spent on costs of issuance, and require prepayments of the Mortgage Loans to be used for bond redemptions in certain circumstances. The Administration intends that Mortgage Loans financed by the 2021 Series A Bonds or allocable thereto will comply with such requirements. Pursuant to the 2021 Series A Resolution, the Administration will covenant, in substance, to take, or refrain from taking, action, as necessary to comply with such requirements, unless in the opinion of Bond Counsel, it is not necessary to comply with such requirements in order to assure the exclusion from gross income for federal income tax purposes of interest on the 2021 Series A Bonds.

The terms and conditions of the Program documents have been designed to meet the requirements of the 1986 Code. The Administration will covenant in the 2021 Series A Resolution to meet these requirements and to take all steps necessary to comply with these requirements, including, but not limited to, initiating and pursuing foreclosure proceedings with respect to ineligible Mortgage Loans allocable to the 2021 Series A Bonds if repurchase obligations are either unavailable or prove to be unenforceable for any reason, so long as any 2021 Series A Bonds are Outstanding. See Appendix B – “THE PROGRAM – Eligible Mortgage Loans.” Noncompliance with the requirements in the Program documents and the 2021 Series A Resolution would cause interest on the 2021 Series A Bonds to become includable in the gross income of the holders thereof retroactively to the date of issue and could adversely affect the price of the 2021 Series A Bonds in the secondary market.

Assuming continuous compliance with certain covenants in the Bond Resolutions intended to assure compliance with the applicable provisions of the 1986 Code and with the procedures established by the Administration, in the opinion of Ballard Spahr LLP, Washington, D.C., Bond Counsel, interest on the 2021 Series A Bonds is excludable from gross income for purposes of federal income tax under existing laws as enacted and construed on the date of initial delivery of the 2021 Series A Bonds.

Interest on the 2021 Series A Bonds is not an item of preference for purposes of federal alternative minimum tax imposed on individuals.

The 2021 Series A Bonds may be offered at a premium (“original issue premium”) over their principal amount. For federal income tax purposes, original issue premium is amortizable periodically over the term of a bond through reductions in the holder’s tax basis for the bond for determining taxable gain or loss from sale or from redemption prior to maturity. Amortization of premium does not create a deductible expense or loss. Holders should consult their tax advisers for an explanation of the amortization rules.

Ownership of the 2021 Series A Bonds may result in other federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of social security or railroad retirement benefits, certain S corporations and taxpayers who

may be deemed to have incurred or continued debt to purchase or carry the 2021 Series A Bonds. Bond Counsel expresses no opinion as to these matters.

Payments of interest on tax-exempt obligations, including the 2021 Series A Bonds, are generally subject to IRS information reporting by the payor and “backup withholding” if the recipient has not furnished the payor with a completed Form W-9, certifying the recipient’s tax identification number or basis for exemption. “Backup withholding” means that the payor will withhold tax from the interest payments at the backup withholding rate, currently 24%.

If an owner purchasing a 2021 Series A Bond through a brokerage account has executed a Form W-9 in connection with the account, as generally can be expected, there should be no backup withholding on the 2021 Series A Bond interest. In any event, backup withholding does not affect the excludability of the interest on the 2021 Series A Bonds from gross income for federal income tax purposes. Any amounts withheld pursuant to backup withholding would be allowed as a refund or a credit against the owner’s federal income tax once the required information is furnished to the Internal Revenue Service.

The above summary of possible indirect tax consequences may not be exhaustive. All purchasers of the 2021 Series A Bonds should consult their tax advisors regarding the possible federal income tax consequences of ownership of the 2021 Series A Bonds.

The opinion referred to herein as to the treatment of interest on the 2021 Series A Bonds for federal income tax purposes are based upon laws, regulations, rulings and decisions in effect as of the date hereof. There can be no assurance that legislation will not be introduced or enacted after the issuance and delivery of the 2021 Series A Bonds so as to affect adversely the exclusion from gross income for federal income tax purposes applicable to the 2021 Series A Bonds. Under such circumstances, the Administration has no obligation to redeem or to increase the rate of interest paid on the 2021 Series A Bonds. Each purchaser of the 2021 Series A Bonds should consult his or her own tax advisor regarding any pending or proposed federal tax legislation.

### **State and Local Tax Exemption**

In the opinion of Bond Counsel, the 2021 Series A Bonds, their transfer, the interest payable thereon and any income derived therefrom, including any profit realized from their sale or exchange, are exempt from taxation of every kind and nature whatsoever by the State, or by its political subdivisions, municipal corporations or public units of any kind under existing law, except that no opinion is expressed as to such exemption from Maryland estate or inheritance taxes. Interest on the 2021 Series A Bonds may be subject to state or local income taxes in jurisdictions other than the State under applicable state or local tax laws. All purchasers of the 2021 Series A Bonds should consult their tax advisors regarding the tax status of the 2021 Series A Bonds in a particular state or local jurisdiction other than the State.

### **Legislative Changes**

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the tax matters referred to herein or adversely affect the marketability or market value of the 2021 Series A Bonds. Further, such proposals may impact the marketability or market value of the 2021 Series A Bonds simply by being proposed. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value or marketability of the 2021 Series A Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the 2021 Series A Bonds would be impacted thereby. Under any of



the forgoing circumstances, the Administration has no obligation to redeem or to increase the rate of interest paid on the 2021 Series A Bonds.

Purchasers of the 2021 Series A Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinion referred to herein are based upon laws, regulations, rulings and decisions in effect as of the date of delivery of the 2021 Series A Bonds.

### **FINANCIAL STATEMENTS FOR THE PROGRAM**

The financial statements for the fiscal years ended June 30, 2020 and June 30, 2019 of the Community Development Administration Residential Revenue Bonds are included in Appendix H-1 to this Official Statement. The financial statements have been audited by CliftonLarsonAllen LLP, as described in the Independent Auditors' Report of CliftonLarsonAllen LLP accompanying such financial statements in Appendix H-1 to this Official Statement, and as indicated in such report of the auditors such financial statements have been prepared in conformity with accounting principles generally accepted in the United States and audited in accordance with auditing standards generally accepted in the United States.

Unaudited financial statements for the Residential Revenue Bonds of the Administration for the three-month period ending September 30, 2020 are also included in Appendix H-2 to this Official Statement.

Under the terms of the Bond Resolution, the Administration may withdraw moneys and assets from the Bond Resolution at any time subject to certain limitations. See "SECURITY FOR THE BONDS – Cash Flow Statements and Certificates" and "– Certain Withdrawals from the Bond Resolution" herein.

### **LITIGATION**

There is no pending litigation of any nature restraining or enjoining or seeking to restrain or enjoin the issuance, sale or delivery of the 2021 Series A Bonds or in any way contesting or affecting the validity of the 2021 Series A Bonds, the Bond Resolutions or other proceedings of the Secretary taken with respect to the issuance of the 2021 Series A Bonds, the Bonds, the Program, the pledge or application of any moneys under the Bond Resolutions, or the existence or powers of the Administration.

### **LEGAL MATTERS**

The authorization, issuance and delivery of the 2021 Series A Bonds are subject to receipt of the opinion of Ballard Spahr LLP, Washington, D.C., Bond Counsel, which will be in substantially the forms set forth in Appendix N. Certain legal matters pertaining to the Administration will be passed upon by an Assistant Attorney General of the State and Counsel to the Department. Certain legal matters will be passed upon for the Underwriters by their counsel, Kutak Rock LLP, Atlanta, Georgia.

### **LEGALITY FOR INVESTMENT**

Under the Act, the 2021 Series A Bonds are securities in which all public officers and public units of the State and its political subdivisions and all State banks, trust companies, savings and loan associations, investment companies, and others carrying on a banking business, all insurance companies, insurance associations, and others carrying on an insurance business, all State personal representatives, guardians, trustees, and other fiduciaries and all other persons, may legally and properly invest funds, including capital in their control or belonging to them. The 2021 Series A Bonds are securities which may properly and legally be deposited with and received by any State or municipal officer or any unit or political subdivision of the State for any purpose for which the deposit of bonds or other obligations of the State is authorized by law.

### **UNDERWRITING**

The 2021 Series A Bonds are being purchased by J.P. Morgan Securities LLC, RBC Capital Markets, LLC, BofA Securities, Inc., Morgan Stanley & Co. LLC, Loop Capital Markets, L.L.C. and Wells Fargo Bank, National Association (together, the “Underwriters”). The Underwriters have agreed to purchase all but not less than all of the 2021 Series A Bonds from the Administration at the prices set forth on the inside cover page hereof. The Underwriters will receive an underwriting fee of \$1,313,011.88 with respect to the 2021 Series A Bonds.

The obligation of the Underwriters to purchase the 2021 Series A Bonds will be subject to certain terms and conditions, the approval of certain legal matters by counsel and certain other conditions. The initial public offering prices of the 2021 Series A Bonds may be changed, from time to time, by the Underwriters. The Underwriters may offer and sell the 2021 Series A Bonds to certain dealers (including dealers depositing 2021 Series A Bonds into investment trusts) and certain dealer banks and banks acting as agents at prices lower than the public offering prices stated on the inside cover page hereof.

Certain of the Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include securities trading, commercial and investment banking, financial advisory, investment management, principal investment, hedging, financing and brokerage activities. Such Underwriters and their respective affiliates, from time to time, may have performed and in the future may perform, various investment banking services for the Administration, for which they received or will receive customary fees and expenses. In the ordinary course of their various business activities, such Underwriters and their respective affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (which may include bank loans and/or credit default swaps) for their own account and for the accounts of their customers and may at any time hold long and short positions in such securities and instruments. Such investment and securities activities may involve securities and instruments of the Administration.

BofA Securities, Inc., an underwriter of the 2021 Series A Bonds, has entered into a distribution agreement with its affiliate Merrill Lynch, Pierce, Fenner & Smith Incorporated (“MLPF&S”). As part of this arrangement, BofA Securities, Inc. may distribute securities to MLPF&S, which may in turn distribute such securities to investors through the financial advisor network of MLPF&S. As part of this arrangement, BofA Securities, Inc. may compensate MLPF&S as a dealer for their selling efforts with respect to the 2021 Series A Bonds.

J.P. Morgan Securities LLC (“JPMS”), one of the Underwriters of the 2021 Series A Bonds, has entered into negotiated dealer agreements (each, a “Dealer Agreement”) with each of Charles Schwab & Co., Inc. (“CS&Co.”) and LPL Financial LLC (“LPL”) for the retail distribution of certain securities offerings at the original issue prices. Pursuant to each Dealer Agreement, each of CS&Co. and LPL may purchase 2021 Series A Bonds from JPMS at the original issue price less a negotiated portion of the selling concession applicable to any 2021 Series A Bonds that such firm sells.

Loop Capital Markets LLC (“Loop Capital Markets”), one of the Underwriters of the 2021 Series A Bonds, has entered into distribution agreements (each a “Distribution Agreement”) with each of UBS Financial Services Inc. (“UBSFS”) and Deutsche Bank Securities Inc. (“DBS”) for the retail distribution of certain securities offerings at the original issue prices. Pursuant to each Distribution Agreement (if applicable to this transaction), each of UBSFS and DBS will purchase the 2021 Series A Bonds from Loop Capital Markets at the original issue prices less a negotiated portion of the selling concession applicable to any 2021 Series A Bonds that such firm sells.

Morgan Stanley & Co. LLC, an Underwriter of the 2021 Series A Bonds, has entered into a retail distribution arrangement with its affiliate Morgan Stanley Smith Barney LLC. As part of the distribution arrangement, Morgan Stanley & Co. LLC may distribute municipal securities to retail investors through the financial advisor network of Morgan Stanley Smith Barney LLC. As part of this arrangement, Morgan Stanley

& Co. LLC may compensate Morgan Stanley Smith Barney LLC for its selling efforts with respect to the 2021 Series A Bonds.

Wells Fargo Securities is the trade name for certain securities-related capital markets and investment banking services of Wells Fargo & Company and its subsidiaries, including Wells Fargo Bank, National Association, which conducts its municipal securities sales, trading and underwriting operations through the Wells Fargo Bank, NA Municipal Finance Group, a separately identifiable department of Wells Fargo Bank, National Association, registered with the Securities and Exchange Commission as a municipal securities dealer pursuant to Section 15B(a) of the Securities Exchange Act of 1934.

Wells Fargo Bank, National Association, acting through its Municipal Finance Group (“WFBNA”), one of the underwriters of the 2021 Series A Bonds, has entered into an agreement (the “WFA Distribution Agreement”) with its affiliate, Wells Fargo Clearing Services, LLC (which uses the trade name Wells Fargo Advisors) (“WFA”), for the distribution of certain municipal securities offerings, including the 2021 Series A Bonds. Pursuant to the WFA Distribution Agreement, WFBNA will share a portion of its underwriting or remarketing agent compensation, as applicable, with respect to the 2021 Series A Bonds with WFA. WFBNA has also entered into an agreement (the “WFSLLC Distribution Agreement”) with its affiliate Wells Fargo Securities, LLC (“WFSLLC”), for the distribution of municipal securities offerings, including the 2021 Series A Bonds. Pursuant to the WFSLLC Distribution Agreement, WFBNA pays a portion of WFSLLC’s expenses based on its municipal securities transactions. WFBNA, WFSLLC, and WFA are each wholly-owned subsidiaries of Wells Fargo & Company.

## **RATINGS**

Fitch Ratings (“Fitch”) has assigned the rating of “AA” to the 2021 Series A Bonds, with a stable outlook. Moody’s Investors Service (“Moody’s”) has assigned the rating of “Aa1” to the 2021 Series A Bonds, with a stable outlook. Each rating and outlook reflects only the view of Fitch and Moody’s, respectively, and an explanation of such rating and outlook may be obtained from the issuing rating agency. There is no assurance that such ratings or outlooks will be maintained for any given period of time or that they will not be lowered or withdrawn entirely by the issuing rating agency, if, in its judgment, circumstances so warrant. A downward change in or withdrawal of a rating or outlook may have an adverse effect on the market price of the 2021 Series A Bonds. The Administration has no obligation or duty to provide Owners of the 2021 Series A Bonds with notice of any change in or withdrawal of a rating or outlook except as otherwise described under “SECONDARY MARKET DISCLOSURE” herein.

## **SECONDARY MARKET DISCLOSURE**

The Administration has agreed, in accordance with the provisions of Rule 15c2-12 (the “Rule”), adopted by the Securities and Exchange Commission (the “Commission”) under the Securities and Exchange Act of 1934, to provide to the Municipal Securities Rulemaking Board (the “MSRB”) in an electronic format, within 120 days of the end of each fiscal year (which ends June 30), the following annual financial information and operating data:

- (1) a copy of the annual financial statements of the Residential Revenue Bond Program prepared in accordance with generally accepted accounting principles and audited by a certified public accountant; and
- (2) information regarding the status of the portfolio of Program Assets expected to be financed, and which are financed, with the proceeds of Bonds and the status of all Funds and Accounts held as security for the Bonds, which information shall be in a form generally provided by the Administration with respect to its existing single family program including:
  - (a) information concerning the existing Program Assets portfolio securing the Bonds;

- (b) information concerning the status of available funds to finance Program Assets;
- (c) information concerning any additional collateral or credit enhancements securing Program Assets or the Bonds;
- (d) information concerning delinquencies and foreclosures of Program Assets; and
- (e) information concerning Program Asset prepayments and Bond redemptions.

The Administration has reserved the right to modify from time to time the specific types of information provided and the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the Administration; provided that the Administration has agreed that any such modification will be done in a manner consistent with the Rule. The Administration may, at its option, satisfy this obligation by providing an official statement for one or more Series of Bonds or by specific reference, in accordance with the Rule, to one or more official statements provided previously.

The Administration has agreed to provide, in a timely manner not in excess of ten business days after the occurrence of the related event, to the MSRB in an electronic format notice of the occurrence of any of the following events with respect to the 2021 Series A Bonds:

- i. principal and interest payment delinquencies,
- ii. non-payment related defaults, if material,
- iii. unscheduled draws on debt service reserves reflecting financial difficulties,
- iv. unscheduled draws on credit enhancements, if any, reflecting financial difficulties,
- v. substitution of credit or liquidity providers, if any, or their failure to perform,
- vi. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the 2021 Series A Bonds,
- vii. modifications to rights of Bondholders, if material,
- viii. bond calls, if material, and tender offers,
- ix. defeasances,
- x. release, substitution, or sale of property securing repayment of the 2021 Series A Bonds, if material,
- xi. rating changes,
- xii. bankruptcy, insolvency, receivership or similar event of the Administration,

*Note: for the purposes of the event identified in the above clause xii, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental*

*body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement of liquidation by a court or governmental authority having supervision or jurisdiction over substantially all the assets or business of the obligated person,*

- xiii. the consummation of a merger, consolidation or acquisition involving the Administration or the sale of all or substantially all of the assets of the Administration, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such action, other than pursuant to its terms, if material,
- xiv. appointment of a successor or additional trustee or the change of name of a trustee, if material,
- xv. the incurrence of a financial obligation of the Administration, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Administration, any of which affect holders of the Bonds, if material, or
- xvi. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Administration, any of which reflect financial difficulties.

*Note: for the purposes of the events identified in clauses (xv) and (xvi) above, the term “financial obligation” means: (A) a debt obligation; (B) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (C) a guarantee of (A) or (B). The term “financial obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.*

In a timely manner, the Administration will give to the MSRB in an electronic format notice of any failure by the Administration to provide any information described in the first two paragraphs under this heading on or before the dates specified therein.

During the previous five years, there have been instances where the Administration has not complied in all material respects with undertakings related to certain bonds issued by the Administration.

The long-term rating of the Administration’s Infrastructure Financing Bonds (MBIA Insured) 1998 Series B, 1999 Series A and 2001 Series A was downgraded to Baa2 from A3 by Moody’s on January 17, 2018 as a result of the downgrade of the rating of the related bond insurer. In the foregoing instance, notice of such ratings action was not timely filed but the Administration subsequently filed such notice. The Administration has implemented procedures intended to ensure that similar instances will not occur in the future.

Additionally, on occasion, local governments who participate in the Administration’s infrastructure lending program have not timely provided information to enable the Administration to timely file such information with respect to such program. In such cases the Administration has timely filed a notice of such failure and subsequently filed such required information upon its receipt from the local government.

The Administration has reserved the right to terminate its obligation to provide financial information and notices of material events, as described above, if and when the Administration no longer remains an obligated person with respect to the 2021 Series A Bonds within the meaning of the Rule.

The Administration has agreed that its undertaking pursuant to the Rule described herein is intended to be for the benefit of the holders of the 2021 Series A Bonds, and will be enforceable by any holder of 2021

Series A Bonds. Such holders' and beneficial owners' rights to enforce the provisions of this undertaking are limited to a right to obtain specific performance of the Administration's obligations with respect thereto. Any failure by the Administration to comply with the provisions of its undertaking will not be an event of default with respect to the Bonds, under the Bond Resolution or under the applicable Series Resolution.

The provisions of the undertaking with respect to the Rule described above may be amended, without the consent of the holders of the 2021 Series A Bonds, to the extent required or permitted by any amendment to the Rule becoming effective after the date hereof.

## **MISCELLANEOUS**

### **Summaries and Descriptions in Official Statement**

The summaries and explanation of, or references to, the Act, the program documents, the Bond Resolutions and the 2021 Series A Bonds included in this Official Statement do not purport to be comprehensive or definitive; such summaries, references and descriptions are qualified in their entirety by reference to each such document, copies of which are on file at the offices of the Administration. The descriptions of the FHA insurance program, the VA mortgage guaranty program, the USDA/RD mortgage guarantee program, private mortgage insurance, the MHF insurance program and the GNMA, Fannie Mae and Freddie Mac Mortgage-Backed Securities Programs do not purport to be comprehensive or definitive and are qualified in their entirety by reference to the applicable statutes and regulations; and the description of private mortgage insurance does not purport to be comprehensive or definitive and is qualified by reference to applicable insurance policies and other such applicable information.

### **Financial Advisor**

Caine Mitter & Associates Incorporated and People First Financial Advisors have served as co-financial advisors (together, the "Financial Advisor") to the Administration in connection with the sale of the 2021 Series A Bonds.

### **Selection and Compensation of Professionals**

The Administration selects its independent auditors through a competitive process in accordance with State procurement law. Compensation of the auditors is not contingent on the sale and delivery of the 2021 Series A Bonds. The Financial Advisor is selected by the Maryland State Treasurer's Office periodically through a competitive process in accordance with State procurement law. Compensation of the Financial Advisor is not contingent on the sale of the 2021 Series A Bonds. Bond Counsel was selected by the Office of the Attorney General of the State through a process of review of responses to a request for proposals. Compensation of Bond Counsel is not contingent on the sale of the 2021 Series A Bonds. The Underwriters are selected by the Administration periodically through a process of solicitation of proposals. Compensation of the Underwriters and their counsel is contingent on the sale and delivery of the 2021 Series A Bonds.

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This Official Statement is not to be construed as a contract or agreement between the Administration and the owners of any of the 2021 Series A Bonds.

The execution and delivery of this Official Statement and the incorporation of the Appendices hereto by the Administration have been duly authorized by the Secretary of Housing and Community Development.

**COMMUNITY DEVELOPMENT  
ADMINISTRATION MARYLAND  
DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT**

By: /s/ Matthew J. Heckles  
Matthew J. Heckles, Director

February 2, 2021

## APPENDIX A

### THE DEPARTMENT AND ADMINISTRATION

#### General Information

The Administration was created in 1970 as a division of the Department of Economic and Community Development to meet the shortage of adequate, safe and sanitary housing in the State, particularly for persons or families of limited incomes. Chapter 311 of the Acts of Maryland 1987, effective July 1, 1987, abolished the Department of Economic and Community Development, created the Department and assigned the Administration as a unit of the Division of Development Finance of the Department.

The Secretary of Housing and Community Development (the “Secretary”) is the head of the Department and is appointed by the Governor with the advice and consent of the Senate. The Department consists of five divisions: the Division of Development Finance, the Division of Credit Assurance, the Division of Finance and Administration, the Division of Neighborhood Revitalization and the Division of Information Technology. A chart showing the organization of the Department, its divisions, and the Administration and the Maryland Housing Fund appears on the last page of this Appendix A.

The Division of Development Finance is the lending and bond issuing division of the Department, originating loans under the Department’s various lending programs and providing underwriting services for loans to the Department and its other divisions and governmental units. In addition, the Administration, which is a governmental unit within the Division, performs initial compliance review and approval of Mortgage Loans submitted by Mortgage Lenders.

The Secretary, with the approval of the Governor, appoints the Director of the Administration. The Director of the Administration, with the approval of the Secretary, appoints the Deputy Directors of the Administration and the other senior staff members of the Administration. The Act established a Housing Finance Review Committee (the “Review Committee”) which has the responsibility to review and to give recommendations to the Secretary regarding loans or categories of loans and the investment and project financing policies of the Administration. The Review Committee consists of seven members appointed by the Governor, including three members of the public, three members of the Department and one member of the Executive Branch not employed by the Department. When urgent action is required, the Secretary may approve a specific loan request without receiving the recommendation of the Review Committee.

The Division of Credit Assurance, the insuring division of the Department, provides certain asset management, monitoring and workout related services to the Department and its divisions and governmental units, including the Administration. The Maryland Housing Fund (“MHF”) is a governmental unit of the Department assigned to the Division of Credit Assurance.

The Division of Finance and Administration provides budget, accounting, auditing and administrative services to the Department. In addition, the Administration has a finance office which handles finance and accounting for lending and bond activities and insurance activities. The Administration’s finance office reports directly to the Director of the Administration. MHF’s finance function is a part of the Division of Finance and Administration.

The Division of Information Technology develops and maintains information systems and trains Department staff in the use of computer resources.

The Division of Neighborhood Revitalization provides state and federal financial assistance including loans, grants, guaranties and state tax credits to Maryland’s sustainable communities; provides technical assistance programs to local governments, nonprofit organization and small businesses to reinvest in these



communities; and provides financial assistance to enable foreclosure prevention/mitigation housing and legal counseling.

The Department has a Revenue Bond Advisory Board (the “Board”) that provides independent advice and expertise to the Department with respect to issuance of revenue bonds, including the Bonds. The Board consists of seven members appointed by the Secretary, including the Deputy Secretary (who chairs the Board), one other representative of the Department, two representatives from other executive branch agencies of State government (one from an agency which issues revenue bonds), one representative from the State Treasurer’s Office, and two members of the public. The Board reviews and makes recommendations to the Secretary with respect to each issuance of bonds. The Secretary has the final authority to approve each issuance after receipt of the Board’s recommendation. When urgent action is required, the Secretary may approve an issuance of bonds without action by the Board or may vary the terms of the Board’s recommendation. In addition, the Board advises the Department on procedures for issuing bonds and on selection and performance of financial advisors and underwriters.

The Administration pays all costs and expenses of operating its programs from earnings received from its programs financed by bond indentures of the Administration in excess of the amounts required to pay principal of and interest on its bonds and notes.

The office of the Administration is located at 7800 Harkins Road, Lanham, Maryland 20706. Inquiries for documents or concerning this Official Statement should be directed to Investor Relations at (301) 429-7897 or by e-mail at [cdabonds\\_mailbox.dhcd@maryland.gov](mailto:cdabonds_mailbox.dhcd@maryland.gov).

#### **Business Disruption Risk; COVID-19**

Certain external events, such as pandemics, natural disasters, severe weather, technological emergencies, riots, acts of war or terrorism or other circumstances, could potentially disrupt the Administration’s ability to conduct its business. A prolonged disruption in the Administration’s operations could have an adverse effect on the Administration’s financial condition and results of operations. To plan for and mitigate the impact such an event may have on its operations, the Department has developed the Maryland Department of Housing and Community Development Continuity of Operations Plan (the “Plan”). The Plan is designed to (i) provide for the continued execution of the mission-essential functions of the Department and the Administration and minimize disruption if an emergency threatens, interrupts or incapacitates the Department’s and the Administration’s operations, (ii) provide Department and Administration leadership with timely direction, control and coordination before, during and after an emergency, and (iii) facilitate the return to normal operating conditions as soon as practical based on the circumstances surrounding any given emergency. No assurances can be given that the Department’s efforts to mitigate the effects of an emergency or other event will be successful in preventing any and all disruptions to its operations in the event of an emergency.

One such external event is the recent global outbreak of COVID-19 (“COVID-19”), a respiratory disease declared to be a pandemic (the “Pandemic”) by the World Health Organization, which is affecting the national capital markets and which may negatively impact the State’s housing market and its overall economy. The threat from the Pandemic is being addressed on a national, federal, state and local level in various forms, including executive orders and legislative actions.

On March 5, 2020, and as subsequently renewed, the Governor of the State declared a state of emergency (the “State of Emergency”) with respect to the Pandemic. By various executive orders, the Governor directed, until the Governor terminates the State of Emergency: residents of the State to stay at home and shelter in place; the closure of schools; the closure of restaurants deemed non-essential, bars, other public accommodations and non-essential businesses; the prevention of mortgage foreclosures and tenant evictions; and other actions; in each instance, subject to change and/or extension. By executive order, the State can fine and/or imprison residents who violate these orders. The State is currently in the second phase of its reopening,

which allows for a broader opening of commerce/retail, services, and public life under strict social distancing measures, hygiene, and occupancy controls. The Governor's order regarding the prevention of mortgage foreclosures and tenant evictions remains in effect until January 31, 2021 subject to further extension.

On March 13, 2020, the President of the United States declared a national emergency with respect to the Pandemic. In addition, the United States Congress recently enacted several COVID-19-related bills, including the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), signed into law on March 27, 2020, which provides over \$2 trillion of direct financial aid to American families, payroll and operating expense support for small businesses, and loan assistance for distressed industries, as well as providing funds to and directing the Federal Reserve System to support the capital markets. To further prevent the spread of COVID-19, the Centers for Disease Control and Prevention, located within the Department of Health and Human Services, has issued an order preventing any entity with a legal right to pursue eviction or other possessory action from evicting certain covered persons from residential properties through March 31, 2021. On December 27, 2020, the President signed into law the Consolidated Appropriations Act, 2021, which provides an additional \$900 billion of financial aid to American families, targeted aid for small businesses, funding for vaccination efforts and extended the federal prohibition on evictions through January 31, 2021.

Among other things, the CARES Act provides that lenders are prohibited from foreclosing all mortgage loans which are FHA insured, VA, HUD or Rural Housing guaranteed, or purchased or securitized by Fannie Mae or Freddie Mac (collectively, "Federal Single Family Loans") for a period of 60 days commencing March 18, 2020. In addition to the foreclosure and eviction relief provided by the CARES Act, HUD/FHA and the Federal Housing Finance Agency ("FHFA") also ordered the servicers of Federal Single Family Loans to suspend foreclosures and evictions of Federal Single Family Loans. HUD/FHA have extended their foreclosure and eviction moratoriums for single-family residences until at least March 31, 2021; FHFA has extended its moratorium on foreclosures through February 28, 2021 for Fannie Mae and Freddie Mac. Additionally, the CARES Act provides that during the COVID-19 emergency, borrowers of Federal Single Family Loans who are directly or indirectly experiencing economic difficulties as a result of the coronavirus can seek up to 360 days of payment forbearance. See Appendix B – "THE PROGRAM – Certain Information Relating to Whole Mortgage Loans" for data on the Administration's Whole Mortgage Loan portfolio that are FHA insured, VA, HUD or Rural Housing guaranteed.

The Administration complies with the CARES Act and related HUD/FHA and FHFA directives and grants requests for COVID-19 related forbearance as received. The majority of the forbearances granted by the Administration are for a period of 90 days, with a portion of the forbearances being granted for a longer period, up to 180 days, in accordance with the provisions of the CARES Act. All borrowers seeking forbearance relating to COVID-19 are eligible under the CARES Act for an initial forbearance of up to 180 days, plus an extension of forbearance for an additional 180 days. As of September 30, 2020, the Administration has granted COVID-19 related forbearance approvals for Whole Mortgage Loans held under the Bond Resolution in an aggregate principal amount of approximately 8.70% of the principal amount of Whole Mortgage Loans held under the Bond Resolution. See Appendix B – "THE PROGRAM – Existing Portfolio and Available Funds under the Bond Resolution" for a discussion of the amount of Whole Mortgage Loans and Mortgaged-Backed Securities held in the Program Fund under the Bond Resolution. The Administration expects that it will receive and approve additional forbearance requests during the COVID-19 Pandemic.

The CARES Act also directs the Federal Reserve (acting through the Federal Reserve Bank of New York) to provide liquidity to the financial system through a new facility (the "Municipal Liquidity Facility" or "MLF") to purchase certain new issuances of securities by eligible issuers. Such injection of liquidity follows actions by the Federal Reserve, including the purchase of U.S. Treasury securities and GNMA/Fannie Mae/Freddie Mac mortgage-backed securities.

GNMA also has a program assisting GNMA seller/servicers which experience financial hardships in meeting their obligations to advance funds and/or repurchase loans due to the forbearance provisions of the

CARES Act. GNMA stated it will implement a “pass-through assistance program” through which GNMA seller/servicers with payment shortfalls may request that GNMA advance (subject to GNMA approval) the difference between available funds and the schedule payments to investors. GNMA stated that the program would apply initially to seller/servicers of single family loans and that it anticipated the program subsequently applying to multi-family loans as well.

The Pandemic is an ongoing situation. At this time the Administration cannot determine the overall impact that the Pandemic, including the federal and State responses thereto, will have on its programs and operations, including its ability to finance the purchase of Loans and/or to collect payments on such Loans. However, the continuation of the Pandemic and the resulting containment and mitigation efforts could have a material adverse effect on the Administration, its programs and its operations.

### **Principal Executive Officers**

Certain principal executive officers of the Department and the Administration are briefly described below.

*Kenneth C. Holt* was appointed by the Governor on March 11, 2015 as Secretary of the Department. Mr. Holt previously served as Chairman, Chief Financial Officer and Treasurer of Traitify, a software firm based in Baltimore, Maryland that develops patented analytical personality assessment tools used in human resources, career planning and education. From 1985 to 2011, Mr. Holt was employed by Morgan Stanley Smith Barney, in various capacities, including Branch Manager, Senior Portfolio Manager and Senior Vice President. As a member of the Maryland General Assembly from 1995 to 1999, Mr. Holt served on the House Appropriations Committee and on the Subcommittee on Education and Economic Development. He also served on the legislative task force whose recommendations led to the creation of the Maryland Enterprise Investment Fund. He holds a Bachelor of Arts degree from the University of Maryland, College Park.

*Owen McEvoy* was appointed by the Secretary with the approval of the Governor as Deputy Secretary of the Department. Mr. McEvoy most recently served as the Department’s Director of Public Information where he managed a team of marketing, communications, outreach, business development and customer service professionals. During his tenure, he also directed a series of business development and marketing campaigns. Prior to joining the Department, Mr. McEvoy served as Director of Media Relations and Public Information Officer for Anne Arundel County, Maryland, Executive Steve Schuh, where he worked extensively on land use and development issues. He also previously served as a Deputy Communications Director and chief speechwriter for former Pennsylvania Governor Tom Corbett, and as an aide to former Maryland Governor Bob Ehrlich. Mr. McEvoy is a graduate of Villanova University School of Law, and holds a Bachelor of Arts degree in Government from Georgetown University.

*Matthew J. Heckles* was appointed by the Secretary with the approval of the Governor as Assistant Secretary of the Department and Director of the Administration effective September 1, 2016. Mr. Heckles most recently served as the Director of Housing Finance for the Delaware State Housing Authority with oversight of the agency’s single family program administration and financing, including management of its housing bond portfolio. Prior to his time in housing finance, Mr. Heckles served for ten years in several other capacities at the Delaware State Housing Authority, with responsibilities focusing on housing policy, new program development, performance evaluation and external relations. He holds a Bachelor of Arts degree in Economics and International Relations and a Master of Business Administration degree from the University of Delaware.

*Sergei V. Kuzmenchuk* joined the Department as its Chief Financial Officer in June of 2015 after serving as Chief Financial Officer at the District of Columbia Housing Finance Agency (the “DCHFA”) since October 2008. Prior to joining the DCHFA, he served as the Department’s Deputy Director of Finance for the Administration from August 2000 until January 2006, and Director of Finance for the Administration from January 2006 until October of 2008. Prior to his work at the Department and DCHFA, Mr. Kuzmenchuk worked

in various financial management and international trade and banking capacities, both domestically and overseas. Mr. Kuzmenchuk earned his Master of Business Administration degree in Accounting in 2002 from the Joseph A. Sellinger, S.J., School of Business and Management, Loyola University, and in 1995 earned a Master of Public Management degree in Public Sector Financial Management from the School of Public Policy, University of Maryland, College Park. In 1993, Mr. Kuzmenchuk received his Bachelor of Arts and Master of Arts degrees in English and French Interpretation from the Minsk State Linguistic University, Minsk, Belarus.

*Allen W. Cartwright, Jr.* was appointed Director of the Division of Credit Assurance effective April 9, 2015. He joined the staff of the Division of Credit Assurance as the Deputy Director of MHF in March 2006. Mr. Cartwright also serves as Director, Single Family Operations. Mr. Cartwright previously served as MHF Manager of Finance from 1988 through 1991. Prior to rejoining the Division of Credit Assurance in 2006, Mr. Cartwright was the Chief of Mission Support and then Chief of Customer Care for the Washington Suburban Sanitary Commission from April 2000 through November 2005. Mr. Cartwright also served as the Director of Finance and then the Assistant Secretary of Finance and Administration for the Maryland Department of Natural Resources from May 1991 through April 2000. He has worked as finance manager for the Federal Home Loan Mortgage Corporation (Freddie Mac), MCI and DuPont. He is a Certified Public Accountant and earned his Bachelor of Science degree in Commerce from the McIntire School of Commerce at the University of Virginia.

*Kristen Keenan Musallam* was appointed Deputy Director, Bond Finance, for the Administration effective as of May 25, 2016. Ms. Musallam previously served as Director of Finance for the Administration from April 2015 until May 25, 2016. For the four years prior to her appointment as Director of Finance for the Administration, she served as Deputy Director of Finance for the Administration. Before joining the Administration, Ms. Musallam served as the Director of Growth for KIPP DC, a network of high-performing charter schools serving low-income students, where she managed tax-exempt bond issuances and tax credit financing for the new construction and rehabilitation of school facility projects. Previously, she held the positions of U.S. Equity Research Associate and Institutional Sales Analyst with J.P. Morgan Asset Management. Ms. Musallam holds a Bachelor of Arts degree from Boston College and a Master of Business Administration degree from Harvard Business School.

**Senior Staff of the Administration**

Senior staff members of the Administration are as follows:

<u>Name</u>	<u>Position</u>
Gregory Hare	Director, Multifamily Programs
Viorela Ciulu	Director, Single Family Programs
Michael C. Smith	Director of Finance for the Administration
Ruth Putnam	Director, Division of Finance and Administration

As of September 30, 2020, the staff of the Administration consists of approximately 196 positions, of which 18 are vacant, including professional and technical staff members with responsibilities in the fields of finance, mortgage loan underwriting, architectural review, construction inspection, rental services and administration. Of the entire staff, approximately 28 are currently involved in Single Family Housing Programs in a professional or technical capacity. Certain information relating to the senior staff who have primary responsibilities for Finance and for Single Family Housing is briefly described below.

*Gregory Hare.* Gregory Hare was appointed Director of Multifamily Housing in June 2017. He is a longtime resident of Baltimore and has worked to advance affordable housing in the region for over a decade. Prior to this post, Mr. Hare served as the Director for the Department’s Public Housing Authority and the Deputy Director for the Multifamily Rental Service Program. Before joining the Department, Mr. Hare served

as the Administrator for the Housing Authority of Baltimore City in the Rental and Assisted Housing Division. He holds a Bachelor of Science degree in Management Science from Coppin State University and is certified as a Tax Credit Specialist and Financial Specialist by the National Center for Housing Management. In addition, Mr. Hare holds a certification in Housing Choice Voucher Executive Management from Nan McKay and Associates.

*Viorela Ciulu* was appointed Director, Single Family Programs, effective as of August 29, 2016. Ms. Ciulu previously served as the Deputy Director, Single Family Programs, from May 2012 until August 2016. For a year prior to holding the Deputy Director position, Ms. Ciulu was the Program Manager for the Department's Emergency Mortgage Assistance Program. Before joining the Administration, Ms. Ciulu held various management positions in the corporate finance field in Asia (Raiffeisen Bank, Singapore), Australia (National Australia Bank and Royal Bank of Scotland, Sydney) and Europe (Raiffeisen Bank Romania, Raiffeisen Bank Austria, and CapitalMind Romania). Ms. Ciulu holds a Bachelor of Economics degree from the Academy of Economic Studies, Romania.

*Michael C. Smith* was appointed Director of Finance for the Administration effective June 2016. For the year prior to his appointment as Director, he served as Deputy Director of Finance for the Administration. He also served as Secondary Marketing Manager for the Administration from November 2012 until the Deputy Director appointment. Before joining the Administration, Mr. Smith served as Risk Manager for Ally Financial. He also held various positions at Freddie Mac and Fannie Mae over a 20 year period, the most recent as Execution and Market Analysis Director. Mr. Smith holds a Bachelor of Arts degree from the University of Maryland Baltimore County, and a Master of Business Administration degree in Business from the University of Baltimore.

*Ruth Putnam* was named Director of Finance and Administration on November 25, 2015. Previously, she served as Deputy Director of Finance and Administration since 2008. Ms. Putnam has been with the Department since 1990 when she joined the Department in the Budget Office. Prior to joining the Department, she worked as Manager of Investor Relations at a private corporation. She holds a Bachelor of Arts degree in Finance from the University of Maryland.

### **Other Housing Programs of the Department**

In addition to the Residential Revenue Program which is financed with the proceeds of Bonds (see Appendix B – "THE PROGRAM"), and the single family program financed with the proceeds of bonds issued under the New Issue Bond Program, the staff of the Administration also is responsible for a broad range of other housing programs operated by the Department. Proceeds of Bonds and other funds held under the Bond Resolution are not used to support the Department's other programs, except as described below under "Business Lending Program" in this Appendix A. Revenues generated by such other programs are not subject to the lien of the Bond Resolution or available to secure the payment of principal of or interest on the Bonds. However, the executive officers of the Department and the Administration and certain senior staff members who are responsible for the Program also are responsible for the Department's other programs; therefore, under certain circumstances these other programs may compete with the Program for administrative and policy priority.

*Single Family Programs.* The Administration generally provides reduced-interest mortgage loans to eligible homebuyers. Since February 1, 2011, the Administration has financed a substantial portion of its recent mortgage loan production through the sale of mortgage-backed securities guaranteed by the Government National Mortgage Association or the Federal National Mortgage Association rather than through the issuance of housing revenue bonds.

Single Family Programs include the Department's Homeownership Programs and Special Loan Programs. The Administration's Single Family Programs staff operates the Department's Homeownership Programs that are funded with State appropriations. These state-funded programs, which may or may not be

funded at varying levels from year to year, currently provide low interest mortgages to households of limited income. In addition, the Department may have funding available from time to time for a Downpayment and Settlement Expense Loan Program for loans to eligible borrowers who are also receiving loans under the Program. Single Family Housing also administers a federally-funded weatherization assistance program and the federally-funded HOME Program, as well as providing administrative management for the Maryland Affordable Housing Trust.

The Special Loan Programs, which are funded with State appropriations, provide rehabilitation loans for general rehabilitation, installation of indoor plumbing, abatement of asbestos and radon gas, reduction of lead paint, and creation of accessory shared and sheltered housing for low and moderate income households. Federal HOME funds may also be used to finance rehabilitation loans for households of limited income. These programs also provide loans to nonprofit organizations and individuals to purchase or construct group homes for low-income persons with special needs; group homes are funded with state appropriations, and are also funded from bonds issued under the Administration's Housing Revenue Bonds resolution.

The Administration has used proceeds of Prior Bonds to purchase Mortgage Loans under the Administration's Homeownership for Individuals with Disabilities Program (the "HIDP"). Under the HIDP, mortgage loans are made to individuals with disabilities, families with a disabled child or a guardian of a disabled person who are otherwise unable to obtain mortgage loans due to a lack of credit history or for other reasons related to their disability status. Funding for the HIDP has been made available through State appropriations, proceeds from Prior Bonds and proceeds from the sale of mortgaged-backed securities.

The Administration may also provide forgivable second lien loans in conjunction with certain programs of the Administration, including forgivable second lien loans to be used to pay all of a Borrower's outstanding student debt obligations capped at amounts as determined by the Administration.

*New Issue Bond Program.* On January 12, 2010, the Administration issued \$154,290,000 of Single Family Housing Revenue Bonds (the "NIBP Bonds"). The NIBP Bonds were issued pursuant to the Single Family Housing Revenue Bond Resolution providing for the issuance of Single Family Housing Revenue Bonds, as supplemented and amended by the Series Resolution Providing for the Issuance and Sale of Single Family Housing Revenue Bonds 2009 Series A, as amended (together, the "NIBP Bond Resolution"), each adopted by the Administration as of December 1, 2009. The NIBP Bonds were placed pursuant to the New Issue Bond Program of the Housing Finance Agency Initiative announced October 19, 2009 (the "NIBP") by the United States Department of the Treasury (the "Treasury"). Under the NIBP, proceeds of the NIBP Bonds initially were credited to an escrow fund and held pursuant to the NIBP (the "NIBP Escrow Fund"). In order to release the NIBP Proceeds from the NIBP Escrow Fund the Administration reissued corresponding portions of NIBP Bonds as three series of tax-exempt bonds designated as Single Family Housing Revenue Bonds with the respective series designations of 2009 Series A-1, 2009 Series A-2 and 2009 Series A-3 (together, the "NIBP Program Bonds") in the aggregate principal amount of \$154,290,000. In conjunction with the reissuance of the NIBP Program Bonds, the Administration caused to be issued three additional series of bonds under the NIBP Resolution designated as Single Family Housing Revenue Bonds with the respective series designations of 2011 Series A, 2011 Series B and 2011 Series C (together, the "NIBP Market Bonds") in the aggregate principal amount of \$102,865,000. Proceeds of the NIBP Program Bonds and the NIBP Market Bonds were used to purchase mortgage loan pass-through certificates ("GNMA Certificates") guaranteed as to timely payment of principal and interest by the Government National Mortgage Association ("GNMA"). All of the NIBP Proceeds have been released from the NIBP Escrow Fund.

On August 28, 2013 the Administration issued an additional series of bonds under the NIBP Bond Resolution in the aggregate principal amount of \$55,987,759.

The Administration does not currently anticipate issuing any new series of bonds under the NIBP Bond Resolution, but may do so in the future.

Bonds issued under the NIBP Resolution are not secured by or payable from the loans or assets of the Bond Resolution. The Bonds are not secured or payable from any loans or other assets held under the NIBP Resolution.

*Multifamily Programs.* Multifamily Programs include the Department's Rental Housing Programs and Rental Service Programs. The Department's Rental Housing Programs encompass a number of financing programs which support the production, rehabilitation and preservation of affordable rental housing, including the following:

The Administration's multifamily housing revenue bond program provides financing for development of rental developments whose owners are required to set aside certain percentages of available units for families of low or moderate income.

The Rental Housing Fund consists of the Rental Housing Program funded with State appropriations which provides low-interest mortgages with flexible repayment terms, interest rate write-downs and operating subsidies to increase the supply of new rental housing and to maintain and rehabilitate existing rental housing for low income elderly and family tenants. Federal HOME funds are also available for these purposes.

The Partnership Rental Housing Program provides funding from general obligation bonds and potentially other State appropriations to local governments, housing authorities, and partnerships in which these entities are involved, to assist in financing the construction or rehabilitation of low income housing. Additionally, loans are made to private sector entities to provide units for very low income individuals with disabilities. The public entities provide the land and participate in the ownership and management of the properties. The properties are intended to remain low income housing in perpetuity, and the State moneys are required to be repaid only if the low income requirements are not enforced.

The Department's Rental Service Programs include the Section 8 Housing Choice Voucher program and the Rental Assistance Programs. Under the Section 8 Housing Choice Voucher program, the Department receives federal housing subsidy funds and has authority to serve as a public housing agency in utilizing these funds primarily in Maryland's rural jurisdictions. Under the Rental Assistance Programs, the Administration administers a Rental Allowance Program funded with State appropriations. The Rental Allowance Program is administered through local governments, housing agencies and non-profit organizations and provides fixed monthly housing assistance payments for up to twelve months, subject to extension by the Secretary, to lower income households that are homeless or at risk of being homeless.

In addition, the Department was selected by HUD as one of the contract administrators for the Performance-Based Section 8 Housing Assistance Payments ("HAP") Contracts for the State of Maryland. As a contract administrator, the Department makes payments to property owners under the terms of the HAP Contracts and HUD regulations and requirements.

### **Infrastructure Financing Programs**

The Infrastructure Financing Program was created to provide an additional, accessible and uncomplicated mechanism to finance the essential physical elements that constitute the basis of the public service system operated and maintained by local governments. More information on the Administration's outstanding infrastructure bonds can be found in Appendix E. These infrastructure loans and the assets and revenues held under these bond and series resolutions are not subject to the lien of the Bond Resolution and are not available to pay principal of or interest on the Bonds.

### **Neighborhood Revitalization Programs**

The Department operates neighborhood revitalization programs, primarily through its Division of Neighborhood Revitalization ("DNR"). DNR administers a number of federally and state financed community

development programs, including loans, grants, guaranties and state tax credits to Maryland's sustainable communities and priority funding areas, and provides financial assistance to enable foreclosure prevention/mitigation and legal counseling. The administration of DNR's Neighborhood Business Works Program ("NBW") has been delegated by the Secretary to the Administration. NBW provides financing to small businesses and non-profit organizations that are locating or expanding in communities designated for revitalization by local governments.

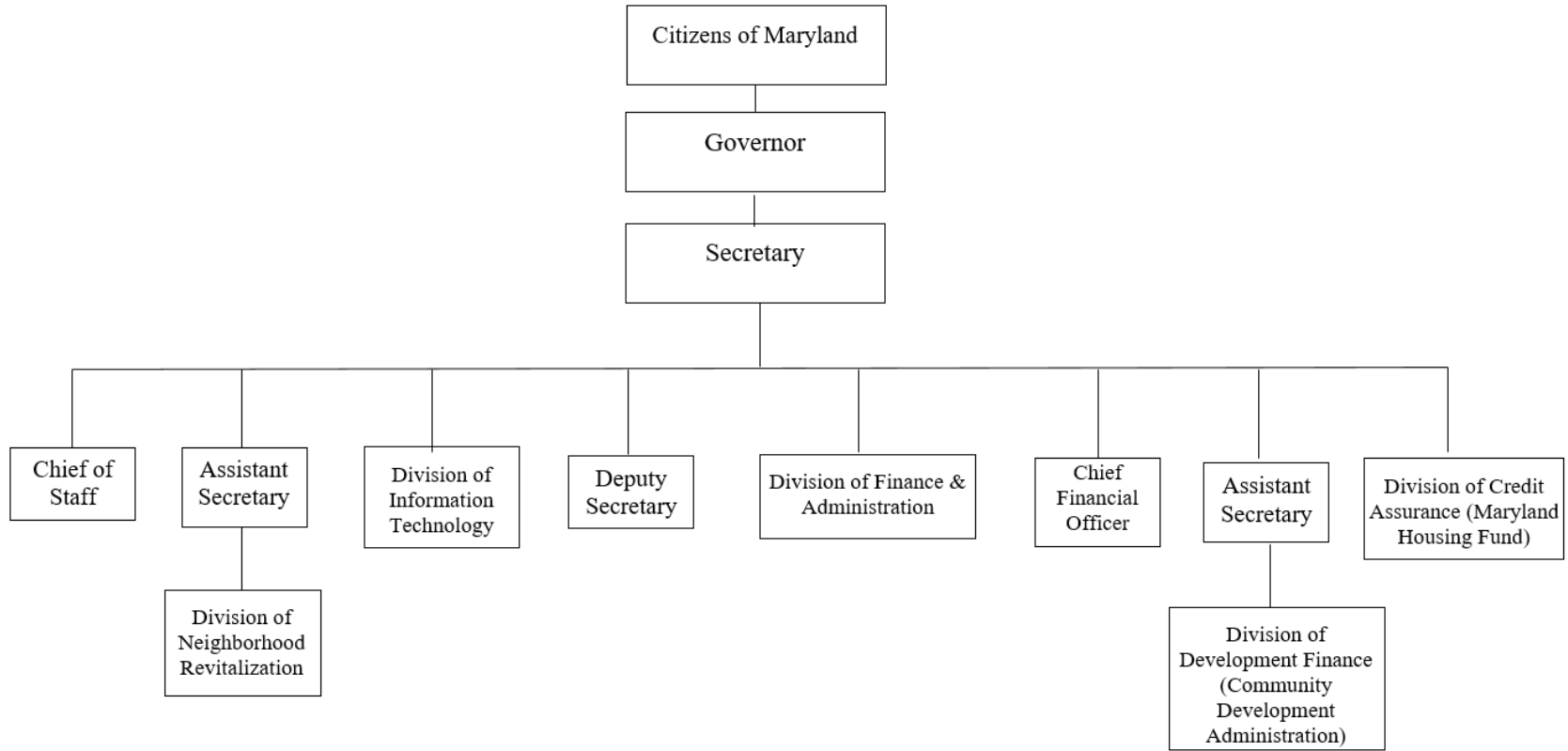
### **Business Lending Program**

The Administration has developed a lending program to finance commercial business projects located in the State (the "Business Lending Program"). The Administration previously withdrew \$10,000,000 from the Collateral Reserve Fund under the Bond Resolution in November 2017 in order to provide an initial contribution of funds to the Business Lending Program. The Bond Resolution will not be reimbursed for such withdrawal. The Administration complied with the requirements for the release of such funds under the Bond Resolution and cleared such withdrawal with the Rating Agencies to ensure that no adverse impact would be taken with respect to the ratings on the Bonds.

The Administration is contemplating an additional withdrawal from the Bond Resolution to make a second contribution to the Business Lending Program. Any such withdrawal would be made in compliance with the Bond Resolution's requirements for withdrawals free and clear of the pledge and lien of the Bond Resolution. In no event will the Administration make a withdrawal from the Bond Resolution which would adversely affect the ratings of the Bonds. The Administration would not expect to reimburse the Bond Resolution for any such additional withdrawal. See "SECURITY FOR THE BONDS—Cash Flow Statements and Certificates" and "—Certain Withdrawals from the Bond Resolution".



# Department of Housing and Community Development Organizational Chart



This chart omits subdivisions below the divisional level except for the Maryland Housing Fund and the Community Development Administration. It also omits certain boards and commissions associated with the Department.

## APPENDIX B

### THE PROGRAM

The Administration adopted the Bond Resolution in 1997 pursuant to the Act primarily to finance single family housing loans under the Residential Revenue Bond Program, but reserved the right to finance and also may issue Bonds to finance other kinds of housing and other types of loans permitted to be financed under the Bond Resolution. Prior to the adoption of the Bond Resolution, the Administration funded its single family program primarily through the issuance of bonds under the 1980 General Certificate. The 1980 General Certificate was retired in August of 2010. See “INTRODUCTION – Bonds Issued Under Bond Resolution” for a description of Bonds issued and outstanding under the Bond Resolution.

On January 12, 2010, the Administration issued \$154,290,000 of Single Family Housing Revenue Bonds (the “NIBP Bonds”) pursuant to the NIBP Bond Resolution, the proceeds of which, (“the NIBP Proceeds”) were originally held in an escrow fund pending release in accordance with the NIBP. All of the NIBP Proceeds have been released from the NIBP Escrow Fund. In addition, on August 28, 2013 the Administration issued an additional series of bonds under the NIBP Bond Resolution in the aggregate principal amount of \$55,987,759. The Administration does not currently anticipate issuing any new series of bonds under the NIBP Bond Resolution, but may do so in the future. NIBP Bonds issued under the NIBP Bond Resolution are not secured by or payable from the loans or assets of the Bond Resolution. The Bonds are not secured or payable from any loans or other assets held under the NIBP Bond Resolution. See the most recent update for the Single Family Housing Revenue Bonds filed with EMMA.

Information provided in this Appendix B is derived from the Administration’s statistics which are compiled from different sources on a weekly, monthly, and quarterly basis and later revised as necessary.

This Appendix B generally describes Whole Mortgage Loans (defined below) except where the context provides otherwise.

#### **Existing Portfolio and Available Funds Under the Bond Resolution**

*Existing Portfolio.* As of September 30, 2020, single family whole loans (“Whole Mortgage Loans”) held in the Revenue Fund under the Bond Resolution total 6,842 in the outstanding principal amount of \$664,609,778 and Mortgage-Backed Securities (including participations therein) held in the Revenue Fund under the Bond Resolution total \$1,017,032,889. Additional Mortgaged-Backed Securities are held in other funds as described in Appendix J to this report. See Appendix J – “INVESTMENTS HELD IN THE RESIDENTIAL REVENUE BOND FUNDS” for a description of the types of Mortgaged-Backed Securities held in the Revenue Fund and in other funds under the Bond Resolution.

*Participations in Mortgage Loans.* The Administration may finance Mortgage Loans by purchasing participation interests in such Mortgage Loans, which may include Mortgage Loans financed with different Series of Bonds issued under the Bond Resolution. In the event that the Administration finances Mortgage Loans with the proceeds of two or more series of bonds under the Bond Resolution, funds from one or more of the series of bonds may earn interest at the rate of 0%. See “Certain Information Relating to Mortgage Loans” below.

Additionally, pursuant to the Agreement of Participation dated as of October 1, 2011 (the “Participation Agreement”) by and among the Administration, Manufacturers and Traders Trust Company, in its capacity as trustee under the Bond Resolution (the “Trustee”) and Manufacturers and Traders Trust Company, in its capacity as trustee under the NIBP Bond Resolution (the “NIBP Trustee”), the Administration has financed Mortgage Loans, and may continue to finance Mortgage Loans, through the purchase of participation interests in Mortgage-Backed Securities using amounts available under the Bond Resolution

combined with amounts available under the NIBP Bond Resolution. Amounts received with respect to such Mortgage-Backed Securities are disbursed in accordance with the Participation Agreement.

*Status of Available Proceeds.*

As of September 30, 2020, all original proceeds from the Prior Bonds were generally expended except as set forth in this paragraph. As of September 30, 2020, the following proceeds were available: (i) \$11,800,000 in lendable recycled proceeds from the Administration's Residential Revenue Bonds 2006 Series H, I and J (Non-AMT and AMT), (ii) \$4,500,000 in lendable recycled proceeds from the Administration's Residential Revenue Bonds 2011 Series B (Non-AMT), (iii) \$30,000 in lendable recycled proceeds from the Administration's Residential Revenue Bonds 2015 Series A (Non-AMT), (iv) \$22,250,000 in lendable proceeds from the Administration's Residential Revenue Bonds 2016 Series A (Federally Taxable), (v) \$8,390,000 in lendable proceeds from the Administration's Residential Revenue Bonds 2017 Series A (Federally Taxable), (vi) \$3,282,935 in lendable proceeds from the Administration's Residential Revenue Bonds 2018 Series AB (Non-AMT and AMT), (vii) \$800,000 in lendable proceeds from the Administration's Residential Revenue Bonds 2019 Series A (Non-AMT), (viii) \$9,808,463 in lendable proceeds from the Administration's Residential Revenue Bonds 2019 Series B (Non-AMT), (ix) \$16,800,000 in lendable proceeds from the Administration's Residential Revenue Bonds 2020 Series AB (Non-AMT and AMT), and (x) \$100,466,261 in lendable proceeds from the Administration's Residential Revenue Bonds 2020 Series D (Non-AMT). Such lendable proceeds generally represent funds that may earn interest at the rate of 0% and are expected to be used to purchase participations in Mortgaged-Backed Securities and/or Whole Mortgage Loans purchased with proceeds of future Additional Bonds and funds from the Additional Collateral Fund. In addition to the foregoing, the Administration's Residential Revenue Bonds 2020 Series D (Non-AMT) has \$19,472,201 of original proceeds available as of September 30, 2020.

The Administration has been financing new loans for its single family program through the pooling of loans in exchange for Mortgage-Backed Securities and utilizing either sales into the capital markets or the issuance of Additional Bonds. It is expected that both executions will continue to be a source of financing for future production.

*Certain Information on Loan Type.* See Appendix L for certain information on Whole Mortgage Loans by bond series and loan type (including participations in Whole Mortgage Loans). The following table sets forth additional information with respect to its Whole Mortgage Loans as of September 30, 2020.

	<u>Original Number of Loans</u>	<u>Original Principal Amount</u>	<u>Number of Outstanding Loans</u>	<u>Outstanding Principal Balance</u>
30 Year Amortization	20,663	\$2,402,018,526	5,740	464,973,974
40 Year Amortization	802	170,290,867	200	35,021,317
30 Year with First 7 Years Interest Only Followed by 23 Year Amortization*	170	44,366,152	33	5,899,324
35 Year with First 5 Years Interest Only Followed by 30 Year Amortization*	2,491	547,685,728	702	124,603,489
40 Year with First 7 Years Interest Only Followed by 33 Year Amortization*	546	131,407,100	167	34,111,673
Total	24,672	\$3,295,768,373	6,842	\$664,609,778

\* As of September 30, 2020, all loans in the portfolio that were originally interest only are now amortizing.

In general, funds made available from the issuance of Bonds may be used to finance Mortgage Loans. Origination fees (including discount points) for the Mortgage Loans currently range from zero points to three points; in addition, a grant of 3% or 4% may be available. At this time, the Administration would purchase Mortgage Loans that have an original term of 30 years with even monthly payments of principal and interest. Pending application to the purposes of each fund or account, monies held in various funds and accounts under the Bond Resolution will be invested in Investment Obligations.

The Administration may use all or a portion of proceeds available for Mortgage Loans to finance Mortgage Loans on behalf of the Participating Counties (described below) for Single Family Residences located in those counties, where the Participating Counties have requested the Administration to issue their allocable portion of qualified mortgage bonds. The participating counties are the Counties of Allegany, Anne Arundel, Baltimore, Calvert, Caroline, Carroll, Cecil, Charles, Dorchester, Frederick, Garrett, Harford, Howard, Kent, Queen Anne's, St. Mary's, Somerset, Talbot, Washington, Wicomico, Worcester and the City of Baltimore (the "Participating Counties"). If the Participating County does not use some or all of its allocation within any required period, the Administration may reallocate the funds to another Participating County or use the funds to purchase Mortgage Loans that finance the acquisition of Single Family Residences located in other jurisdictions of the State.

### **Eligible Mortgage Loans**

*General Provisions.* Each Mortgage Loan must comply with the Act. Further, the Administration has set forth certain Series Program Determinations in Series Resolutions related to applicable Bonds which sets forth certain conditions related to the Mortgage Loans to be purchased with proceeds of such Bonds which includes the following: (1) a deed of trust must be executed and recorded in accordance with the requirements of existing laws; (2) the deed of trust must be the subject of a title insurance policy in an amount at least equal to the outstanding principal amount of the Mortgage Loan, insuring that the deed of trust constitutes a first lien (except as otherwise permitted by the Administration), subject only to permitted liens and encumbrances; (3) unless the Mortgage Loan has a loan-to-value ratio of 80% or less and meets other requirements of the Administration, the Mortgage Loan must be subject to FHA mortgage insurance, a VA or USDA/RD guarantee, private mortgage insurance or by the Maryland Housing Fund Insurance Program, or otherwise credit enhanced, provided that the credit enhancement does not have a negative impact on the ratings on the bonds, and must be insured, with a uniform standard extended coverage endorsement, as and to the extent required by the Administration to protect its interest against loss or damage by fire, and other hazards, and by flooding if the Single Family Residence is located in an area designated as having specific flood hazards. As discussed under "SECURITY FOR THE BONDS – Program Assets", the Administration has the right to materially modify, amend, alter, release or cancel any terms or provisions of any Credit Enhancement for a Mortgage Loan.

*Purchase Price Limitations.* The federal tax law and the Act place limits on the maximum purchase price of a residence financed with a Mortgage Loan. The maximum purchase price permitted under the Program (which are within the federal tax law requirements) vary from county to county, and currently range from \$294,601 for homes in Non-Targeted areas of Washington County to \$830,925 for homes in Targeted Areas of the Washington, D.C. metropolitan statistical area (targeted areas in the counties of Frederick, Montgomery and Prince George's). In addition, the maximum mortgage amounts permitted under the Program vary from county to county, and currently range from \$331,760 for Allegany, Caroline, Dorchester, Garrett, Kent and Washington Counties, to \$510,400 for Anne Arundel County, Baltimore City, Baltimore County, Calvert County, Carroll County, Charles County, Frederick County, Harford County, Howard County, Montgomery County, Prince George's County and Queen Anne's County. In certain counties, the insurer's or guarantor's maximum mortgage amounts may be less or more than the maximum purchase prices permitted under federal tax law. The maximum purchase price of a residence financed by the Administration may not exceed the lesser of either the insurer's or guarantor's mortgage limit or the maximum purchase price established by federal tax law. Lower purchase price limits may apply to certain Mortgage Loans made available at interest rates that are lower than those generally available or for other programmatic reasons. In

addition, maximum purchase price limits may be set lower for Mortgage Loans to be financed in particular community development projects of Single Family Residences or through Homeownership Initiatives. Current purchase price limitations are published on the Department's website at: <https://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx>

*Mortgage Loan Amounts.* The maximum amount of a Mortgage Loan may not exceed the FHA maximum insured mortgage loan amount, the maximum loan amount guaranteed by VA or USDA/RD or insured under private mortgage insurance, as applicable. Under certain circumstances, the mortgage insurer or guarantor may allow financing above the amount of the purchase price of the mortgaged property in order to permit the financing of an up-front mortgage insurance premium, funding fee, guarantee fee, permitted closing costs, and other permitted costs such as rehabilitation and related costs permitted by FHA under the FHA Section 203(k) Rehabilitation Insured Mortgage Program, or by a lender that has an acquisition-rehabilitation program. The Administration may finance such costs as part of the Mortgage Loan. Therefore, a substantial proportion of the Mortgage Loans are expected to have loan-to-value ratios which equal or exceed 100%. The USDA/RD guarantee permits financing of closing costs and guarantee fee above the purchase price, as long as the total loan amount does not exceed the appraised value.

*Borrower Income Limitations.* The federal tax law and the Act place limits on maximum annual income of Borrowers eligible to receive Mortgage Loans. From time to time the Secretary may determine income limits other than those that are generally applicable (subject to the limits imposed by Section 143). In addition, the insurer or guarantor may have maximum income limits that may differ from the limits imposed by federal law or the Act. The maximum income limit permitted under the Program (which are within the federal tax law requirements), which is adjusted for household size, may vary from county to county, and currently ranges from \$104,500 for a one or two-person household in non-Targeted Areas in the counties of Cecil, St. Mary's, Talbot, Washington, Wicomico and Worcester, to \$176,400 for a three-person or larger household in Targeted Areas of the Washington, D.C. metropolitan statistical area. The maximum annual household income of Borrowers eligible to receive Mortgage Loans may not exceed the lesser of the maximum income limits permitted under federal tax law or by the mortgage insurer or guarantor. Lower income limits may apply to certain Mortgage Loans made available at interest rates that are lower than those generally available or for other programmatic reasons. In addition, maximum income limits may be set lower for Mortgage Loans to be financed in particular community development projects of Single Family Residences or through Homeownership Initiatives. Current borrower income limitations are published on the Department's website at: <https://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx>

*"Smart Growth" Requirements.* Title 5, Subtitle 7B (Priority Funding Areas) of the State Finance and Procurement Article of the Maryland Annotated Code (the "Smart Growth Act"), enacted in 1997, in general requires the Administration to ensure that newly constructed homes financed by Program loans are located in certain "priority funding areas". The Smart Growth Act requirement does not apply if the loan is financed through bonds issued under a county's transfer of its allocation to the Administration under Title 13, Subtitle 8 of the Financial Institutions Article. See "Existing Portfolio and Available Funds Under the Bond Resolution."

*Compliance with Federal Tax Law and Program Requirements.* Under the 1986 Code, the failure by a Borrower to occupy a Single Family Residence financed by a Mortgage Loan for a period of 12 consecutive months may result in the inability of such Borrower to deduct interest payments for income tax purposes with respect to such Mortgage Loan during such period. In addition, under the 1986 Code, Borrowers may be required to pay a recapture tax as a result of the sale or other disposition of the Single Family Residence.

In order to comply with Section 103A and Section 143 and to meet other Program requirements, the Administration will require that each Mortgage Loan meets certain additional requirements, including the following:

(1) each Borrower must certify that the proceeds of the Mortgage Loan will be used only to acquire a Single Family Residence located in the State to be owned and occupied by the Borrower, and, except

in certain limited circumstances, will not be used to acquire or replace an existing mortgage or other financing of a residence or any improvements thereto;

(2) each Borrower must certify with respect to the residence to be acquired that the Borrower (a) is presently occupying such residence as the Borrower's principal residence, or shall occupy such residence as his principal residence in most cases within no more than 60 days after the closing of the Mortgage Loan, (b) intends thereafter to maintain the residence as the Borrower's sole residence, and (c) will not use all or any portion of the residence in any trade or business activity, except with the prior written permission of the Administration;

(3) subject to certain exceptions, each Borrower must (a) provide to the Mortgage Lender or the Administration such Borrower's credit report or income tax information filed with the Internal Revenue Service during the preceding three years and (b) certify, and the Administration also examines the credit report or income tax information as evidence, that the Borrower had no present ownership interest in a principal residence of the Borrower at any time during the three-year period ending on the date the Mortgage Loan is originated unless (a) the home to be financed is located in a Targeted Area, as defined below, where such prohibition on prior homeownership is not dictated, or (b) the borrower (or one of the co-borrowers) qualifies for a one-time exemption from these requirements as a veteran; and

(4) each Borrower and seller must certify the amount of the acquisition cost of the mortgaged property, and such acquisition cost may not exceed maximum acquisition costs established by the Administration in conformity with Section 143, FHA or other applicable maximum loan amounts, and Administration policy.

*Targeted Area Set-Aside.* As required by the 1986 Code, certain percentages of proceeds of Bonds may be required to be reserved to finance residences located in Targeted Areas throughout the State for a period of at least one year following the date of delivery of the related series of Bonds. A "Targeted Area," as defined in Section 143(j) of the 1986 Code, is an area which is either (1) a census tract in which 70% or more of the families have income which is 80% or less of the statewide median family income, or (2) an area of chronic economic distress designated by the State as meeting State standards for such designation and the designation of which has been approved by the United States Secretary of the Treasury and the United States Secretary of Housing and Urban Development.

*Remedies for Non-compliance.* Mortgage Loans will provide that if the Administration discovers that any of the Borrower's covenants in the deed of trust, including the Borrower's and the seller's certifications concerning eligibility for the loan, is untrue or incomplete, the Administration may require that the Mortgage Loan become immediately due and payable.

Mortgage Loans purchased from Mortgage Lenders are subject to repurchase by such Mortgage Lenders in the event of certain types of non-compliance. See "Mortgage Loans Purchased from Mortgage Lenders – Provisions for Repurchase of Mortgage Loans" below.

In an effort to assure continued compliance with Sections 103A and 143, the Administration includes due-on-sale clauses in the Deeds of Trust for Mortgage Loans, except to the extent FHA, VA, or USDA/RD do not permit such provisions. The Administration will require borrowers to seek the permission of the Administration and the mortgage insurer for any assumption of Mortgage Loans by Borrowers. Under the federal Depository Institutions Act of 1982, due-on-sale clauses, such as those to be contained in the Deeds of Trust with respect to the Mortgage Loans, are generally enforceable, with certain exceptions which may affect the ability of the Administration to enforce such clauses. Although there has been no reported Maryland court decision on the enforceability by the Program of due-on-sale clauses, an Assistant Attorney General of the State, in his capacity as counsel to the Department, rendered an opinion in 1981 that due-on-sale clauses in the context of the Program would be enforceable under Maryland law. However, any such enforcement by equitable remedies, such as foreclosure, would be subject to the exercise of discretion by the courts.

## **Loans Financed from Taxable Bonds**

The Administration has used the proceeds of taxable bonds to purchase Mortgage Loans or participations therein. The Administration was using taxable bond proceeds to support a temporary refinance program, which the Administration closed in August of 2018. The refinance program purchased Loans that refinanced (i) loans with an adjustable rate or an increased payment provision, (ii) loans that otherwise were not affordable for the borrowers, and (iii) loans for borrowers who owed more on their mortgage loans than their homes were worth and who were current on their mortgage loans. The refinance program required that the borrower meet the Administration's income limits for tax-exempt loans, and that the appraised value of the residence not exceed the purchase price limits of the Administration's tax-exempt loan program. The Administration may also finance from taxable bonds (a) Loans that meet the eligibility requirements for the Administration's tax-exempt loans except for the first-time homebuyer requirement in a non-targeted area or (b) certain other Loans that the Administration may wish to finance.

## **Mortgage Loans Purchased from Mortgage Lenders**

The Administration purchases Mortgage Loans from qualified Mortgage Lenders. The Mortgage Lenders accept applications from potential Borrowers, screen them for eligibility, reserve funds with the Administration, obtain the required mortgage insurance commitment, obtain pre-closing compliance approval from the Administration, settle the Mortgage Loans with the Borrowers, and submit the Mortgage Loans to the Administration for purchase.

The Department's Division of Development Finance (the "Division") performs the initial screening of Mortgage Loans for eligibility under the criteria set forth above, unless a Mortgage Lender meets certain requirements to exempt the Mortgage Lender's loans from an initial screening. See "Eligible Mortgage Loans" herein. After a Mortgage Lender obtains a reservation for a potential Borrower, the Mortgage Lender submits the potential Mortgage Loan to the Division. The Division reviews the potential Mortgage Loan for eligibility under the criteria set forth above.

The Administration purchases Mortgage Loans at a price equal to the outstanding principal balance thereof. Except as permitted otherwise by the Administration, the Mortgage Lender may collect origination fees ("points") which include any fee paid to the Administration. Under the three-point program, the Mortgage Lenders pay the Administration a fee ranging between one percent and three percent, depending on when the purchase file is approved. Under the two-point program, the Mortgage Lenders pay the Administration a fee ranging between zero percent and two percent, depending on when the purchase file is approved. The Mortgage Lender thus receives a zero to two percent origination fee depending on when the purchase file is approved. Such fees paid to the Administration are not revenues under the Bond Resolution. Under the one-point program, the Mortgage Lender receives a one-point origination fee and the Administration pays the Mortgage Lender a fee of up to one percent, depending on when the purchase file is approved. Under the zero-point program, the Administration pays the Mortgage Lender a fee ranging between zero percent and two percent, depending on when the purchase file is approved.

*Eligibility of Mortgage Lenders.* Each Mortgage Lender must be (1) a "mortgage lender" within the meaning of the Act, (2) an approved seller of mortgage loans to Freddie Mac or Fannie Mae or who otherwise meets origination and other requirements of the Administration, and (3) in compliance with all other applicable State and federal laws, rules and regulations governing the business of the Mortgage Lender and the making of loans for residential housing. Each Mortgage Lender must enter into a Purchase Agreement with the Administration. The Administration may permit, upon its written approval, assignment of a Purchase Agreement to another Mortgage Lender that meets the preceding criteria.

*Representations of Mortgage Lenders.* Each Purchase Agreement sets forth or will set forth certain representations and warranties by the Mortgage Lender to the Administration concerning the Mortgage Loans sold to the Administration, including, among others, that at the time of delivery of such Mortgage Loan to the

Administration (1) there is no default or delinquency under the terms of the Mortgage Loan, and no payments are more than 20 days past due under the Mortgage Loan (except for certain refinancing loans insured through a set aside of the MHF Unallocated Reserve); (2) the Mortgage Loan has never been more than 45 days in arrears (except for certain refinancing loans insured through a set aside of the MHF Unallocated Reserve); (3) all documents required to be filed to perfect the lien on the mortgaged property against third parties have been filed; (4) the deed of trust for such mortgaged property is the subject of a title insurance policy by an insurer acceptable to the Administration in an amount at least equal to the original principal amount of the Mortgage Loan, insuring that the deed of trust constitutes a first lien (except as otherwise permitted by the Administration for Mortgage Loans which may be financed under future bond series), subject only to permitted liens and encumbrances; (5) the term of the Mortgage Loan does not exceed any limits set forth in the Purchase Agreement; (6) the Mortgage Loan meets all applicable State and federal laws, codes and regulations; (7) if the Mortgage Loan was made to finance the purchase of a newly constructed residence, the builder has warranted all materials, workmanship and mechanicals under a homeowners warranty acceptable to the mortgage insurer or credit enhancer; (8) the improvements constituting part of the property are covered by hazard insurance as required by the Administration; and (9) each Mortgage Loan with a loan-to-value ratio greater than eighty percent is subject to mortgage insurance from FHA, a mortgage guarantee from VA or USDA/RD, the Maryland Housing Fund or private mortgage insurance acceptable to the Administration. In addition, under the Act, each Mortgage Lender must certify that the Borrower does not have assets exceeding twenty percent of the purchase price, in order to assure that the Borrower could not obtain a mortgage loan to purchase property in the unassisted private lending market.

*Special Mortgage Purchase Agreements.* The Administration may enter into alternate mortgage purchase agreements with certain Mortgage Lenders that are not Fannie Mae or Freddie Mac approved sellers of mortgage loans, provided that the Mortgage Lenders meet origination and other requirements of the Administration, which include experience in residential mortgage lending and in working with governmental or private mortgage insurance programs approved for Mortgage Loans.

*Provisions for Repurchase of Mortgage Loans.* Each Purchase Agreement provides or will provide that the Mortgage Lender will repurchase any Mortgage Loan sold to the Administration, upon written notice by the Administration, if at any time (1) the Administration determines that any representation was untrue or incomplete when made or a misstatement of a material fact exists in any of the documents delivered in connection with such Mortgage Loan; (2) there is a failure to deliver required Mortgage Loan documents; (3) any mortgage insurance with respect to such Mortgage Loan lapses because of the negligence of the Mortgage Lender with respect to the servicing of such Mortgage Loan; (4) the Administration suffers or is threatened with a material loss by reason of the misfeasance, nonfeasance or malfeasance of the Mortgage Lender or its agent acting as servicer of such Mortgage Loan; (5) any payment of principal and interest is not made on the Mortgage Loan or the initial premium for any mortgage insurance is not paid and, on the basis of such non-payment, the issuer of mortgage insurance refuses to pay a claim on such Mortgage Loan; and (6) the Mortgage Lender, without prior written consent of the Administration, waives the enforcement of (or consents on behalf of the Administration to waive) the particular provisions of the Mortgage Loan requiring that (a) the Mortgage Loan is due on sale and may not be assumed except to the extent that the Mortgage Loan so provides; (b) at the time the Mortgage Loan is made, the Borrower shall not borrow additional amounts secured by the lien of the deed of trust without the consent of the Administration; and (c) an event of default permitting acceleration of the indebtedness shall occur if the Administration determines that any representation or statement of a material fact in any document executed in connection with the Borrower's application or the origination of such Mortgage Loan was or is untrue or incomplete.

If a Mortgage Lender refuses to repurchase a Mortgage Loan, then the Administration may seek enforcement through legal proceedings which are subject to bankruptcy, insolvency and other laws affecting creditors' rights generally and to the exercise of judicial discretion in accordance with general principles of equity. Such legal proceedings may result in a delay of the repurchase. In addition, the Administration may exercise discretion in pursuing its rights and remedies under the Purchase Agreements. The ability of a Mortgage Lender to repurchase a Mortgage Loan will depend upon the financial condition of the Mortgage



Lender at the time of the required repurchase. From January 1998 through September 30, 2020, 148 Mortgage Loans had been repurchased by the Mortgage Lender or servicer as required by the Administration. Eight repurchase demands remain outstanding as of September 30, 2020. For more detail on such repurchase activity, see the most recent Asset-Backed Securities Disclosure Documents update for the Administration's Residential Revenue Bonds filed on EMMA.

### **Mortgage-Backed Securities; Sale of Mortgage-Backed Securities and Whole Loans**

Effective as of February 1, 2011, newly originated Mortgage Loans insured by FHA or guaranteed by VA, RHS or private mortgage insurers generally have been purchased and securitized into mortgage-backed securities guaranteed by GNMA, Fannie Mae or Freddie Mac (the "Mortgage-Backed Securities"). U.S. Bank, National Association, a GNMA, Fannie Mae and Freddie Mac approved master servicer, purchases, securitizes and services such Mortgage Loans pursuant to a Servicing Agreement between the Administration and U.S. Bank National Association. No assurance can be provided, however, that the Administration will continue to cause such Mortgage Loans to be securitized into Mortgage-Backed Securities.

Given the interest rate environment for tax-exempt bonds and Mortgage Loans, the Administration has financed a substantial portion of its mortgage loan production through the sale of Mortgage-Backed Securities or whole loans to third parties rather than through the issuance of bonds. The Administration expects that sales of Mortgage-Backed Securities will continue to provide a source of financing for production in the near term, along with the issuance of Additional Bonds.

### **Homeownership Initiatives; Developer Reservations**

*Homeownership Initiatives.* From time to time, the Administration may set aside a portion of proceeds of the Bonds for special initiatives that promote targeted homeownership objectives. For these special initiatives, the Administration may adjust interest rates, income limits and other eligibility criteria, within the requirements of the 1986 Code or the 1954 Code, as applicable, the requirements of the credit enhancer and the Act.

*Developer Reservations.* The Administration may agree to provide financing for Mortgage Loans to eligible purchasers of Single Family Residences in certain "community development projects" (the "Single Family Projects") pursuant to commitments to developers. The Administration requires the developer to submit an application acceptable to the Administration. Upon a determination by the Secretary of project eligibility under the Act, the Administration issues a commitment to a developer for a specified time period to finance Mortgage Loans to eligible purchasers with respect to the Single Family Project. A commitment reserves financing for prospective purchasers who qualify and are eligible under the Program and also sets forth maximum sales prices on units to be financed by the Administration and covenants and warranties to be made by the developer. The Administration may allow developers of Single Family Projects to make a deposit in an escrow account which will be applied to reduce the monthly payments due on Mortgage Loans made on residences in the Single Family Projects for up to four years after closing.

After a developer has sold a Single Family Residence and entered into a sales contract, the developer or a representative of the developer forwards the completed loan application to the Administration, if the Administration is expected to make the Mortgage Loan, or to a Mortgage Lender, if the Administration is expected to purchase the Mortgage Loan.

For developers who arrange for Mortgage Loan financing of individual Mortgage Loans through approved Mortgage Lenders, the Administration will purchase Mortgage Loans for Single Family Residences either in accordance with a Purchase Commitment or pursuant to a reservation initiated by the Mortgage Lender on behalf of the borrower.

## **Mortgage Loans Made by the Administration**

The Administration may originate loans eligible for insurance through the Maryland Housing Fund, with Maryland Housing Fund approval, and may also originate uninsured loans that have acceptable secondary financing from the Department, a governmental agency or a non-profit, under circumstances authorized by the Act. The Administration will not originate FHA, VA, USDA/RD or privately insured loans unless it becomes an FHA, VA or USDA/RD lender or a lender authorized by a private mortgage issuer.

Mortgage Loans originated by the Administration that are found to be ineligible under Section 103A or Section 143 are not subject to repurchase by any Mortgage Lender. In order to preserve the exclusion from gross income for federal income tax purposes of the interest payable on the bonds, the loans may be sold out of the Bond Resolution portfolio or the Administration may declare such Mortgage Loans in default and commence foreclosure proceedings or take other appropriate measures. Foreclosure is an equitable remedy subject to various defenses and judicial discretion.

## **Servicing of Mortgage Loans**

*Whole Loan Servicer Agreement.* As of the date hereof, 100% of all Whole Mortgage Loans are serviced by Dovenmuehle Mortgage, Inc. (the “Whole Loan Servicer”). Dovenmuehle Mortgage, Inc. assumed the servicing obligations of Bogman, Inc. as of July 1, 2016.

The agreement with the Whole Loan Servicer (the “Whole Loan Servicer Agreement”) requires the Whole Loan Servicer to perform all duties and acts incident to the servicing of Mortgage Loans covered thereby that a reasonable, prudent mortgagee would perform with respect to mortgage loans owned by it. The Whole Loan Servicer is responsible for the collection of all payments from Borrowers and must render an accounting monthly to the Administration of all sums collected and disbursed under the Whole Loan Servicer Agreement. The Whole Loan Servicer is required to remit to the Trustee all Mortgage Repayments, Prepayments and curtailments it receives with respect to Mortgage Loans serviced under the Whole Loan Servicer Agreement. In addition, the Whole Loan Servicer Agreement requires the Whole Loan Servicer to have in effect (and maintain during the term of the Whole Loan Servicer Agreement), at no cost to the Administration, a fidelity bond and policies of insurance providing fire and extended coverage and errors and omissions coverage, all in amounts and with coverage satisfactory to the Administration, for mortgagee errors and omissions and insuring against loss arising from dishonest, criminal or fraudulent acts, and errors and omissions of the officers and employees of the Whole Loan Servicer.

If any default occurs on a Mortgage Loan covered by the Whole Loan Servicer Agreement, the Whole Loan Servicer must take all actions necessary and proper to enforce all applicable contractual provisions of the defaulted Mortgage Loan, including, at the direction of the Administration, the institution of foreclosure proceedings. The Administration will bear all foreclosure and related expenses, to the extent not reimbursable by the applicable mortgage insurance or collected from the Borrower. The failure of the Whole Loan Servicer to send notice properly and report to the Administration or the insurer of a Mortgage Loan as to the status of a delinquent Mortgage Loan may result in the Whole Loan Servicer being required to compensate the Administration.

The Whole Loan Servicer is required to comply with detailed requirements set forth in the Department’s servicing manual.

*Asset Management.* Asset management for Mortgage Loans is provided to the Administration by the Single Family Operations section of the Division of Credit Assurance (“Asset Management”).

With respect to the Mortgage Loans, Asset Management:

(1) monitors the servicing performance of the Whole Loan Servicer for compliance with the requirements of the Whole Loan Servicer Agreement and the Department's servicing manual by requiring from the Whole Loan Servicer:

- (a) monthly Mortgage Loan delinquency reports;
  - (b) annual audited financial statements; and
  - (c) an annual certification that the Whole Loan Servicer is complying with the Servicer Agreement and the Department's servicing manual;
- (2) directs and reviews Whole Loan Servicer's handling of Mortgage Loan delinquencies;
- (3) directs and evaluates Whole Loan Servicer's actions in connection with foreclosure proceedings; and
- (4) analyzes delinquencies and foreclosures and creates and implements corrective action plans.

The Division of Credit Assurance contracts with two different private sector realty companies which provide REO management and disposition services for properties in the REO portfolio. Asset Management staff monitors these services.

*Servicemembers Civil Relief Act.* It is possible that one or more of the Mortgage Loans could be affected by the Servicemembers Civil Relief Act, as amended (formerly, the Soldiers' and Sailors' Civil Relief Act of 1940), which applies to persons called to active duty in the armed forces. The act applies only if the service member was not in the military when the loan was made. The act creates a rebuttable presumption that any persons called to active duty will experience a "material impairment of their ability to pay their debts". As a result, the outstanding debts of a person called to active duty may be reduced to bear interest at an annual rate of 6% for the period of military service. The act also provides that foreclosure on such debt will not be permitted for a period up to one (1) year after the end of active duty. A mortgagee, such as the Administration, may apply to any federal or State court to override the presumption and preclude its effects on a debt, such as a Mortgage Loan.

## **Loan Modifications**

In the case of delinquencies of Mortgage Loans insured or guaranteed by FHA, VA or Rural Development or by any private insurance companies, the Administration modifies the terms of such Mortgage Loans in accordance with the requirements of the mortgage insurer or guarantor. Such modifications may include the deferral of monthly payments of principal and interest, the extension of the maturity dates and re-amortization of the outstanding principal balances of the Mortgage Loans, and, in the case of FHA insured mortgage loans, the payment by FHA of partial insurance claims. See APPENDIX A – “Business Disruption Risk; COVID-19” for information on the impact of COVID-19 on loan modifications.

Since October 23, 2009, FHA has required lenders holding FHA insured mortgage loans in default to modify such mortgage loans by reducing the interest rates to current market rates and by extending the term to a full 30 years from the date of loan modification. The Administration has received a letter from FHA waiving such requirements; however, no assurance can be given as to whether FHA will continue such waiver or, if not continued, what the impact will be on the Bonds as a result of any such modifications of the Administration’s FHA insured mortgage loans.

On March 4, 2009, the U.S. Department of the Treasury announced guidelines to enable mortgage loan servicers to begin modifications of eligible mortgage loans under the Homeowner Affordability and Stability Plan, (the “Plan”). The Administration is not participating in the Making Home Affordable Program, which is part of the Plan, and is not modifying the Administration’s Mortgage Loans through the Home Affordable Modification Program, which is also part of the Plan. No assurance can be given whether the Administration will commence the modification of the Administration’s Mortgage Loans pursuant to such guidelines or the Plan.

## **Estimated Revenues of Program**

Under Section 143 of the Code, the yield of the Mortgage Loans or participations therein allocable to each Series of federally tax-exempt Bonds issued under the Bond Resolution (other than with any contributions by the Administration) may not exceed the yield of such Series of Bonds by more than 1-1/8 percentage points. All Revenues derived from such Mortgage Loans are available for payment of the Bonds. However, except as otherwise permitted under the 1986 Code, an amount equal to the portion of Revenues derived from investments in Investment Obligations made in connection with such Series of Bonds (other than with contributions by the Administration) that exceeds a yield equal to the yield of such Series of Bonds (calculated in accordance with Section 143 of the Code, whichever is applicable) or represents gains made on such investments must be paid to the United States. Such restrictions limit the amounts available to pay the principal of and interest on the Bonds. The Administration estimates that, in each year in which the bonds are scheduled to be outstanding, there will be sufficient moneys available under the Bond Resolution to pay the principal of and interest on the Bonds, after payment of (1) fees and expenses of the fiduciaries and (2) the estimated costs of servicing the Mortgage Loans and other Program expenses.

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## Certain Information Relating to Whole Mortgage Loans

Certain information relating to the Whole Mortgage Loans (including participations in Whole Mortgage Loans) made or purchased with proceeds of prior Series of Bonds as of September 30, 2020 is set forth in Appendix K. The following table sets forth as of September 30, 2020, the number, outstanding principal balance and percentage of the total outstanding balance of the Whole Mortgage Loans which have been financed in each of the political subdivisions of the State.

### RESIDENTIAL REVENUE BOND PROGRAM LOAN PORTFOLIO BY COUNTY

as of September 30, 2020

<u>County</u>	<u>Current Number of Mortgage Loans<sup>(1)</sup></u>	<u>Current Outstanding Principal<sup>(1)</sup></u>	<u>Percent of Current Total Outstanding Principal<sup>(1)</sup></u>
Allegany County	143	\$7,501,774	1.13%
Anne Arundel County	283	37,594,743	5.66%
Baltimore City	2,838	194,722,497	29.30%
Baltimore County	1,199	120,450,873	18.12%
Calvert County	34	6,429,806	0.97%
Caroline County	51	3,969,590	0.60%
Carroll County	47	8,035,754	1.21%
Cecil County	41	4,169,329	0.63%
Charles County	121	22,959,543	3.45%
Dorchester County	40	2,737,822	0.41%
Frederick County	133	20,589,854	3.10%
Garrett County	8	526,247	0.08%
Harford County	326	37,602,315	5.66%
Howard County	95	13,468,142	2.03%
Kent County	19	1,454,603	0.22%
Montgomery County	113	18,735,190	2.82%
Prince George's County	705	107,246,112	16.14%
Queen Anne's County	17	2,809,018	0.42%
Saint Mary's County	55	6,964,569	1.05%
Somerset County	42	2,956,395	0.44%
Talbot County	29	2,011,062	0.30%
Washington County	260	21,845,174	3.29%
Wicomico County	210	17,788,426	2.68%
Worcester County	33	2,040,940	0.31%
	6,842	\$664,609,778	100.00%

**Note:**

(1) Individual amounts may not add up to the total amount because of rounding.

## RESIDENTIAL REVENUE BOND PROGRAM BY INSURER

As of September 30, 2020 the Mortgage Loans (including participations in Mortgage Loans) made or purchased by the Administration with proceeds of prior Series of Bonds were originally covered by primary mortgage insurance or guarantees as of the date of the origination thereof as follows:

<b>Primary Mortgage Insurer or Guarantor</b>	<b>Current Number of Mortgage Loans <sup>(1)</sup></b>	<b>Current Outstanding Principal <sup>(1)</sup></b>	<b>Percent of Current Total Outstanding Principal <sup>(1)</sup></b>
<b>FHA</b>	<b>3,408</b>	<b>257,536,549</b>	<b>38.75%</b>
<b>VA</b>	<b>117</b>	<b>9,445,391</b>	<b>1.42%</b>
<b>RHS</b>	<b>123</b>	<b>12,949,606</b>	<b>1.95%</b>
<b>All Privately Insured <sup>(2)</sup></b>	<b>1,968</b>	<b>318,907,645</b>	<b>47.98%</b>
Mortgage Guaranty Insurance Corporation	944	162,415,453	24.44% <sup>(3)</sup>
Republic Mortgage Insurance Company	318	50,861,834	7.65% <sup>(3)</sup>
United Guaranty Residential Insurance Company	478	70,200,347	10.56% <sup>(3)</sup>
PMI Mortgage Insurance Company	92	13,183,782	1.98% <sup>(3)</sup>
Genworth Financial	69	11,446,245	1.72% <sup>(3)</sup>
Triad Guaranty Insurance Corporation	25	3,184,188	0.48% <sup>(3)</sup>
Radian Guaranty, Incorporated	42	7,615,796	1.15% <sup>(3)</sup>
<b>MHF</b>	<b>896</b>	<b>38,909,920</b>	<b>5.85%</b>
<b>Uninsured Paid Down (current loan to value ratio of less than 80%)</b>	<b>51</b>	<b>581,735</b>	<b>0.09%</b>
<b>Uninsured (original loan to value ratio of more than 80%)</b>	<b>2</b>	<b>296,328</b>	<b>0.04%</b>
<b>Uninsured (original loan to value ratio of less than 80%)</b>	<b>277</b>	<b>25,982,605</b>	<b>3.91%</b>
	<b>6,842</b>	<b>664,609,778</b>	<b>100.00%</b>

**Notes:**

- (1) Individual amounts may not add up to the total amount because of rounding.
- (2) Currently, coverage of 35% is required of private mortgage insurance policies; the Administration is not currently financing Mortgage Loans that are insured by private mortgage insurance companies but may do so in the future. According to their respective websites, due to financial conditions, PMI Mortgage Insurance Company, and Triad Guaranty Insurance Corporation are each currently acting under supervision of their respective regulators and as a result are paying only a percentage of any claim allowed under an applicable insurance policy. The Administration makes no representation regarding the financial condition of any of the private mortgage insurance companies or their ability to make full and timely payments to the Administration on Mortgage Loans on which losses are incurred and has no obligation to provide continuing disclosure with respect thereto.
- (3) This percentage represents the portion of the private insurer as a percentage for the total of all privately insured.

Based on reports to the Administration from the Whole Loan Servicer and based on reports to the National Delinquency Survey prepared by the Economic and Research Department of the Mortgage Bankers Association of America, the following tables set forth information about delinquencies and foreclosures of mortgage loans, reported by certain mortgage servicers. See APPENDIX A – “Business Disruption Risk; COVID-19” for information on the impact of COVID-19 on foreclosure activity.

	National Delinquency Survey (defined as a percentage)			Residential Revenue Bond Program <sup>(1)(2)(4)</sup>
	U.S.A. All Types <u>9/30/2020</u>	Maryland All Types <u>9/30/2020</u>	Maryland FHA <sup>(3)</sup> <u>9/30/2020</u>	Program <u>9/30/2020</u>
30 days delinquent	1.97%	2.12%	4.04%	5.21%
60 days delinquent	1.06%	1.16%	2.22%	1.85%
90 days+ delinquent	4.57%	5.93%	12.30%	8.18%
In foreclosure	0.59%	0.79%	1.35%	1.26%
Placed in foreclosure during last three months	0.03%	0.03%	0.05%	0.35%

Mortgages Sixty Days or More Delinquent or in Foreclosure

Quarter Ended	U.S.A. All Types	Maryland All Types	Maryland FHA <sup>(3)</sup>	Program <sup>(1)(2)</sup> <u>9/30/2020</u>
9/30/2016	3.77%	4.58%	7.36%	9.95%
9/30/2017	3.38%	4.21%	6.69%	8.36%
9/30/2018	2.93%	3.67%	6.45%	7.09%
9/30/2019	2.59%	3.40%	6.31%	6.74%
9/30/2020	6.22%	7.88%	15.87%	11.28%

Notes:

- (1) The delinquency statistics in the tables above include all whole loans financed entirely from the Bond Resolution.
- (2) The Program purchased the first Mortgage Loan on October 29, 1997.
- (3) Includes all types of FHA mortgage loans.
- (4) Program delinquency rates do not include mortgage loans residing in Collateral Reserves (C) or the Administration’s refinanced (Lifeline/Homesaver) loans.

## APPENDIX C

### DEFINITIONS

“Acquired Development” means a Development constructed, owned, operated or administered by reason of the Administration’s obtaining title, possession or effective control thereof when the Mortgage with respect thereto is in default under its terms.

“Acquired Development Expense Requirement” means such amount of money as may, from time to time, by resolution of the Administration, with the approval of the Secretary of Housing and Community Development, be determined to be necessary for the payment or as a reserve for the payment of any costs and expenses incurred in connection with the operation or ownership of an Acquired Development.

“Acquired Development Expenses” means any and all costs and expenses incurred in connection with the operation or ownership of an Acquired Development as the Administration determines from time to time to be necessary and appropriate in carrying out the rights and duties of the Administration under the Bond Resolution with respect to an Acquired Development.

“Act” means Sections 4-101 to 4-255, inclusive, of the Housing and Community Development Article of the Annotated Code of Maryland, as amended from time to time, including, without limitation, future amendments or successor laws thereto.

“Additional Bonds” means bonds issued under the Bond Resolution other than Prior Bonds.

“Administration” means the Community Development Administration, a unit of the Division of Development Finance of the Department of Housing and Community Development, a principal department of the State of Maryland, and any successor entity thereto.

“Administration Request” means a written request or direction of the Administration signed by an Authorized Officer.

“Amortized Value” means the purchase price of securities, excluding accrued interest, plus an amortization of any discount or less an amortization of any premium on the purchase price.

“Authorized Officer” means the Secretary of Housing and Community Development, the Deputy Secretary of Housing and Community Development, the Director of the Administration, a Deputy Director of the Administration, any Director of any program or division of the Administration or any other person duly authorized by the Secretary of Housing and Community Development to perform such act or discharge such duty.

“Bond” or “Bonds” means any Bond or Bonds issued pursuant to the Bond Resolution.

“Bond Resolution” means the Residential Revenue Bond Resolution, originally adopted by the Administration as of August 1, 1997 and amended and restated as of July 15, 2005.

“Bond Year” means the year which begins on March 2 of any year during which Bonds are outstanding and ends on March 1 of the next succeeding year.

“Borrower” means the obligor under a Loan, which may include the Administration.

“Cash Equivalent” means a letter of credit, insurance policy, surety, guarantee or other security arrangement upon which the Administration or Trustee may make a draw to provide funds as needed for any other Fund or Account or to provide Credit Enhancement or for any other purpose.



“Cash Flow Certificate” means the calculation made by or for the Administration pursuant to Section 608(d) of the Bond Resolution.

“Cash Flow Statement” means the calculation made by or for the Administration pursuant to Section 608(b) of the Bond Resolution.

“Certificate” means a signed document either attesting to or acknowledging the circumstances, representations or other matters stated in it or setting forth matters to be determined pursuant to the Bond Resolution or a Series Resolution.

“Code” or “1986 Code” means applicable provisions of the Internal Revenue Code of 1986, as amended, and the applicable regulations under it, or predecessor or successor provisions, as applicable.

“Collateral Reserve Fund” means the fund so designated which is established by Section 401 of the Bond Resolution.

“Costs of Issuance” means items of expense payable or reimbursable directly or indirectly by the Administration and related to the authorization, sale, issuance and remarketing of the Bonds.

“Credit Enhancement” means any credit enhancement, insurance, guaranty, Cash Equivalent, risk-sharing arrangement or any other form of credit support for one or more Program Assets (or any portion or portions thereof) as provided in any Series Resolution or Supplemental Resolution.

“Credit Enhancer” means the issuer or provider of any Credit Enhancement.

“Credit Facility” means any credit facility which secures all or a portion of one or more Series of Bonds including, but not limited to, a guaranty, standby loan or purchase commitment, insurance policy, surety bond or financial security bond or any combination thereof, which, in any case secures all or a portion of one or more Series of Bonds, a Parity Obligation, a Subordinate Bond or a Subordinate Contract Obligation.

“Credit Facility Provider” means the issuer of or obligor under a Credit Facility.

“Development” means any project, facility, undertaking or purpose which the Administration is authorized to undertake, finance or provide financing for pursuant to the Act as now or hereafter in effect, including, without limitation, a Single Family Residence, multi-family housing, group housing, shared living facilities, home improvements, housing rehabilitation and any undertaking or project, or portion thereof, which is defined as a “community development project”, a “public purpose project”, an “energy conservation project”, a “home improvement project”, an “infrastructure project” or a “special housing facility” by the Act.

“Escrow Payment” means any payment made to obtain or maintain mortgage insurance and fire and other hazard insurance, including payments for any federal, state, local or private program intended to assist in providing Loans, and any payments required to be made with respect to Mortgages for taxes or other governmental charges or other similar charges to a Borrower customarily required to be escrowed, and payments or charges constituting construction or operating contingency, performance or completion or replacement reserves required pursuant to the applicable Loan.

“Expenses” means any money required by the Administration to pay the fees or expenses of the Trustee and any expenses which the Administration lawfully may pay relating to the Program including, without limitation, administrative and operating expenses of the Administration, servicing fees, Credit Enhancement, Credit Facilities, or the redemption of Bonds, or rebates of arbitrage as required by the Code, except as limited with respect to any Series of Bonds by the applicable Series Resolution.

“FHA” means the Federal Housing Administration of HUD.

“Fiscal Year” means the twelve calendar months commencing on July 1 in any calendar year and ending on June 30 in the following calendar year or such other period of twelve calendar months as determined by the Administration.

“Fund” or “Account” means a Fund or Account created by or pursuant to the Bond Resolution or a Series Resolution.

“Government Obligations” means direct general obligations of, or obligations the payment of the principal and interest of which are unconditionally guaranteed by, the United States of America, including obligations issued or held in book-entry form on the books of the Department of Treasury of the United States of America.

“Hedge Receipt” means, if and to the extent designated as such pursuant to the Series Resolution or Supplemental Resolution authorizing the related Qualified Hedge, the amount required to be paid to the Administration under a Qualified Hedge.

“HUD” means the United States Department of Housing and Urban Development.

“Insurance Proceeds” means payments received with respect to the Program Assets under any insurance policy, guarantee or fidelity bond, including amounts available under any Credit Enhancement, less any expenses incurred in realizing such payments and less any reimbursements of advances due the insurer or provider of such guarantee or bond.

“Investment Obligations” means any of the following investments which at the same time are legal investments for moneys of the Administration which are then proposed to be invested therein:

- (1) Government Obligations;
- (2) Bonds, debentures, notes or other evidences of indebtedness issued by any federal agency, instrumentality or public corporation the obligations of which represent or are guaranteed by the full faith and credit of the United States of America, including (without limitation): the Rural Housing Service, General Services Administration, U.S. Maritime Administration, Small Business Administration, Government National Mortgage Association, and U.S. Department of Housing and Urban Development;
- (3) Bonds, notes or other evidences of indebtedness having a rating at least comparable to a Rating Agency’s existing rating on the Bonds (other than Subordinate Bonds) or the comparable rating of any other nationally recognized rating agency issued by the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation or any similar entity;
- (4) U.S. dollar denominated deposit accounts, federal funds and banker’s acceptances with domestic commercial banks (or the domestic agency or branch of foreign commercial banks) which have a rating in a long-term rating category at least comparable to the long-term rating on the Bonds (other than Subordinated Bonds) or on their short term accounts or securities on the date of purchase not less than F-1/P1 or the comparable rating of a Rating Agency or of any other nationally recognized rating agency and maturing no more than 360 days after the date of purchase. (Ratings on holding companies are not considered as the rating of the bank);
- (5) Interest bearing time or demand deposits, certificates of deposit or other similar banking arrangements with banks (which may include the Trustee) which are members of the Federal Deposit Insurance Corporation, provided that, to the extent such deposits exceed available federal deposit insurance, such deposits are fully collateralized and secured by obligations described in

clauses (1) and (2) above which have a market value (exclusive of accrued interest) at least equal to such deposits so secured, including interest;

(6) Commercial paper which is rated at the time of purchase in a long-term rating category at least comparable to the long-term rating on the Bonds (other than Subordinate Bonds) and a rating on their short-term accounts or deposits not less than F-1/P1 or the comparable rating of a Rating Agency or of any other nationally recognized rating agency and which matures not more than 270 days after the date of purchase;

(7) Investments in a money market fund having a rating not less than F-1/P1 or the comparable rating of a Rating Agency or any other nationally recognized rating agency, which may be established by a Ratings Certificate;

(8) Pre-Refunded Municipal Obligations having a rating at least comparable to a Rating Agency's highest possible rating category or the comparable rating of any other nationally recognized rating agency;

(9) Investment agreements with any financial institution or other entity either (i) with debt rated at least comparable to a Rating Agency's existing rating on the Bonds (other than Subordinate Bonds) or the comparable rating of any other nationally recognized rating agency or (ii) if an investment agreement maintains only a short-term rating, a rating not less than F-1/P1 or the comparable rating of a Rating Agency or of any other nationally recognized rating agency, which may be established by a Ratings Certificate;

(10) Contracts for the purchase and sale of obligations described in clauses (1) through (8) of this definition, provided that: (i) if the parties with which such contracts are made are not members of the Federal Reserve System or if such parties (including members of the Federal Reserve System) are not required to set aside and otherwise identify obligations described in clauses (1) through (8) above to such contracts as security or reserve therefore, such obligations are to be delivered to and held by a fiduciary during the term of such contracts, (ii) such obligations are to be continuously maintained at a market value at least equal to 100% of the face value of each such contract, and (iii) the provider of such contract will not adversely affect the rating on the Bonds then in effect;

(11) Investments in any mutual fund the portfolio of which is limited to Investment Obligations, including any proprietary mutual fund of the Trustee for which the Trustee or an affiliate is investment advisor or provides other services to such mutual fund and receives reasonable compensation for such services (and if such mutual fund consists solely of Government Obligations, then such fund will constitute "Government Obligations" for the purposes of the Bond Resolution); and

(12) Any investments authorized in a Series Resolution authorizing the issuance of Bonds or a Supplemental Resolution.

For purposes of this definition, "institution" means an individual, partnership, corporation, trust or unincorporated organization, or a government or agency, instrumentality, program, account, fund, political subdivision or corporation of a government. Any reference in this definition to the highest rating of short-term obligations is without regard to any refinement or gradation such as "+" or "-".

The Trustee may purchase Investment Obligations that do not meet the requirements set forth in this definition, so long as the purchase of such Investment Obligations does not, as of the date of such investment, in and of itself, result in a reduction or withdrawal of the then existing rating assigned to the Bonds (other than Subordinate Bonds) by any Rating Agency. If the rating of any Investment Obligation purchased by the

Trustee changes adversely subsequent to the date of purchase, the Trustee is not required to sell such Investment Obligation.

The definition of Investment Obligation may be amended and additional obligations or investments included pursuant to a Supplemental Resolution or a Series Resolution, provided such amendments will not in and of themselves cause a reduction in the rating of the Bonds as in effect immediately before such amendment which may be established by a Ratings Certificate.

“Liquidation Proceeds” means the net amounts (other than Insurance Proceeds) received in connection with the liquidation of a defaulted Program Asset, whether through foreclosure, trustee’s sale, repurchase by a mortgage lender, or otherwise, less any costs and expenses incurred in realizing those amounts.

“Loan” means: (1) a loan, made or purchased or otherwise financed by the Administration; (2) a portion of, or participation in, a loan made or purchased or otherwise financed by the Administration; or (3) a mortgage-backed security, security or certificate in connection with a loan exchanged for or otherwise evidencing ownership of an interest in a loan purchased or otherwise financed by the Administration, which may (but is not required to) be subject to Credit Enhancement. A Loan may or may not relate to a Single Family Residence and may or may not be secured by a Mortgage, to the extent permitted by the Act.

“Mortgage” means a mortgage, deed of trust or other instrument securing a Program Asset.

“Mortgage Lender” means a bank, trust company, savings institution, savings and loan association, national bank association, mortgage banker or other financial institution that is approved by the Administration as an originator and that maintains an office in the State and engages in making or originating “residential mortgage loans,” as defined in the Act; any insurance company that is authorized to transact business in the State; the Maryland Home Financing Program established pursuant to Sections 4-801 through 4-816 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended and supplemented from time to time; and any other program, instrumentality, fund, account, corporation or agency of the State from which the Administration may be authorized under the Act to purchase “residential mortgage loans,” as defined in the Act.

“Mortgage Loan” means a Loan relating to a Single Family Residence secured by a Mortgage, including a portion of or a participation in such Loan.

“Non-Conforming Loan” means a Loan which does not comply with the mortgage eligibility requirements of the Code.

“Outstanding” means, with respect to any Bonds as of any date, all Bonds authenticated and delivered by the Trustee under the Bond Resolution to that date, except:

1. any Bond (or portion thereof) deemed to be paid in accordance with the Bond Resolution;
2. any Bond canceled by, or delivered for cancellation to, the Trustee because of payment at maturity or redemption or purchase prior to maturity; and
3. any Bond in lieu of or in substitution for which another Bond has been authenticated and delivered pursuant to the Bond Resolution, unless proof satisfactory to the Trustee is presented that any Bond for which such Bond has been authenticated and delivered is held by a bona fide purchaser, as that term is defined in Article Eight of the Uniform Commercial Code of the State, as amended, in which case both the Bond so substituted and replaced and the Bond or Bonds authenticated and delivered in lieu of, or in substitution for, it shall be deemed outstanding.

“Parity Bonds” means Bonds which have a first priority pledge of, lien on, and security interest in, the trust estate established by the granting clauses of the Bond Resolution.

“Parity Hedge Obligation” has the meaning provided in the Bond Resolution.

“Parity Obligations” means Parity Bonds and Parity Hedge Obligations.

“Parties” or “Party” means any person(s), other than the Administration, that is/are party(ies) to a Parity Obligation other than Bonds or to a Subordinated Contract Obligation.

“Pledged Property” means Revenues and all other money and property pledged to the payment of the Bonds as set forth in the Bond Resolution.

“Prepayment” means any money received from a payment of principal on a Loan in excess of the scheduled payments of principal then due.

“Pre-Refunded Municipal Obligations” means any bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice; and (A) which are rated, based on the escrow, in the highest rating category of any nationally recognized rating agency; or (B) (i) which are fully secured as to principal and interest and redemption premium, if any, by a fund consisting only of cash or Government Obligations, which fund may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate, and (ii) which fund is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates thereof or on the redemption date or dates specified in the irrevocable instructions referred to above, as appropriate.

“Program” means the Administration’s program of making or purchasing or otherwise financing Qualified Program Assets pursuant to the provisions of the Bond Resolution.

“Program Asset” means a Loan or a Development.

“Purchase Commitment” means a written commitment by the Administration, signed by an authorized Officer and accepted by the developer, as amended or supplemented from time to time, to purchase from a Mortgage Lender one or more Loans.

“Qualified Hedge” means, to the extent from time to time permitted by law, any financial arrangement (i) which is entered into by the Administration with an entity that is a Qualified Hedge Provider at the time the arrangement is entered into; (ii) which is a cap, floor or collar; forward rate; future rate; swap; asset, index, price or market-linked transaction or agreement; other interest rate exchange or rate protection transaction agreement; other similar transaction (however designated); or any combination thereof; or any option with respect thereto; or any similar arrangement; and (iii) which has been designated in writing to the Trustee by an Authorized Officer as a Qualified Hedge.

“Qualified Hedge Provider” means a provider of a Qualified Hedge as determined in a Certificate of the Administration.

“Qualified Program Asset” means a Program Asset satisfying the conditions set forth in the Bond Resolution.

“Rating” means at any date the then existing rating of Bonds (other than Subordinate Bonds and other than any Series of Bonds which has a rating based on a Credit Facility) by a Rating Agency.

“Rating Agency” means any nationally recognized rating agency maintaining a rating of any Bonds (other than Subordinate Bonds), pursuant to a request for a rating by the Administration.

“Rating Certificate” means, in connection with certain actions to be taken by the Administration, a Certificate of an Authorized Officer filed with the Trustee that the Administration has been advised by each Rating Agency that the Rating of that Rating Agency will not be reduced as a result of the Administration taking that action. Published rating criteria by a Rating Agency shall also constitute advice of that Rating Agency.

“Record Date” means the fifteenth business day next preceding an Interest Payment Date.

“Recovery Payment” means any payment by a mortgagor or any other recovery of principal on a Loan not applied to scheduled installment of principal and interest on the Loan (including any deficiency in the payment of any scheduled installments of principal and interest then due and payable or interest paid in connection with a Prepayment of a Loan). A Recovery Payment includes, without limitation, (i) Prepayments, (ii) the portion of any Insurance Proceeds (to the extent not applied to the repair or restoration of any mortgaged premises), (iii) Liquidation Proceeds, and (iv) amounts from the sale, transfer or other disposition of a Program Asset, or net recovery from Credit Enhancement to the extent not included in Insurance Proceeds, in each case representing such principal amounts.

“Refunding Bonds” means any bonds issued by the Administration to refund one or more Series of Bonds or any portion thereof. Bonds issued for the purpose of refunding bonds, notes or other obligations, whether issued by the Administration or any other person, under any authorizing or issuing document, resolution, certificate or indenture other than the Bond Resolution are not Refunding Bonds under the Bond Resolution.

“Reserve Fund” means the Fund of that name established pursuant to Section 401 of the Bond Resolution.

“Reserve Requirement” means, as of any particular date of calculation, an amount equal to the sum of all amounts established as Series Reserve Requirements in the Series Resolutions for all Series of Bonds Outstanding authorizing the issuance of such Outstanding Bonds. The Trustee may rely upon a Certificate from an Authorized Officer of the Administration which states the Reserve Requirement as of the date of the Certificate.

“Revenue Fund” means the Fund of that name established pursuant to Section 401 of the Bond Resolution.

“Revenues” means all payments, proceeds, rents, charges and other cash income derived by or for the account of the Administration from or related to the Program, including, without limitation, the payments of principal of and interest on Loans (whether paid by or on behalf of the Borrower), including the payments of principal of and interest on Loans subject to Credit Enhancement, and investment income from all funds and accounts described in Section 401 of the Bond Resolution subject to the lien of the Bond Resolution, Hedge Receipts and Termination Receipts, including Recovery Payments or Acquired Development Receipts, and not including any fees received by the Administration for its own account pursuant to annual contribution contracts between the Administration and HUD, if any, with respect to Project Assets financed by Loans, or financing, commitment or similar fees or charges of the Administration at or prior to the time of making, purchasing or otherwise financing a Program Asset. Any arbitrage rebate payable to the United States are not Revenues and are not subject to the lien of the Bond Resolution.

“Serial Bonds” means Bonds which are not Term Bonds.

“Series” means one of the Series of Bonds issued under the Bond Resolution pursuant to a Series Resolution.

“Series Program Determinations” means determinations by the Administration relating to Program Assets and certain other matters required to be set forth in connection with a Series of Bonds under the Program (or provision to be determined at certain specified times in the future), as provided in a Series Resolution. Series Program Determinations shall be consistent with the Bond Resolution. They may include, without limitation, (i) the security which may be provided for each Program Asset; (ii) the principal and interest payment provisions of Loans; (iii) the maximum term to maturity of Loans; (iv) the nature of the residences to which the Loans relate and limitations on who may be a mortgagor; (v) required credit standards and other terms of primary mortgage insurance or other credit support, if any, and the levels of coverage and applicable loan to value ratios, if appropriate; (vi) Credit Enhancement, if any; (vii) the application of a Credit Facility, if any; (viii) the manner and extent of funding, and provisions designating the use of, the Collateral Reserve Fund, if any, or any modification of the Collateral Reserve Funds; (ix) provisions for limiting or restricting use of Recovery Payments; and (x) limitations on Expenses.

“Series Reserve Requirement” means an amount established by a Series Resolution as a component of the Reserve Requirement while Bonds of the Series are Outstanding.

“Series Resolution” means a resolution of the Administration authorizing the issuance of a Series of Bonds and includes any determination with regard to that Series made by an Authorized Officer pursuant to the authority delegated by the Series Resolution, and executed prior to issuance of those Bonds. Series Resolution includes any resolution of the Administration amending a Series Resolution as provided in the Bond Resolution or the related Series Resolution.

“Single Family Residence” means a residential dwelling of one or more units located within the State, occupied or to be occupied within a reasonable period of time as a principal residence of the Borrower, including, without limitation, manufactured housing or mobile homes permanently affixed to the property, condominiums, and cooperative housing to the extent permitted by the Act.

“Sinking Fund Requirement” means, as of any particular date of calculation, with respect to the Term Bonds of any Series and maturity, the amount of money required to be applied on any applicable date to the redemption prior to maturity or the purchase of those Bonds. Sinking Fund Requirements may be established as fixed dollar amounts or by formula.

“State” means the State of Maryland.

“Subordinate Bonds” means bonds authorized under this Resolution and issued pursuant to the Bond Resolution.

“Subordinate Contract Obligation” means (a) Subordinate Bonds, (b) any payment obligation of the Administration (other than a payment obligation constituting a Parity Obligation) arising under any Qualified Hedge, or portion of a Qualified Hedge, which has been designated as constituting a “Subordinated Contract Obligation” pursuant to the Series Resolution or Supplemental Resolution authorizing such Qualified Hedge, and (c) any other contract, agreement or other obligation authorized by a Series Resolution or Supplemental Resolution and designated as constituting a “Subordinate Contract Obligation” in such authorizing Series Resolution or Supplemental Resolution. Each Subordinate Contract Obligation shall be payable from Revenues subject and subordinate to the payments to be made with respect to the Parity Obligations, and shall be secured by a lien on and pledge of Revenues junior and inferior to the lien on and pledge of the Revenues pursuant to the Bond Resolution created for the payment of the Parity Obligations, all as set forth in the Bond Resolution.

“Subordinate Contract Obligation Accounts” means the Accounts of that name in the Revenue Fund established pursuant to the Bond Resolution.

“Supplemental Resolution” means any resolution of the Administration supplementing or amending the Bond Resolution.

“Term Bonds” means the Bonds of a Series with respect to which Sinking Fund Requirements have been established.

“Termination Receipt” means an amount required to be paid to the Administration under a Qualified Hedge by the Qualified Hedge Provider as a result of the termination of such a Qualified Hedge.

“Trustee” means any institution named in the Series Resolution related to the initial Series of Bonds and designated to act as trustee with respect to the Bonds and its successors and any consolidation or merger to which it or its successors may be a party.

“USDA/RD” means the United States Department of Agriculture, Rural Development Guaranteed Rural Housing Program.

“VA” means the United States Department of Veterans Affairs.



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## APPENDIX D

### SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION

The following is a brief summary of certain provisions of the Bond Resolution and such summary is qualified in its entirety by reference to the Bond Resolution.

#### Purposes for Which Bonds May be Issued

The Bond Resolution provides that Bonds may be issued to provide funds for one or more of the following purposes:

- (a) for the making, purchasing or otherwise financing Program Assets;
- (b) for the refinancing of Program Assets (including, without limitation, Program Assets in default);
- (c) for the refunding of any or all Outstanding Bonds or any other bonds, notes or other obligations, whether or not the Administration is the issuer thereof, including any or all interest and redemption premiums thereon;
- (d) for the funding of reserves;
- (e) for the funding of costs of issuance, redemption premiums relating to Bonds and Administration expenses; or
- (f) achieving any other of the Administration's purposes, as described in the Act, as now or hereafter in effect. **[§101]**

#### Contract with Trustee and Bondholders

As provided in the Act and as covenanted in the Bond Resolution, in consideration of (i) the acceptance by the Trustee of the trusts created, (ii) the purchase and acceptance of Bonds of any Series issued thereunder by any who shall from time to time be holders thereof and (iii) the entering into of other Parity Obligations or Subordinate Contract Obligations:

- (a) The provisions of the Bond Resolution and applicable Series Resolutions are contracts of the Administration with the Trustee, the Parties and the holders of the Bonds.
- (b) The Administration covenants that it will cause to be paid to and deposited with the Trustee all proceeds of Bonds, all payments of Loans, and all income and receipts therefrom. **[§103]**

#### Issuance of the Bonds

Each Series of Bonds shall be authorized and issued under and secured by the Bond Resolution pursuant to the authorization contained in a Series Resolution. The Bonds of each Series shall be designated as provided by the Series Resolution. The Bonds shall be in such subseries (if any), shall be in such denominations, shall be dated, shall bear interest at a rate or rates not exceeding the maximum rate then permitted by law payable beginning on such date, shall be stated to mature on such dates, shall be made redeemable at such times and prices (subject to the provisions of the Bond Resolution), shall have such interest payment dates, shall be numbered and the Term Bonds of such Series shall have such Sinking Fund Requirements, all as may be provided by the Series Resolution for such Bonds. Except as may otherwise be

provided in the Series Resolution for Subordinate Bonds, and except as to any differences in the maturities or the interest payment dates or the rate or rates of interest or the provisions for redemption, such Bonds shall be on a parity with and shall be entitled to the same benefits and security under the Bond Resolution as all other Parity Obligations under the Bond Resolution.

Each Series Resolution authorizing the issuance of a Series of Bonds shall include a determination by the Director of the Administration that the issuance of such Series of Bonds is necessary to achieve one or more purposes of the Administration, and may specify and determine such other details as may be required.

Before the Bonds of the Series shall be authenticated and delivered by the Trustee, there shall be on file with the Trustee the following: (i) a copy of the Bond Resolution and the Series Resolution duly certified by an Authorized Officer; (ii) a Bond Counsel's Opinion stating in the Opinion of such counsel that (A) the Bond Resolution and the applicable Series Resolution have been duly adopted and are valid and binding upon the Administration (subject to reasonable exceptions with respect to enforceability under bankruptcy laws, the police power of the State or other similar laws, and the availability of specific performance and other equitable remedies under State law) and (B) the Bonds being issued are valid and legally binding special limited obligations of the Administration secured in the manner and to the extent set forth in the Bond Resolution and the applicable Series Resolution and are entitled to the benefit, protection and security of the provisions, covenants and agreements contained in the Bond Resolution and the applicable Series Resolution; (iii) a Cash Flow Statement conforming to the requirements of the Bond Resolution, accompanied by a Rating Certificate with respect to Bonds other than Subordinate Bonds; and (iv) a request and authorization to the Trustee on behalf of the Administration, signed by an Authorized Officer, to authenticate and deliver the Bonds to the purchaser or purchasers identified in such request upon payment (or provision therefor) to the Trustee for the account of the Administration of the purchase price of the Bonds or, in the instance of Bonds purchased for delivery at a later date or dates, upon such later date(s) as specified in a Series Resolution. **[\$209]**

#### **Authorization of Subordinate Contract Obligations; Conditions Precedent to Delivery**

The Administration may from time to time enter into Subordinate Contract Obligations to be secured by the Bond Resolution on a subordinated basis, subject to the conditions hereinafter provided.

Payment of Subordinate Contract Obligations, including the principal or redemption price of and interest on, and the purchase price of each Series of Subordinate Bonds, may be secured by the pledge of funds and accounts under certain provisions of the Bond Resolution, including Subordinate Contract Obligation Accounts, to the extent specified in the Series Resolution, subordinate, however, to the pledge securing Parity Obligations, and upon such terms and conditions set forth in the Series Resolution authorizing such Subordinate Contract Obligations. Subordinate Contract Obligations may be payable from Revenues derived under the Bond Resolution, but only after payment of all other amounts payable from Revenues with respect to Parity Obligations and with respect to any Subordinate Contract Obligations having a higher priority to payment from such Revenues.

The Series Resolution authorizing a Subordinate Contract Obligation may provide that such Subordinate Contract Obligation shall be secured solely by such proceeds or Revenues and not by any other moneys, funds or accounts held under the Bond Resolution, and that such proceeds or Revenues shall not constitute security for or a source of payment of any other Bonds or other Subordinate Contract Obligations outstanding or thereafter issued or entered into in accordance with the Bond Resolution. The Series Resolution authorizing a Subordinate Contract Obligation may establish different priorities of payment and security among different Subordinate Contract Obligations. **[\$210]**

#### **Qualified Hedges**

The Administration may, to the extent from time to time permitted pursuant to law, enter into Qualified Hedges. The Administration's obligation to pay any amount under any Qualified Hedge may be

secured by a pledge of, and a lien on, Revenues on a parity with the lien securing the Parity Obligations (a “Parity Hedge Obligation”), or may constitute a Subordinate Contract Obligation, as determined by the Administration in the Series Resolution authorizing the related issue of Bonds or in a Supplemental Resolution. Parity Hedge Obligations shall not include any payments of any termination (including Termination Payments) or other fees, expenses, indemnification or other similar obligations to a Party to a Qualified Hedge, which payments shall be Subordinate Contract Obligations payable from Revenues deposited into a Subordinate Contract Obligation Account in the order of priority set forth in the Bond Resolution. **[\$214] [\$406]**

### **Purchase of Bonds**

Amounts on deposit in the Revenue Fund may be applied as applicable to the purchase of Bonds of each Series then Outstanding, whether or not such Bonds or portions thereof shall then be subject to redemption. The Trustee, upon Administration Request accompanied by a Cash Flow Certificate if required by the Bond Resolution, is required to purchase from such amounts such Bonds, whether they be Serial Bonds or Term Bonds, as specified in such Administration Request. The Trustee is required to pay the interest accrued on such Bonds or portions of Bonds to the date of settlement for the Bonds from the Revenue Fund. The Bond Resolution provides that no purchase of a Bond is to be made by the Trustee after the giving of notice of redemption as to that Bond by the Trustee. Purchased Bonds are required to be delivered to the Trustee for cancellation. **[\$405]**

### **Funds and Accounts Established by the Bond Resolution**

The Bond Resolution establishes the following funds and accounts to be held by the Trustee in trust for application in accordance with the Bond Resolution;

- (i) Program Fund, which, for each Series of Bonds, will contain a Series Program Account;
- (ii) Revenue Fund, which will consist of:
  - (a) Debt Service Account,
  - (b) Recovery Payment Account,
  - (c) Redemption Account, and
  - (d) Subordinate Contract Obligation Accounts;
- (iii) Reserve Fund;
- (iv) Collateral Reserve Fund;
- (v) Acquired Development Fund; and
- (vi) Rebate Fund. **[\$401]**

Additional Funds and Accounts (including for the purpose of depositing amounts required to be rebated to mortgagors or the United States) may be created and designated in Series Resolutions.

### **Program Fund**

Except as may be provided by a Series Resolution for Subordinate Bonds, amounts received upon the sale of a Series of Bonds are to be deposited in the Program Fund and credited to the related Series Program

Account in the amount, if any, provided in the applicable Series Resolution. In addition, amounts are to be deposited in the Program Fund from the Revenue Fund as provided in the Bond Resolution and from any other source and are to be credited to the Series Program Account as specified in the Administration Request directing the transfer.

Amounts in a Series Program Account may be used to pay Costs of Issuance of the related Series of Bonds, or to reimburse the Administration for Costs of Issuance, in either case in the amount specified in or pursuant to the Series Resolution, upon a requisition stating generally the nature and amount of those Costs of Issuance signed by an Authorized Officer. Amounts in Series Program Accounts other than amounts used or to be used to pay Costs of Issuance are to be applied by the Trustee upon Administrative Request: (i) to finance the making or acquisition of Program Assets, (ii) to pay costs of Credit Enhancement with regard to Program Assets or any Credit Facility with regard to Bonds, (iii) to pay costs of completing an Acquired Development as set forth in the Bond Resolution, and (iv) as otherwise provided in the Series Resolution. [§402]

### **Revenue Fund**

The Trustee is required to transfer to and deposit in the Revenue Fund all amounts transferred to it from the Program Fund as provided in the Bond Resolution or from the Reserve Fund as provided in the Bond Resolution and credit those amounts to the Accounts as specified in the Bond Resolution. Amounts received upon the sale of a Series of Bonds are to be deposited in the Revenue Fund in the amount, if any, provided in the applicable Series Resolution, for credit to the Debt Service Account to pay debt service as specified in the Series Resolution.

Recovery Payments are to be credited to the Recovery Payment Account. Except as may be limited by a Series Resolution, amounts in the Recovery Payment Account may be transferred at any time upon an Administration Request to the Redemption Account, the Debt Service Account or any Series Program Account.

At any time, upon Administration Request, the Trustee is required to apply amounts in the Revenue Fund not credited to any Account in the Fund to pay the accrued interest portion of the cost of acquiring any Loan consistent with the related Series Resolution.

Upon their receipt, the Administration is required to notify the Trustee as to any amounts which have been received for accrued interest with respect to Loans made or acquired from amounts which were expended from the Series Program Account (to the extent not so funded from a transfer from the Revenue Fund). The Trustee is required to transfer those amounts to the credit of the applicable Series Program Account.

On or prior to each payment date for the following obligations the Trustee is required to transfer all amounts in the Revenue Fund not in any Account in the Revenue Fund to the credit of Funds and Accounts in the following priority:

(1) to the Debt Service Account, an amount sufficient, together with amounts on deposit in that Account, timely to pay interest and principal, at maturity or mandatory redemption, due on such debt service payment date on Parity Bonds, and any other payments due on such payment date on other Parity Obligations, and to pay any Expenses in connection with any Credit Facility related to such Parity Obligations, as set forth in the Series Resolution or a Supplemental Resolution;

(2) to the payment of Expenses specified in a Series Resolution, or such other Expenses provided in an Administration Request;

(3) to the Reserve Fund, an amount sufficient to cause the amount on deposit in that Fund, including Cash Equivalents permitted by a Series Resolution, to equal the Reserve Requirement;

(4) to the Redemption Account, an amount as specified in an Administration Request;

(5) to any Series Program Account in the Program Fund, an amount as specified in an Administration Request; or

(6) to any Subordinate Contract Obligation Accounts, an amount sufficient together with amounts on deposit in that Account, established by a Series Resolution for Subordinate Contract Obligations, timely to pay when due, any Subordinate Contract Obligation and to pay any Expenses in connection with any Credit Facility related to such Subordinate Contract Obligations, as set forth in the Series Resolution or a Supplemental Resolution or to provide any reserve with respect to Subordinate Contract Obligations.

At any time the Trustee is required to, upon Administration Request, accompanied by a Cash Flow Certificate, release amounts on deposit in the Revenue Fund to the Administration for any lawful purpose free and clear of the pledge and lien of the Bond Resolution.

At any time the Trustee is required to, upon Administration Request, apply amounts in the Revenue Fund not credited to any Account in it or the Rebate Fund to make required rebates pursuant to the Code.

At any time the Trustee is required to apply, upon an Administration Request, amounts in the Revenue Fund and not credited to any Account in it to the purchase of Bonds at the times, in the manner and for the purposes set forth in the Bond Resolution.

At any time, upon Administration Request, amounts on deposit in the Revenue Fund may be applied to pay Expenses as specified in an Administration Request. **[\$403]**

### **Reserve Fund**

The Administration is required to deposit amounts in the Reserve Fund as provided in the Series Resolutions and as provided in the Bond Resolution. The Trustee is required to transfer money held in the Reserve Fund to the Debt Service Account, pursuant to the Bond Resolution. Amounts held in the Reserve Fund as of any date in excess of the Reserve Requirement, taking into account any Cash Equivalents in the Reserve Fund, are required to, upon an Administration Request, be transferred to the Revenue Fund. A Series Resolution may provide that the Reserve Requirement or any excess balances in the Reserve Fund with respect to the applicable Series of Bonds may be funded in whole or in part through Cash Equivalents or other Program Assets. **[\$408]**

### **Collateral Reserve Fund**

Moneys, Cash Equivalents, Program Assets, Non-Conforming Loans and other assets may be deposited into the Collateral Reserve Fund in accordance with the requirements of a Series Resolution or a Supplemental Resolution, which may establish terms, conditions and provisions relating to the funding of the Collateral Reserve Fund, the making or purchase of loans or other assets approved by the Administration, disbursement of moneys or Cash Equivalents and the sale, disposition or release of Program Assets, Non-Conforming Loans from such fund, and maintenance of moneys, Cash Equivalents, Program Assets or Non-Conforming Loans, or assets required to be held in such fund with respect to either a Series of Bonds or generally. Any moneys, Cash Equivalents, Program Assets, Non-Conforming Loans or other assets on deposit in the Collateral Reserve Fund may be transferred to any other Fund or Account or withdrawn by the Administration upon receipt by the Trustee of an Administration Request.

The Trustee is required to transfer amounts from the Collateral Reserve Fund to the credit of the Debt Service Account as provided in the Bond Resolution. **[\$409]**

## **Acquired Development Fund**

Acquired Development Receipts are required to be held by the Trustee in the Acquired Development Fund and are required to be used solely for the payment of Acquired Development Expenses; provided that any amount specified by an Authorized Officer as not being needed to maintain the Acquired Development Expense Requirement is required to be transferred to the Revenue Fund.

Payments from the Acquired Development Fund are required to be made upon the direction of an Authorized Officer. Upon receipt of each such direction of an Authorized Officer, the Trustee is required to pay the amount stated therein to the Administration by check or draft or is required to arrange for the transfer, deposit or payment of such amounts as directed by the Authorized Officer.

The Administration is required to maintain on its books of account a separate account within the Acquired Development Fund for each Acquired Development, showing all disbursements of money withdrawn for it from the Acquired Development Fund, and is required to provide to the Trustee, at least quarterly, a report showing in reasonable detail the expenditures for each Acquired Development.

The Trustee is required to transfer amounts from the Acquired Development Fund to the credit of the Debt Service Account as provided in the Bond Resolution. **[\$410]**

## **Sale of Program Assets; Release of Lien of Resolution**

The Administration is authorized to sell, assign or otherwise dispose of a Program Asset (and to release the same from the lien of the Bond Resolution), in addition to a sale, assignment or disposition pursuant to the Bond Resolution or any applicable Supplemental Resolution, provided that, with respect to any Program Asset not in default, the Administration files with the Trustee a Cash Flow Certificate taking into account such sale, assignment or disposition pursuant to the Bond Resolution.

The Administration is authorized to release a Program Asset secured by a Credit Facility or Credit Enhancement, reserves created or held with respect to such Program Asset or the Series of Bonds (or portion of such Series) issued to make, purchase or finance such Program Asset and any other moneys to be received with respect to such Program Asset from the lien of the Bond Resolution at the direction of the Credit Facility Provider or Credit Enhancer which issued or provided any Credit Facility securing the Series of Bonds which financed the Program Asset or the Credit Enhancement securing the Program Asset, provided such Credit Facility or Credit Enhancement continues in effect. Such release may occur only after payment is made under the terms of the Credit Facility or Credit Enhancement. **[\$617]**

## **Cash Flow Statements and Certificates**

See the discussion of Cash Flow Statements and Certificates under the heading “SECURITY FOR THE BONDS – Cash Flow Statements and Certificates”.

The Cash Flow Statement shall be based upon the Administration’s reasonable expectations, and shall be based upon assumptions consistent with those used in the most recent Cash Flow Statement or such other assumptions as shall not adversely affect any of the Rating Agency’s ratings on the Bonds. In calculating the amount of interest due on Bonds in the current and each succeeding Bond Year in which Bonds are scheduled to be Outstanding on Bonds bearing interest at a variable rate as defined in a Supplemental Resolution, the initial interest rate shall be used so long as doing so does not adversely affect any of the Rating Agency’s ratings on the Bonds. **[\$608]**

## **Redemption of Bonds**

The Bonds issued under the provisions of the Bond Resolution are subject to redemption, both in whole and in part and at such times and redemption prices, as may be provided in the applicable Series Resolution. Term Bonds may be made subject to sinking fund redemption pursuant to their Sinking Fund Requirements on the dates and during the period during which such Sinking Fund Requirements are in effect, as established in the applicable Series Resolution.

The Trustee, at the direction of the Administration, is required to select the Bonds or portions of Bonds to be redeemed or purchased in accordance with the Bond Resolution and the applicable Series Resolution. Except as otherwise stated in the related Series Resolution, money is required to, upon an Administration Request to the Trustee accompanied by a Cash Flow Certificate, as may be required by the Bond Resolution, be applied by the Trustee to the purchase or the redemption of Bonds selected from among the Series (and subseries, if applicable), maturities and interest rates on the basis specified by the Administration in that Administration Request. Except as otherwise provided in a Series Resolution, the Administration Request relating to each redemption of Bonds is required to be filed with the Trustee at least fifteen (15) days prior to the date upon which notice of redemption is caused to be delivered by the Trustee to all Registered Owners of Bonds to be redeemed, or such lesser number of days as are acceptable to the Trustee.

Except as otherwise provided in a Series Resolution, if less than all of the Bonds of one Series (and subseries, if applicable) and one maturity bearing the same interest rate (and otherwise of like tenor) are called for redemption, the particular Bonds of such Series (and subseries if applicable) and maturity bearing the same rate of interest (and otherwise of like tenor) to be redeemed are to be selected not later than fifteen (15) days prior to the date upon which notice of redemption is caused to be delivered by the Trustee to all Registered Owners of Bonds to be redeemed, or such lesser number of days as are acceptable to the Trustee in such manner as directed by the Administration. If no such direction is received by the Trustee, the Trustee is required to select the Bonds to be redeemed by lot or in such other manner as it in its discretion may determine. The portion of Bonds of any Series (and subseries, if applicable) to be redeemed is required to be in the minimum principal amount or some integral multiple of such minimum principal amount established for such Bonds in the applicable Series Resolution, and in selecting Bonds for redemption, the Trustee is required to treat each Bond as representing that number of Bonds which is obtained by dividing the principal amount of such Bond by such minimum principal amount.

If less than all of the Term Bonds Outstanding of any one maturity of a Series (or subseries, if applicable) are purchased for cancellation or called for redemption (other than in satisfaction of Sinking Fund Requirements), the principal amount of such Term Bonds that are so purchased or redeemed is to be credited, to the extent practicable, except as otherwise provided in an Administration Request, against all remaining Sinking Fund Requirements for the Term Bonds of such Series (and subseries, if applicable) and maturity in the proportion which the then remaining balance of each such Sinking Fund Requirement bears to the total of all Bonds of such Series (and subseries, if applicable) and maturity then Outstanding. **[§301]**

## **Investment of Moneys Held by the Trustee**

Any and all money held by the Trustee under the Bond Resolution, except as otherwise expressly provided in the Bond Resolution, is to be held in trust, is to be applied only in accordance with provisions of the Bond Resolution and are not to be subject to any lien, charge or attachment by any creditor of the Administration.

Money deposited under the Bond Resolution is to, as nearly as is practicable, be fully and continuously invested or reinvested by the Trustee upon the direction of an Authorized Officer (promptly confirmed by delivery of an Administration Request) in Investment Obligations which are to be in such amounts and bear interest at such rates that sufficient money will be available to pay the principal and interest when due on the Bonds and the other obligations permitted under the Bond Resolution and which mature, or



which are subject to redemption by the holder at the option of the holder, such that sufficient money will be available for the purposes intended.

Any Investment Obligations so purchased in any Account or Fund are to be deemed at all times to be part of such Account or Fund. Unless the Administration otherwise directs, any interest paid on the investment in any Account or Fund (except the Rebate Fund) is to be credited to the Revenue Fund and is to be treated as Revenues. Any interest paid on the investment of the Rebate Fund is required to be credited to the Rebate Fund. Any profit or loss resulting from an investment is to be credited to or charged against the applicable Account or Fund of which it is an investment. The Trustee is required to sell or present for redemption any obligations so purchased whenever it is necessary to do so in order to provide money to meet any payment or transfer from any such Account or Fund. The Trustee, when authorized by an Authorized Officer, may trade with itself in the purchase and sale of securities for such investment. Neither the Trustee nor the Administration is liable or responsible for any loss resulting from any such investment. [§§501 and 502]

### **Program Covenants; Enforcement of Mortgage Loans**

The Administration covenants in the Bond Resolution that:

(i) the Administration will use and apply the proceeds of the Bonds, to the extent not required by the Bond Resolution for other Program purposes, to make or purchase or otherwise finance Qualified Program Assets or otherwise apply such proceeds in accordance with the provisions and requirements of each applicable Series Resolution;

(ii) the Administration will do all such acts and things as are necessary to receive and collect Revenues and such payments for taxes, insurance and similar items as are normally escrowed by prudent mortgage servicing institutions in the State, consistent with sound practices and principles;

(iii) the Administration will diligently enforce and take all steps, actions and proceedings reasonably necessary, in the judgment of the Administration, for the enforcement of all terms, covenants and conditions of Mortgages and Loans;

(iv) the Administration will establish income and occupancy requirements to assure compliance with the Act for the Borrower for each Single Family Residence or Development financed with the proceeds of a Loan; and

(v) the Administration will take all reasonable steps, actions and proceedings it deems appropriate or necessary for the enforcement of all terms, covenants and conditions of Loans made, purchased or financed by the Administration, including the prompt collection of Loan repayments and fees and charges and other Revenues. [§615]

### **Tax Covenants**

The Administration covenants in the Bond Resolution that it will comply with the applicable tax covenants contained in any applicable Series Resolution. [§609]

### **Events of Default**

Each of the following constitutes an Event of Default under the Bond Resolution:

(1) payment of interest on or the principal or redemption price of any of the Bonds is not made when due and payable; or

(2) default in the due and punctual performance of any other covenants or agreements contained in the Bonds or in the Bond Resolution or any Series Resolution and such default continues for ninety (90) days after written notice requiring the default to be remedied, has been given to the Administration by the Trustee. The Trustee may give such notice in its discretion and shall give such notice at the written request of the owners of not less than twenty-five percent (25%) in aggregate principal amount of Bonds then Outstanding. However, if such default can be remedied, so long as following such notice the Administration is diligently taking actions to remedy such default, such default is not an Event of Default under the Bond Resolution.

An Event of Default with respect to Subordinate Bonds is not an Event of Default on Bonds which are not Subordinate Bonds. For purposes of determining the percentages of Owners of Bonds as provided in the Bond Resolution, only Bonds other than Subordinate Bonds are to be taken into account unless the Event of Default relates only to Subordinate Bonds in which case the percentage relates only to Subordinate Bonds. In the case of an Event of Default relating only to Subordinate Bonds any acceleration or other remedy will relate only to Subordinate Bonds.

Except as expressly provided above, under no circumstances shall the Administration's failure to pay (i) Parity Hedge Obligations, (ii) Termination Payments or (iii) Subordinate Contract Obligations constitute an Event of Default under the Bond Resolution. **[\$701]**

### **Remedies; Rights of Bondholders**

Upon the happening and continuance of any Event of Default, then and in every such case the Trustee may, and upon the written direction of the Owners of not less than twenty-five percent (25%) in aggregate principal amount of the Outstanding Bonds is required to proceed, subject to the provisions of the Bond Resolution, to protect and enforce its rights and the rights of the Bondowners under applicable laws or under the Bond Resolution by such suits, actions or special proceedings in equity or at law, or by proceedings in the office of any board or officer having jurisdiction, either for the specific performance of any covenant or agreement contained in the Bond Resolution or in aid or execution of any power granted in the Bond Resolution or for the enforcement of any proper legal or equitable remedy, as the Trustee, being advised by counsel, deems most effectual to protect and enforce such rights.

In the enforcement of any remedy under the Bond Resolution the Trustee is entitled (1) to sue for, enforce payment of and recover judgment for, in its own name as Trustee of an express trust, any and all amounts then or after any default becoming, and at any time remaining, due from the Administration for unpaid principal, premium, if any, interest or otherwise under any of the provisions of the Bond Resolution or the Bonds, with, to the extent permitted by the applicable law, interest on overdue payments of principal of and interest at the rate or rates of interest specified in the Bonds, together with any and all costs and expenses of collection and of all proceedings under the Bond Resolution and under the Bonds, without prejudice to any other right or remedy of the Trustee or of the Bondowners, and (2) to recover and enforce any judgment or decree against the Administration, but solely as provided in the Bond Resolution, the Series Resolution, and in the Bonds, for any portion of such amounts remaining unpaid and interest, costs and expenses as above provided and to collect, in any manner provided by law, the money adjudged or decreed to be payable.

Regardless of the happening of an Event of Default, the Trustee may, and, subject to the Bond Resolution, if requested in writing by the Owners of not less than twenty-five percent (25%) in aggregate principal amount of the Outstanding Parity Bonds, is required to institute and maintain such suits and proceedings as it may be advised are necessary or expedient (i) to prevent any impairment of the Pledged Property by any acts which may be unlawful or in violation of the Bond Resolution or of any Series Resolution or (ii) to preserve or protect the interest of the Bondowners, provided that such request is in accordance with law and the provisions of the Bond Resolution and, in the sole judgment of the Trustee, is not unduly prejudicial to the interests of the Owners of Bonds not making such request.

If a covenant is set forth in a Series Resolution, limitations on the remedies available upon an Event of Default related to such covenant may be set forth in such Series Resolution. **[\$703]**

### **Rights of Bondholders to Direct Proceedings**

Notwithstanding anything in the Bond Resolution to the contrary, the Owners of a majority in principal amount of the Parity Bonds then Outstanding shall have the right, subject to the provisions of the Bond Resolution, by an instrument or concurrent instruments in writing executed and delivered to the Trustee, to direct the method and place of conducting all remedial proceedings to be taken by the Trustee or exercising any trust or power conferred upon the Trustee, provided that such direction shall not be otherwise than in accordance with law, the provisions of the Bond Resolution and the Act and, in the sole judgment of the Trustee, is not unduly prejudicial to the interests of Bondowners not joining in such direction. **[\$707]**

### **Waiver of Events of Default**

The Trustee, upon written direction of the Owners of not less than a majority in aggregate principal amount of the Outstanding Bonds, is required to waive any Event of Default, which in the opinion of those Owners has been remedied before the entry of final judgment or decree in any suit, action or proceeding instituted by them under the provisions of the Bond Resolution or before the completion of the enforcement of any other remedy under the Bond Resolution, but no such waiver may extend to or affect any other existing or any subsequent Event or Events of Default or impair any rights or remedies consequent to it. **[\$713]**

### **Modification of Resolutions and Outstanding Bonds**

The Bond Resolution provides procedures whereby the Administration may amend the Bond Resolution or a Series Resolution by adoption of a Supplemental Resolution. Amendments that may be made without the consent of Bondholders may be only for certain purposes and include curing any ambiguity, defect or omission in the Bond Resolution or conferring upon the Trustee additional rights, remedies, powers, authority or security that may be lawfully granted. **[\$1001]**

Amendments of certain of the respective rights and obligations of the Administration and the Bondholders may be made with the written consent of the holders of greater than fifty percent (50%) in aggregate principal amount of the Outstanding Bonds; however, without the consent of all adversely affected Bondowners, no Supplemental Resolution may (a) change the terms of redemption or of the maturity of the principal of or the interest on any Bond, or (b) reduce the principal amount of any Bond or the redemption premium or the rate of interest on it, or (c) create or grant a pledge, assignment, lien or security interest of the Pledged Property, or any part of it, other than as created or permitted by the Bond Resolution without the Supplemental Resolution, or (d) create a preference or priority of any Bond or Bonds over any other Bond or Bonds, except as may be permitted by the Bond Resolution or (e) reduce the aggregate principal amount or classes of the Bonds required for consent to such Supplemental Resolution. If any such modification, supplement or amendment will by its terms, not take effect so long as any Bonds of any specified Series and maturity remain Outstanding, the consent of the Owners of those Bonds are not required and such Bonds will not be deemed to be Outstanding for the purpose of any calculation of Outstanding Bonds under the Bond Resolution. **[\$1002]**

### **Defeasance**

If the Administration shall pay or cause to be paid, or there shall otherwise be paid, to the Registered Owners of the Bonds then Outstanding, the principal, redemption premium, if any, and interest to become due thereon, at the times and in the manner stipulated in the Bond Resolution and in the Series Resolutions, then the covenants, agreements and other obligations of the Administration to the Registered Owners of the Bonds shall be discharged and satisfied. If the Administration pays or causes to be paid, or there is otherwise paid, to a Party to a Parity Obligation, other than Parity Bonds, or to a Subordinated Contract Obligation, other than

Subordinate Bonds, at the times and in the manner stipulated in the Bond Resolution and in the Series Resolution, then the obligations of the Administration to such Parties shall be discharged and satisfied. In such event, the Trustee shall pay over or deliver to the Administration all money or securities held by it pursuant to the Bond Resolution which are no longer required for the payment or redemption of Bonds not already then surrendered for such payment or redemption or for the payment of Parity Obligations, other than Parity Bonds, and Subordinate Contract Obligations, other than Subordinate Bonds, which are no longer required for such payments. **[\$1101(a)]**

Pursuant to the Bond Resolution, all Bonds will, prior to their maturity or redemption date, be deemed to have been paid pursuant to the Bond Resolution if, among other things, there is deposited with the Trustee either money in an amount which is sufficient, or Government Obligations the principal of and interest on which when due will provide money which, without reinvestment, when added to the money, if any, deposited with such Trustee at the same time, is sufficient to pay the principal of those Bonds at maturity, or on sinking fund installment dates for Term Bonds, or the principal, redemption premium, if any, and interest due and to become due on those Bonds on and prior to the redemption date or maturity date (or sinking fund installment dates for Term Bonds) of the Bonds, as the case may be. **[\$1101(b)]**

### **Trustee**

The Trustee is required to undertake the duties and obligations imposed upon it under the Bond Resolution and each of the Series Resolutions. If an Event of Default has occurred and is continuing, the Trustee is required to exercise such of the rights and powers vested in it by the Bond Resolution, and is required to use the same degree of care that a prudent person would exercise in the circumstances in the conduct of such person's own affairs. However, the Trustee is under no obligation or duty to perform any act which would involve it in expense or liability, to institute or defend any action or suit in respect of the Bond Resolution or Bonds, or to advance any of its own moneys, unless properly indemnified in accordance with the Bond Resolution. The Bond Resolution provides that the Trustee will not be liable in connection with the performance of its duties under the Bond Resolution, except for its own negligence or default. **[\$§801-803]**

The Trustee may resign and thereby become discharged from the trusts, by notice in writing to be given to the Administration and mailed, first class, postage prepaid, to all Registered Owners of Bonds at their addresses as they appear on the registration books kept by the Trustee, not less than sixty (60) days before such resignation is to take effect, but such resignation will take effect immediately upon the appointment of a new Trustee, if such new Trustee is appointed before the time limited by such notice and then accepts the trusts. The Bond Resolution provides that no resignation of the Trustee is effective if an Event of Default, or any event which upon the passage of time would be an Event of Default has occurred and is continuing except upon the consent of Owners of a majority in principal amount of the Outstanding Bonds. **[\$812]**

Subject to the Bond Resolution, the Trustee may be removed at any time by an instrument or concurrent instruments in writing executed by the Owners of not less than a majority in principal amount of the Outstanding Bonds and filed with the Administration. A facsimile copy of each such instrument is required to be delivered promptly by the Administration to the Trustee. The Trustee may also be removed at any time for reasonable cause by any court of competent jurisdiction upon the application of Owners of not less than ten percent (10%) in aggregate principal amount of the Outstanding Bonds. The Trustee may be removed at any time by the Administration (provided that the Administration is not in default under the Bond Resolution) in its sole discretion by written notice to the Trustee. **[\$813]**

**APPENDIX E**

**OUTSTANDING INDEBTEDNESS OF THE ADMINISTRATION**

**Outstanding Residential Revenue Bonds**

The following table sets forth certain information relating to Bonds issued by the Administration under the Bond Resolution outstanding as of October 1, 2020.

	<u>Effective Bond Yield</u>	<u>Year of Issue</u>	<u>Final Maturity</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>
Residential Revenue Bonds					
2006 Series G .....	(2)	2006	9/1/2040	\$ 40,000,000	\$ 25,780,000 (1)
2006 Series J .....	(2)	2006	9/1/2040	60,000,000	59,120,000 (1)
2011 Series A .....	4.494892%	2011	9/1/2041	70,825,000	260,000 (1)
2011 Series B .....	2.795789%	2011	3/1/2036	20,000,000	20,000,000 (1)(7)
2012 Series A .....	3.123440%	2012	9/1/2025	44,450,000	4,015,000 (1)(3)
2012 Series B .....	(2)	2012	9/1/2033	45,000,000	45,000,000 (1)(3)
2014 Series A .....	3.739403%	2014	9/1/2032	57,515,000	42,775,000 (1)
2014 Series B .....	3.095548%	2014	9/1/2044	35,565,000	9,520,000 (1)
2014 Series C .....	3.369241%	2014	9/1/2044	47,960,000	36,890,000 (1)
2014 Series D .....	3.245679%	2014	9/1/2036	23,885,000	5,800,000 (1)
2014 Series E .....	3.395849%	2014	9/1/2040	53,205,000	27,025,000 (1)(3)
2014 Series F .....	(2)	2014	9/1/2044	25,000,000	24,555,000 (3)
2015 Series A .....	3.379090%	2015	9/1/2045	24,235,000	17,180,000 (1)
2015 Series B .....	3.565720%	2015	9/1/2041	67,190,000	39,300,000 (1)(3)
2016 Series A .....	3.401702%	2016	9/1/2047	325,800,000	236,355,000 (1)(3)
2017 Series A .....	3.734510%	2017	9/1/2048	263,060,000	192,680,000 (1)(3)
2018 Series A .....	3.958382%	2018	9/1/2048	239,565,000	202,570,000 (1)
2018 Series B .....	3.958382%	2018	9/1/2048	40,435,000	33,360,000 (1)
2019 Series A .....	3.650455%	2019	9/1/2049	140,000,000	131,675,000 (1)
2019 Series B .....	3.277965%	2019	9/1/2049	210,000,000	202,155,000 (1)
2019 Series C .....	2.940750%	2019	3/1/2050	319,580,000	313,890,000 (1)
2019 Series D .....	2.898117%	2019	3/1/2050	27,490,000	26,825,000 (1)(3)
2020 Series A .....	2.753368%	2020	3/1/2050	130,750,000	129,615,000 (1)
2020 Series B .....	1.612408%	2020	9/1/2023	9,250,000	8,055,000 (1)
2020 Series D .....	2.344036%	2020	9/1/2050	160,000,000	160,000,000 (1)
Total Residential Revenue Bonds .....				<u>\$ 2,480,760,000</u>	<u>\$ 1,994,400,000</u>

**Other Outstanding Bonds of the Administration**

The following table sets forth certain information relating to Bonds issued by the Administration under its other programs and outstanding as of October 1, 2020.

	<u>Year of Issue</u>	<u>Final Maturity</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>
Single Family Housing Revenue Bonds				
2011 Series A (New Issue) .....	2011	3/1/2027	\$ 40,310,000	\$ 4,655,000
2009 Series A-1 (Released Program Bonds) .....	2011	9/1/2041	60,460,000	21,170,000
2011 Series B (New Issue) .....	2011	3/1/2027	40,000,000	5,315,000
2009 Series A-2 (Released Program Bonds) .....	2011	9/1/2041	60,000,000	22,260,000
2011 Series C (New Issue) .....	2011	3/1/2027	22,555,000	3,320,000
2009 Series A-3 (Released Program Bonds) .....	2011	9/1/2041	33,830,000	14,370,000
2013 Series A (Pass-Through Program).....	2013	7/1/2043	55,987,759	22,653,264 (6)
Total Single Family Housing Revenue Bonds .....			<u>\$ 313,142,759</u>	<u>\$ 93,743,264</u>



## Other Outstanding Bonds of the Administration

			<u>Year of Issue</u>	<u>Final Maturity</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>
Housing Revenue Bonds						
Series	2006	D	2006	7/1/2048	\$ 8,000,000	\$ 920,000
Series	2007	C	2007	1/1/2043	2,310,000	1,320,000
Series	2012	A	2012	1/1/2054	9,340,000	8,530,000
Series	2012	B	2012	7/1/2054	5,505,000	4,110,000
Series	2012	D	2012	1/1/2054	4,700,000	4,255,000
Series	2013	A	2013	7/1/2054	10,925,000	10,010,000
Series	2013	B	2013	1/1/2055	11,915,000	9,155,000
Series	2013	E	2013	7/1/2045	41,795,000	41,795,000 (2)(4)
Series	2013	F	2013	7/1/2055	16,255,000	11,640,000
Series	2014	A	2014	1/1/2055	4,805,000	4,480,000
Series	2014	B	2014	7/1/2055	3,790,000	1,195,000
Series	2014	C	2014	1/1/2046	3,700,000	2,165,000
Series	2014	D	2014	1/1/2056	10,060,000	9,420,000
Series	2015	A	2015	1/1/2057	13,395,000	7,640,000
Series	2015	B	2015	7/1/2057	48,200,000	43,585,000
Series	2016	A	2016	7/1/2058	15,730,000	7,135,000
Series	2017	A	2017	11/1/2058	18,720,000	14,583,198 (9)
Series	2017	B	2017	3/1/2059	12,000,000	6,166,871 (9)
Series	2017	C	2017	7/1/2059	28,755,000	17,810,000
Series	2018	A	2018	1/1/2060	42,430,000	27,415,000
Series	2019	A	2019	1/1/2061	14,715,000	14,715,000
Series	2019	B	2019	1/1/2061	10,040,000	10,040,000
Series	2019	C	2019	7/1/2061	19,665,000	19,665,000
Series	2019	D	2019	7/1/2061	30,440,000	30,440,000
Series	2019	E	2019	7/1/2061	6,020,000	6,020,000
Series	2020	A	2020	7/1/2062	10,315,000	10,315,000
Series	2020	B	2020	6/1/2022	5,685,000	5,685,000
Series	2020	C	2020	7/1/2062	19,350,000	19,350,000
Total Housing Revenue Bonds					\$ 428,560,000	\$ 349,560,069
Multi-Family Mortgage Revenue Bonds						
Series	2010	A (New Issue)	2010	7/1/2030	\$ 8,410,000	\$ 5,340,000
Series	2009	A-1 (Released Program Bonds)	2010	7/1/2051	24,380,000	24,380,000
Series	2010	B (New Issue)	2010	7/1/2045	16,730,000	14,250,000
Series	2009	A-2 (Released Program Bonds)	2010	7/1/2051	6,610,000	6,610,000
Series	2009	A-3 (Released Program Bonds)	2010	1/1/2044	5,410,000	4,685,000 (5)
Series	2010	D (New Issue)	2010	1/1/2035	6,880,000	4,510,000
Series	2009	A-4 (Released Program Bonds)	2010	7/1/2051	10,760,000	10,760,000
Series	2011	A (New Issue)	2011	7/1/2026	2,190,000	1,060,000
Series	2009	A-5 (Released Program Bonds)	2011	7/1/2051	8,460,000	8,460,000
Series	2011	B (New Issue)	2011	1/1/2028	8,680,000	2,115,000
Series	2009	A-6 (Released Program Bonds)	2011	7/1/2051	13,230,000	13,230,000
Series	2011	C (New Issue)	2011	7/1/2051	16,685,000	12,880,000
Series	2009	A-7 (Released Program Bonds)	2011	7/1/2051	23,190,000	23,190,000
Total Multi-Family Mortgage Revenue Bonds					\$ 151,615,000	\$ 131,470,000





## Other Outstanding Bonds of the Administration

			<u>Year of Issue</u>	<u>Final Maturity</u>	<u>Amount Issued</u>	<u>Amount Outstanding</u>
Local Government Infrastructure Bonds (Ambac Insured)						
2002 Series A	.....	2002	6/1/2032	\$ 11,790,000	\$ 75,000	
2004 Series A	.....	2004	6/1/2034	16,375,000	380,000	
2004 Series B	.....	2004	6/1/2034	4,735,000	80,000	
2005 Series A	.....	2005	6/1/2030	9,345,000	1,010,000	
2006 Series A	.....	2006	6/1/2026	8,940,000	255,000	
2007 Series B	.....	2007	6/1/2027	24,575,000	210,000	
Total Local Government Infrastructure Bonds (Ambac Insured) .....					<u>\$ 75,760,000</u>	<u>\$ 2,010,000</u>
Local Government Infrastructure Bonds						
2010 Series A-1 (Senior Obligations)	.....	2010	6/1/2030	\$ 19,395,000	\$ 1,240,000	
2010 Series A-2 (Subordinate Obligations)	.....	2010	6/1/2030	8,515,000	600,000	
2012 Series A-1 (Senior Obligations)	.....	2012	6/1/2032	9,550,000	4,260,000	
2012 Series A-2 (Subordinate Obligations)	.....	2012	6/1/2032	4,420,000	2,045,000	
2012 Series B-1 (Senior Obligations)	.....	2012	6/1/2032	14,900,000	8,970,000	
2012 Series B-2 (Subordinate Obligations)	.....	2012	6/1/2032	6,855,000	4,160,000	
2013 Series A-1 (Senior Obligations)	.....	2013	6/1/2043	14,660,000	9,580,000	
2013 Series A-2 (Subordinate Obligations)	.....	2013	6/1/2043	6,720,000	4,545,000	
2014 Series A-1 (Senior Obligations)	.....	2014	6/1/2034	27,605,000	21,095,000	
2014 Series A-2 (Subordinate Obligations)	.....	2014	6/1/2034	12,720,000	9,930,000	
2015 Series A-1 (Senior Obligations)	.....	2015	6/1/2045	13,215,000	10,100,000	
2015 Series A-2 (Subordinate Obligations)	.....	2015	6/1/2045	5,650,000	4,320,000	
2016 Series A-1 (Senior Obligations)	.....	2016	6/1/2036	18,020,000	13,740,000	
2016 Series A-2 (Subordinate Obligations)	.....	2016	6/1/2036	7,715,000	5,885,000	
2017 Series A-1 (Senior Obligations)	.....	2017	6/1/2047	27,310,000	23,015,000	
2017 Series A-2 (Subordinate Obligations)	.....	2017	6/1/2047	11,725,000	9,880,000	
2018 Series A-1 (Senior Obligations)	.....	2018	6/1/2048	4,535,000	4,200,000	
2018 Series A-2 (Subordinate Obligations)	.....	2018	6/1/2048	1,925,000	1,785,000	
2019 Series A-1 (Senior Obligations)	.....	2019	6/1/2049	11,340,000	11,120,000	
2019 Series A-2 (Subordinate Obligations)	.....	2019	6/1/2049	4,875,000	4,780,000	
2019 Series B-1 (Senior Obligations)	.....	2019	6/1/2049	11,810,000	11,600,000	
2019 Series B-2 (Subordinate Obligations)	.....	2019	6/1/2049	5,260,000	5,170,000	
2020 Series A-1 (Senior Obligations)	.....	2019	6/1/2049	16,740,000	16,740,000	
2020 Series A-2 (Subordinate Obligations)	.....	2019	6/1/2049	7,470,000	7,470,000	
Total Local Government Infrastructure Bonds .....					<u>\$ 272,930,000</u>	<u>\$ 196,230,000</u>
Multifamily Development Revenue Bonds						
Series 1999 A (GNMA-Selborne House Project)	.....	1999	12/20/2040	\$ 2,150,000	\$ 1,690,000	
Series 2001 G (Waters Tower Senior Apts.)	.....	2001	12/15/2033	4,045,000	2,735,000 (2)	
Series 2003 A (Barrington Apartments Project)	.....	2003	6/15/2037	40,000,000	39,405,000 (2)	
Series 2005 A (Fort Washington Manor Sr. Housing)	.....	2005	11/15/2038	14,000,000	10,865,000 (2)	
Series 2005 B (Washington Gardens)	.....	2005	2/1/2036	5,000,000	1,775,000	
Series 2006 A (Barclay Greenmount Apartments)	.....	2006	4/1/2035	4,535,000	2,835,000	
Series 2007 A (Brunswick House Apartments)	.....	2007	10/1/2037	3,000,000	1,845,000	
Series 2007 B (Park View at Catonsville)	.....	2007	12/1/2037	5,200,000	4,750,000 (2)	
Series 2008 B (Shakespeare Park Apartments)	.....	2008	5/1/2038	7,200,000	7,200,000 (2)	
Series 2008 C (The Residences at Ellicott Gardens)	.....	2008	12/1/2040	9,105,000	6,175,000 (2)	
Series 2008 D (Crusader Arms Apartments)	.....	2008	2/1/2041	3,885,000	2,660,000 (2)	
Series 2008 E (MonteVerde Apartments)	.....	2008	3/1/2041	15,200,000	13,755,000 (2)	
Series 2008 G (Kirkwood House Apartments)	.....	2008	12/1/2038	16,000,000	16,000,000 (2)	
Series 2009 A (Sharp Leadenhall Apartments)	.....	2009	3/1/2041	16,950,000	11,110,000 (2)	

**Other Outstanding Bonds of the Administration**

			<b>Year of Issue</b>	<b>Final Maturity</b>	<b>Amount Issued</b>	<b>Amount Outstanding</b>	
Multifamily Development Revenue Bonds continued							
Series	2012	A	(Park View at Bladensburg).....	2012	12/1/2030	\$ 3,500,000	\$ 2,970,000
Series	2013	G	(Glen Manor Apartments).....	2013	1/1/2031	13,640,000	11,305,000
Series	2014	I	(Marlborough Apartments).....	2014	12/15/2031	27,590,000	22,630,000
Series	2015	D	(Cumberland Arms Apartments).....	2015	9/1/2032	6,315,000	3,310,000
Series	2017	G	(Bolton North).....	2017	9/15/2034	25,200,000	23,935,000
Series	2018	G	(Heritage Crossing II).....	2018	11/1/2020	7,600,000	7,600,000
Series	2018	H	(Lakeview at Victoria Park).....	2018	11/1/2020	9,000,000	9,000,000
Series	2018	I	(Willow Manor at Fairland).....	2018	11/1/2020	10,000,000	10,000,000
Series	2019	A	(Bay County Apartments).....	2019	2/1/2021	14,750,000	14,750,000
Series	2019	B	(Headen House Apartments).....	2019	3/1/2021	19,500,000	19,500,000
Series	2019	C	(Huntington Apartments).....	2019	4/1/2021	29,500,000	29,500,000
Series	2019	D	(Park View at Taylor).....	2019	4/1/2021	8,820,000	8,820,000
Series	2019	E	(Park View at Woodlawn).....	2019	5/1/2021	7,450,000	7,450,000
Series	2019	G	(Orchard Mews 2019 G).....	2019	9/1/2021	11,500,000	11,500,000
Series	2019	F	(Rosemont Tower).....	2019	11/1/2021	23,500,000	23,500,000
Series	2019	H	(Somerset Extension ).....	2019	1/1/2022	10,000,000	10,000,000
Series	2020	A	(Parkview at Coldspring ).....	2020	2/1/2022	7,700,000	7,700,000
Series	2020	B	(Meade Village ).....	2020	4/1/2022	33,000,000	33,000,000
Series	2020	C	(Greenspring Overlook ).....	2020	8/1/2022	15,575,000	15,575,000
Series	2020	D	(Fireside Park Apartments ).....	2020	12/1/2022	31,000,000	31,000,000
Total Multifamily Development Revenue Bonds .....						<u>\$ 461,410,000</u>	<u>\$ 425,845,000</u>

Capital Fund Securitization Revenue Bonds								
Series	2003	.....			2003	7/1/2023	\$ 94,295,000	\$ 1,255,000
Total Capital Fund Securitization Revenue Bonds .....						<u>\$ 94,295,000</u>	<u>\$ 1,255,000</u>	

Local Government Infrastructure Bonds								
2011 Series	A	(Mayor and City Council of Cumberland Issue) .....			2011	6/1/2032	\$ 12,275,000	\$ 9,210,000
Total Local Government Infrastructure Bonds .....						<u>\$ 12,275,000</u>	<u>\$ 9,210,000</u>	

			<b>Year of Issue</b>	<b>Final Maturity</b>	<b>Amount of Note</b>	<b>Amount Outstanding</b>	
Multifamily Notes							
Victory Crossing - Freddie TEL .....	2016	6/1/2037			\$ 7,675,000	\$ 7,560,791	
Riviera Apartments - Freddie TEL .....	2017	6/1/2034			2,430,000	2,395,217	
Momentum at Shady Grove Metro - Freddie TEL .....	2018	1/1/2039			19,000,000	12,900,000	
Victory Haven - Freddie TEL .....	2018	7/1/2037			11,700,000	11,699,998	
J.Van Story Branch Apartments - Freddie TEL .....	2018	6/1/2039			36,000,000	51,000	
Silver Spring Artspace Lofts - Freddie TEL .....	2019	1/1/2037			17,500,000	51,000	
Greenmount and Chase - Freddie TEL .....	2019	8/1/2036			8,300,000	5,447,850	
Glenarden Hills 2 - Freddie TEL .....	2019	1/1/2039			7,030,000	5,500,280	
Ox Fibre Apartments - Freddie TEL .....	2020	4/1/2037			13,200,000	13,200,000	
Windsor and Main - Freddie TEL .....	2020	5/1/2039			10,500,000	2,620,128	
Hollander Ridge - Freddie TEL .....	2020	5/1/2040			19,875,000	14,092,023	
Knowles Manor - Freddie TEL .....	2020	8/1/2040			16,000,000	2,978,457	
Suitland - Freddie TEL .....	2020	4/1/2041			19,100,000	2,548,080	
Total Multifamily Notes.....						<u>\$ 188,310,000</u>	<u>\$ 81,044,824</u>

(8)

**Other Outstanding Bonds of the Administration**

Total Amount of Other Bonds and Notes Outstanding .....	<u>\$ 1,998,297,759</u>	<u>\$ 1,290,368,157</u>
Total Amount of Residential Revenue Bonds Outstanding (10) .....	<u>\$ 2,480,760,000</u>	<u>\$ 1,994,400,000</u>
Total Amount of All Bonds and Notes Outstanding .....	<u>\$ 4,479,057,759</u>	<u>\$ 3,284,768,157</u>

- (1) Certain prepayments of mortgage loans financed with the proceeds of such series of bonds are to be applied first to the redemption of certain bonds within such series.
- (2) These are variable rate bonds that are repriced according to the terms in the respective Official Statement.
- (3) These are taxable bonds with redemption provisions pertaining only to these bonds. For a description of the redemption provisions refer to the Official Statement.
- (4) These are taxable bonds.
- (5) Multi-Family Mortgage Revenue Bonds Series 2009 A-3 are non-parity bonds under this bond resolution. These bonds are special obligations payable solely from the trust estate pledged under the series resolution.
- (6) These pass-through bonds are subject to mandatory payment, without premium, on the first day of each month from scheduled principal payments and prepayments. For a description of the principal payment and redemption provisions refer to the Official Statement.
- (7) On March 1, 2016, these variable rate bonds were remarketed to a fixed rate term bond due March 1, 2036.
- (8) These are Freddie Mac tax-exempt loans (Freddie TEL) with CDA as the governmental lender and Wilmington Trust, National Association, as the fiscal agent.
- (9) These bonds are stand-alone non-parity bonds under the Bond Resolution pledged solely from the trust estate pledged under the applicable series resolution and not from revenues or other amounts pledged to parity bonds. These bonds are pass-through bonds and are subject to mandatory payment, without premium, on the first day of each month from scheduled principal payments and prepayments. For a description of the principal payment and redemption provisions refer to the Official Statements for these bonds.
- (10) See information under caption "Outstanding Residential Revenue Bonds" above.

**For updated information on issuances and/or redemptions after October 1, 2020, please refer to the website [www.dhcd.maryland.gov](http://www.dhcd.maryland.gov), Investors.**

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**APPENDIX F**

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
TEN YEAR RULE PERCENTAGES**

<b>Bond Series</b>	<b>12/31/2020</b>	<b>12/31/2021</b>	<b>12/31/2022</b>	<b>12/31/2023</b>	<b>12/31/2024</b>	<b>12/31/2025</b>	<b>12/31/2026</b>	<b>12/31/2027</b>	<b>12/31/2028</b>	<b>12/31/2029</b>	<b>12/31/2030</b>
2006 Series E/F/G	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2006 Series H/I/J	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2011 Series A/B	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2014 Series A/B	45.39%	45.39%	45.39%	45.39%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2014 Series C/D	37.69%	37.69%	37.69%	37.69%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2015 Series A	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
2018 Series A/B	53.60%	53.60%	53.60%	53.60%	53.60%	53.60%	53.60%	53.60%	100.00%	100.00%	100.00%
2019 Series A	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%
2019 Series B	1.61%	2.44%	2.44%	2.44%	2.96%	3.24%	3.24%	3.24%	4.33%	100.00%	100.00%
2019 Series C	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	100.00%
2020 Series A/B	7.41%	8.94%	8.94%	8.94%	12.14%	12.99%	12.99%	12.99%	16.73%	22.46%	100.00%
2020 Series D	5.16%	12.52%	12.52%	12.52%	13.41%	14.01%	14.01%	14.01%	18.01%	26.19%	100.00%
2021 Series A	21.67%	50.64%	50.64%	50.64%	58.73%	60.27%	60.27%	60.27%	73.64%	98.71%	100.00%

\*Percentage represents the amount of each repayment of principal and prepayment received in each series which must be used to pay the principal portion of debt service or redeem bonds of that series. Percentages are requirements as of December 31 of each year.

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## APPENDIX G

### MORTGAGE INSURANCE AND GUARANTY PROGRAMS

#### FHA MORTGAGE INSURANCE PROGRAM, VA HOME LOAN GUARANTY PROGRAM, USDA/RD MORTGAGE GUARANTY PROGRAM, PRIVATE MORTGAGE INSURANCE PROGRAM AND THE MHF INSURANCE PROGRAM

##### Introduction

The Administration has prepared the following description of the FHA Mortgage Insurance Program, the VA Home Loan Guaranty Program, the USDA/RD Mortgage Guaranty Program, and private mortgage insurance. This description is only a brief outline and does not purport to summarize or describe all of the provisions of these programs, and the Administration does not warrant or represent the accuracy or completeness of such description. For a more complete description of the terms of this program, reference is made to the provisions of the insurance and guaranty contracts embodied in the regulations of FHA, VA and USDA/RD, respectively, and of the regulations, master insurance contracts and other such applicable information for those programs and for applicable private mortgage insurance. Credit Enhancement for Mortgage Loans made or purchased by the Administration with the proceeds of the 2021 Series A Bonds is limited by the Bond Resolutions to insurance under the FHA Mortgage Insurance Program, the VA Home Loan Guaranty Program, the USDA/RD Guarantee Program, and private mortgage insurance (described below). In addition, Mortgage Loans may be insured by the Maryland Housing Fund. See THE MHF INSURANCE PROGRAM below. Moreover, Mortgage Loans with a loan-to-value ratio of 80% or less are not required to have a credit enhancement as described above. If a Mortgage Loan without credit enhancement is supported by secondary financing, then such financing must be acceptable to the Administration. The secondary financing may include, for example, certain grants or loans from governmental or non-profit entities; any loans must be non-amortizing or amortize at an interest rate below the market rate. However, the Bond Resolution does not require that a Mortgage Loan financed in the future be secured by Credit Enhancement. Credit Enhancement of all or a portion of a Mortgage Loan, if any, will be provided in accordance with the provisions therefor set forth in the Series Resolution authorizing a particular Series of Bonds. Credit Enhancement of Mortgage Loans includes (but is not limited to) any credit enhancement, insurance, guaranty, risk-sharing arrangement or any other form of credit support for a Mortgage Loan (or any portion thereof) as provided in any Series Resolution or Supplemental Resolution and it is possible that insurance benefits under other federal, State or private programs in which the Administration may participate could have different terms.

##### FHA Mortgage Insurance Program

Section 221 and Section 203 of the National Housing Act, as amended (the "Housing Act"), authorize the FHA to insure mortgage loans of up to 40 years for the purchase of one to four family dwelling units, or 30 years if the mortgage is not approved for insurance prior to construction. Section 234 of the Housing Act authorizes the FHA to insure mortgage loans of up to 35 years for the purchase of one-family dwelling units in multi-family condominium projects. The regulations promulgated to implement the Housing Act provide for insurance of mortgage loans for up to 30 years.

Mortgage Loans shall bear interest at a rate agreed upon by the mortgagee and Borrower. Mortgage Loans under any of the foregoing programs must be in conformity with the maximum mortgage loan amount limitations and minimum downpayment requirements specified in the Housing Act and the regulations promulgated thereunder. In addition, the Borrower must establish to the satisfaction of FHA that his or her income is adequate to meet the periodic payments required on the mortgage loan.

FHA permits the fully insured Mortgage Loan amount to include not only the up-front mortgage insurance premium, but, under certain circumstances, certain closing costs and other costs as well. Furthermore, through the FHA Section 203(k) Program, FHA will insure certain loans for up to 110 percent of the expected after-rehabilitation value of the property, plus permitted closing costs.

Under the terms of the foregoing program, the mortgagee, upon a default by the Borrower, is required to take certain actions, and is subject to certain limitations, before the mortgagee is entitled to initiate foreclosure proceedings or to claim insurance benefits. The mortgagee is subject to certain requirements and limitations, including the following: (1) the mortgagee must give notice of default to the Borrower and make reasonable efforts to conduct a face-to-face interview with the Borrower; (2) the mortgagee is required to undertake a pre-foreclosure review to ensure compliance with applicable requirements; and (3) the mortgagee may not commence foreclosure until at least three full monthly installments are in default. In addition, various types of forbearance may be required, including a reduction in mortgage payments, recasting the mortgage to reduce payments, temporary mortgage assistance payments, or pre-foreclosure sale. The mortgage also is subject to reinstatement until completion of foreclosure proceedings. The Housing Act gives discretionary authority to the Secretary of the United States Department of Housing and Urban Development (“HUD”) to settle claims for insurance benefits for insured mortgages either in cash or debentures; claim payments currently are being made in cash. HUD debentures bear interest at the rate in effect as of the time of origination of the mortgage loan or when the mortgage loan is endorsed, whichever rate is higher.

Insurance benefits are paid on foreclosure and conveyance of title. The amount of benefits paid by FHA on conveyed properties, except in certain circumstances as described below, is equal to the unpaid principal amount of the mortgage loan plus certain tax, insurance and other payments made by the mortgagee, a percentage of any foreclosure expenses incurred by the mortgagee, which percentage shall be determined in accordance with such terms as HUD shall prescribe, and reasonable expenses incurred by the mortgagee for the preservation, protection and operation of the properties prior to conveyance, as well as interest from date of default at a rate equivalent to the debenture interest rate (which may be less than the interest rate of the insured mortgage loan), less certain amounts received or retained by the mortgagee in respect of the mortgaged property.

When any property to be conveyed to the FHA has been damaged by fire, earthquake, flood or tornado, it is generally required, as a condition to payment of an insurance claim, that such property be repaired by the mortgagee prior to such conveyance.

### **VA Home Loan Guaranty Program**

The Servicemen’s Readjustment Act of 1944, as amended, permits a veteran (or in certain instances, the veteran’s spouse) to obtain a loan guarantee by the VA covering mortgage financing of the purchase of a one-to-four family dwelling unit at interest rates permitted by the VA. The program has no mortgage loan limits, requires no down payment from the purchaser and permits the guarantee of mortgage loans with terms of up to 30 years and 32 days. VA will guarantee up to 50 percent of a home loan up to \$45,000. For loans between \$45,000 and \$144,000, the minimum guaranty amount is \$22,500; and the maximum guaranty is up to 40 percent of the loan, up to \$36,000, subject to the amount of entitlement a veteran has available. For loans of more than \$144,000 the maximum guaranty is the lesser of 25 percent of the loan or the dollar amount that is equal to 25 percent of the Federal Home Loan Mortgage Corporation conforming loan limitation determined under Section 505(a)(2) of the Federal Home Loan Mortgage Corporation Act (12 U.S.C. 1454(a)(2)) for a single-family residence, as adjusted for the year involved. The liability on the guarantee is reduced or increased pro rata with any reduction or increase in the amount of the indebtedness, but in no event will the amount payable on the guarantee exceed the amount of the original guarantee. Notwithstanding the dollar and percentage limitations of the guarantee, a mortgage lender will ordinarily suffer a monetary loss only where the difference between the unsatisfied indebtedness and the proceeds of a foreclosure sale of a mortgaged premises is greater than the original guarantee, as adjusted. The VA may, at its option and without regard to the



guarantee, make full payment to a mortgage lender of unsatisfied indebtedness on a mortgage upon its assignment to the VA.

### **USDA/RD Mortgage Guarantee Program**

The Cranston-Gonzalez National Affordable Housing Act of 1990 authorized the establishment of the USDA/RD Guaranteed Rural Housing Loan Program. Households with annual incomes at or below one hundred fifteen percent (115%) of median area income are eligible for these loans, subject to the geographic restrictions described below. Households with annual incomes at or below eighty percent (80%) of the area median income may be eligible for interest assistance, in addition to the loan guarantee. The interest assistance paid monthly by USDA/RD to the loan servicer reduces the borrower's effective interest rate. The amount of interest rate reduction is dependent upon the households' annual income, which is re-certified by the loan servicer annually. No funds currently are available for interest assistance.

The USDA/RD Guaranteed Rural Housing Loan Program is limited to only certain rural areas of the State. Any city, place, town or village with a population not exceeding 20,000, based on the most recent decennial census, will be considered rural.

The USDA/RD guarantee covers the lesser of (a) any loss equal to ninety percent (90%) of the original principal amount of the loan or (b) any loss in full up to thirty-five percent (35%) of the original principal amount of the loan plus any additional loss on the remaining sixty-five (65%) to be shared approximately eighty-five percent (85%) by USDA/RD and approximately fifteen percent (15%) by the mortgagee.

USDA/RD does not accept conveyance of the property, but rather pays the lender's claim upon foreclosure. The claim payment includes certain actual costs incurred by the lender prior to foreclosure, including interest expense, and an allowance for the costs associated with liquidating the property. The claim payment amount is based on the net sales proceeds if the property is sold within six (6) months, or if no sale occurs within six (6) months, the claim payment amount is determined according to a formula based upon an appraisal of the property performed by USDA/RD. The lender's actual disposition costs may be higher than the USDA/RD claim payment.

### **Private Mortgage Insurance**

Each private mortgage insurance policy with respect to a Mortgage Loan must contain provisions substantially as follows: (a) the mortgage insurer must pay a claim, including unpaid principal, accrued interest, the amounts equal to deferred interest in connection with Mortgage Loans with graduated payments schedules, if any, and expenses, within sixty days of presentation of the claim by the Administration; (b) when a claim for the outstanding principal amount, accrued interest and expenses is presented, the mortgage insurer must either (i) pay such claim in full and take title to the mortgaged property and arrange for its sale or (ii) pay the insured percentage of such claim and allow the Administration to retain title to the mortgaged property or (iii) settle a claim for actual losses where such losses are less than the insured percentage of the claim. (See the "Homeowners Protection Act" below for a discussion of federal legislation that affects private mortgage insurance.) *Recent rating agencies' reviews of private mortgage insurers may be indicative of some future inability of these insurers generally to fulfill in full their obligations, if and when required upon a mortgage default, to make timely payments on policies. The Administration makes no representation regarding the financial condition of any of the private mortgage insurance companies or their ability to make full and timely payments to the Administration on Mortgage Loans on which losses are incurred.*

### **Homeowners Protection Act**

The Homeowners Protection Act of 1998 (the "Homeowners Protection Act") permits a borrower to cancel private mortgage insurance (for which the borrower pays the premium) on the date on which the

principal balance of the mortgage loan is scheduled to reach 80% of the original value of the residence or on the date on which the principal balance actually reaches 80% of the original value of the residence. The original value is the lesser of the sales price or the appraised value at the time the mortgage loan transaction was consummated. In order to effect such cancellation, the borrower must request in writing that the cancellation be initiated, must have a good payment history with respect to the mortgage loan (i.e., no mortgage payment was, during the year beginning two years prior to cancellation, 60 or more days delinquent, and no mortgage payment was, during the year beginning one year prior to cancellation, 30 or more days delinquent), and must satisfy any requirements of the lender for evidence that the value of the residence has not declined below its original value and for certification that the borrower's equity in the residence is not encumbered by a subordinate loan. This Homeowners Protection Act further provides for automatic termination of mortgage insurance on the date on which the principal balance of the mortgage loan is scheduled to reach 78% of the original value of the residence, or if the borrower is not then current on his mortgage loan payments, on the date on which the borrower subsequently becomes current on such payments. These termination and cancellation provisions do not apply to mortgage loans characterized as high risk loans. Even if the private mortgage insurance is not canceled or terminated as described above, private mortgage insurance must be terminated on the first day of the month immediately following the date that is the midpoint of the amortization period of the mortgage loan if the mortgagor is then current on his mortgage loan payments. This Homeowners Protection Act also requires that borrowers be provided with certain disclosures and notices regarding termination and cancellation of private mortgage insurance. This Homeowners Protection Act applies to mortgage loans closed on or after July 29, 1999.

This Homeowners Protection Act applies to insurance provided by the Maryland Housing Fund as well as private mortgage insurance described above.

In addition to termination and cancellation rights available to the borrower under the Homeowners Protection Act, the Administration also permits a borrower to request cancellation of private mortgage insurance or insurance through the Maryland Housing Fund for loans made after January 1, 2005, provided that: (1) the loan balance is 75% or less of the current value of the home as established by a new appraisal acceptable to the Administration; (2) none of the borrower's payments were 30 days or more past due within the 12-month period before the mortgage insurance will be cancelled; (3) none of the borrower's payments were 60 days or more past due during the 24-month period before the mortgage insurance will be cancelled; and (4) the loan is between two and five years old. If the loan is more than five years old, the loan balance may be 80% (instead of 75%) or less of the current value of the home as established by a new appraisal acceptable to the Administration; conditions (2) and (3) also apply.

## **THE MHF INSURANCE PROGRAM**

The following describes the mortgage insurance programs administered by the Maryland Housing Fund (“MHF”) pursuant to Section 3-201 through 3-208 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended (the “MHF Statute”), and is qualified in its entirety by reference to the MHF Statute and the regulations thereunder (the “MHF Regulations”).

MHF was created in 1971 as a special insurance fund of the State of Maryland and is a governmental unit in the Division of Credit Assurance of the Department. MHF is authorized to insure mortgage loans, including mortgage loans for multifamily developments financed by public agencies such as the Administration (“Multifamily loans”), to provide primary insurance for single family mortgage loans (“Single Family loans”), and to provide credit enhancement for loans to businesses (“Business loans”). MHF insures against certain monetary losses incurred as a result of nonpayment of principal, interest or other sums agreed to be paid and certain other events of default under the terms of any insured loan, but does not insure against property losses, including without limitation, title risk, risks of defective construction or casualty, or any other reduction in project value due to insurable risk or force majeure, casualty or title loss.

In early 1997, the Department suspended all insurance activity of MHF (except for pool insurance for certain Single Family loans), partly as a result of concerns expressed by Moody’s Investors Service (“Moody’s”) during the 1996 and 1997 rating review. The Department responded to Moody’s concerns and has consulted with Moody’s regarding the implementation of certain of MHF’s insurance programs. MHF continues to service active insured loans originated prior to 1997 and is operating the insurance programs described below.

### **Multifamily Loan Programs**

MHF insures mortgage loans under a group home loan program known as “SHOP” (Special Housing Opportunities Program) that finance or refinance the acquisition, construction or rehabilitation of shared living and related facilities for the special needs population, which are owned by and sponsored by nonprofit organizations. This is an active program with loans funded through the Administration and insured by MHF.

The Administration is a participant in the Federal Housing Administration’s (“FHA”) Risk-Sharing Program (the “FHA Risk-Sharing Program”) for multifamily loans. As a Level I participant under the FHA Risk-Sharing Program, upon payment of a claim by FHA, the Administration would be responsible for reimbursement to FHA of up to 50% of such claim. As a Level II participant, the Administration would be responsible for reimbursement to FHA of up to 25% of such claim. The Administration expects that MHF would reimburse the Administration for its share of such losses, pursuant to a commitment letter issued by MHF to the Administration in connection with each loan. Between 1997 and 2004, the Administration participated in the FHA Risk-Sharing Program only in connection with the refinancing of loans then insured by MHF where the Administration was able to decrease the dollar amount of MHF’s insurance exposure with respect to such loans. In 2004, the Department expanded its MHF insurance program for new loans funded through the Administration with credit enhancement under the FHA Risk-Sharing Program.

MHF has also provided mortgage insurance for short term loans made by the Administration pursuant to the Tax Credit Bridge Loan Insurance program. For a project which qualifies for federal low income housing tax credits, MHF provides limited insurance for bridge loans made by the Administration until equity capital contributions are made by the tax credit investor. The Tax Credit Bridge Loan Insurance program is governed by Sections 3-203 and 3-206 of the MHF Statute and COMAR 05.06.02 of the MHF Regulations. There are no loans currently insured under this program.

Effective December 9, 2014, MHF and the Administration created a demonstration program (the “MHF Demonstration Program”) whereby MHF insures short term loans (“Short Term Loans”) financed with proceeds from the sale of short term bonds (the “Short Term Bonds”) issued under the Administration’s

multifamily Housing Revenue Bond Resolution (“HRB”). The MHF Demonstration Program is an additional cost-effective option extended to borrowers for the provision of credit enhancement for Short Term Loans financed under HRB. Eligibility for the MHF Demonstration Program is limited to projects where the project would need to use more than 25% of its projected tax credit equity to cash collateralize a letter of credit (“LOC”) that otherwise would be delivered to secure Short Term Bonds during construction, and the amount of the Short Term Loan (which equals the amount of the cash collateral account that would be required by a LOC provider) is greater than 25% of the projected tax credit equity. No borrower, including all related entities, may have Short Term Loans insured under the MHF Demonstration Program at any one time in excess of \$5 million. In addition, 25% of the projected amount of tax credit equity to be generated by a project must be contributed to the project at the closing of the Short Term Loan. MHF’s obligations under the MHF Demonstration Program are backed only by MHF’s Unallocated Reserve. The aggregate amount of outstanding indebtedness to be insured under the MHF Demonstration Program may not exceed \$10 million from the MHF Unallocated Reserve at any given time. There are no loans currently insured under this program.

### **Single Family Loan Programs**

In June 2005, the Department opened a program of MHF to insure 30-year and 40-year amortizing Single Family loans being purchased by the Administration. Because market conditions caused unexpectedly high demand for this insurance, the Department suspended the program as of November 10, 2008.

In June 2006, the Department authorized the expenditure of up to \$1 million of the Revitalization Program Insurance Reserve to provide credit enhancement to a loan program that is sponsored by a nonprofit corporation, which is intended to stabilize and strengthen property values in targeted areas of the City of Baltimore. The ability to enroll new loans under that agreement terminated March 31, 2012; however, MHF will continue its coverage of active loans enrolled in the loan pool for up to ten years after the date a loan is enrolled in the pool. The Department negotiated a new agreement dated January 12, 2012, authorizing the expenditure of up to an additional \$800,000 of the Revitalization Reserve to provide credit enhancement for a second loan pool. The credit enhancement will last for a period of ten years after the date the loan is enrolled in the pool. All loans to be credit enhanced must be enrolled in the pool by January 2020.

In 2008, MHF committed \$10 million of the Unallocated Reserve to provide credit enhancement for certain single family refinancing loans made by private lenders under the Department’s Home Owners’ Preserving Equity (“HOPE”) initiative. The General Reserve Insurance (“General Reserve”) was officially established by regulation in November 2008 to insure a broad range of programs, including the HOPE initiative. MHF transferred \$10 million of the Unallocated Reserve to the General Reserve on November 3, 2008 to insure loans under the HOPE initiative and other Department programs.

### **Business Loan Programs**

Legislation was passed effective July 1, 2016, allowing MHF to provide insurance coverage and credit enhancement to loans originated by the Administration or other eligible lenders on business projects that will acquire, operate, construct or rehabilitate businesses located in publicly designated renewal or redevelopment areas. This program is governed by Sections 3-203 and 3-206 of the MHF Statute. MHF transferred \$1.5 million of the Unallocated Reserve to the General Reserve to insure loans under the Business Loan Program during 2017. These funds, plus an additional \$3.5 million transferred from the Unallocated Reserve, were transferred into the newly created Business Reserve Insurance (“Business Reserve”) during 2018. There are no loans currently insured under this program.

### **Additional Information**

For fiscal year 2003, the Maryland Department of Legislative Services asked MHF and the Administration whether there were funds available for transfer to the State. After being advised by Moody’s

that a transfer, in and of itself, would not have an adverse effect on the rating of the Administration's outstanding parity debt, including the Bonds, MHF transferred \$10 million from the Unallocated Reserve to the State. No transfer occurred in 2004, 2005, 2006, or 2007. Legislation was enacted during the 2008 session (SB 983) requiring another \$10 million to be transferred. Beginning in fiscal year 2010, and as codified at section 3-203(i) of the MHF Statute, any amount in the Unallocated Reserve at the end of any fiscal year that exceeds an amount necessary to provide backing for insurance issued by MHF by more than \$10 million, shall be transferred to the Department's revolving housing loan funds. During the fiscal years ending June 30, 2012, 2013, 2014, 2015, 2016 and 2017, MHF transferred \$2.1 million, \$1.1 million, \$0.77 million, \$0.88 million, \$0.87 million, and \$0.94 million, respectively. As the amount in the Unallocated Reserve at June 30, 2017, 2018 and June 30, 2019 was less than \$10 million, no transfer was required for fiscal years 2018, 2019 or 2020. In fiscal year 2021 MHF transferred \$0.15 million. For more information, see "Management's Presentation of the MHF Program" below.

## **MANAGEMENT'S PRESENTATION OF THE MHF PROGRAM**

The following information is management's presentation of the MHF Program.

### **Financial Statements and Information**

The financial statements of MHF for the fiscal years ending June 30, 2020 and June 30, 2019 have been audited by CliftonLarsonAllen LLP. As indicated in the report of the auditors, such financial statements have been prepared in conformity with accounting principles and the audits conducted in accordance with auditing standards generally accepted in the United States. The financial statements of MHF are reported on a consolidated basis combining results of operations for all of the MHF Programs.

### **Income and Reserves**

MHF's income from insurance premiums is used to pay expenses.

MHF currently maintains six insurance reserves, which are separate from MHF's operating funds. Five of the reserves cover specific categories of insurance: the Multifamily Insurance Reserve, the Single Family Regular Insurance Reserve, the Revitalization Program Insurance Reserve, the Business Reserve and the General Reserve. The investment earnings on each of the five specific reserves are credited to a sixth reserve, the Unallocated Reserve, which may be used to pay claims on all categories of insurance, or may be transferred into any other reserve, or may be restricted for claims under a particular category. The Unallocated Reserve is available for any category of claims or for any other purpose consistent with contractual obligations with the Administration's bondholders. Prior to 2011, MHF had maintained a reserve for the Home and Energy Loan Program. The reserve balance of \$500,000 was transferred into the Unallocated Reserve when the last loan insured under the program paid off in fiscal year 2009.

The MHF Statute provides that any moneys of MHF that the Department creates as an identifiable insurance reserve may be used only in conformance with the terms and conditions creating that reserve. MHF Regulations provide that each reserve is maintained to pay claims arising from its respective category of insurance and may not be subject to claims arising from other categories of insurance except for the Unallocated Reserve. All reserves are held by the Office of the Treasurer of the State, which credits MHF with interest income based on the total reserve balance for the benefit of MHF.

MHF does not insure the Bonds, and the assets of MHF are not available to the Administration or the Trustee to satisfy obligations to holders of the Bonds. The obligation of MHF is limited to the payment of mortgage insurance claims as described herein. An insurance claim against MHF is payable from and limited to the applicable MHF reserve and does not constitute a general obligation of MHF, the Department, or the State.

## **Statements of Net Assets Discussion**

During the fiscal year ending June 30, 2020, the overall equity increased from \$76,477,804 to \$77,303,217. The net increase of \$825,413 is primarily due to interest earned on reserve funds. During the three months ending September 30, 2020, the overall equity decreased from \$77,303,217 to \$76,795,100. This net decrease is primarily due to increased provisions to the allowances for insurance losses totaling \$555,912 combined with a much lower earnings rate on reserve funds.

The Unrestricted Accumulated Deficit is a part of the overall equity. The Unrestricted Accumulated Deficit, which decreases when claims are paid from the insurance reserves, represents the cumulative net income (loss) of MHF since its inception less any investment income earned on the insurance reserves. When MHF's insurance reserves are greater than its net position, there will be an accumulated deficit in the net position section of the MHF Statement of Net Assets.

In fiscal year 2020, the Unrestricted Accumulated Deficit decreased from \$7,430,616 to \$7,345,722. This was primarily attributable to earnings outpacing expenses. During the three months ending September 30, 2020, the Unrestricted Accumulated Deficit increased from \$7,345,722 to \$7,728,586. This was primarily attributable to an increased provision for anticipated future insurance losses.

## **Discussion of Changes in Net Position**

During the fiscal year ending June 30, 2020, MHF reported a Change in Net Position of \$825,413. This increase in net position is primarily due to no statutory requirement to transfer funds to the revolving housing loan funds in fiscal year 2020 as described in more detail in "Additional Information" appearing on page G-3. The decrease in net position during the three months ending September 30, 2020 was primarily due to the statutory requirement to transfer funds from the restricted net position to the revolving housing loan funds combined with an operating loss caused primarily by an increased provision for anticipated future insurance losses.

As described below in "Single Family Information – Certain Additional Expected Single Family Claims" and "Multifamily Information – Certain Additional Expected Multifamily Claims," the Administration has notified MHF of defaults under insured mortgages that are expected to result in additional claims to MHF. Payment of these claims is not reflected in MHF's Statement of Net Assets; however, MHF included provisions for these claims in its allowance for unpaid insurance losses.

## Discussion of Operating Cash Account

### Selected Activity in MHF' s Operating Cash Account

The following table is management's presentation of selected activity in MHF's operating cash account as of September 30, 2020.

	<u>Single Family</u>	<u>Multifamily</u>	<u>Business</u>	<u>Total</u>
Premiums and Fees Collected <sup>(1)</sup>	\$28,772	\$452,508	\$0	\$481,280
Operating Expenses Paid <sup>(2)</sup>	(106,527)	(45,654)	0	(152,181)
Premiums Net of Operating Expenses	(77,755)	406,854	0	329,099
Claims <sup>(3)</sup>	(111,465)	0	0	(111,465)
Recoveries <sup>(4)</sup>	213	8,208	0	8,421
Net Claim Activity	(111,252)	8,208	0	(103,044)
Other <sup>(5)</sup>	(2,475)	(61,664)	0	(64,139)
<b>Net Cash from Selected Activity</b>	<b><u>(\$191,482)</u></b>	<b><u>\$353,397</u></b>	<b><u>\$0</u></b>	<b><u>\$161,916</u></b>

#### Notes:

- <sup>(1)</sup> Premiums and credit enhancement related fees as collected.
- <sup>(2)</sup> Operating expenses include salaries and benefits, general administrative and intradepartmental expenses.
- <sup>(3)</sup> Amount includes principal, interest, and supplemental expenses incurred on claims and carrying costs on acquired properties.
- <sup>(4)</sup> Includes proceeds collected on the sale of loans or acquired properties.
- <sup>(5)</sup> Amount includes changes in other assets and liabilities such as mortgage receivables, notes payables, and escrows.

During the fiscal year ending June 30, 2020, the net activity in MHF's operating cash was (\$443,026) for Single Family, \$1,025,097 for Multi-Family and \$5,000 for Business. The change in Single Family cash is primarily due to the allocation of expenses, the recapture of current year losses from a transfer from the Reserves, and the collection of receivables related to foreclosed real estate. The change in Multi-Family cash is due to premiums outpacing expenses, and the increase in Business cash is related to premiums received during the fiscal year.

During the three months ending September 30, 2020, the net activity in MHF's operating cash was (\$191,482) for Single Family and \$353,397 for Multi-Family. The change in Single Family cash is primary due to a combination of operating expenses and claims paid. The change in Multi-Family cash is primarily due to premiums outpacing expenses.

#### Liquidity

MHF's primary uses of funds are to pay its operating expenses (direct and indirect) and to satisfy Business, Multifamily and Single Family claims under its insurance policies resulting from a loan default (payment or physical) by an insured borrower. In general, MHF's insurance policies require MHF to pay claims to the lender, which includes the total principal outstanding, interest in arrears (through foreclosure), and other expenses associated with a failed real estate loan (e.g., foreclosure costs, negative escrows, etc.). MHF occasionally acquires a loan or property with the payment of the claim. The proceeds of the sale of this asset are deducted from the original claim to derive the net loss (or net gain) associated with the defaulted loan claim.

In addition to any proceeds from the sale of assets acquired through the payment of claims, MHF's primary revenue sources result from mortgage insurance premiums paid by borrowers and the investment earnings on insurance reserves. These assets, together with the corpus of the reserves held by MHF, are available to pay insurance claims and related expenses. The available reserves are leveraged against insurance commitments outstanding. Calculations for the leverage ratios are shown in "Discussion of Leverage Ratios" below.

To manage MHF's resources effectively from both a business and liquidity sense, the management of MHF has developed several claim paying strategies. For Multifamily defaulted loans, MHF may pay a debt service claim after a borrower has missed a total of six monthly payments. These claim payments represent any unpaid principal and interest due from the regular scheduled payment. While making these monthly payments, MHF, working with the Administration, attempts to work out the loan in order to minimize its loss. When the final workout of the loan is completed, MHF either pays a partial claim or pays the full claim. A workout may be accomplished through (a) refinancing of the loan after re-underwriting the debt to enable the project to meet debt service from net operating income or (b) payment of claims and resale of the asset to minimize the total size of the claim.

For Single Family defaulted loans, MHF generally requires the lender to foreclose on the loan and secure the property before it pays the claim. This affords MHF the ability to begin marketing the property for re-sale at the same time it has paid out the cash. MHF attempts to resell Single Family properties in a manner that provides for recoveries as soon as possible while minimizing holding costs. While MHF strives to sell its Real Estate Owned (REO) to homebuyers, its desire to conduct quick turnaround sales does necessitate the selling of a significant portion of the REO to investors and non-profit organizations. Selling to investors generally increases the overall net loss on the claim to MHF.

### **Discussion of Leverage Ratios**

MHF operates its Single Family insurance in accordance with an insurance agreement with the Administration dated as of August 1, 2010 (the "2010 Single Family Insurance Agreement"). Claims under the 2010 Single Family Insurance Agreement may be paid from the Single Family Regular Insurance Reserve.

The 2010 Single Family Insurance Agreement amended and restated an insurance agreement dated as of May 14, 1980 (the "1980 Single Family Insurance Agreement") and an insurance agreement dated as of June 20, 2005. Under the 1980 Single Family Insurance Agreement, pool insurance was provided for single family mortgages financed under a bond resolution for which no bonds remain outstanding. As of August 1, 2010, under the 2010 Single Family Insurance Agreement MHF was released from the obligation to provide pool insurance under the 1980 Single Family Insurance Agreement.

Under the 2010 Single Family Insurance Agreement, MHF has contracted with the Administration that, except as necessary to pay claims or advances on claims, MHF will not permit the ratio of the aggregate dollar amount of the Single Family insurance to assets in the Single Family Regular Insurance Reserve (as may be reduced as described below) to exceed 25 to 1, and that no new insurance payable from the Single Family Regular Insurance Reserve shall be issued or committed to, if upon such issuance or commitment and subsequent issuance, that ratio would be exceeded.

Due to MHF having never insured loans that were securitized by Fannie Mae, on April 4, 2014 MHF notified Fannie Mae of its intent to cease seeking certification as a Fannie Mae qualified insurer and requested that Fannie Mae remove MHF from its list of eligible mortgage insurance providers. The Administration and MHF have entered into the First Amendment to the 2010 Single Family Insurance Agreement between MHF and the Administration, dated as of April 30, 2014, which eliminates the obligation of MHF to take all actions necessary for the qualification of Single Family Regular Program insurance as mortgage insurance from a qualified insurer within the meaning of Section 3.02(6)(2) of the Fannie Mae Charter Act.





**Selected Information about the Single Family Regular Insurance Reserve Ratios**

	<u>06/30/19</u>	<u>06/30/20</u>	<u>09/30/20</u>
Single Family Regular Insurance Reserve <sup>(1)(2)</sup>	\$14,472,310	\$14,019,066	\$14,019,066
Amount Available for Calculation of Ratio of Insurance to Available Reserve <sup>(3)</sup>	14,472,310	14,019,066	14,019,066
Primary Insurance coverage in force <sup>(4)</sup>			
Insurance Agreement prior to 2005	3,605,311	2,620,674	2,438,214
Insurance Agreement post 2005	15,756,418	8,618,703	8,510,552
Pool Insurance coverage in force <sup>(5)</sup>	-		
Ratio of Mortgage Loans to the Regular Reserve	1.34 to 1	0.80 to 1	0.78 to 1

**Notes:**

<sup>(1)</sup> The Single Family Program does not include amounts, if any, which have been restricted for possible additional insurance coverage in the Unallocated Reserve. As of September 30, 2020, MHF had committed no additional primary insurance coverage.

<sup>(2)</sup> Fund balances for MHF reserves are calculated in the same manner as in the financial statements of MHF and include investment income earned and allocated by the Secretary to the Single Family Regular Insurance Reserve.

<sup>(3)</sup> In order to determine the leverage ratios, if the Unrestricted Accumulated Deficit exceeds the Unallocated Reserve, the Single Family Regular Insurance Reserve or the Multifamily Insurance Reserve may be reduced in a manner determined by MHF to be appropriate. As of September 30, 2020, there was no reduction in the Single Family Regular Insurance Reserve to cover the accumulated deficit.

<sup>(4)</sup> The primary insurance coverage is 25% of the allowable claim for loans insured prior to 2005 under the Single Family Insurance Agreement (\$9,752,854 at September 30, 2020). The primary insurance coverage is 35% of the allowable claim for loans insured under the 2005 Single Family Insurance Agreement (\$24,315,863 at September 30, 2020).

<sup>(5)</sup> In 2010, MHF provided pool coverage for certain loans done by the Administration prior to 1997. Effective August 1, 2010 the Administration released MHF from any obligation to provide pool insurance for MHF Pool-Insured Loans.

MHF operates its multifamily insurance in accordance with an amended and restated insurance agreement dated February 12, 2006, with the Administration (the "Insurance Agreement").

Under the Insurance Agreement, MHF has contracted with the Administration that, except as necessary to pay claims or advances on claims, MHF will not permit the ratio of Multifamily insurance to assets in the Multifamily Insurance Reserve (as may be reduced as described below) to exceed 10 to 1, and that no new insurance payable from the Multifamily Insurance Reserve shall be issued or committed to if upon such issuance or commitment and subsequent issuance the ratio would exceed 10 to 1. (Under the terms of the Insurance Agreement, loans insured by MHF that are reinsured without contingent liability on the part of MHF are not taken into account in determining MHF's compliance with the maximum 10 to 1 ratio of amounts insured to assets in the Multifamily Insurance Reserve).

### Selected Information about the Multifamily Insurance Reserve Ratios

	<u>06/30/19</u>	<u>06/30/20</u>	<u>09/30/20</u>
Total Multifamily Insurance Reserve	\$44,698,739	\$44,698,739	\$44,698,739
Amount Available for Calculation of "Ratio of Insurance to Available Reserve"	44,698,739	44,698,739	44,698,739
Insurance Outstanding			
Multifamily mortgage insurance in force	\$158,823,384	\$155,432,090	\$159,597,551
Ratio of Insurance to Available Reserve	3.55 to 1	3.48 to 1	3.57 to 1

**Notes:**

<sup>(1)</sup> The Multifamily Insurance Reserve does not include amounts, if any, which have been restricted for possible additional insurance coverage in the Unallocated Reserve. As of September 30, 2020, MHF had committed to additional mortgages in the amount of \$7,433,920.

<sup>(2)</sup> In order to determine the leverage ratios, if the Unrestricted Accumulated Deficit exceeds the Unallocated Reserve, the Single Family Regular Insurance Reserve or the Multifamily Insurance Reserve may be reduced in a manner determined by MHF to be appropriate. As of September 30, 2020, there was no reduction in the Multifamily Insurance Reserve to cover the accumulated deficit.

The total amount of the Multifamily Insurance Reserve is available to pay multifamily insurance claims. In addition, to the extent available, MHF could elect to pay all or part of any multifamily claim from the Unallocated Reserve or from operating funds. MHF maintains other reserves that are not available to pay such claims (e.g., the Single Family Regular, Revitalization, and General Reserves).

### SINGLE FAMILY INFORMATION

#### Certain Additional Expected Single Family Claims

Under its Single Family Regular insurance program, MHF is not obligated to pay claims on Single Family insurance until after the insured lender has completed foreclosure, evicted the occupants of the properties (if necessary) and restored the property to a condition satisfactory to MHF. As a result, at any time there are a number of mortgages that have been foreclosed and which are likely to result in payment of claims, but which have not yet reached the point where MHF recognizes them as liabilities in its financial statements. The total principal amount of such potential claims was

\$28,747.06 as of September 30, 2020. On a quarterly basis, MHF includes its projection of net losses with respect to these potential claims in its financial statements as part of the allowance for Single Family insurance losses. These amounts are potentially payable from other resources of MHF, including operating cash, the Unallocated Reserve and the Single Family Regular Insurance Reserve.

#### Discussion of Single Family Operations

MHF has taken steps to address the potential Single Family claims. A part of this focus is applying active loss mitigation strategies to Single Family loans to prevent them from going to foreclosure, including forbearance and extended repayment plans. In addition, operational reviews of the loan servicers are ongoing. The reviews are intended to insure that loss mitigation strategies are being pursued in applicable cases.

MHF is also managing its sales of units acquired through foreclosure or similar action to improve overall returns by employing private sector real estate brokers to perform repairs, listings and sales of all REO units.

## Single Family Claims Experience

The following chart sets forth information about claims on mortgage loans insured under the Single Family Regular Insurance Reserve and the Revitalization Program Insurance Reserve. Prior to 2016, MHF acquired properties upon paying a claim. No properties have been acquired by MHF since fiscal year 2016 as the Administration has elected to keep title to all acquired properties and only request MHF to pay its prorata claim amount. The data for all of these reporting periods are subject to adjustment due to additional expenses paid and proceeds received after September 30, 2020.

### Single Family Claims Experience

	<u>06/30/19</u>	<u>06/30/20</u>	<u>09/30/20</u>
Pro-Rata Claims Paid	\$272,157	\$457,112	\$22,915
Properties Acquired	<u>0</u>	<u>0</u>	<u>0</u>
Gross Claims Paid	272,157	457,112	22,915
Recoveries	<u>(25,798)</u>	<u>(3,868)</u>	<u>(213)</u>
Net Claims Paid	<u><u>\$246,359</u></u>	<u><u>\$453,244</u></u>	<u><u>\$22,702</u></u>

## 2010 Single Family Insurance Agreement

The 2010 Single Family Insurance Agreement provides as follows:

- (1) MHF will not decrease the amount of funds in the Single Family Regular Insurance Reserve as increased from time to time for any reason except to pay claims and advances against claims arising under the Program and for expenditures with respect to properties acquired by MHF as a result of payment of such claims.
- (2) Except as necessary to pay claims and advances on claims and except for expenditures with respect to properties acquired by MHF as a result of payment of such claims, MHF will not exceed a certain leverage ratio. See “Management’s Presentation of the MHF Program – Discussion of Leverage Ratios.”
- (3) MHF and the Administration agree that MHF is released from any obligation to continue to provide pool insurance for loans originally covered by pool insurance under the 1980 Single Family Insurance Agreement.

## Terms of Single Family Insurance Coverage

MHF insures mortgage loans on one-to-four family structures under its Single Family Regular Program, which includes the Primary Insurance Program and the Pool Insurance Program.

*Pool Insurance.* Effective August 1, 2010, MHF was released from any obligation to provide pool insurance for loans originally covered by pool insurance under the 1980 Single Family Insurance Agreement.

*Payment of Claims,* MHF pays all claims in cash and may settle under one of four options:

- (1) Loan Assignment – MHF takes an assignment of the mortgage and pays the claim (but not including expenses of foreclosure and acquisition of title);
- (2) Fixed Percentage Settlement – claim settlement under this option is applicable when MHF provides for payment based on a declared percentage of the outstanding loan amount before foreclosure sale, and MHF, under this method, also waives any interest in the subject property;

- (3) Lender Acquisition Settlement – the lender acquires title at foreclosure (or by deed in lieu of foreclosure) and transfers title to MHF, and MHF pays the amount of the claim up to the percentage specified in the insurance policy; and
- (4) Third Party Acquisition – when the property is sold to a third party (at foreclosure, by the lender after taking a deed in lieu of foreclosure, or by the borrower after the commencement of foreclosure proceedings), with the approval of MHF, MHF pays the lesser of the percentage specified in the primary policy before crediting net sales proceeds or the full claim after crediting net proceeds of sale.

For claims paid under the Lender Acquisition Settlement method, MHF requires the Administration to take all steps required after default in order to deliver the property to MHF in a condition satisfactory to MHF. These steps may include foreclosure, eviction of the occupants if necessary, and cleaning of the property. As a result, a substantial period of time may elapse between the time an insured loan goes into default and payment of a claim. MHF Regulations regarding Single Family mortgage insurance do not require MHF to pay interest on a claim from the time an insured lender acquires title to the property, or from the date MHF agrees to take a Loan Assignment or make a Fixed Percentage Settlement, to the time the claim is paid. Claims are not paid after the title to the property has been conveyed, which is at least 60 days after foreclosure and could be longer.

MHF will review cases that involve claims of more than nine months of delinquent interest on a case by case basis to ascertain the cause for the delayed claim and determine the amount of interest, if any, in excess of nine months to be paid. Interest will be paid in excess of nine months where circumstances beyond the control of the insured lender caused the delay in making the claim, such as the filing of bankruptcy by the mortgagor.

## MULTIFAMILY INFORMATION

### Multifamily Insurance in Force and Available Reserves

The following table sets forth information about outstanding insurance on mortgage loans under MHF’s Multifamily program as of September 30, 2020. The amounts shown are net of debt service claim payments. The CDA Single Family loans under Multi-Family Reserves referenced below were financed with the proceeds of Housing Revenue Bonds of the Administration.

#### Outstanding Multifamily Insurance

Lender	Units	# of Loans	Original Insured Principal Amount	Current Balances
CDA permanent financing on large multifamily projects <sup>(1)</sup>	6,942	73	167,504,600	145,298,384
CDA Demonstration Program <sup>(2)</sup>	0	0	0	0
CDA Single Family loans under Multifamily Reserves	1	1	38,300	3,639
CDA Special Housing Opportunity Program (SHOP) <sup>(3)</sup>	455	138	20,803,694	13,328,676
Montgomery County Housing Opportunities Commission (HOC) <sup>(4)</sup>	64	1	3,230,000	970,491
<b>TOTAL</b>	<b>7,462</b>	<b>213</b>	<b>191,576,594</b>	<b>159,601,190</b>

<sup>(1)</sup> Loans financed with proceeds of the Administration’s Housing Revenue Bonds and the Administration’s Multi-Family Residential Revenue Bonds (Insured Mortgage Loans). The loans provided permanent financing for construction and permanent for developments located in 17 counties and the City of Baltimore. The projects (not including SHOP) contain units that are assisted under the Section 8 Program.

<sup>(2)</sup> On December 9, 2014, CDA and MHF created a new Demonstration Program whereby MHF insures short term loans. By utilizing MHF for this purpose, borrowers may avoid the need to obtain costly letters of credit. No loans are outstanding under this program at September 30, 2020.

<sup>(3)</sup> Loans financed with proceeds of the Administration's Special Housing Opportunities Program.

<sup>(4)</sup> Insurance issued to the Housing Opportunities Commission of Montgomery County ("HOC") to insure loans financed with proceeds of bonds issued by HOC. The mortgage loans provided financing for developments containing 168 units. The mortgage loans were initially endorsed for insurance between 1980 and 1996.

Charts detailing the multifamily loans insured by MHF and financed by the Administration may be found in the Administration's filings in accordance with Rule 15c2-12 of the Securities and Exchange Commission with the Electronic Municipal Market Access ("EMMA") for Housing Revenue Bonds and for Multifamily Housing Revenue Bonds (Insured Mortgage Loans).

### **Certain Additional Expected Multifamily Claims**

MHF Regulations provide that after a multifamily mortgage loan insured by MHF has been in default for six months, the Administration or any other public agency that is an insured lender may require that the mortgage loan be assigned to MHF and an insurance claim paid by MHF to the Administration or such public agency. MHF currently has no loans in financial default.

### **Discussion of Multifamily Operations**

*Portfolio Risk Rating.* Since June 1997, the Department has developed and implemented a rating system for the MHF-insured Multifamily portfolio. The Department evaluates each insured project each quarter and assigns the loan a rating of "A," "B," or "C." Factors considered in evaluating projects include the project type, the vacancy level, net operating income and debt service coverage ratio, whether the mortgage is delinquent, the age of the loan and the age of the project, whether there is significant deferred maintenance, adequacy of funds held in reserve for replacements in relation to age and condition of project, rating by the Department in its annual management review, and stability of the market surrounding the property.

"A" Projects are those projects that require no more than standard attention because factors indicate the least prospect of default.

"B" Projects are those projects which are not in default but require more oversight and monitoring and present the possibility for default if existing conditions deteriorate further.

"C" Projects are those projects that are in financial or physical default.

**MHF’s Risk Rating of the Multifamily Projects as of September 30, 2020**

	Outstanding Principal Balances	Percentage of Total Principal	Number of Loans	Number of Projects
"A" Loans: <sup>(1)</sup>	\$314,707,398	76.37%	63	56
"B" Loans:	97,351,572	23.63%	11	11
Portfolio Totals:	\$412,058,969	100.00%	74	67

**Notes:**

<sup>(1)</sup> Included in the 'A' Loans, in the “Outstanding Principal Balance” column, is \$13,328,676 for 138 group home (SHOP) loans, which are not reflected in the 'Number of Loans' or 'Number of Projects' columns.

*Portfolio Management.* The Division is evaluating each of the loans in the “B” category to develop a plan for stabilizing the loans and reducing its potential for default. Strategies may include loan modification, use of additional resources, adjustments to funding of reserves for replacement going forward, payment forbearance, and replacement of management agents. As of September 30, 2020, there were no loans in the “C” category.

**Multifamily Claims Experience**

The following chart describes claims paid by MHF on loans insured under the Multifamily Insurance Reserve as of September 30, 2020.

In the column entitled “Claims Net of Cash Recoveries,” the figures show the result as of September 30, 2020. Workouts are in progress. See the individual footnotes below for further information.

**MULTIFAMILY CLAIMS PAID BY MHF**

Development/Claim Status	Principal	Interest & Carrying Costs	Total	Recoveries	Claims Net of Cash Recoveries	Date Claim Paid
<u>Closed Claims</u>						
Single Family Mortgage Loans <sup>(1)</sup>	\$ 309,392	\$ -	\$ 309,392	\$ 346,620	\$ 37,228	Various
Beethoven Apartments	40,000	-	40,000	40,000	-	
Douglynne Woods & Rhoda's Legacy	566,658	-	566,658	566,658	-	04/1982
Bond Street <sup>(2)</sup>	543,940	71,711	615,651	408,859	(206,792)	08/1989
Bellevue-Manchester <sup>(3)</sup>	288,333	-	288,333	-	(288,333)	10/1990
Strathdale Manor Apartments <sup>(4)</sup>	10,700,000	2,376,830	13,076,830	-	(13,076,830)	05/1994
Walker Mill <sup>(5)</sup>	3,346,441	1,229,080	4,575,521	2,314,817	(2,260,704)	01/1997
Edmondale <sup>(6)</sup>	457,739	24,206	481,945	-	(481,945)	04/1997
Town Properties <sup>(7)</sup>	819,111	12,493	831,604	582,989	(248,615)	07/1997
Loch Raven <sup>(8)</sup>	12,103,623	1,065,472	13,169,095	9,080,444	(4,088,651)	02/1998
Village Home Apartments <sup>(9)</sup>	954,202	55,182	1,009,384	649,523	(359,861)	12/1998
Regent Apartments <sup>(10)</sup>	1,227,455	72,446	1,299,901	860,603	(439,298)	01/1999
Maple Avenue <sup>(11)</sup>	3,053,892	211,540	3,265,432	1,748,397	(1,517,035)	06/1999
Westfield Apartments <sup>(12)</sup>	4,401,438	390,924	4,792,362	2,910,539	(1,881,823)	11/1999
Westfield Gardens <sup>(13)</sup>	496,757	1,735	498,492	279,435	(219,057)	11/1999
Apartments at the Greens <sup>(14)</sup>	6,337,284	21,927	6,359,211	6,010,026	(349,185)	11/1999
Stewarttown <sup>(15)</sup>	2,543,590	-	2,543,590	2,150,000	(393,590)	12/1999
Telephone Apartments <sup>(16)</sup>	1,030,275	33,569	1,063,844	773,833	(290,011)	01/2001
Robinwood Townhomes <sup>(17)</sup>	2,451,741	218,057	2,669,798	2,630,807	(38,991)	11/2001
North Avenue Terraces <sup>(18)</sup>	1,155,285	48,762	1,204,047	750,000	(454,047)	07/2002
SHOP Loans <sup>(19)</sup>	772,987	78,925	851,912	725,068	(126,844)	03/2001
Bell Haven Apartments <sup>(20)</sup>	5,856,640	2,449,128	8,305,768	5,842,157	(2,463,611)	03/1996
Quail Run/Bay Street Properties <sup>(21)</sup>	1,182,578	37,677	1,220,255	1,186,575	(33,680)	03/2003
Tomall Apartments <sup>(22)</sup>	152,885	994	153,879	75,000	(78,879)	06/2004
Market Mews <sup>(23)</sup>	1,700,014	1,565,862	3,265,876	2,168,828	(1,097,048)	12/1985
Eastdale <sup>(24)</sup>	3,302,667	320,060	3,622,727	3,622,727	-	11/1999
Villages of Laurel <sup>(25)</sup>	5,036,854	607,133	5,643,987	5,643,987	-	11/1999
Hollins Townhouses <sup>(26)</sup>	2,445,475	1,073,289	3,518,764	2,052,599	(1,466,165)	10/1990
Lease Purchase <sup>(29)</sup>	1,534,088	82,619	1,616,707	\$1,000,277	(616,430)	05/1996
<u>Claims where debt is outstanding</u>						
Renaissance Plaza <sup>(27)</sup>	\$6,907,349	\$4,680,554	\$11,587,903	\$5,071,731	(\$6,516,168)	02/1991
Mount Pleasant <sup>(28)</sup>	3,506,595	601,296	4,107,891	4,066,175	(41,716)	02/1996



**Notes:**

- (1) Claims on eight Single Family loans insured under the Multi-Family Reserve before 1980.
- (2) Bond Street Deed of Trust Note in the original principal amount of \$543,940.
- (3) Belleview-Manchester was a Construction Loan under Administration's HELP Program; secured by a second mortgage. First insured lender bought property at the foreclosure sale.
- (4) Strathdale Manor Apartments Deed of Trust Note in the original principal amount of \$14,285,000. Claim amount paid by MHF included \$10,700,000 of original principal on the Note and \$145,139 in interest. MHF paid \$2,205,204 of operating deficits for the project. The proceeds of a letter of credit in the amount of \$3,585,000 provided by Maryland National Bank were used to cover the rest of the original principal portion of the Note. As required by an intercreditor agreement between MHF and Maryland National Bank, MHF filed for foreclosure on August 4, 1994, and after prolonged negotiations with Baltimore City, the project developer, and other developers interested in further renovating the project proved unsuccessful, the property was sold to Baltimore City at foreclosure on April 15, 1997. The property was sold for an amount that was insufficient to provide any recovery to MHF.
- (5) Walker Mill Deed of Trust Note in the original principal amount of \$4,400,000, as modified by an allonge dated November 5, 1987, reducing the principal amount of the Note to \$3,400,000. The Deed of Trust Note was sold and assigned to an unrelated third party purchaser on February 6, 1997.
- (6) Edmondale Deed of Trust Note was in the original principal amount of \$508,000.
- (7) Town Properties Deed of Trust Note in the original principal amount of \$884,984. The property was sold to an unrelated third party at foreclosure on August 7, 1997.
- (8) Loch Raven Deed of Trust in the original principal amounts, as amended into two, Deed of Trust Notes: of \$9,765,000 and \$2,785,000, respectively. In return, the Administration accepted a demand note from MHF in the principal amount of \$11,782,615, the amount of the outstanding indebtedness net of the non-refundable deposit for the sale of the Deed of Trust Notes bearing interest at 8.25%. The Deed of Trust Notes were sold and assigned to an affiliate of the borrower on February 3, 1998. MHF received net sale proceeds in the amount of \$8,900,000, which were combined with additional claim payments totaling \$2,890,216 to repay the claim note and accrued interest. The net loss on the transaction was paid from the Unallocated Reserve.
- (9) Village Home Apartments Deed of Trust Note in the original principal amount of \$986,856, dated September 30, 1993. The property was sold for \$640,000. The Administration accepted a claim note from MHF for \$1,009,109. MHF paid \$318,664 plus \$50,720 paid previously as pre-claim payments and \$275 per diem interest and then signed over the proceeds to repay the claim note in December 1999.
- (10) Regent Apartments Deed of Trust Note in the original principal amount of \$1,255,000 dated September 16, 1994. The property was sold for \$860,603. The Administration accepted a claim note from MHF for \$1,299,265. MHF paid \$383,187 plus \$55,475 paid previously as pre-claim payments and \$636 per diem interest and then signed over the proceeds to repay the claim note in January 1999.
- (11) Maple Avenue Deed of Trust Note in the original principal amount of \$3,150,000 dated March 12, 1992. The property was sold for \$1,700,000 less settlement charges. The Administration accepted a claim note from MHF for \$2,953,878. MHF paid \$1,288,286 plus \$310,294 paid previously as pre-claim payments, \$1,259 per diem interest, signed over the proceeds, and, with \$10,000 received directly by the Administration, repaid the claim note in June 1999.
- (12) Westfield Apartments Deed of Trust Note in the original principal amount of \$4,600,000 dated April 12, 1983. The property was sold for \$2,910,539. MHF paid a partial claim in the amount of \$1,433,520 that includes \$390,924 of accrued interest plus \$448,303 paid previously as pre-claim payments.
- (13) Westfield Gardens Deed of Trust Notes in the original principal amounts of \$498,908 and \$28,150 dated September 21, 1983. The property was sold for \$279,435. MHF paid a partial claim in the amount of \$180,318, which included \$1,735 of accrued interest, plus \$38,739 paid previously as pre-claim payments.

<sup>(14)</sup> Apartments at the Greens Deed of Trust Notes in the original principal amounts of \$6,348,627 and \$341,850 dated April 21, 1983. The property was sold for \$6,010,026. MHF paid a partial claim in the amount of \$302,222, which included \$21,927 of accrued interest, plus \$46,963 paid previously as pre-claim payments.

<sup>(15)</sup> Stewarttown Deed of Trust Note in the original principal amount of \$3,136,100 dated July 18, 1975. The property was sold for \$2,150,000. MHF paid a partial claim payment in the amount of \$393,590.

<sup>(16)</sup> In May 1993, MHF paid a partial claim on a project called Telephone Apartments, in the amount of \$291,487 for which a promissory note has been received. On February 8, 2001, MHF sold the Deed of Trust Note. The proceeds of the sale exceeded the claim paid to the Administration by MHF by \$1,477. The partial claim of \$291,487 will not be repaid. MHF had an allowance for loan loss for the full amount of this note.

<sup>(17)</sup> Robinwood Townhomes Deed of Trust Note was in the original principal amount of \$2,641,750. MHF paid a claim in full in the amount of \$2,653,883 on November 9, 2001. MHF foreclosed on this property on November 15, 2001. MHF sold the property for the purchase amount of \$2,410,000. The Circuit Court of Baltimore City ratified the sale on January 10, 2002. On June 24, 2002, MHF collected \$2,330,331 in net sales proceeds.

<sup>(18)</sup> In July 2002, MHF issued a claim note to the Administration and accepted assignment of an insured Deed of Trust and Deed of Trust Note in the original principal amount of \$1,350,000 that financed a project known as North Avenue Terrace. MHF sold the Deed of Trust Note and received sales proceeds in the amount of \$750,000 on July 25, 2002. MHF paid the claim note in full with payment to the Administration in the amount of \$1,145,826 on July 30, 2002.

<sup>(19)</sup> Nine Deed of Trust Notes in the original principal amounts of \$833,650 for the various SHOP loans. MHF paid full claim payments on the nine loans in the amounts of \$824,224. In March 2001, MHF accepted five loan assignments in the original principal amount of \$502,950. MHF paid full claims on the five loans for \$491,062 and received full recovery on the first and fourth loans by virtue of third party sales at foreclosure on June 7, 2001. MHF realized losses on the sale of the second and third loans of approximately \$27,000 and \$22,000, respectively. MHF realized a loss of approximately \$40,000 on the fifth loan by virtue of third party purchasing on June 7, 2001. In August 2001, MHF accepted one assignment in the principal amount of \$108,000. MHF paid a full claim on the loan for \$106,372 and realized full recovery at a third party foreclosure sale on August 16, 2001. In October 2001, MHF accepted another three assignments in the original principal amount of \$222,700. MHF paid full claims on the three loans for \$226,790 and received full recovery on one loan at the third party foreclosure sale on June 13, 2002. MHF realized losses of approximately \$18,000 and \$16,000 on the two loans at the third party foreclosure sale on June 13, 2002. The court ratified the foreclosure sales on July 26, 2002.

<sup>(20)</sup> In June 1996, MHF accepted assignment of a Deed of Trust and Deed of Trust Note, for a project named Belle Haven, in the original amount of \$6,186,990. MHF paid a claim in full for the project in the amount of \$7,995,330 on June 26, 1996. MHF received partial recovery of this amount upon disposition of the underlying collateral. The property was brought-in by MHF with a bid of \$5,100,000 at foreclosure auction held on July 25, 2000. The Circuit Court of Prince George's County ratified the foreclosure sale on January 25, 2001. A contract for the sale of the property was executed on February 7, 2001, and sold on August 30, 2001, in the amount of \$5,100,000. MHF received net proceeds from the sale in the amount of \$4,844,394 and a Note in the remaining amount of \$210,000 payable by February 1, 2004. The purchaser made payments on the MHF Note totaling \$232,981, including the final payment in the amount of \$130,772, which was received on May 21, 2003.

<sup>(21)</sup> In March 2003, MHF accepted assignment of an insured Deed of Trust and Deed of Trust Note in the original principal amount of \$1,276,037 that financed a project known as Quail Run Apartments (Bay Street Properties). MHF paid the claim note in full on March 13, 2003 with a payment to the Administration in the amount of \$1,058,783. The property was sold at foreclosure auction on June 27, 2003 for \$1,160,000. Settlement of the transaction occurred on November 5, 2003. On December 2, 2003, the Circuit Court for Worcester County ratified the auditor's report of the transaction. On December 4, 2003, after payment of the auctioneer's commission and advertising expenses, sales proceeds in the amount of \$1,174,575 were collected with additional interest received.

<sup>(22)</sup> On September 19, 1984, the Administration made a loan in the principal amount of \$250,000 to Ronald H. Thomas in connection with a project called Tomall Apartments. MHF paid the claim note in full on June 28, 2004 with a payment to the Administration in the amount of \$153,879. On June 30, 2004, MHF collected \$75,000, which represents a partial recovery. The property was sold to a new owner who plans to rehabilitate the project.

<sup>(23)</sup> Market Mews Deed of Trust Note is in the original principal amount of \$1,700,000. MHF paid all amounts in arrears totaling \$151,733. The Administration accepted a promissory note from MHF in the total principal amount of \$1,693,568, with interest at the annual rate of 7%, which had a maturity date of December 31, 1995. MHF paid the claim note in full as of February 22, 1995. To date, MHF has paid principal and interest on the claim note and operating deficits in the total amount of \$3,265,876. MHF

foreclosed on this development in an uncontested foreclosure proceeding held on July 14, 1995. The original collateral for the loan consisted of 31 scattered site units of which all units were sold.

<sup>(24)</sup> Eastdale Deed of Trust was in the original amount of \$3,401,000. The loan was refunded with \$2,450,000 in new bond proceeds. MHF made a partial claim payment in the amount of \$746,513 and pre-claim payments in the amount of \$426,214. MHF received cash of \$54,324 and a Cash Flow Note in the amount of \$1,118,403, equal to the net claim paid. The MHF Note is secured by a second deed of trust lien on the land and improvements on which the project is located. To date the project has made net payments on the MHF Note of \$490,510. In July 2010, the loan was paid off and MHF received payment in the amount of \$627,893.

<sup>(25)</sup> Villages of Laurel Deed of Trust Note, is in the original amount of \$5,140,000. The loan was refunded with \$3,173,200 in new bond proceeds. MHF made a partial claim payment in the amount of \$1,645,098 and pre-claim payments in the amount of \$825,689. MHF received cash of \$54,023 and a Cash Flow Note in the amount of \$2,416,765, equal to the net claim paid. The MHF Note is secured by a second deed of trust lien on the land and improvements on which the project is located. To date the project has made net payments on the MHF Note of \$686,059. In March 2011, the loan was paid off and MHF received payment in the amount of \$1,730,706.

<sup>(26)</sup> Hollins Townhouses Deed of Trust Note in the original principal amount of \$2,300,000. MHF paid all amounts in arrears totaling \$176,025, and the Administration accepted a promissory note from MHF in the total principal amount of \$2,427,094, with interest at the annual rate of 7%, which had a maturity date of December 31, 1995. MHF paid the claim note in full as of February 22, 1995. To date, MHF has paid principal and interest on the claim note and operating deficits in full as of February 22, 1995. To date, MHF has paid principal and interest on the claim note and operating deficits in the total amount of \$3,518,764. MHF foreclosed on this development in an uncontested foreclosure proceeding held on July 14, 1995. The original collateral for the loan consisted of 48 scattered site units of which the last unit was sold in April 2011.

<sup>(27)</sup> Renaissance Plaza Deed of Trust Note in the original principal amount of \$7,000,000. MHF paid all amounts in arrears totaling \$428,052 in February 1991. In connection with the default, MHF also paid additional principal of \$6,880,050; interest totaling \$1,498,664, and operating deficits in the amount of \$2,781,137. The Renaissance Plaza project, which consists of three buildings, has been sold pursuant to the orders of a judicial receivership. Closing on the sale of one building occurred on December 30, 1993. MHF received two notes in payment of the purchase price: a first lien mortgage in the amount of \$2,722,544 at 6.22% interest, \$365,000 of which is an amortizing loan, the balance to be paid out of cash flow, if any from the properties; and a second lien gap note in the amount of \$512,404 at 0% interest until maturity. The gap note was paid in full at the closing of financing for rehabilitation of the building on February 18, 1994. The closing of the other two buildings occurred on December 14, 1994. MHF received three notes in payment of the purchase price for the two buildings: a first lien mortgage in the amount of \$2,600,000 at 7.4% interest to begin amortizing on January 1, 1997; a second lien mortgage in the amount of \$4,450,000 at 8.23% interest to be paid out of cash flow, if any, from the properties; and a third lien gap note in the amount of \$500,000 at 0% interest until maturity (April 13, 1995), and a default rate of 7.4% interest. The gap note was paid in full at the closing of financing for rehabilitation of the two buildings on February 14, 1995. The \$2,600,000 deed of trust note was sold at par and assigned to the Administration on September 24, 1996, in connection with an issuance of bonds by the Administration.

<sup>(28)</sup> In February 1996, MHF accepted assignment of a Deed of Trust and Deed of Trust Note in the original principal amount of \$3,900,000 for a project called Mount Pleasant. MHF paid a claim for the project in the amount of \$4,107,891 on February 15, 1996. The property was sold to new ownership that planned to rehabilitate the project using a combination of new equity funds and State and City of Baltimore financing in combination with proceeds of the Administration's Multi-Family 1995 December Bond Issue in the amount of \$2,550,000. New Administration and MHF loan documents were executed in conjunction with a loan closing in July 1996. MHF received a Deed of Trust Note in the amount of \$1,087,259 of which \$293,770 is an amortizing 0% interest loan, and the balance is a cash flow loan with interest accruing at 2% per annum. MHF received partial recovery of \$2,450,000 at the time of closing and \$1,066,720 in September 1996. Reserves for construction contingences and various operating expenses, in the amount of \$460,305, were funded from the recovery proceeds. In June 1998, a construction reserve held by MHF in the amount of \$198,000 and cost certification savings received from the Administration in the amount of \$100,513 were applied to reduce the outstanding principal balance of the Deed of Trust note held by MHF.

<sup>(29)</sup> In May 1996, MHF accepted assignment of a Deed of Trust and Deed of Trust Note in the original amount of \$2,000,000, which financed a project known as Lease Purchase. MHF paid a claim for the project in the amount of \$1,587,498 on May 15, 1996. MHF received partial recovery of this amount upon disposition of the underlying collateral. MHF accepted a deed of assignment on this project on July 12, 1996. The original collateral for the loan consisted of 40 scattered site units, the last two of which were sold in April, 2020.

## **Actuarial Study**

The Insurance Agreement amended in 2006 no longer requires periodic actuarial studies.

## Staff

The Director of MHF is appointed by the Secretary of the Department and serves at the pleasure of the Secretary, with such authority as the Secretary determines to delegate to the Director. The Director also serves as the Director of the Division of Credit Assurance of the Department.

Financial operations for MHF have been centralized and are now within the Division of Finance and Administration for the Department.

Certain senior staff members of the Division of Credit Assurance, the Division of Finance and Administration, and MHF are as follows:

<u>Name</u>	<u>Position</u>
Allen W. Cartwright, Jr.	Director, Division of Credit Assurance and MHF
Sergei V. Kuzmenchuk	Chief Financial Officer
Ruth Putnam	Director, Division of Finance and Administration
Abdoulaye Sylla	Deputy Director, Division of Finance and Administration
Crystal Quinzani	Director of MHF Finance, Division of Finance and Administration

*Allen W. Cartwright, Jr.* joined the staff of the Division of Credit Assurance as the Deputy Director of MHF in March 2006 and became the Director of the Division of Credit Assurance and the Director of MHF on April 9, 2015. Mr. Cartwright previously served as MHF Manager of Finance from 1988 through 1991. Prior to rejoining the Division of Credit Assurance in 2006, Mr. Cartwright was the Chief of Mission Support and then Chief of Customer Care for the Washington Suburban Sanitary Commission from April 2000 through November 2005. Mr. Cartwright also served as the Director of Finance and then the Assistant Secretary of Finance and Administration for the Maryland Department of Natural Resources from May 1991 through April 2000. He has worked as a finance manager for the Federal Home Loan Mortgage Corporation (Freddie Mac), MCI and DuPont. He is a Certified Public Accountant and earned his Bachelor of Science degree in Commerce from the McIntire School of Commerce at the University of Virginia.

*Sergei V. Kuzmenchuk* joined the Department as its Chief Financial Officer in June of 2015 after serving as Chief Financial Officer at the District of Columbia Housing Finance Agency (the "DCHFA") since October 2008. Prior to joining the DCHFA, he served as the Department's Deputy Director of Finance for the Administration from August 2000 until January 2006, and Director of Finance for the Administration from January 2006 until October of 2008. Prior to his work at the Department and DCHFA, Mr. Kuzmenchuk worked in various financial management and international trade and banking capacities, both domestically and overseas. Mr. Kuzmenchuk earned his Master of Business Administration degree in Accounting in 2002 from the Joseph A. Sellinger, S.J., School of Business and Management, Loyola University, and in 1995 earned a Master of Public Management degree in Public Sector Financial Management from the School of Public Policy, University of Maryland, College Park. In 1993, Mr. Kuzmenchuk received his Bachelor of Arts and Master of Arts degrees in English and French Interpretation from the Minsk State Linguistic University, Minsk, Belarus.

*Ruth Putnam* was named Director of Finance and Administration in 2015. She has been with the Department since 1990 when she joined the Department in the Budget Office. She has held numerous positions within the Department from Budget Director, Director of Fiscal Planning, Director of Insurance and Accounting, Deputy Director and now Director. Prior to joining the Department, she worked as Manager of Investor Relations in a private corporation. She holds a Bachelor of Arts degree in Finance from the University of Maryland.

*Abdoulaye Sylla* was named Deputy Director of Finance and Administration on September 16, 2019. He has over 20 years of accounting experience in both the private and government sectors. He has been with

the Department since 2013, holding the positions of staff accountant, accounting manager of the State Funded Loan Programs, and the Capital Budget Director. He holds a Bachelor of Science and Master of Science degrees in Accounting from Franklin University, Columbus, Ohio.

*Crystal Quinzani* joined the Department as Director of Financial Analysis within the Division of Finance and Administration in August, 2016. She became Director of MHF Finance on July 1, 2017. She came to the Department from the State of Florida, where she worked for the Florida Office of Financial Regulation for seven years, and was Area Financial Manager for the Division of Banking. Prior to her work with the State of Florida, she spent 16 years working in various capacities in community banks in the Orlando, Florida area. She holds a Bachelor of Arts degree in Finance from the University of Central Florida, Orlando, Florida.

### **Subsequent Events**

Prior to year end, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to MHF, COVID-19 may impact various parts of its 2021 operations and financial results including, but not limited to, an increase in insured non-performing loans, an increase in insured loans in forbearance and a decrease in insurance certificates issued due to decreased loan production, all of which would likely reduce revenues and increase expenses. Management believes that MHF is taking appropriate actions to mitigate the negative impact. Prior to year end, MHF did not observe any material impacts on its financial position or operations from the pandemic that would require disclosure. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events occurred subsequent to year end and are still developing.

### **Additional Information**

For additional information, please contact Investor Relations via phone at (301) 429-7897 or via email at [cdabonds\\_mailbox.DHCD@maryland.gov](mailto:cdabonds_mailbox.DHCD@maryland.gov).

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**APPENDIX H-1**

**AUDITED FINANCIAL STATEMENTS OF THE  
COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS**

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS**

**FINANCIAL STATEMENTS**

**YEARS ENDED JUNE 30, 2020 AND 2019**



APPENDIX H

COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS

FINANCIAL STATEMENTS

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
YEARS ENDED JUNE 30, 2020 AND 2019**

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## INDEPENDENT AUDITORS' REPORT

Office of the Secretary  
Department of Housing and Community Development  
Lanham, Maryland

We have audited the accompanying financial statements of the Community Development Administration Residential Revenue Bonds (the Fund) of the Department of Housing and Community Development of the State of Maryland, which comprise the statements of net position as of June 30, 2020 and 2019 and the related statements of revenue, expenses, and changes in net position and cash flows for the years then ended, and the related notes to the financial statements as listed in the Table of Contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Fund as of June 30, 2020 and 2019, and the changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**Emphasis of a Matter**

*Financial Statement Presentation*

As discussed in Note 1, the financial statements present only the financial position, the changes in financial position, and cash flows of the Fund and do not purport to, and do not, present fairly the financial position of the Department of Housing and Community Development of the State of Maryland as of and for the years ended June 30, 2020 and 2019, and the changes in its net position and its cash flows in conformity with accounting principles generally accepted in the United States of America. Our opinion on the basic financial statements was not modified with respect to this matter.

**Other Matters**

*Required Supplementary Information*

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not 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. Our opinion on the basic financial statements is not affected by this missing information.

**Other Information**

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplemental information on pages 25-26, is presented for purposes of additional analysis and is not a required part of the financial statements. The information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion, or provide any assurance on it.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated September 29, 2020 on our consideration of the Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Fund's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Fund's internal control over financial reporting and compliance.



**CliftonLarsonAllen LLP**

Baltimore, Maryland  
September 29, 2020

**COMMUNITY DEVELOPMENT ADMINISTRATION**  
**RESIDENTIAL REVENUE BONDS**  
**STATEMENTS OF NET POSITION**  
(in thousands)  
**JUNE 30, 2020 AND 2019**

	2020	2019
<b>RESTRICTED ASSETS</b>		
<b>RESTRICTED CURRENT ASSETS</b>		
Cash and Cash Equivalents on Deposit	\$ 402,185	\$ 396,710
Investments	63,750	98,556
Mortgage-Backed Securities	427,921	36,699
Single-Family Mortgage Loans	32,710	30,902
Multi-Family Mortgage Loans	883	931
Accrued Interest and Other Receivables	18,184	15,507
Claims Receivable on Foreclosed and Other Loans, Net of Allowance	10,880	17,222
Real Estate Owned	3,665	5,839
Total Restricted Current Assets	960,178	602,366
 <b>RESTRICTED LONG-TERM ASSETS</b>		
Investments, Net of Current Portion	9,857	9,284
Mortgage-Backed Securities, Net of Current Portion	729,755	512,358
Single-Family Mortgage Loans, Net of Current Portion and Allowance	667,112	761,480
Multi-Family Mortgage Loans, Net of Current Portion	6,086	7,821
Total Restricted Long-Term Assets	1,412,810	1,290,943
Total Restricted Assets	\$ 2,372,988	\$ 1,893,309
 <b>LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>		
Accrued Interest Payable	\$ 20,677	\$ 15,143
Accounts Payable	2,640	2,982
Bonds Payable	114,310	41,195
Deposits by Borrowers	908	1,168
Total Current Liabilities	138,535	60,488
 <b>LONG-TERM LIABILITIES</b>		
Bonds Payable, Net of Current Portion	1,854,244	1,518,014
Deposits by Borrowers, Net of Current Portion	944	985
Total Long-Term Liabilities	1,855,188	1,518,999
Total Liabilities	1,993,723	1,579,487
 <b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred Inflow on Refunding of Bond Debt	705	756
 <b>NET POSITION</b>		
Restricted	378,560	313,066
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$ 2,372,988	\$ 1,893,309

*See accompanying Notes to Financial Statements.*

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
STATEMENTS OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION  
(in thousands)  
YEARS ENDED JUNE 30, 2020 AND 2019**

	2020	2019
<b>OPERATING REVENUE</b>		
Interest on Mortgage Loans	\$ 42,024	\$ 47,617
Interest on Mortgage-Backed Securities	32,694	12,624
Realized Gains on Sale of Mortgage-Backed Securities	25,812	11,429
Interest Income on Investments, Net of Rebate	6,101	7,349
Increase in Fair Value of Investments	532	768
Gain on Early Retirement of Debt	1,724	1,138
Decrease in Provision for Loan Losses	176	530
Recovery of Losses on Foreclosed Loans	1,688	-
Recoveries (Losses) on Foreclosure Claims, Net	174	(252)
Other Operating Revenue	2	5
Total Operating Revenue	110,927	81,208
<b>OPERATING EXPENSES</b>		
Interest Expense on Bonds	56,977	41,761
Professional Fees and Other Operating Expenses	20,870	14,305
Other Loan Losses and Write-Offs	30	49
Losses and Expenses on Real Estate Owned, Net	1,444	2,502
Bond Issuance Costs	3,957	5,091
Total Operating Expenses	83,278	63,708
Operating Income	27,649	17,500
<b>NONOPERATING REVENUE</b>		
Increase in Fair Value of Mortgage-Backed Securities	50,845	23,239
Transfer of Funds as Permitted by the Resolution	(13,000)	(15,000)
<b>CHANGE IN NET POSITION</b>	65,494	25,739
<b>NET POSITION - RESTRICTED AT BEGINNING OF YEAR</b>	313,066	287,327
<b>NET POSITION - RESTRICTED AT END OF YEAR</b>	\$ 378,560	\$ 313,066

*See accompanying Notes to Financial Statements.*

**COMMUNITY DEVELOPMENT ADMINISTRATION**  
**RESIDENTIAL REVENUE BONDS**  
**STATEMENTS OF CASH FLOWS**  
(in thousands)  
**YEARS ENDED JUNE 30, 2020 AND 2019**

	<u>2020</u>	<u>2019</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Principal and Interest Received on Mortgage Loans	\$ 129,989	\$ 121,160
Principal and Interest Received on Mortgage-Backed Securities	113,444	33,143
Escrow Funds Received on Multi-Family Loans	1,017	1,041
Escrow Funds Paid on Multi-Family Loans	(1,318)	(1,922)
Mortgage Insurance Claims and Other Loan Proceeds Received	25,801	39,157
Foreclosure Expenses Paid	(4,296)	(4,312)
Purchase of Mortgage Loans	(5,397)	(2,950)
Purchase of Mortgage-Backed Securities	(1,110,085)	(500,085)
Funds Received from Sale of Mortgage-Backed Securities	495,798	214,247
Professional Fees and Other Operating Expenses	(20,789)	(14,318)
Other Income Received	2	5
Other Disbursements	(2,490)	(674)
Net Cash Used by Operating Activities	<u>(378,324)</u>	<u>(115,508)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds from Maturities or Sales of Investments	98,978	77,336
Purchases of Investments	(63,850)	(101,858)
Arbitrage Rebates Refunded	-	132
Interest Received on Investments	6,357	6,130
Net Cash Provided (Used) by Investing Activities	<u>41,485</u>	<u>(18,260)</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>		
Proceeds from Sale of Bonds	509,964	651,805
Payments on Bond Principal	(97,280)	(263,390)
Bond Issuance Costs	(4,261)	(4,787)
Interest on Bonds	(53,109)	(39,584)
Transfers Among Funds	(13,000)	(15,000)
Net Cash Provided by Noncapital Financing Activities	<u>342,314</u>	<u>329,044</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS ON DEPOSIT</b>	5,475	195,276
<b>CASH AND CASH EQUIVALENTS ON DEPOSIT - BEGINNING OF YEAR</b>	<u>396,710</u>	<u>201,434</u>
<b>CASH AND CASH EQUIVALENTS ON DEPOSIT - END OF YEAR</b>	<u>\$ 402,185</u>	<u>\$ 396,710</u>

*See accompanying Notes to Financial Statements.*

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
STATEMENTS OF CASH FLOWS (CONTINUED)  
(in thousands)  
YEARS ENDED JUNE 30, 2020 AND 2019**

	2020	2019
RECONCILIATION OF OPERATING INCOME TO NET		
CASH USED BY OPERATING ACTIVITIES		
Operating Income	\$ 27,649	\$ 17,500
Adjustments to Reconcile Operating Income to Net Cash Used by Operating Activities:		
Amortization of Investment Discounts and Premiums	(363)	(863)
Amortization of Bond Original Issue Discounts and Premiums	(1,666)	(306)
Decrease in Provision for Loan Losses	(176)	(530)
Increase in Fair Value of Investments	(532)	(768)
Arbitrage Rebate Refunded	-	(132)
Gain on Early Retirement of Debt	(1,724)	(1,138)
Bond Issuance Costs	4,261	4,787
Interest Received on Investments	(6,357)	(6,130)
Interest on Bonds	53,109	39,584
Decrease (Increase) in Assets:		
Mortgage Loans	94,822	97,357
Mortgage-Backed Securities	(557,774)	(275,728)
Accrued Interest and Other Receivables	(2,677)	(2)
Claims Receivable on Foreclosed and Other Loans	6,039	3,433
Real Estate Owned	2,174	5,718
Increase (Decrease) in Liabilities:		
Accrued Interest Payable	5,534	2,483
Accounts Payable	(342)	108
Deposits by Borrowers	(301)	(881)
Net Cash Used by Operating Activities	\$ (378,324)	\$ (115,508)

*See accompanying Notes to Financial Statements.*



**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
NOTES TO FINANCIAL STATEMENTS  
(in thousands)  
JUNE 30, 2020 AND 2019**

**NOTE 1 AUTHORIZING LEGISLATION AND PROGRAM DESCRIPTION**

The Community Development Administration (CDA) was created in 1970 by Sections 266 DD-1 to 266 DD-8 of Article 41 (now in Sections 4-101 through 4-255 of the Housing and Community Development Article) of the Annotated Code of Maryland to meet the shortage of adequate, safe, and sanitary housing in the State of Maryland, particularly for persons or families of limited income. CDA is in the Division of Development Finance in the Department of Housing and Community Development (DHCD) of the State of Maryland.

The accompanying financial statements only include CDA's Residential Revenue Bonds (the Fund). CDA's other Funds are not included. The Fund was established to issue bonds primarily to originate or purchase single-family mortgage loans.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Presentation**

The Fund is accounted for as an enterprise fund. Accordingly, the accompanying financial statements have been prepared using the accrual method of accounting and on the basis of accounting principles generally accepted in the United States of America (GAAP).

**Basis of Accounting and Measurement Focus**

The basis of accounting for the Fund is determined by measurement focus. The flow of economic resources measurement focus and the accrual basis of accounting are used to account for the Fund. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. All assets and liabilities associated with the operation of the Fund are included on the Statements of Net Position. The Fund is required to follow all statements of the Governmental Accounting Standards Board (GASB).

**Generally Accepted Accounting Principles**

CDA reports its financial activities by applying Standards of Governmental Accounting and Financial Reporting as promulgated by GASB. Consequently, CDA applies all applicable GASB pronouncements.

In accordance with accounting guidance issued by GASB, net position should be reported as restricted when constraints placed on net position use is either: externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or is imposed by law through constitutional provisions or enabling legislation. Accordingly, the net position of the Fund is restricted as to its use as the net position is pledged to bondholders.

Since CDA is an enterprise fund included in the State of Maryland's Comprehensive Annual Financial Report, a separate Management's Discussion and Analysis is not included in these financial statements.

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
NOTES TO FINANCIAL STATEMENTS  
(in thousands)  
JUNE 30, 2020 AND 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Cash and Cash Equivalents on Deposit**

Cash equivalents may include money market funds, repurchase agreements, investment agreements and any other investments, primarily obligations of the U.S. Treasury and U.S. Government Agencies, which have maturities of 90 or less days at the time of purchase. As of June 30, 2020 and 2019, the Fund's cash equivalents were primarily invested in a money market mutual fund. Cash equivalents are more fully described in Note 3.

**Investments**

Investments are principally governmental debt securities or investment agreements collateralized by governmental debt securities. Debt securities are stated at fair value, based on quoted market prices. Investments are classified as current or long-term based on the maturity date or call date. Callable investments are classified as current, if exercise of the call within the next fiscal year is probable. Investments are more fully described in Note 3.

**Mortgage-Backed Securities**

These guaranteed securities are issued in connection with mortgage loans on single-family homes. They are stated at fair value, based on quoted market prices. Mortgage-backed securities are more fully described in Note 3.

**Mortgage Loans**

Mortgage loans are carried at their unpaid principal balances, net of allowance for loan losses. Any single-family mortgage loan in foreclosure with a pending insurance claim is recorded as claims receivable. See Notes 4 and 12 for additional information on mortgage loans and mortgage insurance, respectively.

**Accrued Interest and Other Receivables**

Accrued interest and other receivables include interest on loans and investments. On insured single-family loans, interest ceases to accrue after foreclosure. On insured multi-family mortgage loans that are in default, CDA continues to accrue interest until receipt of a mortgage insurance claim. See Note 5 for additional information.

**Claims Receivable on Foreclosed and Other Loans**

Claims receivable on foreclosed and other loans include insured single-family loans that are in foreclosure or other single-family loans with pending insurance claims, recorded net of allowance. These loans are primarily insured by U.S. Government Agencies or private mortgage insurers. Foreclosed loans insured by private mortgage insurers are held in this account until the insurer has made a final determination as to claim payment or transfer of the property to CDA.

**Real Estate Owned**

Real estate owned represents real estate acquired through foreclosure or deeds-in-lieu and is stated at the lower of cost or fair value less estimated costs to sell. Expenses incurred related to real estate owned are reported on the Statements of Revenue, Expenses and Changes in Net Position.

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**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Allowance for Loan Losses**

Substantially all single-family mortgage loans of the Fund are insured or guaranteed by agencies of the U.S. Government, the Maryland Housing Fund (MHF), or private mortgage insurers. Most primary coverage levels range from 25% to 100% of the loan. As of June 30, 2020 and 2019, CDA has established an allowance for loan losses on the uninsured portions of single-family mortgage loans. CDA has also established an allowance for loan losses on single-family loans that are in foreclosure. Management believes the allowance established is adequate based on prior experience and evaluations from DHCD's asset management group as well as a current assessment of probability and risk of loss due to default or deteriorating economic conditions. Multi-family mortgage loans of the Fund are insured or guaranteed; as such, no allowance for loans losses was necessary as of June 30, 2020 and 2019. See Note 4 for additional information on allowance for loan losses.

**Bond Issuance Costs**

Bond issuance costs are recognized and expensed in the period incurred.

**Bonds Payable**

Bonds payable are carried at their unpaid principal balances, net of unamortized original issue discounts or premiums. However, in an economic refunding, any costs incurred from the refunding of bonds would be reported as deferred outflows or inflows of resources on the Statements of Net Position. See Notes 6, 7, 8, and 10 for additional information on bonds.

**Deposits by Borrowers**

This account consists of escrows and reserves held by CDA on behalf of multi-family housing developments. CDA invests these deposits and, for reserves, allows earnings to accrue to the benefit of the mortgagor. Escrows represent amounts held by CDA for mortgage insurance and hazard insurance premiums and real estate taxes, all of which are generally paid annually and which are classified as a current liability. Based on the current year's reserve disbursements, CDA has estimated the current reserve liability. The balance of the reserves is classified as long term. See Note 10 for further information on changes in long-term obligations.

**Rebate Liability on Investments**

Regulations governing the issuance of tax-exempt debt place limitations on permitted investment yield on borrowed funds. Based on these regulations, CDA is required to periodically rebate excess earnings from investments to the United States Treasury. In addition, the liability may also include an estimate of the rebate obligation related to unrealized gains as a result of recording investments at fair value. Rebate liability is more fully described in Note 9.

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**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Mortgage Yield Limitations**

All mortgage loans are subject to yield limitations under the Internal Revenue Service Code (the Code) in order for the associated bonds to maintain their tax-exempt status. At the time of bond issuance and over the term of the bonds, CDA determines and maintains compliance with the permitted mortgage yield on the loans. In certain bond refunding transactions, CDA transfers loans from prior series of bonds to the refunding series. CDA monitors the yield on these transferred loans to ensure that the composite yield over the term of the bonds is within the yield limitations of the Code. If at any time the composite yields on the transferred loans are out of compliance with the Code, CDA has certain remedies available to bring the yield into compliance. As of June 30, 2020 and 2019, all mortgage loan yields were in compliance with the Code.

**Interest on Mortgage Loans and Mortgage-Backed Securities**

Interest on mortgage loans and mortgage-backed securities is calculated using the effective interest method.

**Administrative Support**

In addition to expenses incurred directly by the Fund, CDA receives certain support services from other divisions of DHCD. Support services and the operating expenses of CDA have been allocated to CDA's General Bond Reserve Fund and reported in the financial statements of CDA's Revenue Obligation Funds. The General Bond Reserve Fund records these expenses as invoiced by DHCD for the fiscal year.

The employees of CDA are covered by the Maryland State Retirement and Pension System. See Note 13 for additional information.

**Revenue and Expenses**

CDA distinguishes operating revenue and expenses from nonoperating items in accordance with accounting guidance issued by GASB. Operating revenue and expenses are identified as those activities that are directly related to financing affordable housing in the State of Maryland. The Fund's activities are considered to be operating except for increases and decreases in the fair value of mortgage-backed securities that are held within the portfolio. Mortgage-backed securities that are part of the To Be Announced (TBA) Mortgage Backed Securities program are classified as operating which is more fully described in Note 3.

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue, expenses, gains, and losses during the reporting period. Actual results could differ from these estimates.

**COMMUNITY DEVELOPMENT ADMINISTRATION  
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**NOTE 3 CASH, CASH EQUIVALENTS, INVESTMENTS, AND MORTGAGE-BACKED SECURITIES**

Bond proceeds and revenues from mortgages, mortgage-backed securities, and investments are invested in authorized investments as defined in the Residential Revenue Bond Resolution (the Resolution) and in CDA's Investment Policy until required for purchasing mortgage-backed securities or originating mortgage loans, funding reserves, paying bond debt service or redeeming outstanding bonds and funding program expenses. Authorized investments include State Housing Finance Agency (HFA) Variable Rate Demand Obligations (VRDO), obligations of the U.S. Treasury, U.S. Government Agencies, repurchase agreements, investment agreements, money market funds, and certificates of deposit.

The following assets, reported at fair value and held by the Fund as of June 30, 2020 and 2019, are evaluated in accordance with GASB accounting guidance for interest rate risk, credit risk, concentration of credit risk and custodial credit risk.

Assets	2020	2019
Cash and Cash Equivalents:		
BlackRock Liquidity FedFund		
Administration Shares	\$ 394,878	\$ 389,493
Demand Deposit Account	7,307	7,217
Investments:		
State HFA VRDO	63,750	-
U.S. Treasury Notes	-	23,211
Obligations of U.S. Government Agencies	7,449	82,221
Repurchase and Investment Agreements	2,408	2,408
Mortgage-Backed Securities:		
GNMA Mortgage-Backed Securities	617,033	299,225
FNMA Mortgage-Backed Securities	452,679	226,882
FHLMC Mortgage-Backed Securities	87,964	22,950
Total	\$ 1,633,468	\$ 1,053,607

**COMMUNITY DEVELOPMENT ADMINISTRATION  
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**NOTE 3 CASH, CASH EQUIVALENTS, INVESTMENTS, AND MORTGAGE-BACKED SECURITIES (CONTINUED)**

**Interest Rate Risk**

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. As a means of limiting its exposure to fair value losses from rising interest rates, CDA's Investment Policy requires that the maturities of the investment portfolio are scheduled to meet the cash requirements for bond debt service, projected loan originations and ongoing operations.

As of June 30, 2020, the amortized cost, fair value, and maturities for these assets were as follows:

Asset	Amortized Cost	Fair Value	Maturities (in Years)				
			Less Than 1	1 - 5	6-10	11 - 15	More Than 15
BlackRock Liquidity FedFund Administration Shares	\$ 394,878	\$ 394,878	\$ 394,878	\$ -	\$ -	\$ -	\$ -
Demand Deposit Account	7,307	7,307	7,307	-	-	-	-
State HFA VRDO Obligations of U.S. Government Agencies	63,750	63,750	-	-	-	-	63,750
Repurchase Agreements/ Investment Agreements	4,888	7,449	-	-	4,252	3,197	-
GNMA Mortgage-Backed Securities	2,408	2,408	-	-	1,232	1,176	-
FNMA Mortgage-Backed Securities	580,218	617,033	-	-	-	-	617,033
FHLMC Mortgage-Backed Securities	424,757	452,679	-	-	-	-	452,679
	82,478	87,964	-	-	-	-	87,964
<b>Total</b>	<b>\$ 1,560,684</b>	<b>\$ 1,633,468</b>	<b>\$ 402,185</b>	<b>\$ -</b>	<b>\$ 5,484</b>	<b>\$ 4,373</b>	<b>\$ 1,221,426</b>

As of June 30, 2019, the amortized cost, fair value, and maturities for these assets were as follows:

Asset	Amortized Cost	Fair Value	Maturities (in Years)				
			Less Than 1	1 - 5	6-10	11 - 15	More Than 15
BlackRock Liquidity FedFund Administration Shares	\$ 389,493	\$ 389,493	\$ 389,493	\$ -	\$ -	\$ -	\$ -
Demand Deposit Account	7,217	7,217	7,217	-	-	-	-
U.S. Treasury Notes	23,152	23,211	23,211	-	-	-	-
Obligations of U.S. Government Agencies	80,250	82,221	75,345	-	-	6,876	-
Repurchase Agreements/ Investment Agreements	2,408	2,408	-	-	-	2,408	-
GNMA Mortgage-Backed Securities	289,937	299,225	-	-	-	-	299,225
FNMA Mortgage-Backed Securities	217,880	226,882	-	-	-	-	226,882
FHLMC Mortgage-Backed Securities	21,864	22,950	-	-	-	-	22,950
<b>Total</b>	<b>\$ 1,032,201</b>	<b>\$ 1,053,607</b>	<b>\$ 495,266</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,284</b>	<b>\$ 549,057</b>

**COMMUNITY DEVELOPMENT ADMINISTRATION  
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**NOTE 3 CASH, CASH EQUIVALENTS, INVESTMENTS, AND MORTGAGE-BACKED SECURITIES (CONTINUED)**

**Interest Rate Risk (continued)**

The BlackRock Liquidity FedFund Administration Shares invests primarily in cash, U.S. Treasury bills, notes, and other obligations issued or guaranteed as to principal and interest by the U.S. Government, its agencies or instrumentalities, and repurchase agreements secured by such obligations or cash and operates in accordance with Rule 2a-7 of the Investment Company Act of 1940, as amended. It can reasonably be expected to have a fair value that will be unaffected by interest rate changes because the interest rates are variable and the principal can be recovered on demand. As noted above, as of June 30, 2020 and 2019, the cost of the money market mutual fund approximated fair value.

**Credit Risk and Concentration of Credit Risk**

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Neither CDA's Investment Policy nor the Resolution requires investment agreements or deposits to be collateralized. CDA's Investment Policy places no limit on the amount that CDA may invest in any one issuer or counterparty. According to the Resolution and CDA's Investment Policy, securities must be at a rating no lower than the rating on the bonds or, if an investment maintains only a short-term rating, a rating not less than F1/P-1; and financial institutions who are a counterparty to CDA in investment agreements must be rated at least comparable to the existing rating on CDA bonds unless counterparty ratings lower than the bond ratings are permitted and do not affect the ratings on the bonds. In addition, certain investment and repurchase agreements require counterparty ratings no less than the ratings on the bonds. As of June 30, 2020 and 2019, all counterparty ratings were at least equal to the ratings on the Fund's bonds. The ratings on Residential Revenue Bonds as of June 30, 2020 and 2019 were Aa1 and Aa2, respectively, by Moody's Investors Service and AA by Fitch Ratings. The following tables provide credit quality rating information for the investment portfolio and individual issuers if they represent 5% or more of total investments in accordance with accounting guidance issued by GASB.

The market value of the underlying collateralized securities in repurchase agreements and investment agreements is maintained at a minimum of 102% of the principal of and accrued interest on the invested funds by marking to market at least weekly and using an immediate under value cure provision.

The State HFA VRDO held in CDA's investment portfolio are short-term (7-day) instruments that can be tendered at 7 days' notice at par. The rate is reset weekly by a remarketing agent, therefore the market value of the bonds is approximately 100% of the principal amount of the bonds during any period.

In order to facilitate a transaction with a liquidity provider, CDA has invested in a demand deposit account that is classified as cash and cash equivalents. This investment is backed by an Irrevocable Standby Letter of Credit dated July 26, 2019, that was established by the Federal Home Loan Bank of Pittsburgh, and is automatically extended each year until July 24, 2024. This date corresponds with the termination date of the standby purchase agreement.

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**NOTE 3 CASH, CASH EQUIVALENTS, INVESTMENTS, AND MORTGAGE-BACKED SECURITIES (CONTINUED)**

**Credit Risk and Concentration of Credit Risk (continued)**

As of June 30, 2020, credit ratings and allocation by type of investments for the following assets were:

Asset	Fair Value	Percentage of Total Investments	Money Market Fund Rating	Securities Credit Rating	Rating Agency
BlackRock Liquidity FedFund Administration Shares	\$ 394,878	24.17%	Aaa		Moody's
State HFA VRDO	\$ 63,750	3.90%		Aaa to Aa3	Moody's
Government National Mortgage Association (GNMA) Mortgage-Backed Securities	617,033	37.77%		Direct U.S. Obligations	
Federal National Mortgage Association (FNMA) Mortgage-Backed Securities	452,679	27.71%		Aaa	Moody's
Federal Home Loan Mortgage Corporation (FHLMC) Mortgage-Backed Securities	87,964	5.39%		Aaa	Moody's

As of June 30, 2019, credit ratings and allocation by type of investments for the following assets were:

Asset	Fair Value	Percentage of Total Investments	Money Market Fund Rating	Securities Credit Rating	Rating Agency
BlackRock Liquidity FedFund Administration Shares	\$ 389,493	36.97%	Aaa		Moody's
Government National Mortgage Association (GNMA) Mortgage-Backed Securities	299,225	28.40%		Direct U.S. Obligations	
Federal National Mortgage Association (FNMA) Mortgage-Backed Securities	226,882	21.53%		Aaa	Moody's
Obligations of U.S. Government Agencies	82,221	7.80%		Aaa	Moody's



**COMMUNITY DEVELOPMENT ADMINISTRATION**  
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**NOTE 3 CASH, CASH EQUIVALENTS, INVESTMENTS, AND MORTGAGE-BACKED SECURITIES (CONTINUED)**

**Mortgage-Backed Securities**

All mortgage-backed securities held by CDA are guaranteed by the Government National Mortgage Association (GNMA), the Federal National Mortgage Association (Fannie Mae) or the Federal Home Loan Corporation (Freddie Mac).

GNMA mortgage-backed securities are instrumentalities of the United States Government and are “fully modified pass-through” mortgage-backed securities which require monthly payments by a Federal Housing Administration (FHA) lender, as the issuer of the guaranteed security to CDA. GNMA guarantees timely payment of principal and interest on Guaranteed Securities.

Fannie Mae and Freddie Mac mortgage-backed securities are “guaranteed mortgage pass-through securities” which supplement amounts received by a trust created under a trust agreement as required permitting timely payments of principal and interest on the securities to CDA. The securities and payments of principal and interest on the securities are not guaranteed by the United States and do not constitute a debt or obligation of the United States or any of its agencies or instrumentalities other than Fannie Mae or Freddie Mac.

As an investor of GNMA I mortgage-backed securities (MBS), CDA receives separate principal and interest payments on the 15th of each month; however, for GNMA II MBS, CDA receives the total principal and interest from a central paying agent on the 20th of each month. CDA receives the total principal and interest from the trustee on the 25th of each month for both Fannie Mae and Freddie Mac securities and on the 15<sup>th</sup> of each month for some Freddie Mac securities. All mortgages backing a GNMA I MBS have the same mortgage rate equal to 50 basis points greater than the coupon, with 44 basis points of servicing fee and 6 basis points of guaranty fee. Similarly, GNMA II MBS also have 6 basis points of guaranty fee, but the mortgage rate for the loans backing the security can vary between 25 to 75 basis points greater than the coupon which may result in a variety of servicing fees. Primarily, Fannie Mae and Freddie Mac securities have a guaranty fee of approximately 44-45 basis points and a servicing fee of 25 basis points. Some Fannie Mae securities may have a guaranty fee of 82.5 basis points. CDA also participates from time to time in the Fannie Mae or Freddie Mac buy-up or buy-down of the guaranty fee created in the pooling process in order to maximize pooling of securities for efficiency and effectiveness.

In January 2012, CDA expanded the sources of financing for its mortgage-backed securities program through the ongoing sale of forward contracts of GNMA, Fannie Mae, or Freddie Mac mortgage-backed securities. These securities are comprised of single family mortgage loans originated by CDA’s network of approved lender partners. As part of this program, CDA periodically enters into forward contracts to sell GNMA, Fannie Mae or Freddie Mac mortgage-backed securities to investors before the securities are ready for delivery (referred to as to-be-announced or TBA Mortgage-Backed Security Contract). These forward contracts are settled monthly, using funds held in Residential Revenue Bonds’ additional collateral account, prior to being sold into the secondary market. As of June 30, 2020, CDA entered into TBA Mortgage-Backed Security Contracts with a notional amount of \$269,961 outstanding. At June 30, 2019, the notional amount outstanding was \$42,949. The increase/decrease in the fair value of GNMA, Fannie Mae or Freddie Mac mortgage-backed securities that are part of the TBA program is classified as operating revenue on the Statements of Revenue, Expenses, and Changes in Net Position.

**COMMUNITY DEVELOPMENT ADMINISTRATION  
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**NOTE 3 CASH, CASH EQUIVALENTS, INVESTMENTS, AND MORTGAGE-BACKED SECURITIES (CONTINUED)**

**Custodial Credit Risk**

Custodial credit risk is the risk that in the event of a bank or counterparty failure, CDA will not be able to recover its deposits or the value of its collateral securities that are in the possession of an outside party. As of June 30, 2020 and 2019, the Fund's investments were not subject to custodial credit risk under accounting guidance issued by GASB. CDA's investments and collateralized securities are held in trust by the trustee or the trustee's agent, kept separate from the assets of the bank and from other trust accounts and are held in CDA's name.

**Fair Value Measurements**

CDA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted market prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. Investments in money market mutual funds are not subject to the fair value measurement requirements.

The Fund has the following recurring fair value measurements as of June 30, 2020 and 2019:

- U.S. Government Agencies and U.S. Treasury Notes of \$7,449 and \$105,432, respectively, are valued using quoted market prices (Level 1).
- State HFA VRDO of \$63,750 and \$0 respectively, are valued using the matrix pricing technique (Level 2).
- GNMA, FNMA, and FHLMC mortgage-backed securities of \$1,157,676 and \$549,057, respectively, are valued using the matrix pricing technique (Level 2).

**NOTE 4 MORTGAGE LOANS**

Substantially all of the Fund's single family mortgage loans are secured by first liens on the related property. Approximately 96% of all single family mortgage loans are credit enhanced through the Federal Housing Administration (FHA) mortgage insurance programs, the Veterans Administration and USDA/RD guarantee programs, Maryland Housing Fund (MHF), or by private mortgage insurance policies. As of June 30, 2020 and 2019, interest rates on such loans ranged from 0.0% to 10.25%, with remaining loan terms ranging approximately from less than 1 year to 38 years.

All of the Fund's multi-family mortgage loans are credit-enhanced through FHA or MHF. As of June 30, 2020 and 2019, interest rates on such loans ranged from 5.75% to 8.25%, with remaining loan terms ranging from approximately 2 years to 15 years.

**COMMUNITY DEVELOPMENT ADMINISTRATION**  
**RESIDENTIAL REVENUE BONDS**  
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**NOTE 4 MORTGAGE LOANS (CONTINUED)**

For the years ended June 30, 2020 and 2019, the single family mortgage loan and claims receivable balances, net of the allowances for loan losses on the uninsured portions of single family loans, including loans in foreclosure and other loans with pending insurance claims, were as follows:

	2020	2019
Single Family Mortgage Loans	\$ 704,694	\$ 797,944
Allowance for Loan Losses	(4,872)	(5,562)
Single Family Mortgage Loans, Net of Allowance	\$ 699,822	\$ 792,382
Claims Receivable on Foreclosed and Other Loans	\$ 11,949	\$ 19,478
Allowance for Loan Losses	(1,069)	(2,256)
Claims Receivable on Foreclosed and Other Loans, Net of Allowance	\$ 10,880	\$ 17,222

**NOTE 5 ACCRUED INTEREST AND OTHER RECEIVABLES**

Accrued interest and other receivables as of June 30, 2020 and 2019 were as follows:

	2020	2019
Accrued Mortgage Loan Interest	\$ 5,932	\$ 6,723
Accrued Mortgage-Backed Securities Interest	3,282	1,707
Accrued Investment Interest	185	804
Funds Due from Mortgage Insurers for Loan Modifications	67	141
Reimbursement Due for State-Funded Loans	4,457	2,454
Reimbursement Due for Pre-Foreclosure Costs		
Incurred on Mortgage Loans	3,711	3,678
Miscellaneous Billings	550	-
Total	\$ 18,184	\$ 15,507

**NOTE 6 BONDS PAYABLE**

The bonds and notes issued by CDA are special obligations of CDA and are payable from the revenue and special funds of the Resolution. These bonds and notes do not constitute debt of and are not guaranteed by the State of Maryland or any other program of the State of Maryland or any political subdivision.

The provisions of the Resolution require or allow for the special redemption of bonds at par through the use of unexpended bond proceeds and excess funds accumulated primarily through prepayment of mortgage loans. All outstanding bonds are subject to optional redemption, in whole or in part at any time, after certain dates, as specified in the respective series resolutions, at a redemption price equal to the principal amount thereof to be redeemed. When bonds are redeemed, whether as a special or optional redemption, CDA writes off a proportionate share of any unamortized original issue premiums, net of any unamortized original issue discounts, as a gain on early retirement of debt in the accompanying Statements of Revenue, Expenses, and Changes in Net Position. If unamortized original issue discounts exceed unamortized original issue premiums, CDA records a loss.

**COMMUNITY DEVELOPMENT ADMINISTRATION  
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**NOTE 6 BONDS PAYABLE (CONTINUED)**

The following lists those bonds which are at variable rates and the terms by which the variable rates change. All other bonds have fixed interest rates.

2006 Series G and J; 2012 Series B; and 2014 Series F.

The rate is set weekly by a remarketing agent so that the market value of the bonds is as close as possible to 100% of the principal amount of the bonds. In no event will the bonds bear interest at a rate in excess of 12%.

The following bonds are taxable. All other bonds are tax-exempt.

2012 Series A and B; 2014 Series E and F; 2015 Series B; 2016 Series A; 2017 Series A and 2019 Series D.

The following is a summary of the bond activity for the year ended June 30, 2020, and the debt outstanding and bonds payable as of June 30, 2020:

	Issue Dated	Range of Interest Rates	Range of Maturities	Debt Outstanding at June 30, 2019	Bond Activity			Debt Outstanding at June 30, 2020	Bond Premium/Discount Deferred	Bonds Payable at June 30, 2020
					New Bonds Issued	Scheduled Maturity Payments	Bonds Redeemed			
Residential Revenue Bonds										
2006 Series G	05/24/06	Variable Rate	9/1/2040	\$ 30,375	\$ -	\$ -	\$ (2,480)	\$ 27,895	\$ -	\$ 27,895
2006 Series I	07/13/06	4.80%	9/1/2021	8,660	-	(1,650)	(4,375)	2,635	-	2,635
2006 Series J	07/13/06	Variable Rate	9/1/2040	60,000	-	-	-	60,000	-	60,000
2010 Series A	06/09/10	4.30%	3/1/2020	1,825	-	(1,535)	(290)	-	-	-
2011 Series A	05/05/11	3.75% - 5.00%	2019 - 2041	14,220	-	(2,505)	(935)	10,780	59	10,839
2011 Series B	05/05/11	1.18%	3/1/2036	20,000	-	-	-	20,000	(69)	19,931
2012 Series A	08/23/12	2.662% - 4.00%	2019 - 2025	10,535	-	(3,490)	(795)	6,250	75	6,325
2012 Series B	08/23/12	Variable Rate	9/1/2033	45,000	-	-	-	45,000	-	45,000
2014 Series A	02/20/14	1.75% - 4.30%	2019 - 2032	47,620	-	(1,460)	(1,890)	44,270	-	44,270
2014 Series B	02/20/14	3.25%	9/1/2044	14,095	-	-	(2,860)	11,235	336	11,571
2014 Series C	09/25/14	2.15% - 4.00%	2021 - 2044	39,845	-	-	(2,310)	37,535	438	37,973
2014 Series D	09/25/14	1.80% - 4.00%	2019 - 2036	12,010	-	(870)	(3,625)	7,515	463	7,978
2014 Series E	09/25/14	2.407% - 4.478%	2019 - 2040	30,830	-	(1,260)	(1,035)	28,535	-	28,535
2014 Series F	09/25/14	Variable Rate	9/1/2044	24,555	-	-	-	24,555	-	24,555
2015 Series A	12/03/15	1.45% - 3.95%	2019 - 2045	19,530	-	(575)	(945)	18,010	240	18,250
2015 Series B	12/03/15	2.29% - 4.515%	2019 - 2041	47,650	-	(1,850)	(3,200)	42,600	-	42,600
2016 Series A	08/31/16	1.617% - 3.797%	2019 - 2047	266,435	-	(6,900)	(10,460)	249,075	1,528	250,603
2017 Series A	04/27/17	2.053% - 4.416%	2020 - 2048	216,810	-	(2,780)	(10,495)	203,535	-	203,535
2018 Series A	11/08/18	2.00% - 4.50%	2019 - 2048	234,445	-	(5,220)	(7,845)	221,380	3,763	225,143
2018 Series B	11/08/18	4.50%	9/1/2048	39,285	-	-	(3,635)	35,650	2,020	37,670
2019 Series A	03/13/19	1.55% - 4.25%	2019 - 2049	140,000	-	(2,830)	(1,935)	135,235	3,757	138,992
2019 Series B	06/13/19	1.50% - 4.00%	2020 - 2049	210,000	-	(2,130)	(1,180)	206,690	10,255	216,945
2019 Series C	10/16/19	1.35% - 5.00%	2020 - 2050	-	319,580	(1,780)	-	317,800	16,884	334,684
2019 Series D	10/16/19	1.636% - 3.335%	2020 - 2050	-	27,490	(155)	-	27,335	-	27,335
2020 Series A	02/25/20	0.85% - 3.75%	2020 - 2050	-	130,750	-	-	130,750	5,290	136,040
2020 Series B	02/25/20	1.00% - 1.40%	2020 - 2023	-	9,250	-	-	9,250	-	9,250
Total				\$ 1,533,725	\$ 487,070	\$ (36,990)	\$ (60,290)	\$ 1,923,515	\$ 45,039	\$ 1,968,554

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
NOTES TO FINANCIAL STATEMENTS  
(in thousands)  
JUNE 30, 2020 AND 2019**

**NOTE 6 BONDS PAYABLE (CONTINUED)**

The following is a summary of the bond activity for the year ended June 30, 2019, and the debt outstanding and bonds payable as of June 30, 2019:

	Issue Dated	Range of Interest Rates	Range of Maturities	Debt Outstanding at June 30, 2018	Bond Activity			Debt Outstanding at June 30, 2019	Bond Premium/Discount Deferred	Bonds Payable at June 30, 2019
					New Bonds Issued	Scheduled Maturity Payments	Bonds Redeemed			
Residential Revenue Bonds										
2006 Series G	05/24/06	Variable Rate	9/1/2040	\$ 34,065	\$ -	\$ -	\$ (3,690)	\$ 30,375	\$ -	\$ 30,375
2006 Series I	07/13/06	4.80%	9/1/2021	14,705	-	(3,605)	(2,440)	8,660	-	8,660
2006 Series J	07/13/06	Variable Rate	9/1/2040	60,000	-	-	-	60,000	-	60,000
2007 Series M	12/12/07	Variable Rate	9/1/2043	29,050	-	-	(29,050)	-	-	-
2008 Series D	09/04/08	Variable Rate	9/1/2038	42,475	-	(2,040)	(40,435)	-	-	-
2009 Series A	09/24/09	3.70% - 5.05%	2019 - 2039	32,590	-	-	(32,590)	-	-	-
2009 Series B	10/08/09	3.35% - 4.75%	2018 - 2039	37,415	-	(1,055)	(36,360)	-	-	-
2009 Series C	10/27/09	3.15% - 4.55%	2018 - 2039	13,285	-	(375)	(12,910)	-	-	-
2010 Series A	06/09/10	4.125% - 4.30%	2019 - 2020	13,920	-	-	(12,095)	1,825	-	1,825
2011 Series A	05/05/11	3.375% - 5.00%	2018 - 2041	19,055	-	(515)	(4,320)	14,220	108	14,328
2011 Series B	05/05/11	1.18%	3/1/2036	20,000	-	-	-	20,000	(72)	19,928
2012 Series A	08/23/12	2.362% - 4.00%	2018 - 2025	14,950	-	(2,715)	(1,700)	10,535	105	10,640
2012 Series B	08/23/12	Variable Rate	9/1/2033	45,000	-	-	-	45,000	-	45,000
2014 Series A	02/20/14	1.40% - 4.30%	2018 - 2032	50,510	-	(2,890)	-	47,620	-	47,620
2014 Series B	02/20/14	3.25%	9/1/2044	17,520	-	-	(3,425)	14,095	432	14,527
2014 Series C	09/25/14	2.15% - 4.00%	2021 - 2044	41,215	-	-	(1,370)	39,845	643	40,488
2014 Series D	09/25/14	1.450% - 4.00%	2018 - 2036	15,475	-	(1,715)	(1,750)	12,010	693	12,703
2014 Series E	09/25/14	2.107% - 4.478%	2018 - 2040	35,645	-	(1,615)	(3,200)	30,830	-	30,830
2014 Series F	09/25/14	Variable Rate	9/1/2044	24,555	-	-	-	24,555	-	24,555
2015 Series A	12/03/15	1.10% - 3.95%	2018 - 2045	20,915	-	(570)	(815)	19,530	296	19,826
2015 Series B	12/03/15	1.841% - 4.515%	2018 - 2041	54,520	-	(1,810)	(5,060)	47,650	-	47,650
2016 Series A	08/31/16	1.408% - 3.797%	2018 - 2047	288,830	-	(6,575)	(15,820)	266,435	1,816	268,251
2017 Series A	04/27/17	1.546% - 4.416%	2018 - 2048	241,420	-	(5,195)	(19,415)	216,810	-	216,810
2018 Series A	11/08/18	2.00% - 4.50%	2019 - 2048	-	239,565	(3,210)	(1,910)	234,445	4,223	238,668
2018 Series B	11/08/18	4.50%	9/1/2048	-	40,435	-	(1,150)	39,285	2,265	41,550
2019 Series A	03/13/19	1.55% - 4.25%	2019 - 2049	-	140,000	-	-	140,000	3,982	143,982
2019 Series B	06/13/19	1.50% - 4.00%	2020 - 2049	-	210,000	-	-	210,000	10,993	220,993
Total				\$ 1,167,115	\$ 630,000	\$ (33,885)	\$ (229,505)	\$ 1,533,725	\$ 25,484	\$ 1,559,209

On May 29, 2020, CDA issued its Residential Revenue Bonds 2020 Series C. The 2020 Series C Bonds are taxable drawdown bonds and were issued pursuant to a private placement with a financial institution. When drawn, the proceeds of 2020 Series C Bonds are expected to be used as a short-term bridge facility to purchase loans. As of June 30, 2020, no proceeds of the 2020 Series C Bonds have been drawn and no 2020 Series C Bonds are outstanding.

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
NOTES TO FINANCIAL STATEMENTS  
(in thousands)  
JUNE 30, 2020 AND 2019**

**NOTE 7 DEBT SERVICE REQUIREMENTS**

As of June 30, 2020, the required principal payments for bonds (including mandatory sinking fund payments and special and optional redemptions that occurred subsequent to June 30, 2020 and excluding the effect of unamortized discounts/premiums as shown in Note 6) and interest payments for each of the next five years and in five-year increments thereafter, were as follows:

<u>Year Ending June 30,</u>	<u>Interest</u>	<u>Principal</u>
2021	\$ 59,437	\$ 114,310
2022	56,680	50,540
2023	55,565	52,680
2024	54,308	54,540
2025	52,941	55,820
2026 - 2030	237,197	342,300
2031 - 2035	176,965	392,140
2036 - 2040	117,475	359,475
2041 - 2045	67,278	279,695
2046 - 2050	21,618	222,015
Total	<u>\$ 899,464</u>	<u>\$ 1,923,515</u>

The interest calculations on outstanding variable rate bonds in the amount of \$157,450 are based on the variable rates in effect on June 30, 2020, and are not indicative of the actual interest expense that will be incurred in future years. As rates vary, variable rate bond interest payments will vary.

As of June 30, 2019, the required principal payments for bonds (including mandatory sinking fund payments and special and optional redemptions that occurred subsequent to June 30, 2019 and excluding the effect of unamortized discounts/premiums as shown in Note 6) and interest payments for each of the next five years and in five-year increments thereafter were as follows:

<u>Year Ending June 30,</u>	<u>Interest</u>	<u>Principal</u>
2020	\$ 49,764	\$ 41,195
2021	50,928	45,640
2022	49,788	43,935
2023	48,667	44,340
2024	47,455	44,685
2025 - 2029	215,344	259,290
2030 - 2034	163,080	341,650
2035 - 2039	104,238	325,480
2040 - 2044	53,270	228,265
2045 - 2049	17,328	149,780
2050 - 2054	194	9,465
Total	<u>\$ 800,056</u>	<u>\$ 1,533,725</u>

The interest calculations on outstanding variable rate bonds in the amount of \$159,930 are based on the variable rates in effect on June 30, 2019, and are not indicative of the actual interest expense that will be incurred in future years. As rates vary, variable rate bond interest payments will vary.

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
NOTES TO FINANCIAL STATEMENTS  
(in thousands)  
JUNE 30, 2020 AND 2019**

**NOTE 8 BOND REFUNDINGS**

Certain refundings of debt are due to the prepayments of single family mortgage loans. In these cases, CDA transfers the proceeds of the refunding bonds to a redemption account to redeem previously issued bonds and, simultaneously, transfers the prepayments of single family mortgage loans financed by these prior bonds to the refunding bonds' accounts for the purpose of originating new loans. This recycling of prepayments enables CDA to originate new loans that are not subject to the limitations of the IRS volume cap. CDA does not pay call premiums on these special redemptions, and the refundings are not undertaken to reduce interest rates, revise payment schedules, or modify restrictions related to the old debt. CDA writes off any unamortized original issue premiums, net of any unamortized original issue discounts, as a gain on early retirement of debt in the accompanying statements of revenue, expenses, and changes in net position. If unamortized original issue discounts exceed unamortized original issue premiums, CDA records a loss.

For current refundings of debt in an optional redemption, CDA replaces previously issued bonds for the purpose of lowering debt costs by reducing interest rates or for other purposes such as revising payment schedules or modifying restrictions related to the old debt. This type of transaction is commonly known as an economic refunding.

There were no economic refundings for the year ended June 30, 2020.

For the year ended June 30, 2019, CDA issued 2018 Series AB bonds on November 8, 2018 in the amount of \$286,753 (amount includes a bond premium of \$6,753). The 2018 Series AB bonds refunded \$151,345 of bonds, in full, on November 9, 2018. This economic refunding resulted in savings of approximately \$6,305, net of cost of issuance. The following table summarizes the bonds that were issued and refunded:

New Bonds Issued			Bonds Refunded	
Bonds Issued	Amount Issued	Amount Refunded	Bonds Refunded	Amount Refunded
2018 Series AB	\$ 286,753	\$ 151,345	2007 Series M	\$ 29,050
	(includes issue premium)		2009 Series A	32,590
			2009 Series B	36,360
			2009 Series C	12,910
			2008 Series D	40,435

In economic refundings, CDA defers the difference between the reacquisition price (i.e., the principal of the old debt, plus the call premium) and the net carrying amount of the old debt (i.e., the amount due at maturity, adjusted for any unamortized premium or discount related to the old debt). These deferrals would be reported as a deferred outflow or a deferred inflow of resources for the refunding of debt on the Statements of Net Position. This deferral would be amortized, using the effective interest method, over the remaining life of the old debt or the life of the new debt, whichever is shorter. During the 2019 fiscal year, CDA issued 2018 Series A and 2018 Series B refunding bonds but deferred no costs associated with the refunding.

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
NOTES TO FINANCIAL STATEMENTS  
(in thousands)  
JUNE 30, 2020 AND 2019**

**NOTE 9 REBATE LIABILITY**

In accordance with the Internal Revenue Service Code (the Code), the Fund may record a rebate liability for excess investment earnings in tax-exempt bond and note issues. The excess investment earnings arise due to actual investment yields earned by the Fund being greater than yields permitted to be retained by the Fund under the Code. The Code requires 90% of such excess investment earnings to be remitted to the United States Treasury every five years and in full at the final redemption of the bonds. Interest income on the Statements of Revenue, Expenses, and Changes in Net Position is reduced by the rebate liability due to excess investment earnings. The increase/decrease in fair value of investments on the Statements of Revenue, Expenses and Changes in Net Position is adjusted by the change in the estimated rebate liability due to change in fair value of investments. CDA has no rebate liability from interest income or from unrealized gains on mortgage-backed securities. For the years ended June 30, 2020 and 2019, CDA had no rebate liability to record for excess investment earnings in tax-exempt bond issues.

**NOTE 10 LONG-TERM OBLIGATIONS**

Changes in long-term obligations for the years ended June 30, 2020 and 2019 were as follows:

	2020	2019
Bonds Payable:		
Beginning Balance at June 30,	\$ 1,559,209	\$ 1,172,169
Additions	487,070	630,000
Reductions	(97,280)	(263,390)
Change in Deferred Amounts for Issuance		
Discounts/Premiums	19,555	20,430
Ending Balance at June 30,	1,968,554	1,559,209
Less Due Within One Year	(114,310)	(41,195)
Total Long-Term Bonds Payable	1,854,244	1,518,014
Deposits by Borrowers:		
Beginning Balance at June 30,	2,153	3,034
Additions	1,017	1,041
Reductions	(1,318)	(1,922)
Ending Balance at June 30,	1,852	2,153
Less Due Within One Year	(908)	(1,168)
Total Long-Term Deposits by Borrowers	944	985
Interest Rate Swap Agreements		
Beginning Balance at June 30,	-	171
Additions	-	-
Reductions	-	(171)
Ending Balance at June 30,	-	-
Less Due Within One Year	-	-
Total Long-Term Interest Rate Swap Agreements	-	-
Total Long-Term Liabilities	\$ 1,855,188	\$ 1,518,999



**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
NOTES TO FINANCIAL STATEMENTS  
(in thousands)  
JUNE 30, 2020 AND 2019**

**NOTE 11 INTERFUND ACTIVITY**

In accordance with the Resolution, net position in the Fund is restricted and pledged to bondholders. However, restricted assets may be transferred to other Funds, subject to the provisions of the Resolution. Generally, an officer of CDA must authorize such withdrawals and a cash flow analysis must demonstrate that sufficient monies remain in the Resolution to meet the obligations of the Fund in current and future years.

During the years ended June 30, 2020 and 2019, the Fund transferred the following amounts, as permitted, among Funds:

	2020	2019
Excess Revenue Transferred to the General Bond Reserve Fund	\$ (13,000)	\$ (15,000)

**NOTE 12 MORTGAGE INSURANCE**

Substantially all mortgage loans in the Fund have mortgage insurance as described in Note 4.

Multi-family mortgagors pay premiums for mortgage insurance and insurance coverage is 100% of the unpaid principal balance of the loan.

For the single family loan portfolio, approximately 42% of the mortgage loans are insured by agencies of the U.S. Government in an amount substantially equal to the unpaid principal amount of the loan. Almost all other loans have primary mortgage insurance in an amount that is at least 25% of the loan amount. Approximately 4% of all first lien loans either did not have primary mortgage insurance due to their original loan-to-value ratios of less than 80% or have cancelled primary mortgage insurance due to their outstanding balance falling below 80% of the original loan amount.

Approximately 54% of mortgage loans are insured by private mortgage insurers or MHF. Approximately 97% of the mortgage loans insured by private mortgage insurers or MHF are covered at 35% of the loan amount, while 3% of the loans are covered at 25%. There are two private mortgage insurers who, due to financial constraints or receivership, are currently paying to CDA approximately three quarters of the amount determined to be due. These two private mortgage insurers represent 5% of the mortgage loans insured by private mortgage insurers or MHF. An allowance for loan losses has been established for loans insured by private mortgage insurers. Premiums are paid by single family mortgagors.

**NOTE 13 PENSION AND OTHER POST-RETIREMENT BENEFITS**

Eligible employees of CDA and employees of the State of Maryland are covered under the retirement plans of the State Retirement and Pension System of Maryland (the System) and are also entitled to certain healthcare benefits upon retirement. CDA's only obligation for retirement and post-employment benefits is its required annual contribution, which was paid in full by CDA to the State of Maryland prior to year-end. The liability for the employees is recorded by the general fund of the state of Maryland and is not allocated to CDA. The System prepares a separate audited Comprehensive Annual Financial Report which can be obtained from the State Retirement and Pension System of Maryland, 120 East Baltimore Street, Baltimore, Maryland 21202 or by visiting the website at [www.sra.state.md.us](http://www.sra.state.md.us).

**COMMUNITY DEVELOPMENT ADMINISTRATION**  
**RESIDENTIAL REVENUE BONDS**  
**NOTES TO FINANCIAL STATEMENTS**  
**(in thousands)**  
**JUNE 30, 2020 AND 2019**

**NOTE 14 SUBSEQUENT EVENTS**

CDA identified the following activity that occurred subsequent to the year ended June 30, 2020.

On August 21, 2020, CDA redeemed the following bonds:

2006 Series G	\$2,115
2006 Series I	\$1,780
2006 Series J	\$880
2014 Series B	\$1,715
2014 Series D	\$830
2018 Series A	\$3,210
2018 Series B	\$2,290

On August 27, 2020, CDA issued 2020 Series D bonds in the amount of \$160,000.

On August 28, 2020, CDA redeemed the following bonds:

2011 Series A	\$9,230
2014 Series C	\$645
2015 Series A	\$540
2018 Series A	\$11,980
2019 Series A	\$2,075
2019 Series B	\$2,370
2019 Series C	\$425
2020 Series A	\$550

On August 31, 2020, CDA redeemed the following bonds:

2012 Series A	\$525
2014 Series E	\$670
2015 Series B	\$2,360
2016 Series A	\$9,145
2017 Series A	\$7,995
2019 Series D	\$195

Prior to the fiscal year end, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to CDA activity, COVID-19 may impact various parts of its 2021 operations and financial results including, but not limited to, an increase in non-performing loans, an increase in loans in forbearance, an overall decrease in loan production, all of which would likely reduce revenues and increase expenses. Management believes that CDA is taking appropriate actions to mitigate the negative impact.

As of the end of the fiscal year, CDA did not observe any material impacts on the Fund's operations or its financial position from the pandemic public health crisis. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated at this time as these events are still developing.

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
SUPPLEMENTAL DISCLOSURE OF CHANGES IN FAIR VALUE OF  
INVESTMENTS AND MORTGAGE-BACKED SECURITIES  
(in thousands)  
JUNE 30, 2020 AND 2019**

In accordance with accounting guidance issued by GASB, CDA reflects investments and mortgage-backed securities at fair value, and the increase or decrease in fair value is included in the Statements of Revenue, Expenses, and Changes in Net Position.

For investments (obligations of U.S. Government Agencies) held by the Fund as of June 30, 2020, the following schedule summarizes annual increases/decreases in fair value and the cumulative difference between fair value and amortized cost:

<u>Fiscal Year Ended June 30,</u>	<u>Annual Increases/ Decreases</u>	<u>Cumulative Total</u>
2000	\$ (227)	\$ (227)
2001	\$ 551	\$ 324
2002	\$ 97	\$ 421
2003	\$ 544	\$ 965
2004	\$ (674)	\$ 291
2005	\$ 403	\$ 694
2006	\$ (1,567)	\$ (873)
2007	\$ 1,062	\$ 189
2008	\$ 785	\$ 974
2009	\$ 46	\$ 1,020
2010	\$ 2,747	\$ 3,767
2011	\$ (2,244)	\$ 1,523
2012	\$ 1,374	\$ 2,897
2013	\$ (855)	\$ 2,042
2014	\$ 243	\$ 2,285
2015	\$ 43	\$ 2,328
2016	\$ 445	\$ 2,773
2017	\$ (646)	\$ 2,127
2018	\$ (866)	\$ 1,261
2019	\$ 768	\$ 2,029
2020	\$ 532	\$ 2,561

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS  
SUPPLEMENTAL DISCLOSURE OF CHANGES IN FAIR VALUE OF  
INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)  
(in thousands)  
JUNE 30, 2020 AND 2019**

For mortgage-backed securities held by the Fund as of June 30, 2020, the following schedule summarizes annual increases/decreases in fair value and the cumulative difference between fair value and cost:

<u>Fiscal Year Ended June 30,</u>	<u>Annual Increases/ Decreases</u>	<u>Cumulative Total</u>
2011	\$ (585)	\$ (585)
2012	\$ 1,858	\$ 1,273
2013	\$ (5,593)	\$ (4,320)
2014	\$ 3,127	\$ (1,193)
2015	\$ 503	\$ (690)
2016	\$ 4,216	\$ 3,526
2017	\$ (3,294)	\$ 232
2018	\$ (4,093)	\$ (3,861)
2019	\$ 23,239	\$ 19,378
2020	\$ 50,845	\$ 70,223

**APPENDIX H-2**

**UNAUDITED FINANCIAL STATEMENTS OF THE  
COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS**

**COMMUNITY DEVELOPMENT ADMINISTRATION  
RESIDENTIAL REVENUE BONDS**

**Unaudited Interim Financial Statements  
For the three month period ended  
September 30, 2020**

Community Development Administration  
Residential Revenue Bonds

Statements of Net Position  
(in thousands)

As of September 30, 2020 and June 30, 2020

	<b>9/30/2020</b> <b>(Unaudited)</b>	<b>6/30/2020</b> <b>(Audited)</b>
<b>Restricted assets</b>		
<b>Restricted current assets</b>		
Cash and cash equivalents on deposit	\$ 574,590	\$ 402,185
Investments	62,150	63,750
Mortgage-backed securities	296,406	427,921
Single family mortgage loans	30,276	32,710
Multi-family mortgage loans	813	883
Accrued interest and other receivables	26,332	18,184
Claims receivable on foreclosed and other loans, net of allowance	8,522	10,880
Real estate owned	2,443	3,665
<b>Total restricted current assets</b>	<b>1,001,532</b>	<b>960,178</b>
<b>Restricted long-term assets</b>		
Investments, net of current portion	9,866	9,857
Mortgage-backed securities, net of current portion	785,414	729,755
Single family mortgage loans, net of current portion and allowance	639,401	667,112
Multi-family mortgage loans, net of current portion	5,951	6,086
<b>Total restricted long-term assets</b>	<b>1,440,632</b>	<b>1,412,810</b>
<b>Total restricted assets</b>	<b>\$ 2,442,164</b>	<b>\$ 2,372,988</b>
<b>Liabilities</b>		
<b>Current liabilities</b>		
Accrued interest payable	\$ 5,101	\$ 20,677
Accounts payable	2,955	2,640
Bonds payable	54,450	114,310
Deposits by borrowers	555	908
<b>Total current liabilities</b>	<b>63,061</b>	<b>138,535</b>
<b>Long-term liabilities</b>		
Bonds payable, net of current portion	1,989,018	1,854,244
Deposits by borrowers, net of current portion	989	944
<b>Total long-term liabilities</b>	<b>1,990,007</b>	<b>1,855,188</b>
<b>Total liabilities</b>	<b>2,053,068</b>	<b>1,993,723</b>
<b>Deferred inflow of resources</b>		
Deferred inflow on refunding of bond debt	677	705
<b>Total deferred inflow of resources</b>	<b>677</b>	<b>705</b>
<b>Net position</b>		
Restricted	<b>388,419</b>	<b>378,560</b>
<b>Total liabilities, deferred inflow of resources   and net position</b>	<b>\$ 2,442,164</b>	<b>\$ 2,372,988</b>

See accompanying notes.

Community Development Administration  
Residential Revenue Bonds

Statements of Revenue, Expenses and Changes in Net Position  
(in thousands)

For the three months ended September 30, 2020 and September 30, 2019

	<b>9/30/2020</b> <b>(Unaudited)</b>	<b>9/30/2019</b> <b>(Unaudited)</b>
<b>Operating revenue</b>		
Interest on mortgage loans	\$ 9,600	\$ 11,048
Interest on mortgage-backed securities	9,288	5,936
Increase in fair value of mortgage-backed securities	-	7
Realized gains on sale of mortgage-backed securities	16,546	4,369
Interest income on investments	174	2,260
Increase in fair value of investments	9	171
Gain on early retirement of debt	1,287	-
Other operating revenue	1	-
Total operating revenue	36,905	23,791
<b>Operating expenses</b>		
Interest expense on bonds	14,611	12,649
Professional fees and other operating expenses	4,275	5,693
Increase in provision for loan losses	501	14
Other loan losses and write-offs	5	30
Losses and expenses on real estate owned, net	192	262
Loss on foreclosure claims and other loan losses, net	169	181
Bond issuance costs	1,346	34
Total operating expenses	21,099	18,863
Operating income	15,806	4,928
<b>Nonoperating (expense) revenue</b>		
(Decrease) increase in fair value of mortgage-backed securities	(5,947)	10,994
<b>Change in net position</b>	9,859	15,922
Net position - restricted at beginning of period	378,560	313,066
Net position - restricted at end of period	\$ 388,419	\$ 328,988

*See accompanying notes.*



Community Development Administration  
Residential Revenue Bonds

Statements of Cash Flows  
(in thousands)

For the three months ended September 30, 2020 and September 30, 2019

	<b>9/30/2020</b>	<b>9/30/2019</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>
<b>Cash flows from operating activities</b>		
Principal and interest received on mortgage loans	\$ 38,063	\$ 34,333
Principal and interest received on mortgage-backed securities	128,748	16,799
Escrow funds received on multi-family loans	187	238
Escrow funds paid on multi-family loans	(495)	(707)
Mortgage insurance claims and other loan proceeds received	4,088	5,599
Foreclosure expenses paid	(270)	(1,317)
Purchase of mortgage loans	(355)	(265)
Purchase of mortgage-backed securities	(301,124)	(249,277)
Funds received from sale of mortgage-backed securities	268,361	76,639
Professional fees and other operating expenses	(3,987)	(5,672)
Other operating revenues	1	-
Other reimbursements	(7,334)	(3,283)
Net cash from operating activities	<u>125,883</u>	<u>(126,913)</u>
<b>Cash flows from investing activities</b>		
Proceeds from maturities or sales of investments	1,600	2,145
Interest received on investments	251	2,038
Net cash from investing activities	<u>1,851</u>	<u>4,183</u>
<b>Cash flows from noncapital financing activities</b>		
Proceeds from sale of bonds	165,814	-
Payments on bond principal	(89,115)	(16,840)
Bond issuance costs	(1,315)	(295)
Interest on bonds	(30,713)	(23,769)
Net cash from noncapital financing activities	<u>44,671</u>	<u>(40,904)</u>
Net increase (decrease) in cash and cash equivalents on deposit	172,405	(163,634)
Cash and cash equivalents on deposit at beginning of period	402,185	396,710
Cash and cash equivalents on deposit at end of period	<u>\$ 574,590</u>	<u>\$ 233,076</u>

(continued)

Community Development Administration  
Residential Revenue Bonds

Statements of Cash Flows - continued  
(in thousands)

For the three months ended September 30, 2020 and September 30, 2019

	<b>9/30/2020</b>	<b>9/30/2019</b>
	<b>(Unaudited)</b>	<b>(Unaudited)</b>
<b>Reconciliation of operating income to net cash from operating activities</b>		
Operating income	\$ 15,806	\$ 4,928
Adjustments to reconcile operating income to net cash from operating activities		
Amortization of investment discounts and premiums	-	(302)
Amortization of bond original issue discounts and premiums	(526)	(241)
Increase in provision for loan losses	501	14
Increase in fair value of mortgage-backed securities	-	(7)
Increase in fair value of investments	(9)	(171)
Gain on early retirement of debt	(1,287)	-
Bond issuance costs	1,315	295
Interest received on investments	(251)	(2,038)
Interest on bonds	30,713	23,769
Decrease (increase) in assets		
Mortgage loans	30,102	28,210
Mortgage-backed securities	69,909	(165,611)
Accrued interest and other receivables	(8,148)	(4,494)
Claims receivables on foreclosed and other loans	2,105	(2,401)
Real estate owned	1,222	1,419
(Decrease) increase in liabilities		
Accrued interest payable	(15,576)	(10,879)
Accounts payable	315	1,065
Deposits by borrowers	(308)	(469)
Net cash from operating activities	\$ 125,883	\$ (126,913)

*See accompanying notes.*

Community Development Administration  
Residential Revenue Bonds

Notes to Unaudited Interim Financial Statements  
(in thousands)

September 30, 2020

**1. Basis of Presentation:**

In the opinion of management, the accompanying interim financial statements of the Community Development Administration (CDA) Residential Revenue Bonds present fairly the financial position at September 30, 2020 and the results of its operations for three months ended September 30, 2020 and September 30, 2019.

These interim financial statements include all adjustments, consisting only of normal recurring adjustments, necessary for a fair presentation of the financial position and results of operations. The September 30, 2020 financial statements are unaudited, and certain information and footnote disclosures normally included in the annual financial statements have been omitted. Readers of these statements should refer to the financial statements and notes thereto as of June 30, 2020 and for the year then ended, which have been included elsewhere in this disclosure. The results of operations presented in the accompanying financial statements are not necessarily representative of operations for the entire year.

**2. Investments and Mortgage-backed Securities:**

In accordance with GASB 31, CDA reflects investments and mortgage-backed securities at fair value.

**Investments**

As of September 30, 2020, the fair value of investments was \$72,016 of which \$69,446 was the cost of these investments and \$2,570 was the cumulative increase in fair value. The increase in fair value of investments for the three months ended September 30, 2020 was \$9.

**Mortgage-backed Securities**

As of September 30, 2020, the fair value of mortgage-backed securities was \$1,081,820 of which \$1,017,544 was the cost of these mortgage-backed securities and \$64,276 was the cumulative increase in fair value. For the three months ended September 30, 2020, the fair value of mortgage-backed securities decreased by \$5,947. Realized gains from the sale of mortgage-backed securities for the three months ended September 30, 2020 was \$16,546.

**3. Mortgage Loans:**

During the three months ended September 30, 2020, CDA purchased single family loans in the amount of \$355 and mortgage-backed securities in the amount of \$301,124.

**4. Bonds Payable:**

On May 29, 2020, the Administration issued its Residential Revenue Bonds 2020 Series C (Federally Taxable). The 2020 Series C Bonds are taxable draw down bonds and were issued pursuant to a private placement with a financial institution. When drawn, the proceeds of the 2020 Series C Bonds are expected to be used as a short-term bridge facility to purchase loans. As of September 30, 2020, no proceeds of the 2020 Series C Bonds have been drawn and no 2020 Series C Bonds are outstanding.

On August 21, 2020, CDA redeemed, prior to maturity, \$12,820 of Residential Revenue Bonds and realized gains of \$444.

On August 27, 2020, CDA issued \$160,000 of Residential Revenue Bonds 2020 Series D (Tax-Exempt). The interest rates range from 0.15% to 3.25% with maturities from March 1, 2021 to September 1, 2050. \$38,480 of the issuance was utilized to refund portions of various Residential Revenue Bonds.

On August 28, 2020 and August 31, 2020, CDA redeemed, prior to maturity, \$27,815 and \$20,890, respectively, of Residential Revenue Bonds and realized gains of \$624 and \$219, respectively.

**5. Subsequent Events:**

On December 16, 2020, the Administration terminated in full the Commitment and Bond Purchase Agreement relative to the 2020 Series C taxable draw down bonds.

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**APPENDIX I-1**

**AUDITED FINANCIAL STATEMENTS OF  
THE MARYLAND HOUSING FUND**

APPENDIX I  
MARYLAND HOUSING FUND  
FINANCIAL STATEMENTS

**MARYLAND HOUSING FUND**  
**FINANCIAL STATEMENTS**  
**YEARS ENDED JUNE 30, 2020 AND 2019**

**MARYLAND HOUSING FUND  
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## INDEPENDENT AUDITORS' REPORT

Office of the Secretary  
Department of Housing and Community Development  
Lanham, Maryland

We have audited the accompanying financial statements of the Maryland Housing Fund (MHF) of the Department of Housing and Community Development of the State of Maryland as of and for the years ended June 30, 2020 and 2019, and the related notes to the financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### ***Auditors' Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of MHF as of June 30, 2020 and 2019, and the changes in its net position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

**Emphasis of Matter**

*Financial Statement Presentation*

As discussed in Note 1, the financial statements present only the financial position, changes in financial position, and cash flows of MHF and do not purport to, and do not, present fairly the financial position of the Department of Housing and Community Development of the State of Maryland as of June 30, 2020, and the changes in its net position and its cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America. Our opinion on the basic financial statements was not modified with respect to this matter.

**Other Matters**

*Required Supplementary Information*

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America requires to be presented to supplement the basic financial statements. Such missing information, although not 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. Our opinion on the basic financial statements is not affected by this missing information.



**CliftonLarsonAllen LLP**

Baltimore, Maryland  
September 29, 2020

**MARYLAND HOUSING FUND  
STATEMENTS OF NET POSITION  
JUNE 30, 2020 AND 2019**

<b>ASSETS</b>	2020	2019
<b>CURRENT ASSETS</b>		
Unrestricted Current Assets:		
Deposit with State Treasurer:		
Operating Account	\$ 2,542,796	\$ 1,967,809
Loans and Interest Receivable, Net of Allowance for Loans and Related Losses	-	-
Acquired Property	-	27,419
Due from Other Funds	729,699	881,722
Other	57,466	312,026
Total Unrestricted Current Assets	3,329,961	3,188,976
Restricted Current Assets:		
Deposit with State Treasurer:		
Reserve Accounts	84,648,939	83,908,422
Total Restricted Current Assets	84,648,939	83,908,422
Total Current Assets	87,978,900	87,097,398
<b>NONCURRENT ASSETS</b>		
Investment Held for Borrower	2,527,737	2,333,488
Loans and Interest Receivable, Net of Allowance for Loans and Related Losses and Current Portion	-	-
Total Noncurrent Assets	2,527,737	2,333,488
Total Assets	\$ 90,506,637	\$ 89,430,886

See accompanying Notes to Financial Statements.

**MARYLAND HOUSING FUND**  
**STATEMENTS OF NET POSITION (CONTINUED)**  
**JUNE 30, 2020 AND 2019**

	2020	2019
<b>LIABILITIES AND NET POSITION</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 203,854	\$ 80,860
Accrued Compensated Absences	36,010	39,658
Accrued Workers' Compensation	3,600	1,200
Investment Held for Borrower	291,363	339,227
Security Deposits Payable	-	977
Unearned Premiums	384,470	429,779
Unearned Fees	12,789	114,329
Allowance for Unpaid Insurance Losses	60,527	296,749
Total Current Liabilities	992,613	1,302,779
<b>NONCURRENT LIABILITIES</b>		
Accrued Compensated Absences, Net of Current Portion	45,367	26,360
Accrued Workers' Compensation, Net of Current Portion	20,400	6,800
Investment Held for Borrower, Net of Current Portion	2,527,737	2,333,488
Allowance for Unpaid Insurance Losses, Net of Current Portion	9,617,302	9,283,655
Total Noncurrent Liabilities	12,210,806	11,650,303
Total Liabilities	13,203,419	12,953,082
<b>NET POSITION</b>		
Restricted Net Position:		
Multi-Family Reserve	44,698,739	44,698,739
Single Family Regular Reserve	14,019,066	14,472,310
Revitalization (Pilot) Reserve	2,185,258	2,185,258
Small Business Reserve	5,000,000	5,000,000
General Reserve	8,593,422	8,593,422
Unallocated Reserve	10,152,454	8,958,691
Total Restricted Net Position	84,648,939	83,908,420
Unrestricted Accumulated Deficit	(7,345,721)	(7,430,616)
Total Net Position	77,303,218	76,477,804
Total Liabilities and Net Position	\$ 90,506,637	\$ 89,430,886

See accompanying Notes to Financial Statements.

**MARYLAND HOUSING FUND**  
**STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**YEARS ENDED JUNE 30, 2020 AND 2019**

	<u>2020</u>	<u>2019</u>
<b>OPERATING REVENUES</b>		
Net Premiums	\$ 904,449	\$ 948,038
Interest Income on Reserves	1,193,763	1,529,046
Interest Income on Loans	553,345	531,511
Other Income	494,008	556,407
Total Operating Revenues	<u>3,145,565</u>	<u>3,565,002</u>
<b>OPERATING EXPENSES</b>		
General and Administrative	1,230,336	1,139,183
Direct Losses on Claims	479,985	215,244
Provision (Benefit) for Insurance and Loan Losses	609,830	(325,058)
Total Operating Expenses	<u>2,320,151</u>	<u>1,029,369</u>
<b>CHANGE IN NET POSITION</b>	825,414	2,535,633
Net Position - Beginning of Year	<u>76,477,804</u>	<u>73,942,171</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 77,303,218</u>	<u>\$ 76,477,804</u>

See accompanying Notes to Financial Statements.

**MARYLAND HOUSING FUND  
STATEMENTS OF CASH FLOWS  
YEARS ENDED JUNE 30, 2020 AND 2019**

	2020	2019
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from Premiums, Net	\$ 1,265,723	\$ 694,672
Receipts from Principal and Interest on Loans	553,345	531,511
Changes to Provision for Insurance and Loan losses	(609,830)	325,058
Receipts from Mortgage Escrows	146,385	253,530
Payments for Mortgage Escrows	(194,249)	(180,636)
Receipts (Payments) from Security Deposits	(977)	17
Receipts from Miscellaneous Fees	392,468	435,772
Payments for General and Administrative Expenses	(978,558)	(2,236,497)
Sale Proceeds from Acquired Property	27,419	39,161
Payments for Claims	(479,985)	(215,244)
Receipts from Interest Earned on Reserves	1,193,763	1,529,046
Net Cash Provided by Operating Activities	1,315,504	1,176,390
 <b>NET INCREASE IN CASH</b>	 1,315,504	 1,176,390
Deposit with State Treasurer, Balance - Beginning of Year	85,876,231	84,699,841
 <b>DEPOSIT WITH STATE TREASURER, BALANCE - END OF YEAR</b>	 \$ 87,191,735	 \$ 85,876,231
 <b>RECONCILIATION OF CHANGE IN OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Operating Income	\$ 825,414	\$ 2,535,633
Adjustments to Reconcile Change in Net Position to Net Cash Provided (Used) by Operating Activities:		
Effects of Changes in Operating Assets and Liabilities:		
Loans and Interest Receivable	254,560	(271,145)
Real Estate Owned	27,419	39,161
Investments and Other Assets	(47,864)	72,894
Due from DHCD	152,023	7,932
Accounts Payable and Other Accrued Liabilities	154,353	(298,647)
Security Deposits Payable	(977)	17
Allowance for Unpaid Insurance Losses	97,425	(798,667)
Unearned Premiums	(45,309)	9,847
Unearned Fees	(101,540)	(120,635)
Net Cash Provided by Operating Activities	\$ 1,315,504	\$ 1,176,390

See accompanying Notes to Financial Statements.

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 1 PROGRAM DESCRIPTION**

The Maryland Housing Fund (MHF) was established in 1971 by Section 3-201 through 3-208 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended, to encourage the flow of private investment capital into multiple-unit and Single Family housing by insuring qualified lending institutions against losses on mortgage loans. MHF is authorized to insure mortgage loans, including mortgage loans for Multi-Family developments financed by public agencies such as the Community Development Administration (CDA), a governmental unit within the Division of Development Finance of the Department of Housing and Community Development (DHCD) and to provide primary insurance for Single Family mortgage loans. Legislation enacted in 2016 expanded MHF's authority to insure business loans originated by qualified lending institutions. MHF insures against certain monetary losses incurred as a result of nonpayment of principal, interest or other sums agreed to be paid and certain other events of default under the terms of any insured mortgage loan, but does not insure against property losses, including without limitation, title risk, risks of defective construction or casualty, or any other reduction in project value due to insurable risk or force majeure, casualty or title loss. Legislation enacted in 1981 enables MHF to originate mortgage loans to assist in the disposal of property acquired through foreclosure or pursuant to any other payment in settlement of a claim or loss. MHF is a governmental unit within DHCD's Division of Credit Assurance.

MHF maintains six restricted insurance reserves, which are separate from MHF's operating funds. Five of the reserves cover specific categories of insurance; the Multi-Family Reserve, the Single Family Regular Program Reserve, the Revitalization Reserve (formerly known as the PILOT program insurance reserve), the Business Reserve, and the General Reserve. The investment earnings on each of the five specific reserves are credited to a sixth reserve, the Unallocated Reserve. The Unallocated Reserve may be allocated and transferred by the Secretary into each of the reserves, restricted by the Secretary as a reserve to pay claims on all categories of claims, applied by MHF as payment of a claim, or retained in the Unallocated Reserve pending allocation, transfer, or restriction. Investment earnings on each of the six reserves are credited to the Unallocated Reserve. In 2008, legislation was passed pursuant to Senate Bill 983 requiring MHF to transfer from the Unallocated Reserve to DHCD's Homeownership Programs Fund, Rental Housing Programs Fund, and Special Loan Programs Fund all amounts in excess of \$10,000,000 at the end of each fiscal year. These transfers can be found in Note 8 of this document.

The MHF statute provides that any moneys of MHF that DHCD creates as an identifiable insurance reserve may be used only in conformance with the terms and conditions creating that reserve. MHF regulations provide that each reserve is maintained to pay claims arising from its respective category of insurance and may not be subject to claims arising from other categories of insurance except for the Unallocated Reserve.

MHF's reserve funds are derived from the net proceeds of five issues of the State of Maryland (State) general obligation bonds aggregating \$39,300,000 and \$7,500,000 in proceeds derived from State appropriations. In addition, the funds have earned investment income and paid claims. The unrestricted accumulated deficit reflects MHF's operations since inception less interest income. The reserves are held by the Office of the Treasurer of the State, which credits MHF with income on investment of reserves for the benefit of MHF.

**MARYLAND HOUSING FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020 AND 2019**

**NOTE 1 PROGRAM DESCRIPTION (CONTINUED)**

The Multi-Family Reserve supports several programs. All existing Multi-Family insurance insures projects financed by CDA's revenue bonds and projects with Montgomery County. These programs include:

- Regular Multi-Family Program fully insures permanent mortgages originated prior to 1997 that were funded by CDA and the Housing Opportunities Commission of Montgomery County.
- Risk-Share Program insures both construction and permanent mortgages financed with CDA bond proceeds with credit enhancement under the Federal Housing Administration (FHA) Risk Sharing Program. As a Level I participant under the FHA Risk-Sharing Program, upon payment of a claim by FHA, CDA is responsible for reimbursing FHA up to 50% of such claim. As a Level II participant under the FHA Risk-Sharing Program, upon payment of a claim by FHA, CDA is responsible for reimbursing FHA up to 25% of such claim. MHF then reimburses CDA for its share of such losses. This is an active multi-family program.
- Special Housing Opportunity Program (SHOP) insures mortgages financed or refinanced for the acquisition, construction or rehabilitation of shared living and related facilities for the special needs population which are owned by and sponsored by nonprofit organizations. This is an active multi-family program.
- Single-Family mortgages funded through private lenders and CDA for permanent mortgages in publicly designated renewal or redevelopment areas. Insurance offered provided 100% coverage and is backed by the Multi-Family Reserve Fund. MHF continues to manage the existing portfolio but ceased issuing new insurance under this program in 1997.
- MHF Demonstration Program – Effective December 9, 2014, MHF and CDA created a demonstration program (the “MHF Demonstration Program”) whereby MHF insures short term loans (“Short Term Loans”) financed with proceeds from the sale of short term bonds (“Short Term Bonds”) issued under CDA’s multi-family Housing Revenue Bond Resolution (“HRB”). The MHF Demonstration Program is an additional cost-effective option extended to borrowers for the provision of credit enhancement for Short Term Loans financed under HRB. Eligibility for the MHF Demonstration Program is limited to projects that: (i) need to use more than 25% of its projected tax credit equity to cash collateralize a letter of credit (“LOC”) that otherwise would be delivered to secure Short Term Bonds during construction, and (ii) where the amount of the Short Term Loan (which equals the amount of the cash collateral account that would be required by a LOC provider) is greater than 25% of the projected tax credit equity. No borrower, including all related entities, may have Short Term Loans insured under the MHF Demonstration Program at any one time in excess of \$5 million. In addition, 25% of the projected amount of tax credit equity to be generated by a project must be contributed to the project at the closing of the Short Term Loan. MHF’s obligations under the MHF Demonstration Program are backed only by MHF’s Unallocated Reserve. The aggregate amount of outstanding indebtedness to be insured under the MHF Demonstration Program may not exceed \$10 million from MHF’s Unallocated Reserve at any given time. There are no loans currently insured under this program.



**MARYLAND HOUSING FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020 AND 2019**

**NOTE 1 PROGRAM DESCRIPTION (CONTINUED)**

The Single-Family Regular Reserve insures mortgages funded by private Maryland lending institutions and CDA. These programs include:

- Single-Family Regular Insurance Program consists of mortgages originated prior to 1997. These mortgages may have had primary insurance (MHF is liable for the top 25% of the original mortgage) and/or pool insurance (MHF is liable for the bottom 75% of the original mortgage). Pool insurance coverage was limited to 10% of lendable proceeds for the aggregate of revenue bond issues (stop-loss). Effective August 1, 2010, MHF was released from any obligation to provide the pool insurance on these loans. MHF continues to provide primary insurance on these loans.
- Mortgage Protection Program consists of 30 and 40 year mortgages originated after 2005, funded with CDA bond proceeds with insurance coverage only for the top 35% of the original mortgage and up to six months of mortgage payments (limited to no more than \$2,000 per month). These mortgages maintain a fixed rate of interest for the full loan term and allow borrowers to finance a one-time mortgage insurance premium as part of the mortgage, thereby requiring no additional outlay of cash by the borrower at the closing, resulting in a lower monthly mortgage payment. MHF no longer issues new insurance under this program.
- Reinsurance Program commenced in 2011 and consists of mortgages originated between 2005 and 2010 funded with CDA bond proceeds which had mortgage insurance only for the top 35% of the original mortgage. Under the program, CDA paid a monthly premium for MHF to insure 50% of any losses incurred by CDA on the uninsured 65% of the original mortgage up to \$12.5 million. The program was set to terminate on the earliest date of MHF reaching \$12.5 million in net losses or December 31, 2020. All claims are paid from the Single Family Regular Insurance Reserve. The program terminated in May of 2014 when MHF had paid \$12.5 million in net losses.

Revitalization (Pilot) Reserve insures mortgages funded through CDA and private Maryland lenders for 100% of the mortgage balance.

- Pilot Programs stimulates the flow of private mortgage capital into areas which have suffered decreasing home ownership and associated economic and social instability. These mortgages originated prior to 2005.
- Healthy Neighborhood Program provides credit enhancement to a loan program sponsored by a nonprofit corporation, which is intended to stabilize and strengthen property values in targeted areas in the City of Baltimore. MHF insures less than 3% of the outstanding loan balance under this program.

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 1 PROGRAM DESCRIPTION (CONTINUED)**

Small Business Insurance Reserve

- Business Loan Program provides insurance coverage and credit enhancement on loans originated by CDA or other eligible lenders to stimulate the flow of private capital to fund business projects located in publicly designated renewal or redevelopment areas. There are currently no loans insured under this program.

General Reserve

- The General Insurance Reserve provides 35% insurance on certain CDA single-family mortgages as an incentive to refinance or restructure loans for Maryland borrowers with an existing CDA loan. MHF continues to maintain active mortgages but no longer issues new commitments under this program.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Relationship with the State**

MHF is one of many programs administered by DHCD and the State. Other State agencies, such as the Department of Budget and Management, support DHCD by providing services for DHCD and thus allocate a portion of their expenses to DHCD. MHF has no direct employees and is entirely supported by staff at DHCD to perform all necessary functions of MHF. Thus, MHF's accompanying financial statements are not indicative of MHF as if it were a stand-alone entity. MHF is included in the enterprise funds of the State.

**Generally Accepted Accounting Principles**

MHF reports its financial activities by applying Standards of Governmental Accounting and Financial Reporting as promulgated by the Governmental Accounting Standards Board (GASB). Consequently, MHF applies all applicable GASB pronouncements.

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues, expenses, gains, and losses during the reporting periods. Actual results could differ from these estimates.

**Cash and Cash Equivalents on Deposit**

Cash and cash equivalents may include money market funds, repurchase agreements, investment agreements and any other investments, primarily obligations of the U.S. Treasury and U.S. Government Agencies, which have maturities of 90 or less days at the time of purchase.

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Investments**

The investment is a U.S. government treasury zero-coupon bond carried at fair value based on quoted market prices. The investment is classified as long-term based on the maturity date.

**Loans and Interest Receivable, Net of Allowance for Loans and Related Losses**

Loans and interest receivable, net of allowance for loans and related losses, consist of loans made directly by MHF and loans originally made by others and subsequently assigned to MHF under the provisions of the insurance agreements plus interest receivable, net of possible losses. Based on Management's assessment, MHF has reviewed these loans and determined that collection is unlikely given the financial situation of the borrowers. A full allowance has been recorded.

**Acquired Property**

Property acquired as a result of claims settled is carried at the principal claim cost, less management's estimate of expenses and losses related to the maintenance and sale of the property, which management believes approximates fair value less costs to sell. As of June 30, 2020, the remaining acquired properties have been sold.

**Allowance for Unpaid Insurance Losses**

MHF provides for estimated insurance losses under each insurance plan. The allowance for unpaid insurance losses is increased by provisions charged to current operating expenses and reduced by claim payments. The provision for possible insurance losses is based on management's review of insured properties, considering past loss experience, current economic conditions, and other environmental factors which may affect the frequency of claims and the recovery of claim costs. Actual results could differ from those estimates.

**Restricted Net Position**

In accordance with accounting guidance issued by the GASB, net position should be reported as restricted when constraints placed on net position use are either: externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or are imposed by law through constitutional provisions or enabling legislation. Accordingly, all funds and accounts whose purpose is to pay possible future claims are restricted as to their use, as is interest earned on these restricted assets. MHF first applies restricted resources when an expense is incurred for purposes for which those restricted and unrestricted net position is available.

**Revenues and Expenses**

Operating revenues and expenses generally result from mortgage insurance activities in connection with MHF's ongoing operations. The principal operating revenue is mortgage insurance premiums. Operating expenses include expenses relating to claims from defaulted loans and general and administrative expenses. The interest earned on reserve accounts is restricted revenue.

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Premium Income Recognition**

Premium income on all loans is recognized on a straight-line basis over the benefit period covered by the premiums.

**General and Administrative**

MHF is subject to an allocation of intradepartmental support costs of the DHCD, which are included in general and administrative in the Statements of Revenues and Expenses. Such costs could affect MHF's financial position or operating results in a manner that differs from those that might have been obtained if MHF was autonomous. MHF records these costs as invoiced by DHCD for the fiscal year. However, the allocation is subject to review and adjustment subsequent to year-end.

**NOTE 3 CASH AND INVESTMENTS**

**Deposit with State Treasurer**

MHF defines cash and cash equivalents as cash and short-term investments that are held on deposit with the State Treasurer. Cash receipts and disbursements of MHF are made through a cash pool maintained by the State Treasurer. None is uninsured and uncollateralized. MHF has on deposit with the State Treasurer both unrestricted and restricted cash and cash equivalents. MHF reports its operating account as unrestricted. MHF reserve accounts are reported as restricted.

Additional information can be obtained from the State of Maryland Comprehensive Annual Financial Report by visiting the website <https://www.marylandtaxes.gov/reports/cafr.php>.

**Interest Rate Risk**

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. MHF adheres to Maryland State Treasurer's policy for managing its exposure to fair value loss arising from increasing interest rates. The Maryland State Treasurer's investment policy states that to the extent possible, it will attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the Treasurer's Office will not directly invest in securities maturing more than five years from the date of purchase.

**Credit Risk and Concentration of Credit Risk**

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. MHF's policy for reducing its exposure to credit risk is to comply with Maryland State Treasurer's policy, which requires that the Treasurer's investments in repurchase agreements be collateralized by U.S. Treasury and agency obligations. In addition, investments may be made directly in U.S. Treasuries or agency obligations.

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. MHF's policy for reducing this risk of loss is to comply with the Maryland State Treasurer's policy, which limits the amount of repurchase agreements to be invested with a particular institution to 30% of the portfolio. Otherwise, there is no limit on the amount that may be invested in any one issuer.

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Custodial Credit Risk**

Custodial credit risk is the risk that in the event of a bank or counterparty failure, MHF will not be able to recover its deposits or the value of its collateral securities that are in the possession of an outside party. Investments and collateralized securities are held in trust by the trustee or the trustee agent, kept separate from the assets of the bank and from other trust accounts and are held in MHF's name.

**Investment Held for Borrower**

The investment consists of a U.S. government treasury zero-coupon bond carried at fair value based on quoted market prices. The investment is classified as long-term based on the maturity date.

The following asset reported at fair market value and held by MHF at June 30, 2020 and 2019 is evaluated in accordance with accounting guidance issued by the GASB for interest rate risk, credit risk, concentration of credit risk and custodial credit risk. This investment is held as collateral on a Multi-Family loan and matures on April 15, 2024.

	2020	2019
Investment Held for Borrower (Obligations of U.S. Government Agencies)	<u>\$ 2,527,737</u>	<u>\$ 2,333,488</u>

This bond is pledged as additional collateral to further secure the repayment of certain promissory notes by the borrower of loans that are owned by MHF. The loan agreements provide that, at maturity, MHF will either (i) return the proceeds, or a defined portion thereof, to the borrower if certain limited conditions have been satisfied, or (ii) apply the proceeds, or a defined portion thereof, to the outstanding balances owed to MHF.

**Fair Value Measurements**

MHF categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted market prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Funds have the following recurring fair value measurements as of June 30, 2020:

- Pooled cash maintained by the State Treasurer of \$87,191,735 (Level 1).
- Investments held for Borrower, consisting of a U.S. government treasury zero-coupon bond of \$2,527,737 carried at fair value based on quoted market prices (Level 1).

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Fair Value Measurements (continued)**

The Funds have the following recurring fair value measurements as of June 30, 2019:

- Pooled cash maintained by the State Treasurer of \$85,876,231 (Level 1).
- Investments held for Borrower, consisting of a U.S. government treasury zero-coupon bond of \$2,333,488 carried at fair value based on quoted market prices (Level 1).

**NOTE 4 LOANS AND INTEREST RECEIVABLE, NET OF ALLOWANCE FOR LOANS AND RELATED LOSSES**

Loans and interest receivable, net of allowance for loans and related losses, consist of loans made directly by MHF and loans originally made by others and subsequently assigned to MHF under the provisions of the insurance agreements plus interest receivable, net of possible losses. Based on Management's assessment, MHF has reviewed these loans and determined that collection is unlikely given the financial situation of the borrowers. A full allowance has been recorded. Mortgage loans, notes receivable, and interest receivable were as follows for the years ended June 30, 2020 and 2019:

	<u>2020</u>	<u>2019</u>
Multi-Family	\$ 7,481,694	\$ 7,513,536
Single-Family	178,490	156,534
Other	11,475	12,302
Interest Receivable on Loans	<u>12,071,408</u>	<u>11,548,288</u>
Total	<u>19,743,067</u>	<u>19,230,660</u>
Allowance for Possible Losses on Multi-Family Loans	(7,481,694)	(7,513,535)
Allowance for Possible Losses on Single-Family Loans	(178,490)	(156,535)
Allowance for Possible Losses on Other	(11,475)	(12,302)
Allowance for Possible Losses on Interest Receivable	<u>(12,071,408)</u>	<u>(11,548,288)</u>
Total Allowance for Possible Losses	<u>(19,743,067)</u>	<u>(19,230,660)</u>
Loans and Interest Receivable, Net of Allowance for Loans and Related Losses	<u>\$ -</u>	<u>\$ -</u>

Changes in the allowance for possible losses on loans and interest receivable were as follows for the years ended June 30, 2020 and 2019:

	<u>2020</u>	<u>2019</u>
Balance - Beginning of Year	\$ 19,230,660	\$ 18,757,050
Increase in Provision	512,407	473,610
Balance - End of Year	<u>\$ 19,743,067</u>	<u>\$ 19,230,660</u>

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 5 UNEARNED PREMIUMS**

The unearned premiums for the unexpired terms of all policies in force or written as of June 30, 2020 and 2019, and the changes for the years then ended were as follows:

	2020			
	Unearned Premiums at Beginning of Year	Premiums Written	Premiums Earned	Unearned Premiums at End of Year
Multi-Family Programs:				
Construction and Permanent Mortgages	\$ 346,442	\$ 609,595	\$ 651,945	\$ 304,092
SHOP Loans	22,045	32,495	33,786	20,754
Total Multi-Family Programs	<u>368,487</u>	<u>642,090</u>	<u>685,731</u>	<u>324,846</u>
Single Family Programs:				
Single Family Regular:				
Primary	58,792	116,920	116,088	59,624
Reinsurance	-	-	-	-
Revitalization (Pilot)	-	-	-	-
Community Development Administration				
Under Multi-Family Reserve	-	-	-	-
General	-	-	-	-
Total Single Family Programs	<u>58,792</u>	<u>116,920</u>	<u>116,088</u>	<u>59,624</u>
Business Programs:	<u>2,500</u>	<u>5,000</u>	<u>7,500</u>	<u>-</u>
Total - Year Ended June 30, 2020	<u>\$ 429,779</u>	<u>\$ 764,010</u>	<u>\$ 809,319</u>	<u>\$ 384,470</u>

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 5 UNEARNED PREMIUMS (CONTINUED)**

	2019			
	Unearned Premiums at Beginning of Year	Premiums Written	Premiums Earned	Unearned Premiums at End of Year
Multi-Family Programs:				
Construction and Permanent Mortgages	\$ 326,559	\$ 644,107	\$ 624,224	\$ 346,442
SHOP Loans	23,685	50,528	52,168	22,045
Total Multi-Family Programs	350,244	694,635	676,392	368,487
Single-Family Programs:				
Single-Family Regular:				
Primary	69,688	121,202	132,098	58,792
Reinsurance	-	-	-	-
Revitalization (Pilot)	-	-	-	-
Community Development Administration				
Under Multi-Family Reserve	-	-	-	-
General	-	-	-	-
Total Single-Family Programs	69,688	121,202	132,098	58,792
Business Programs:	-	5,000	2,500	2,500
Total - Year Ended June 30, 2019	\$ 419,932	\$ 820,837	\$ 810,990	\$ 429,779



**MARYLAND HOUSING FUND**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2020 AND 2019**

**NOTE 6 NONCURRENT OBLIGATIONS**

Changes in noncurrent obligations for the years ended June 30, 2020 and 2019 were as follows:

	2020				
	Beginning	Additions	Reductions	Ending	Amount Due
	Balance			Balance	Within One Year
Compensated Absences	\$ 66,018	\$ 15,359		\$ 81,377	\$ 36,010
Workers' Compensation	8,000	16,000	-	24,000	3,600
Investment Held for Borrower	2,672,715	146,385	-	2,819,100	291,363
Allowance for Unpaid Insurance					
Losses	9,580,404	97,425		9,677,829	60,527
Total - Year Ended June 30, 2020	<u>\$ 12,327,137</u>	<u>\$ 275,169</u>	<u>\$ -</u>	<u>\$ 12,602,306</u>	<u>\$ 391,500</u>
	2019				
	Beginning	Additions	Reductions	Ending	Amount Due
	Balance			Balance	Within One Year
Compensated Absences	\$ 68,399	-	\$ (2,381)	\$ 66,018	\$ 39,658
Workers' Compensation	3,000	5,000	-	8,000	1,200
Investment Held for Borrower	2,419,185	253,530	-	2,672,715	339,227
Allowance for Unpaid Insurance					
Losses	10,379,071	-	(798,667)	9,580,404	296,749
Total - Year Ended June 30, 2019	<u>\$ 12,869,655</u>	<u>\$ 258,530</u>	<u>\$ (801,048)</u>	<u>\$ 12,327,137</u>	<u>\$ 676,834</u>

**NOTE 7 ALLOWANCE FOR UNPAID INSURANCE LOSSES**

The allowance for unpaid insurance losses is the estimated claims settlement on notices of default that has been received by MHF, as well as loan defaults that have been incurred but have not been reported by the lenders. Although current accounting guidance specifically excludes mortgage guaranty insurance from its guidance relating to the reserves for losses, MHF establishes loss reserves using the general principles contained in the insurance standard.

For insured Multi-Family program properties, MHF establishes loss reserves on a case-by-case basis when insured loans are identified as currently in default based on MHF's expected claim payment, net of estimated recovery. At June 30, 2020, MHF had no Multi-Family loans in default. As a result, MHF provides only limited loss reserves on the Multi-Family portfolio.

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 7 ALLOWANCE FOR UNPAID INSURANCE LOSSES (CONTINUED)**

For insured Single Family loans, MHF establishes its loss reserves based on past loss experiences and the current real estate market. MHF also reserves for defaults that have been incurred but have not been reported prior to the close of an accounting period, using estimated claim rates and claim sizes for the estimated number of defaults not reported. For Single Family program properties, insured loans which have gone through foreclosure and MHF has not paid a claim, MHF also reserves for losses based on past loss experiences and the current real estate market.

MHF's reserve process is based upon the assumptions of past experience, including the current real estate market and housing values in the locations where MHF has experienced high claim rates. Therefore, the reserves are necessarily based on estimates and the ultimate liability may vary from such estimates. Management regularly reviews the evaluation of the loss reserves utilizing current information and updates the assumptions in the estimation process accordingly. Any resulting adjustments are reflected in the current period's earnings as either a provision for losses or reduction in losses. Management believes that the allowance for unpaid insurance losses at June 30, 2020 was appropriately established on an aggregate basis and was adequate to cover the ultimate net cost of settling reported and unreported claims.

Changes in allowance for unpaid insurance losses were as follows:

	<u>Multi-Family</u>	<u>Single-Family</u>	<u>Business</u>	<u>Total</u>
Balance - June 30, 2018	\$ 7,055,284	\$ 3,098,269	\$ 225,518	\$ 10,379,071
Increase (Decrease) in Provision	<u>386,921</u>	<u>(1,185,588)</u>	<u>-</u>	<u>(798,667)</u>
Balance - June 30, 2019	7,442,205	1,912,681	225,518	9,580,404
Increase (Decrease) in Provision	<u>466,900</u>	<u>(143,957)</u>	<u>(225,518)</u>	<u>97,425</u>
Balance - June 30, 2020	<u>\$ 7,909,105</u>	<u>\$ 1,768,724</u>	<u>\$ -</u>	<u>\$ 9,677,829</u>

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 8 CHANGES IN NET POSITION**

Changes in restricted and unrestricted net position were as follows:

	Restricted Net Position						Unrestricted Accumulated Deficit	Total
	Multi-Family Reserve	Single Family Regular Reserve	Revitalization (Pilot) Reserve	Small Business Reserve	General Reserve	Unallocated Reserve		
Balance - June 30, 2018	\$ 44,698,739	\$ 14,719,455	\$ 2,185,258	\$ 5,000,000	\$ 8,593,422	\$ 7,429,645	\$ (8,684,348)	\$ 73,942,171
Interest Income Allocated at the Discretion of DHCD Secretary	-	-	-	-	-	1,529,046	(1,529,046)	-
Change in Net Position	-	(247,145)	-	-	-	-	2,782,778	2,535,633
Balance - June 30, 2019	44,698,739	14,472,310	2,185,258	5,000,000	8,593,422	8,958,691	(7,430,616)	76,477,804
Interest Income Allocated at the Discretion of DHCD Secretary	-	-	-	-	-	1,193,763	(1,193,763)	-
Change in Net Position	-	(453,244)	-	-	-	-	1,278,658	825,414
Balance - June 30, 2020	<u>\$ 44,698,739</u>	<u>\$ 14,019,066</u>	<u>\$ 2,185,258</u>	<u>\$ 5,000,000</u>	<u>\$ 8,593,422</u>	<u>\$ 10,152,454</u>	<u>\$ (7,345,721)</u>	<u>\$ 77,303,218</u>

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 9 COMMITMENTS AND CONTINGENCIES**

**Multi-Family Mortgages**

MHF insured mortgage loans as of June 30, 2020, net of partial claim payments, were as follows:

	Number	Current Balance
CDA Construction and Permanent Mortgages Loans Financed by the Housing Opportunities Commission of Montgomery County	69	\$ 374,694,822
CDA SHOP Loans	2	5,430,201
CDA Single Family Loans Under Multi-Family Reserves	139	13,548,864
Total	<u>1</u> <u>211</u>	<u>4,195</u> <u>\$ 393,678,082</u>

As of June 30, 2020, MHF had commitments of \$8,431,207 which had not yet been drawn.

**Single-Family Mortgages**

All loans insured by MHF are with approved lenders and are collateralized by a first or second lien against the improved property, which must be located in the state of Maryland. The details of insured loans and commitments to insure loans as of June 30, 2020, were as follows:

	Insured Mortgages			
	Number	Original Amount	Current Amount	Contingent Liability
Primary Insurance Coverage				
Single Family Regular				
25% Insured	741	\$ 40,755,459	\$ 10,482,696	\$ 2,620,674
35% Insured	142	29,653,455	24,624,866	8,618,703
Revitalization (Pilot) Program				
100% Insured	5	131,750	34,034	34,034
2.5% Insured	235	35,150,437	31,023,186	775,580
General				
35% Insured	16	4,285,469	3,706,361	1,297,226
Total	<u>1,139</u>	<u>\$ 109,976,570</u>	<u>\$ 69,871,143</u>	<u>\$ 13,346,217</u>

As of June 30, 2020, MHF had no unfunded commitments under the Revitalization Reserve or Healthy Neighborhood Program.

Effective August 1, 2010, MHF was released from any obligation to provide pool insurance for loans originated prior to 2005.

**MARYLAND HOUSING FUND  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2020 AND 2019**

**NOTE 10 PENSION AND OTHER POST-RETIREMENT BENEFITS**

Eligible employees of the state of Maryland are covered under the retirement plans of the State Retirement and Pension System of Maryland (the System) and are also entitled to certain healthcare benefits upon retirement. MHF's only obligation for retirement and post-employment benefits is its required annual contribution, which was paid in full by MHF to the state of Maryland prior to year-end. The liability for the employees is recorded by the general fund of the state of Maryland and is not allocated to MHF. The System prepares a separate audited Comprehensive Annual Financial Report which can be obtained from the State Retirement and Pension System of Maryland, 120 East Baltimore Street, Baltimore, Maryland 21202 or by visiting the website at [www.sra.maryland.gov](http://www.sra.maryland.gov).

**NOTE 11 SUBSEQUENT EVENTS**

Prior to year end, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to MHF, COVID-19 may impact various parts of its 2021 operations and financial results including, but not limited to, an increase in insured non-performing loans, an increase in insured loans in forbearance and a decrease in insurance certificates issued due to decreased loan production, all of which would likely reduce revenues and increase expenses. Management believes that MHF is taking appropriate actions to mitigate the negative impact. Prior to year end, MHF did not observe any material impacts on its financial position or operations from the pandemic that would affect the year end audited numbers or associated footnotes. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events occurred subsequent to year end and are still developing.

**APPENDIX I-2**

**UNAUDITED FINANCIAL STATEMENTS OF  
THE MARYLAND HOUSING FUND**

**MARYLAND HOUSING FUND**  
**INTERIM FINANCIAL STATEMENTS**  
**As of September 30, 2020**  
**(UNAUDITED)**

**MARYLAND HOUSING FUND**  
**STATEMENTS OF NET POSITION**  
**As of September 30, 2020 and June 30, 2020**  
**(UNAUDITED)**

	09/30/2020	06/30/2020
<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Unrestricted Current Assets:		
Deposit with State Treasurer:		
Operating Account	\$ 2,604,793	\$ 2,542,796
Loans and Interest Receivable, Net of Allowance for Loans and Related Losses	-	-
Other	751,708	787,164
Total Unrestricted Current Assets	3,356,501	3,329,960
Restricted Current Assets:		
Deposit with State Treasurer:		
Reserve Accounts	84,546,602	84,648,940
Total Restricted Current Assets	84,546,602	84,648,940
Total Current Assets	87,903,103	87,978,900
<b>NONCURRENT ASSETS</b>		
Investment Held for Borrower	2,527,737	2,527,737
Loans and Interest Receivable, Net of Allowance for Loans and Related Losses and Current Portion	-	-
Total Noncurrent Assets	2,527,737	2,527,737
Total Assets	\$90,430,840	\$ 90,506,637



**MARYLAND HOUSING FUND**  
**STATEMENTS OF NET POSITION - CONTINUED**  
**As of September 30, 2020 and June 30, 2020**  
**(UNAUDITED)**

	09/30/2020	06/30/2020
<b>LIABILITIES AND NET POSITION</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 76,735	\$ 203,855
Accrued Compensated Absences	36,010	36,010
Accrued Workers' Compensation	3,600	3,600
Investment Held for Borrower	234,898	291,363
Unearned Premiums	431,640	384,470
Unearned Fees	17,191	12,789
Allowance for Unpaid Insurance Losses	60,527	60,527
Total Current Liabilities	860,601	992,614
<b>NONCURRENT LIABILITIES</b>		
Accrued Compensated Absences, Net of Current Portion	45,367	45,367
Accrued Workers' Compensation, Net of Current Portion	20,400	20,400
Investment Held for Borrower, Net of Current Portion	2,527,737	2,527,737
Allowance for Unpaid Insurance Losses, Net of Current Portion	10,181,635	9,617,302
Total Noncurrent Liabilities	12,775,139	12,210,806
 Total Liabilities	 13,635,740	 13,203,420
<b>NET POSITION</b>		
Restricted Net Position:		
Multi-Family Reserve	44,698,739	44,698,739
Single Family Regular Reserve	13,996,151	14,019,066
Revitalization (Pilot) Reserve	2,185,258	2,185,258
Small Business Reserve	5,000,000	5,000,000
General Reserve	8,593,422	8,593,422
Unallocated Reserve	10,050,116	10,152,454
Total Restricted Net Position	84,523,686	84,648,939
Unrestricted Accumulated Deficit	(7,728,586)	(7,345,722)
Total Net Position	76,795,100	77,303,217
 Total Liabilities and Net Position	 \$ 90,430,840	 \$ 90,506,637

**MARYLAND HOUSING FUND**  
**STATEMENTS OF REVENUES AND EXPENSES**  
**As of September 30, 2020 and June 30, 2020**  
**(UNAUDITED)**

	<u>09/30/2020</u>	<u>06/30/2020</u>
<b>OPERATING REVENUES</b>		
Net Premiums	\$ 152,926	\$ 904,450
Interest Income on Reserves	\$ 50,116	1,193,763
Interest Income on Loans	\$ 1,813	553,345
Other Income	\$ 250,013	494,007
Total Operating Revenues	<u>\$ 454,868</u>	<u>3,145,565</u>
<b>OPERATING EXPENSES</b>		
General and Administrative	\$ 231,595	1,230,337
Direct Losses on Claims	\$ 23,024	479,985
Provision (Benefit) for Insurance and Loan Losses	\$ 555,912	609,830
Total Operating Expenses	<u>\$ 810,531</u>	<u>2,320,152</u>
Operating Income (Loss) before Transfers	\$ (355,663)	825,413
Transfer of Funds	<u>(152,454)</u>	<u>-</u>
<b>CHANGE IN NET POSITION</b>	\$ (508,117)	825,413
Net Position - Beginning of Year	<u>\$77,303,217</u>	<u>76,477,804</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$76,795,100</u>	<u>\$ 77,303,217</u>

**MARYLAND HOUSING FUND**  
**STATEMENTS OF CASH FLOWS**  
**As of September 30, 2020 and June 30, 2020**  
**(UNAUDITED)**

	<u>09/30/2020</u>	<u>06/30/2020</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from Premiums, Net	235,552	\$ 1,265,725
Receipts from Loans	(554,099)	(56,485)
Receipts from Mortgage Escrows	\$ (56,465)	146,385
Payments for Mortgage Escrows	-	(194,249)
Receipts from Security Deposits	-	(977)
Receipts from Miscellaneous Fees	254,415	392,468
Payments for General and Administrative Expenses	205,618	(978,558)
Sale Proceeds from Acquired Property	-	27,419
Payments for Claims	\$ (23,024)	(479,985)
Receipts from Interest Earned on Reserves	\$ 50,116	1,193,763
Transfer to State Funded Programs	(152,454)	-
Net Cash Used by Operating Activities	<u>\$ (40,341)</u>	<u>1,315,506</u>
<b>NET DECREASE IN CASH</b>	<b>\$ (40,341)</b>	<b>1,315,506</b>
Deposit with State Treasurer, Balance - Beginning of Year	<u>87,191,736</u>	<u>85,876,230</u>
<b>DEPOSIT WITH STATE TREASURER, BALANCE - END OF PERIOD</b>	<b><u>\$ 87,151,395</u></b>	<b><u>\$ 87,191,736</u></b>
<b>RECONCILIATION OF CHANGE IN NET POSITION TO NET CASH USED BY OPERATING ACTIVITIES</b>		
Change in Net Position	\$ (355,663)	\$ 825,413
Adjustments to Reconcile Change in Net Position to Net Cash Used by Operating Activities:		
Transfer to State Funded Programs	(152,454)	-
Effect of Changes in Operating Assets and Liabilities:		
Loans and Interest Receivable	41,374	255,584
Acquired Property	-	27,419
Investments and Other Assets	(56,465)	(47,864)
Due from DHCD	(5,918)	151,000
Accounts Payable and Other Accrued Liabilities	(127,120)	154,355
Security Deposits Payable	-	(977)
Allowance for Unpaid Insurance Losses	564,333	97,424
Unearned Premiums	47,170	(45,309)
Unearned Fees	4,402	(101,539)
Net Cash Used by Operating Activities	<u>\$ (40,341)</u>	<u>\$ 1,315,506</u>

**MARYLAND HOUSING FUND**  
**STATEMENTS OF CHANGES IN NET POSITION**  
**As of September 30, 2020 and June 30, 2020**  
**(UNAUDITED)**

	Restricted Net Position						Unrestricted Accumulated Deficit	Total
	Multi-Family Reserve	Single Family Regular Reserve	Revitalization (Pilot) Reserve	Business Reserve	General Reserve	Unallocated Reserve		
<b>BALANCE AT JUNE 30, 2019</b>	\$ 44,698,739	\$ 14,472,310	\$ 2,185,258	\$ 5,000,000	\$ 8,593,422	\$ 8,958,691	\$ (7,430,616)	\$ 76,477,804
Interest Income Allocated at the Discretion of DHCD Secretary	-	-	-	-	-	1,193,763	(1,193,763)	-
Transfers Out	-	-	-	-	-	-	-	-
Change in Net Position	-	(453,244)	-	-	-	-	1,278,657	825,413
<b>BALANCE AT JUNE 30, 2020</b>	44,698,739	14,019,066	2,185,258	5,000,000	8,593,422	10,152,454	(7,345,722)	77,303,217
Interest Income Allocated at the Discretion of DHCD Secretary	-	-	-	-	-	50,116	(50,116)	-
Transfers Out	-	-	-	-	-	(152,454)	-	(152,454)
Change in Net Position	-	(22,915)	-	-	-	-	(332,748)	(355,663)
<b>BALANCE AT SEPTEMBER 30, 2020</b>	<b>\$ 44,698,739</b>	<b>\$ 13,996,151</b>	<b>\$ 2,185,258</b>	<b>\$ 5,000,000</b>	<b>\$ 8,593,422</b>	<b>\$ 10,050,116</b>	<b>\$ (7,728,586)</b>	<b>\$ 76,795,100</b>

**APPENDIX J**

**INVESTMENTS HELD IN THE RESIDENTIAL REVENUE BOND FUNDS  
September 30, 2020**

<b><u>Principal Balance</u></b>	<b><u>Guaranteed Investment Contract Provider and Other Investments</u></b>	<b><u>Rate of Earnings</u></b>	<b><u>Maturity</u></b>	<b><u>Program Fund Series</u></b>
	<b><u>Program Fund</u></b>			
\$11,800,000	Money Market Funds	Varies	On demand	2006 Series H, I and J
\$4,500,000	Money Market Funds	Varies	On demand	2011 Series B
\$30,000	Money Market Funds	Varies	On demand	2015 Series A
\$12,700,000	Money Market Funds	Varies	On demand	2016 Series A
\$8,390,000	Money Market Funds	Varies	On demand	2017 Series A
\$3,282,935	Money Market Funds	Varies	On demand	2018 Series AB
\$800,000	Money Market Funds	Varies	On demand	2019 Series A
\$9,808,463	Money Market Funds	Varies	On demand	2019 Series B
\$15,889	Money Market Funds	Varies	On demand	2019 Series C
\$1,243	Money Market Funds	Varies	On demand	2019 Series D
\$16,800,000	Money Market Funds	Varies	On demand	2020 Series AB
\$67,338,462	Money Market Funds	Varies	On demand	2020 Series D
\$9,550,000	(1)(4) State Housing Finance Agency VRDO	Varies	10/1/2048	2016 Series A
\$52,600,000	(1)(4) State Housing Finance Agency VRDO	Varies	12/1/2040 TO 10/1/2048	2020 Series D
	<b><u>Revenue Fund</u></b>			
\$182,863,392	Money Market Funds	Varies	On demand	
\$489,396,963	(1) Government National Mortgage Association (GNMA) mortgage-backed securities	0.50% to 5.50%	4/15/2041 to 8/20/2050	
\$439,779,282	(1) Federal National Mortgage Association (FNMA) mortgage-backed securities	1.275% to 5.50%	1/1/2043 to 8/1/2050	
\$87,856,644	(1) Freddie Mac Home (FHLMC) mortgage-backed securities	2.55% to 5.00%	7/1/2048 to 9/1/2050	

<u>Principal Balance</u>	<u>Guaranteed Investment Contract Provider and Other Investments</u>	<u>Rate of Earnings</u>	<u>Maturity</u>
<b><u>Reserve Fund</u></b>			
\$44,474,182	Money Market Funds	Varies	On demand
\$1,231,569	(1) Westdeutsche Landesbank Gironzentrale, New York Branch (BOA)	5.22%	9/1/2029
\$4,268,606	(1) Federal Home Loan Mortgage Corp.	6.75%	9/15/2029
\$1,176,471	(1) Westdeutsche Landesbank Gironzentrale, New York Branch (BOA)	5.82%	9/1/2031
\$3,188,946	(1) Federal Home Loan Mortgage Corp.	6.25%	7/15/2032
<b><u>Collateral Reserve Fund (2)</u></b>			
\$108,363,518	Money Market Funds	Varies	On demand
\$7,312,945	TD Bank, N.A. Demand Deposit Acct.	Varies	On demand
\$32,838,858	(1) Government National Mortgage Association (GNMA) mortgage-backed securities	2.50% to 4.00%	2/20/2043 to 12/20/2047
\$31,337,896	(1) Federal National Mortgage Association (FNMA) mortgage-backed securities	2.80% to 4.175%	4/1/2046 to 11/1/2047
\$610,439	(1) Freddie Mac Home (FHLMC) mortgage-backed securities	5.50% to 6.00%	2/1/2049 to 3/1/2049
<b><u>Warehouse Loan Fund (3)</u></b>			
\$94,674,900	Money Market Funds	Varies	On demand
<b><u>Redemption Fund</u></b>			
\$1,943	Money Market Funds	Varies	On demand
<b><u>Other Funds</u></b>			
\$1,431,922	Money Market Funds	Varies	On demand

(1) In keeping with the provisions of GASB Statement No. 31, these investments and mortgage-backed securities are reported at fair value. The total book value at September 30, 2020 for the investments referenced was \$69,445,340 and the cumulative increase in fair value of these investments was \$2,570,252. The total book value at September 30, 2020 for GNMA, FNMA, and Freddie Mac mortgage-backed securities referenced was \$1,017,545,144 and the cumulative increase in fair value of these GNMA, FNMA, and Freddie Mac mortgage-backed securities was \$64,274,937.

(2) The Collateral Reserve Fund was established under the Bond Resolution at the time the 1997 Residential Revenue Bonds Series A and Series B were issued.

(3) The Warehouse Loan Fund was established by transferring \$45,000,000 in excess revenues from the 1980 General Certificate (Single Family Program Bonds). It provides an interim funding source for loans purchased between issuances of Residential Revenue Bonds.

(4) The State HFA VRDOs are short-term (7-day) instruments that can be tendered at 7 days' notice at par.

**APPENDIX K**

**RESIDENTIAL REVENUE BOND PROGRAM LOAN PORTFOLIO BY BOND  
SERIES AND INTEREST RATE  
as of September 30, 2020<sup>(1) (2)</sup>**

Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>1997 Series A</b>			<b>21</b>	<b>615,765</b>
	4.000%		9	236,531
	6.400%		11	340,150
	7.500%		1	39,084
<b>1998 Series A</b>			<b>14</b>	<b>414,673</b>
	5.000%		12	360,124
	6.100%		2	54,549
<b>1998 Series B</b>			<b>86</b>	<b>2,848,787</b>
	5.500%	(4), (4.2)	20	796,489
	6.100%		65	1,988,932
	6.250%		1	63,366
<b>2000 Series F</b>			<b>12</b>	<b>580,934</b>
	6.750%		10	478,214
	7.125%		2	102,720
<b>2001 Series E</b>			<b>24</b>	<b>1,276,090</b>
	5.500%		2	113,744
	5.750%		6	363,488
	5.875%		16	798,858
<b>2002 Series A</b>			<b>13</b>	<b>1,258,352</b>
	4.950%		5	336,424
	5.050%		3	202,869
	5.500%		1	74,692
	5.875%	(5), (5.10)	4	644,366

Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>2006 Series G</b>			<b>230</b>	<b>31,105,318</b>
	4.000%		1	141,625
	4.750%		8	1,451,428
	4.825%		1	57,007
	4.875%		55	6,683,436
	4.950%		20	2,451,972
	5.000%		1	134,433
	5.125%		3	566,082
	5.250%		23	3,607,061
	5.375%		6	883,588
	5.500%		66	8,443,721
	5.625%		6	832,496
	5.750%		20	2,794,386
	5.875%		6	999,333
	6.000%		10	1,560,435
	6.125%		2	270,886
	6.375%		1	114,851
	6.625%		1	112,578
<b>2006 Series H</b>			<b>21</b>	<b>3,020,249</b>
	6.000%	(5), (5.10)	21	3,020,249
<b>2006 Series I</b>			<b>215</b>	<b>28,660,063</b>
	4.750%		3	783,168
	4.825%		1	277,948
	4.875%		15	2,334,889
	4.950%		21	2,274,639
	5.000%		2	495,607
	5.075%		1	75,171
	5.250%		18	2,071,063
	5.375%		6	865,776
	5.500%		39	4,889,253
	5.625%		6	1,025,307
	5.750%		31	4,294,773
	5.875%		6	787,916
	6.000%		21	2,732,663
	6.000%	(5), (5.10)	3	370,669
	6.125%		4	745,409
	6.250%		32	3,607,006
	6.375%		2	271,668
	6.500%		1	203,160
	6.625%		2	333,194
	6.750%		1	220,787



Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>2006 Series J</b>			<b>84</b>	<b>11,067,748</b>
	4.825%		1	125,346
	4.875%		3	428,014
	4.950%		1	196,643
	5.375%		4	699,670
	5.500%		18	1,896,312
	5.625%		5	743,504
	5.750%		16	1,879,727
	5.875%		6	581,303
	6.000%		9	1,286,694
	6.125%		2	341,611
	6.250%		11	1,640,139
	6.500%		1	82,562
	7.125%		5	823,438
	7.375%		2	342,784
<b>2010 Series A</b>			<b>106</b>	<b>4,720,546</b>
	2.000%		1	24,414
	4.000%		1	14,661
	4.250%		1	11,104
	4.374%		1	3,942
	5.500%	(4), (4.1)	1	33,221
	5.500%	(4), (4.2)	2	86,890
	5.500%	(4), (4.4)	5	202,190
	4.000%	(4), (4.3)	3	96,923
	5.000%	(4), (4.5)	8	384,880
	5.875%	(4), (4.6)	1	65,623
	6.000%	(4), (4.7)	1	30,770
	4.000%	(4), (4.8)	12	543,953
	4.875%		6	690,221
	5.000%		37	650,415
	5.125%		14	1,783,084
	6.000%		1	7,103
	7.000%		1	851
	7.750%		2	27,689
	7.875%		3	34,738
	8.000%		1	10,303
	8.750%		2	13,062
	8.875%		1	1,232
	9.000%		1	3,278

Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>2011 Series AB</b>			<b>359</b>	<b>46,396,910</b>
	3.375%		1	143,264
	3.500%		5	658,539
	3.625%		9	1,032,206
	3.750%		9	1,219,260
	3.875%		118	15,053,285
	4.000%		34	4,330,518
	4.125%		10	1,159,607
	4.250%		80	10,625,610
	4.375%		13	1,642,023
	4.500%		18	2,594,213
	4.750%		37	4,997,786
	4.875%		10	1,130,713
	5.250%		15	1,809,887
<b>2012 Series AB</b>			<b>383</b>	<b>17,373,447</b>
	4.000%		112	4,846,702
	4.000%	(4), (4.3)	6	197,801
	4.750%		14	621,187
	4.750%	(5), (5.8)	20	1,001,068
	5.000%		11	646,363
	5.000%	(5), (5.4)	29	1,402,325
	5.000%	(5), (5.4)	7	350,581
	5.500%		19	889,609
	5.500%	(4), (4.4)	61	2,417,496
	5.500%	(5), (5.9)	4	461,377
	5.750%		6	266,815
	5.875%		14	744,009
	5.875%	(4), (4.6)	12	514,045
	6.000%		15	601,478
	6.125%		40	1,737,532
	6.500%		12	611,535
	6.900%		1	63,524
<b>2014 Series AB</b>			<b>263</b>	<b>16,846,436</b>
	4.000%		17	537,073
	4.750%		6	283,532
	4.875%		23	1,297,556
	4.950%		179	12,185,943
	5.000%		1	43,096
	5.050%		1	40,252
	5.125%		7	606,723
	5.250%		14	772,858
	5.500%		15	1,079,402

Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>2014 Series CD</b>			<b>309</b>	<b>18,600,900</b>
	3.250%		5	369,223
	3.375%		1	13,725
	3.500%		3	308,691
	3.750%		1	147,020
	4.000%		52	1,866,229
	4.125%		13	1,134,235
	4.250%		5	326,753
	4.375%		7	575,383
	4.500%		3	296,458
	4.625%		8	908,685
	4.750%		7	831,105
	4.875%		26	1,747,128
	4.950%		10	920,174
	5.000%		2	112,173
	5.125%		9	519,369
	5.250%		3	227,289
	5.500%		84	5,921,356
	5.500%	(4), (4.1)	6	203,018
	5.625%		3	214,172
	6.400%		59	1,837,629
	6.900%		1	55,117
	7.250%		1	65,969
<b>2014 Series E</b>			<b>361</b>	<b>27,753,210</b>
	4.000%		5	177,986
	4.750%		14	492,163
	4.875%		104	6,956,853
	4.950%		56	3,526,742
	5.000%		31	1,724,546
	5.125%		1	121,505
	5.250%		8	527,456
	5.500%		49	4,680,199
	5.500%	(5), (5.9)	33	3,338,876
	5.625%		48	4,038,524
	5.875%		7	1,340,305
	5.950%		5	828,054
<b>2014 Series F</b>			<b>79</b>	<b>14,132,331</b>
	4.875%		79	14,132,331

Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>2015 Series B</b>			<b>247</b>	<b>37,271,683</b>
	2.000%		1	53,602
	4.750%		1	159,153
	4.875%		182	29,789,296
	5.250%		7	917,278
	5.375%		3	512,692
	5.500%		45	4,552,660
	5.875%		8	1,287,001
<b>2016 Series A</b>			<b>949</b>	<b>148,868,585</b>
	2.000%		1	88,799
	4.625%		1	190,979
	4.825%		1	228,748
	4.875%		55	9,695,245
	4.950%		8	1,013,511
	5.000%		5	334,430
	5.125%		6	812,555
	5.250%		64	8,754,811
	5.375%		39	7,357,945
	5.500%		176	24,431,023
	5.625%		47	8,497,036
	5.750%		150	24,270,020
	5.875%		32	6,046,515
	6.000%		112	16,594,000
	6.125%		34	5,901,468
	6.250%		157	23,102,689
	6.375%		22	4,258,579
	6.500%		20	3,576,968
	6.625%		12	2,450,056
	6.750%		6	977,129
	7.000%		1	286,079

Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
2017 Series A <sup>(7)</sup>			1,039	141,560,845
	2.000%		1	241,718
	2.500%		1	207,661
	3.625%		1	139,428
	4.000%		1	77,827
	4.875%		71	11,700,004
	4.950%		44	2,543,088
	5.000%		19	986,243
	5.250%		1	149,004
	5.350%		1	114,893
	5.375%		28	3,793,451
	5.500%		111	12,460,103
	5.625%		50	5,871,703
	5.750%		74	8,622,608
	5.875%		70	9,124,887
	5.875%	(5), (5.24)	8	1,048,940
	6.000%		105	13,449,764
	6.125%		43	7,729,262
	6.250%		125	17,467,898
	6.375%		32	5,712,057
	6.500%		72	11,527,336
	6.625%		18	3,271,929
	6.750%		75	10,210,280
	6.875%		13	2,273,558
	7.000%		44	7,065,674
	7.125%		7	1,448,633
	7.250%		22	4,034,666
	7.500%		1	130,377
	7.625%		1	157,852

Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>2018 Series AB</b>			<b>924</b>	<b>84,022,616</b>
	2.000%		1	286,873
	3.510%		1	147,231
	3.750%		4	331,463
	3.875%		3	424,854
	4.000%		3	232,539
	4.000%	(4), (4.8)	19	828,882
	4.125%		2	246,120
	4.250%		8	716,410
	4.500%		1	49,535
	4.750%		5	408,892
	4.750%	(5), (5.8)	1	71,882
	4.750%	(5), (5.8)	6	298,376
	4.800%		1	254,169
	4.875%		8	993,297
	4.950%	(5), (5.7)	3	176,656
	4.950%	(5), (5.7)	9	544,389
	5.000%		19	1,064,169
	5.000%	(4), (4.5)	19	888,077
	5.050%	(5), (5.6)	1	41,188
	5.050%	(5), (5.6)	3	137,889
	5.125%		4	507,712
	5.250%		17	1,870,162
	5.375%		29	3,182,461
	5.500%		33	2,790,475
	5.625%		48	5,066,717
	5.750%		81	7,901,264
	5.750%	(5), (5.1)	5	248,020
	5.750%	(5), (5.1)	33	1,629,853
	5.875%		132	14,065,294
	5.875%	(5), (5.24)	41	5,507,182
	6.000%		82	7,375,839
	6.000%	(4), (4.7)	6	295,391
	6.125%		35	3,824,477
	6.250%		76	9,388,391
	6.375%		15	1,973,678
	6.500%		29	2,247,527
	6.625%		1	116,199
	6.750%		26	2,092,656
	6.875%		2	330,865
	6.900%		10	503,785
	7.000%		42	2,061,398
	7.125%		24	1,215,886
	7.250%		29	1,414,556
	7.500%		7	269,940
<b>Collateral Reserve (A)</b>			<b>33</b>	<b>990,968</b>
	4.000%	(3)	33	990,968



Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
Collateral Reserve (C)			1,045	20,264,091
	0.000%	(3)	5	95,908
	2.000%		5	103,995
	3.625%		2	188,284
	3.875%		2	178,885
	4.000%		35	1,297,105
	4.125%		1	69,622
	4.375%		17	1,577,410
	4.500%		3	337,547
	5.000%		156	2,003,310
	5.125%		3	413,286
	5.250%		2	262,355
	5.500%		40	669,638
	5.625%		4	367,921
	5.750%		4	467,753
	5.875%		2	245,896
	5.950%		75	1,139,860
	6.000%		1	11,340
	6.250%		20	223,902
	6.375%		12	304,317
	6.750%		53	951,347
	6.850%		29	454,996
	6.875%		25	473,824
	6.900%		57	1,383,504
	7.000%		137	1,550,160
	7.125%		17	353,207
	7.250%		13	80,014
	7.350%		25	456,549
	7.375%		1	324,438
	7.500%		53	1,015,738
	7.750%		115	1,838,168
	7.875%		13	70,894
	6.603%	(6)	28	321,595
	8.000%		46	770,390
	8.250%		4	11,869
	8.400%		1	10,810
	8.500%		11	62,237
	8.750%		8	24,200
	8.875%		16	90,739
	9.250%		1	24,009
	9.500%		2	36,415
	10.250%		1	654



Sources of Funds	Mortgage Loan Interest Rate	Footnote	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>CDA Assurance</b>			<b>4</b>	<b>449,365</b>
	1.000%		1	117,576
	4.000%		2	227,104
	4.125%		1	104,685
<b>Refinance Loans</b>			<b>21</b>	<b>4,509,869</b>
	6.250%		1	233,920
	6.500%		17	3,586,257
	6.750%		1	238,056
	7.000%		1	256,532
	7.250%		1	195,103
<b>Total All Series <sup>(2)</sup></b>			<b>6,842</b>	<b>664,609,778</b>

(1) For information on the status of remaining funds from prior Series of Bonds, see "Existing Portfolio and Available Funds Under the Bond Resolution - Status of Available Funds" above.

(2) Individual amounts may not add up to the total amount because of rounding. The total number of loans for all series is adjusted to prevent double counting of participation loans financed from multiple bond series under the Bond Resolution. (For detail on participation loans see Footnote (5)).

(3) The Collateral Reserve Fund is a fund established under the Bond Resolution at the time the 1997 Series A Bonds and the 1997 Series B Bonds were issued. Collateral Reserves (A), and (C) are additional accounts under the Collateral Reserve Fund.

(4) See Page K-11 for more detail.

(5) See Page K-12 for more detail.

(6) These loans are melded loans from various rates of interest with a weighted average of 6.6034%, which were transferred to the Residential Revenue Bond Program from the former Single Family Program Bonds.

(7) Bond Series 505, CDA Refinance Loans, were transferred to 2017 A.

(4) The mortgage rate paid by the borrower is derived from a blend of proceeds from a series of Residential Revenue Bonds and proceeds from the 1998 First Series Bonds issued under the General Certificate and loaned at 0.00%. (See the table below for details)

Footnote #	Indenture	Blended Series	Interest Rate by Series	Interest Rate to Borrower	Number of Current Loans	Outstanding Principal Amount
(4.1)	Residential Revenue Bond	2010 A	6.40%	5.50%	7	33,221
	Residential Revenue Bond	2014 CD	0.00%			203,018
(4.2)	Residential Revenue Bond	2010 A	6.10%	5.50%	22	86,890
	Residential Revenue Bond	1998 B	0.00%			796,489
(4.3)	Residential Revenue Bond	2010 A	5.96%	4.00%	9	96,923
	Residential Revenue Bond	2012 AB	0.00%			197,801
(4.4)	Residential Revenue Bond	2010 A	5.96%	5.50%	66	202,190
	Residential Revenue Bond	2012 AB	0.00%			2,417,496
(4.5)	Residential Revenue Bond	2010 A	6.75%,7.5%	5.00%	27	384,880
	Residential Revenue Bond	2018 AB	0.00%			888,077
(4.6)	Residential Revenue Bond	2010A	6.625%	5.875%	13	65,623
	Residential Revenue Bond	2012 AB	0.00%			514,045
(4.7)	Residential Revenue Bond	2010 A	6.625%	6.00%	7	30,770
	Residential Revenue Bond	2018 AB	0.00%			295,391
(4.8)	Residential Revenue Bond	2010 A	6.625%	4.00%	31	543,953
	Residential Revenue Bond	2018 AB	0.00%			828,882

(5) The mortgage rate paid by the borrower is derived from a blend of proceeds from different series of Residential Revenue Bonds. (See the table below for details) Total number of loans is adjusted to avoid a double count of the number of loans financed with proceeds of different series issued under the Residential Revenue Bond Resolution.

Footnote #	Indenture	Blended Series	Interest Rate by Series	Interest Rate to Borrower	Number of Current Loans	Outstanding Principal Amount
(5.1)	Residential Revenue Bond	2018 AB	6.625%	5.75%	38	\$ 1,629,853
	Residential Revenue Bond	2018 AB	0.00%			248,020
(5.4)	Residential Revenue Bond	2012 AB	6.250%	5.00%	36	1,402,325
	Residential Revenue Bond	2012 AB	0.00%			350,581
(5.6)	Residential Revenue Bond	2018 AB	6.560%	5.05%	4	137,889
	Residential Revenue Bond	2018 AB	0.00%			41,188
(5.7)	Residential Revenue Bond	2018 AB	6.560%	4.95%	12	544,389
	Residential Revenue Bond	2018 AB	0.00%			176,656
(5.8)	Residential Revenue Bond	2012 AB	6.500%	4.75%	27	1,001,068
	Residential Revenue Bond	2018 AB	0.00%			298,376
	Residential Revenue Bond	2018 AB	0.00%			71,882
(5.9)	Residential Revenue Bond	2014 E	6.260%	5.50%	37	3,338,876
	Residential Revenue Bond	2012 AB	0.00%			461,377
(5.10)	Residential Revenue Bond	2006 H	0.000%	6.00%	28	3,020,249
	Residential Revenue Bond	2006 I	7.110%			370,669
	Residential Revenue Bond	2002 A	0.00%			644,366
(5.24)	Residential Revenue Bond	2018 AB	0.000%	5.875%	49	5,507,182
	Residential Revenue Bond	2017 A	6.99%			1,048,940

**APPENDIX L**

**RESIDENTIAL REVENUE BOND PROGRAM LOAN PORTFOLIO  
BY BOND SERIES AND LOAN TYPE  
As of September 30, 2020**

Sources of Funds		Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>1997 Series A</b>		<b>21</b>	<b>\$615,765</b>
	30 Year Amortization	21	615,765
<b>1998 Series A</b>		<b>14</b>	<b>414,673</b>
	30 Year Amortization	14	414,673
<b>1998 Series B<sup>(1)</sup></b>		<b>86</b>	<b>2,848,787</b>
	30 Year Amortization	86	2,848,787
<b>2000 Series F</b>		<b>12</b>	<b>580,934</b>
	30 Year Amortization	12	580,934
<b>2001 Series E</b>		<b>24</b>	<b>1,276,090</b>
	30 Year Amortization	24	1,276,090
<b>2002 Series A<sup>(1)</sup></b>		<b>13</b>	<b>1,258,352</b>
	30 Year Amortization	13	1,258,352
<b>2006 Series G</b>		<b>230</b>	<b>31,105,318</b>
	30 Year Amortization	154	17,821,449
	40 Year Amortization	4	640,988
	35 Year with First 5 Years Interest Only Followed by 30 Year Amortization	72	12,642,881
<b>2006 Series H<sup>(1)</sup></b>		<b>21</b>	<b>3,020,249</b>
	30 Year Amortization	21	3,020,249
<b>2006 Series I<sup>(1)</sup></b>		<b>215</b>	<b>28,660,063</b>
	30 Year Amortization	141	16,024,939
	40 Year Amortization	7	968,974
	35 Year with First 5 Years Interest Only Followed by 30 Year Amortization	65	11,098,842
	40 Year with First 7 Years Interest Only Followed by 33 Year Amortization	2	567,308
<b>2006 Series J</b>		<b>84</b>	<b>11,067,748</b>
	30 Year Amortization	50	5,557,758
	40 Year Amortization	7	1,040,775
	35 Year with First 5 Years Interest Only Followed by 30 Year Amortization	23	3,788,781
	40 Year with First 7 Years Interest Only Followed by 33 Year Amortization	4	680,434
<b>2010 Series A</b>		<b>106</b>	<b>4,720,546</b>
	30 Year Amortization	106	4,720,546
<b>2011 Series AB</b>		<b>359</b>	<b>46,396,910</b>
	30 Year Amortization	359	46,396,910

Sources of Funds	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>2012 Series AB</b>	<b>383</b>	<b>17,373,447</b>
30 Year Amortization	383	17,373,447
<b>2014 Series AB</b>	<b>263</b>	<b>16,846,436</b>
30 Year Amortization	263	16,846,436
<b>2014 Series CD</b>	<b>309</b>	<b>18,600,900</b>
30 Year Amortization	309	18,600,900
<b>2014 Series E</b>	<b>361</b>	<b>27,753,210</b>
30 Year Amortization	361	27,753,210
<b>2014 Series F</b>	<b>79</b>	<b>14,132,331</b>
30 Year Amortization	79	14,132,331
<b>2015 Series B</b>	<b>247</b>	<b>37,271,683</b>
30 Year Amortization	215	32,331,933
35 Year with First 5 Years Interest Only Followed by 30 Year Amortization	32	4,939,750
<b>2016 Series A</b>	<b>949</b>	<b>148,868,585</b>
30 Year Amortization	422	51,908,283
30 Year with First 7 Years Interest Only Followed by 23 Year Amortization	25	4,450,425
40 Year Amortization	48	7,828,637
35 Year with First 5 Years Interest Only Followed by 30 Year Amortization	367	66,798,313
40 Year with First 7 Years Interest Only Followed by 33 Year Amortization	87	17,882,927
<b>2017 Series A</b>	<b>1,039</b>	<b>141,560,845</b>
30 Year Amortization	730	85,736,812
40 Year Amortization	88	15,258,821
30 Year with First 7 Years Interest Only Followed by 23 Year Amortization	8	1,448,899
35 Year with First 5 Years Interest Only Followed by 30 Year Amortization	141	24,770,222
40 Year with First 7 Years Interest Only Followed by 33 Year Amortization	72	14,346,090
<b>2018 Series AB</b>	<b>924</b>	<b>84,022,616</b>
30 Year Amortization	890	77,669,506
40 Year Amortization	32	5,828,081
35 Year with First 5 Years Interest Only Followed by 30 Year Amortization	1	240,262
40 Year with First 7 Years Interest Only Followed by 33 Year Amortization	1	284,767
<b>Collateral Reserve (A)<sup>(3)</sup></b>	<b>33</b>	<b>990,968</b>
30 Year Amortization	33	990,968
<b>Collateral Reserve (C)<sup>(3)</sup></b>	<b>1,045</b>	<b>20,264,091</b>
30 Year Amortization	1,044	19,939,653
35 Year with First 5 Years Interest Only Followed by 30 Year Amortization	1	324,438

Sources of Funds	Number of Outstanding Loans	Outstanding Principal Balance \$ <sup>(2)</sup>
<b>CDA Assurance</b>	<b>4</b>	<b>449,365</b>
30 Year Amortization	4	449,365
<b>Refinance Loans</b>	<b>21</b>	<b>4,509,869</b>
30 Year Amortization	6	704,680
40 Year Amortization	14	3,455,041
40 Year with First 7 Years Interest Only Followed by 33 Year Amortization	1	350,148
<b>Total All Series<sup>(2)</sup></b>	<b>6,842</b>	<b>\$664,609,778</b>

**Notes:**

(1) Loans under this bond series include participation interests purchased with this series bond proceeds. For more information about participation loans see Participations in Mortgage Loans section on page B-1 and Residential Revenue Bond Program Loan by Bond Series and Interest Rate in Appendix K.

(2) Individual amounts may not add up to the total amount because of rounding. The total number of loans for all series is adjusted to prevent double counting of participation loans financed from multiple bond series under the Bond Resolution. (For detail on participation loans see Footnotes (4) and (5) of Appendix K).

(3) The Collateral Reserve Fund is a fund established under the Bond Resolution at the time the 1997 Series A Bonds and the 1997 Series B Bonds were issued. Collateral Reserves (A) and (C) are additional accounts under the Collateral Reserve Fund.

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## APPENDIX M

### RESIDENTIAL REVENUE BOND PROGRAM PREPAYMENT SPEED OF MORTGAGE LOAN PORTFOLIO BY BOND ISSUANCE

Prepayments on mortgage loans are commonly measured relative to a prepayment standard model. The Securities Industry and Financial Markets Association (formerly the Public Securities Association) standard prepayment model (commonly referred to as the “SIFMA Prepayment Model” or “SIFMA”) represents an assumed monthly rate of prepayment of the then outstanding principal balance of a pool of new mortgage loans. SIFMA does not purport to be either an historic description of the prepayment experience of any pool of mortgage loans or a prediction of the anticipated rate of prepayment of any pool of mortgage loans. One hundred percent (100%) SIFMA assumes prepayment rates of 0.2 percent per year of the then-unpaid principal balance of such mortgage loans in the first months of the life of the mortgage loans and an additional 0.2 percent per year in each month thereafter (for example, 0.4 percent per year in the second month) until the 30th month. Beginning in the 30th month and in each month thereafter during the life of the mortgage loans, 100% PSA assumes a constant prepayment rate of six percent per year. Multiples of SIFMA are calculated from this prepayment rate series. For example, 200% PSA assumes prepayment rates will be 0.4 percent per year in month one, 0.8 percent per year in month two, reaching 12% per year in month 30 and remaining constant at 12% per year thereafter. The following Average Prepayment Speed tables express the prepayment speed of mortgage loans of the Administration’s Residential Revenue Bonds as a percent of SIFMA based on actual prepayments and assuming all mortgage loans were originated in the month when the greatest number of mortgage loans was originated.

**The Average Prepayment Speed tables provide historic SIFMA prepayment speeds. The Administration makes no representation as to the percentage of the principal balance of the loans that will be prepaid as of any date or as to the overall rate of prepayment of such mortgage loans. The Administration makes no representation as to the speed with which any series of Bonds will be redeemed with prepayments.**

For information on cross-call practices, see the “THE 2021 SERIES A BONDS – Redemption Provisions – Cross Call Practices” in the Official Statement. For additional information please refer to the website, [www.dhcd.state.md.us](http://www.dhcd.state.md.us) and click CDA Bonds – Investor Information. In the section labeled EMMA Filings, the Administration has provided additional information on its cross-calling practices and the sources for the redemption of bonds in “Other Informational Filings”. Furthermore, the recent and historical quarterly NRMSIR filings include a Ten Year Rule table, a schedule of debt outstanding with the effective yields of bonds, and the mortgage loan portfolio detail by bond series and interest rate.



**AVERAGE PREPAYMENT SPEEDS AS PERCENTAGE OF SIFMA (1)**

<b>Bond Series</b>	<b><u>1997 A &amp; B</u></b>	<b><u>1998 A &amp; B</u></b>	<b><u>2000 F &amp; G</u></b>	<b><u>2001 E &amp; F</u></b>	<b><u>2002 A</u></b>	<b><u>2006 E, F &amp; G</u></b>	<b><u>2006 H, I &amp; J</u></b>	<b><u>2010 A&amp;B</u></b>	<b><u>2011 A&amp;B</u></b>	<b><u>2012 A&amp;B</u></b>	<b><u>2014 A&amp;B</u></b>
<b>Original WAC<sup>(2)</sup></b>	<b>5.85%</b>	<b>5.94%</b>	<b>6.10%</b>	<b>5.74%</b>	<b>5.06%</b>	<b>5.37%</b>	<b>5.23%</b>	<b>7.57%</b>	<b>5.22%</b>	<b>5.87%</b>	<b>4.97%</b>
<b>6-month period ending<sup>(3)</sup></b>											
<b>Dec-17</b>	296%	113%	23%	63%	534%	188%	241%	130%	164%	311%	144%
<b>Jun-18</b>	48%	185%	2%	146%	195%	145%	169%	83%	143%	108%	89%
<b>Dec-18</b>	29%	41%	117%	7%	79%	127%	143%	254%	131%	96%	95%
<b>Jun-19</b>	31%	63%	188%	37%	50%	123%	171%	40%	142%	101%	97%
<b>Dec-19</b>	417%	87%	104%	191%	87%	114%	162%	253%	218%	102%	161%
<b>Jun-20</b>	24%	78%	113%	77%	39%	110%	131%	138%	109%	98%	133%
<b>WAC at 06/30/2020<sup>(4)</sup></b>	<b>5.55%</b>	<b>5.84%</b>	<b>5.70%</b>	<b>5.14%</b>	<b>5.53%</b>	<b>5.31%</b>	<b>5.61%</b>	<b>4.99%</b>	<b>4.19%</b>	<b>5.07%</b>	<b>4.01%</b>

**Notes:**

- (1) The above table expresses the prepayment speed of mortgage loans of CDA's Residential Revenue Bonds portfolio. Prepayment speeds are expressed as percentages of the SIFMA standard model.
- (2) Weighted Average Coupon Rate (WAC) as stated is calculated based on the original mortgage loan interest rates at the time of loan purchase.
- (3) Prepayment rates as listed are prepayment rates between each 6-month period.
- (4) Weighted Average Coupon Rate (WAC) as stated is calculated based on the outstanding principal balance of mortgage loans as of June 30, 2020.

**AVERAGE PREPAYMENT SPEEDS AS PERCENTAGE OF SIFMA (1)**

<b>Bond Series</b>	<b><u>2014 C&amp;D</u></b>	<b><u>2014 E</u></b>	<b><u>2014 F</u></b>	<b><u>2015 B</u></b>	<b><u>2016 A</u></b>	<b><u>2017A</u></b>	<b><u>2018 A&amp;B</u></b>	<b><u>2019 A</u></b>	<b><u>2019 B</u></b>	<b><u>2019 C</u></b>	<b><u>2019 D</u></b>
<b>Original WAC <sup>(2)</sup></b>	5.52%	5.25%	4.88%	5.03%	5.85%	6.18%	5.04%	5.17%	4.78%	3.96%	3.96%
<b>6-month period ending <sup>(3)</sup></b>											
<b>Dec-17</b>	73%	122%	142%	122%	184%	243%					
<b>Jun-18</b>	57%	134%	46%	69%	149%	193%					
<b>Dec-18</b>	90%	78%	70%	113%	126%	176%	179%				
<b>Jun-19</b>	100%	108%	239%	88%	125%	181%	135%	21%	14%		
<b>Dec-19</b>	124%	75%	211%	123%	176%	190%	204%	460%	183%		
<b>Jun-20</b>	109%	100%	228%	219%	177%	151%	282%	632%	533%	148%	148%
<b>WAC at 06/30/2020<sup>(4)</sup></b>	4.14%	5.23%	4.88%	5.00%	5.77%	6.04%	5.04%	5.19%	4.63%	4.00%	4.00%

**Notes:**

- (1) The above table expresses the prepayment speed of mortgage loans of CDA's Residential Revenue Bonds portfolio.  
Prepayment speeds are expressed as percentages of the SIFMA standard model.**
- (2) Weighted Average Coupon Rate (WAC) as stated is calculated based on the original mortgage loan interest rates at the time of loan purchase.**
- (3) Prepayment rates as listed are prepayment rates between each 6-month period.**
- (4) Weighted Average Coupon Rate (WAC) as stated is calculated based on the outstanding principal balance of mortgage loans as of June 30, 2020.**

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APPENDIX N

PROPOSED FORM OF OPINION OF BOND COUNSEL  
FOR 2021 SERIES A BONDS

[Letterhead of Ballard Spahr LLP, Washington, D.C.]

\_\_\_\_\_, 2021

Community Development Administration  
Department of Housing and Community Development  
7800 Harkins Road, Room 493  
Lanham, Maryland 20706

**\$197,725,000**  
**Community Development Administration**  
**Maryland Department of Housing and Community Development**  
**Residential Revenue Bonds**  
**2021 Series A (Non-AMT)**

Ladies and Gentlemen:

We have acted as Bond Counsel to the Community Development Administration (the "Administration"), a unit of the Division of Development Finance of the Department of Housing and Community Development (the "Department"), a principal department of the State of Maryland (the "State"), in connection with its issuance and sale of \$197,725,000 aggregate principal amount of its Residential Revenue Bonds 2021 Series A (Non-AMT) (the "2021 Series A Bonds"). With the proceeds of the 2021 Series A Bonds, the Administration will (i) make a deposit into the 2021 Series A Redemption Account to be used to refund certain prior Series of Bonds, and (ii) make a deposit into the 2021 Series A Program Account to be used to make or purchase mortgage loans to finance the acquisition of single-family residences located in the State.

The 2021 Series A Bonds are being issued under and pursuant to (1) Sections 4-101 through 4-255 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended (the "Act"), (2) the Residential Revenue Bond Resolution (the "Bond Resolution"), originally adopted by the Administration as of August 1, 1997 and amended and restated as of July 15, 2005, and accepted by Manufacturers and Traders Trust Company, Baltimore, Maryland, as trustee (the "Trustee"), and (3) the Series Resolution Providing for the Issuance and Sale of \$197,725,000 Principal Amount of Residential Revenue Bonds 2021 Series A (Non-AMT), adopted as of February 1, 2021 (the "Series Resolution"), pursuant to which the 2021 Series A Bonds are authorized to be issued. The Bond Resolution and the Series Resolution are referred to collectively as the Resolutions. Capitalized terms used herein and not defined herein have the respective meanings given to such terms in the Resolutions.

The 2021 Series A Bonds mature, bear interest and are subject to redemption as provided therein and in the Resolutions. The 2021 Series A Bonds are issuable initially as fully registered bonds without coupons in the denominations of \$5,000 or any integral multiple of \$5,000 in excess thereof. Principal of, premium, if any, and interest on the 2021 Series A Bonds will be paid as provided in the Resolutions by the Trustee to the persons in whose names the 2021 Series A Bonds are registered on the registration books of the Administration maintained by the Trustee.

In connection with the issuance of the 2021 Series A Bonds, we have examined and considered the Act, the Resolutions, the Code, a specimen of the 2021 Series A Bonds and such other opinions, documents, certificates, letters and matters of law as we have deemed necessary to render the opinions set forth below.

Based upon the foregoing we are of the opinion that:

1. The Administration was duly created and validly exists under the provisions of the Act as a unit of the Division of Development Finance of the Department with full power to issue the 2021 Series A Bonds for the purpose of financing the Mortgage Loans.

2. The Resolutions have been duly adopted and executed by the Administration, are valid and binding upon the Administration, are in full force and effect and are enforceable in accordance with their terms. The 2021 Series A Bonds are entitled to the benefit and security of the Resolutions for the payment thereof in accordance with the terms of the Resolutions.

3. The 2021 Series A Bonds have been duly authorized, executed and issued in accordance with the Constitution and the laws of the State, including the Act, now in force and represent valid and binding special obligations of the Administration, enforceable in accordance with their terms and the terms of the Resolutions subject to any applicable bankruptcy, insolvency, reorganization or similar laws affecting the enforcement of creditors' rights and the reasonable exercise in the future by the State and its governmental bodies of the police power inherent in the sovereignty of the State, the application of equitable principles where equitable remedies are sought and limitations on enforcement of judgments against public bodies. The 2021 Series A Bonds are payable from the revenues and assets of the Administration pledged therefor pursuant to the Resolutions.

4. The form of the specimen 2021 Series A Bond is consistent with the form of the 2021 Series A Bond provided in the authorizing Series Resolution.

5. The 2021 Series A Bonds, their transfer, the interest payable thereon and any income derived therefrom, including any profit realized in their sale or exchange, are exempt from taxation of every kind and nature whatsoever by the State or by its political subdivisions, municipal corporations or public units of any kind under existing law, except that no opinion is expressed as to such exemption from Maryland estate or inheritance taxes.

6. Assuming continuing compliance by the Administration with its covenants in the Resolutions to comply with the Code, interest on the 2021 Series A Bonds is excludable from the gross income of the holders thereof for federal income tax and is not an item of preference for purposes of the federal alternative minimum tax imposed on individuals under existing laws as enacted and construed on the date of initial delivery of the 2021 Series A Bonds.

In rendering the foregoing opinions, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof. We have also assumed the genuineness of the signatures appearing upon such public records, certifications, documents and proceedings.

We call to your attention that the 2021 Series A Bonds are special obligations of the Administration and will be payable solely from the revenues and assets of the Administration pledged for the payment thereof under the Resolutions, including the Mortgage Loans pledged thereunder, and the rights thereunder to any income, revenues, issues, profits and insurance proceeds and other sums of money payable thereunder. The Administration has no taxing power. The 2021 Series A Bonds do not constitute a debt of the State, any political subdivision thereof, the Administration or the Department, or a pledge of the faith, credit or taxing power of the State, any such political subdivision, the Administration or the Department.

We express no opinion herein with respect to the accuracy or completeness of the Official Statement prepared in respect of the 2021 Series A Bonds or as to any other matter not set forth herein.

Very truly yours,

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## APPENDIX O

### THE DEPOSITORY TRUST COMPANY AND BOOK-ENTRY

#### DTC and Book-Entry

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the 2021 Series A Bonds. The 2021 Series A Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered 2021 Series A Bond certificate will be issued for each separately stated maturity of the 2021 Series A Bonds in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of 2021 Series A Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2021 Series A Bonds on DTC’s records. The ownership interest of each actual purchaser of each 2021 Series A Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the 2021 Series A Bonds are to be accomplished by entries made on the books of Direct or Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in 2021 Series A Bonds, except in the event that use of the book-entry system for the 2021 Series A Bonds is discontinued.

To facilitate subsequent transfers, all 2021 Series A Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of 2021 Series A Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the 2021 Series A Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such 2021 Series A Bonds are credited, which may or may not be the Beneficial Owners. The Direct or Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.



The Trustee will make payments of principal of, redemption premium, if any, and interest on the 2021 Series A Bonds to Cede & Co., or such other DTC nominee as may be requested by an authorized representative of DTC. DTC's current practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detailed information from the Trustee, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Administration or the Trustee, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, premium (if any) and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Administration or the Trustee, disbursement of such payments to Direct Participants is the responsibility of DTC, and disbursements of such payments to the Beneficial Owners entitled thereto is the responsibility of Direct and Indirect Participants. DTC, the Trustee and the Administration are not responsible for and make no representations concerning the manner of, or any charges that may be associated with, payments by Direct Participants or Indirect Participants to Beneficial Owners.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of a maturity of the 2021 Series A Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

DTC, Cede & Co. or such other DTC nominee will not consent or vote with respect to the 2021 Series A Bonds, unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an omnibus proxy to the Administration as soon as possible after the record date for any consent or vote. The omnibus proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the 2021 Series A Bonds are credited on the record date (identified in a listing attached to the omnibus proxy).

**Neither the Administration nor the Trustee will have any responsibility or obligation to the Direct Participants or the Beneficial Owners with respect to (A) the accuracy of any records maintained by DTC or any Participant; (B) the payment by any Participant of any amount due to any Beneficial Owner in respect of the principal of and premium, if any, and interest on the 2021 Series A Bonds; (C) the delivery or timeliness of delivery by any Participant of any notice to any Beneficial Owner which is required or permitted under the terms of the Bond Resolutions to be given to Bondholders; or (D) any other action taken by DTC, or its nominee, Cede & Co., as Bondholder, including the effectiveness of any action taken pursuant to an Omnibus Proxy.**

The Administration and the Trustee cannot give any assurances that DTC will distribute payments of principal of, redemption premium, if any, and interest on the 2021 Series A Bonds paid to DTC or its nominee, as the registered owner, or any redemption or other notices, to the Direct Participants or that they will do so on a timely basis, that Direct Participants or Indirect Participants will distribute to Beneficial Owners any payments or notices received by them or do so on a timely basis, or that DTC will serve and act in the manner described in this Official Statement.

So long as Cede & Co. is the registered owner of the 2021 Series A Bonds, as nominee of DTC, references in this Official Statement to the owners of the 2021 Series A Bonds except under "TAX STATUS AND RELATED CONSIDERATIONS" shall mean Cede & Co. and shall not mean the Beneficial Owners and Cede & Co. will be treated as the only Bondholder of 2021 Series A Bonds for all purposes under the Bond Resolutions.

The Administration may enter into amendments to the agreement with DTC or successor agreements with a successor securities depository, relating to the book-entry system to be maintained with respect to 2021 Series A Bonds without the consent of Beneficial Owners or Bondholders.

DTC may discontinue providing its services as a depository with respect to the 2021 Series A Bonds at any time by giving reasonable notice to the Administration or Trustee. Under such circumstances, in the event that a successor depository is not obtained bond certificates will be printed and delivered. The Administration may decide to discontinue use of the system of book entry transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered.

Information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Administration believes to be reliable, but the Administration takes no responsibility for the accuracy thereof.

### **Definitive Bonds**

DTC (or a successor securities depository) may discontinue providing its service with respect to the 2021 Series A Bonds at any time by giving notice to the Administration and discharging its responsibilities with respect thereto under applicable law. In addition, the Administration, in its sole discretion and without the consent of any other person, may elect not to use or may terminate the services of DTC (or a successor securities depository). Under such circumstances, 2021 Series A Bonds in definitive form will be delivered as provided in the Bond Resolutions and registered in accordance with the instructions of the purchasers, and the following requirements of the Bond Resolutions will apply. Interest on the 2021 Series A Bonds will be payable by check or draft mailed by the Trustee to the registered owner thereof or, upon the request of a registered owner of 2021 Series A Bonds having a principal amount of \$1,000,000 or more, by wire transfer from the Trustee to the registered owner thereof. The principal of and redemption premium, if any, are payable at the corporate trust office of the Trustee upon presentation of the 2021 Series A Bonds on or after the date of maturity or redemption. Each exchange or transfer of the 2021 Series A Bonds may require the payment by the owner of any tax, fee or other charge imposed by law and a reasonable transfer fee of the Trustee.

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## APPENDIX P

### THE GNMA MORTGAGE-BACKED SECURITIES PROGRAM

*This summary does not purport to be comprehensive and is qualified in its entirety by reference to the GNMA Mortgage Backed Securities Guide and to the documents referred to herein for full and complete statements of their provisions. Additional information is available at [www.ginniemae.gov](http://www.ginniemae.gov). None of the Underwriters, the Administration, their respective counsel, or Bond Counsel makes any representation with respect to the accuracy or completeness of this summary. In response to current financial market and real estate market disruptions due to COVID-19 and the Pandemic, certain federal insurance and guaranty programs for mortgage loans have been changed. See APPENDIX A – “Business Disruption Risk; COVID-19” for a discussion of certain of those related program changes.*

The Government National Mortgage Association is a wholly owned corporate instrumentality of the United States within the Department of Housing and Urban Development with its principal office in Washington, D.C.

Each GNMA Certificate is to be issued under either the GNMA I Program or the GNMA II Program. Although there are a number of differences between GNMA I Securities and GNMA II Custom Pool Securities, those differences do not adversely affect the availability of Revenues with which to pay principal of and interest on the Bonds. Each GNMA Certificate is to be backed by a pool of Mortgage Loans in a minimum aggregate amount of \$25,000 and multiples of \$1 in excess of \$25,000. The Servicer shall be required to pay to the Trustee (in the case of a GNMA I Security) or to the Central Paying and Transfer Agent (in the case of a GNMA II Custom Pool Security), and such Central Paying and Transfer Agent shall be required to pay to the Trustee, as the owner of the GNMA Certificate, the regular monthly installments of principal and interest on the Mortgage Loans backing the GNMA Certificate (less such Servicer’s servicing fee, which includes the GNMA guaranty fee), whether or not the Servicer receives such installments, plus any Mortgage Prepayments received by the Servicer in the previous month. The Government National Mortgage Association guarantees the timely payment of the principal of and interest on the GNMA Certificate.

In order to issue the GNMA Certificates, the Servicer must first apply to and receive from the Government National Mortgage Association a commitment to guarantee securities. Such a commitment authorizes the Servicer to issue GNMA Certificates up to a stated amount during a one year period following the date of the commitment. The Servicer is required to pay the application fee to the Government National Mortgage Association for such commitments. The amount of commitments to guarantee GNMA Certificates that the Government National Mortgage Association can approve in any federal fiscal year is limited by statute and administrative procedures. The total annual amount of available commitments is established in appropriation acts and related administrative procedures.

The issuance of each GNMA Certificate by the Servicer is subject to the following conditions, among others: (i) the purchase by the Servicer of Mortgage Loans in a minimum aggregate principal amount at least equal to the minimum size permitted by the Government National Mortgage Association for each GNMA Certificate (such origination being subject, among other conditions, to the availability of FHA mortgage insurance and VA guarantees), (ii) the submission by the Servicer to the Government National Mortgage Association of certain documents required by the Government National Mortgage Association in form and substance satisfactory to the Government National Mortgage Association, (iii) the Servicer’s continued compliance, on the date of issuance of the GNMA Certificate, with all of the Government National Mortgage Association’s eligibility requirements, specifically including, but not limited to, certain net worth requirements, (iv) the Servicer’s continued approval by the Government National Mortgage Association to issue GNMA Certificates, and (v) the Servicer’s continued ability to issue, execute and deliver the GNMA Certificate, as such ability may be affected by such Servicer’s bankruptcy, insolvency or reorganization. In addition, the issuance of a GNMA Certificate by the Servicer is subject to the condition that the Government National Mortgage Association must have entered into a guaranty agreement with the Servicer. The conditions

to the Government National Mortgage Association entering into such an agreement may change from time to time, and there can be no assurance that the Servicer will be able to satisfy all such requirements in effect at the time a GNMA Certificate is to be issued. Moreover, there can be no assurance that all of the above conditions will be satisfied at the time a GNMA Certificate is to be issued by the Servicer for purchase by the Trustee.

### **GNMA Certificate**

The Government National Mortgage Association is authorized by Section 306(g) of Title III of the National Housing Act of 1934, as amended (the "Housing Act") to guarantee the timely payment of the principal of, and interest on, securities which are based on and backed by a pool composed of, among other things, mortgage loans insured by FHA under the Housing Act or guaranteed by the VA under the Servicemen's Readjustment Act of 1944, as amended. Said Section 306(g) further provides that "[T]he full faith and credit of the United States is pledged to the payment of all amounts which may be required to be paid under any guaranty under this subsection." An opinion dated December 9, 1969, of an Assistant Attorney General of the United States, states that such guarantees under said Section 306(g) of mortgage backed securities of the type to be delivered to the Trustee by the Lenders are authorized to be made by the Government National Mortgage Association and "would constitute general obligations of the United States backed by its full faith and credit."

### **Government National Mortgage Association Borrowing Authority**

To meet its obligations under such guaranty, the Government National Mortgage Association, in its corporate capacity under Section 306(d) of Title III of the Housing Act, may issue its general obligations to the United States Treasury (the "Treasury") in an amount outstanding at any one time sufficient to enable the Government National Mortgage Association, with no limitations as to amount, to perform its obligations under its guaranty of the timely payment of the principal of and interest on the GNMA Certificates. The Treasury is authorized to purchase any obligations so issued by the Government National Mortgage Association and has indicated in a letter dated February 13, 1970, from the Secretary of the Treasury to the Secretary of Housing and Urban Development ("HUD") that the Treasury will make loans to the Government National Mortgage Association, if needed, to implement the aforementioned guaranty.

The Government National Mortgage Association is to warrant to the Trustee, as the owner of the GNMA Certificates, that, in the event it is called upon at any time to honor its guaranty of the payment of principal and interest on any GNMA Certificate, it shall, if necessary, in accordance with the aforesaid Section 306(d), apply to the Treasury Department of the United States for a loan or loans in amounts sufficient to make such payment.

### **Servicing of the Mortgage Loans**

Under contractual arrangements that will be entered into by and between the Servicer and the Government National Mortgage Association, and pursuant to the Program Documents, the Servicer is responsible for servicing and otherwise administering the Mortgage Loans in accordance with generally accepted practices of the mortgage lending industry and the Government National Mortgage Association Servicer's Guide.

The monthly remuneration of the Servicer, for its servicing and administrative functions, and the guaranty fee charged by the Government National Mortgage Association, are based on the unpaid principal amount of the GNMA Certificates outstanding. In compliance with the Government National Mortgage Association regulations and policies, the total of these servicing and guaranty fees may range from 0.25% to 0.625%, calculated on the principal balance of each GNMA Certificate outstanding on the last day of the month preceding such calculation. Each GNMA Certificate carries an interest rate that is fixed below the interest rate on the underlying Mortgage Loans because the afore-mentioned servicing and guaranty fees are

deducted from payments on the Mortgage Loans before such payments are forwarded to the Trustee. It is expected that interest and principal payments on the Mortgage Loans received by the Servicer will be the source of money for payments on the GNMA Certificates. If such payments are less than the amount then due, the Servicer is obligated to advance its own funds to ensure timely payment of all scheduled payments of principal and interest due on the GNMA Certificates. The Government National Mortgage Association guarantees such timely payment in the event of the failure of the Servicer to pass through an amount equal to such scheduled payments (whether or not made by the Mortgagors). The Servicer is required to advise the Government National Mortgage Association in advance of any impending default on scheduled payments so that the Government National Mortgage Association, as guarantor, will be able to continue such payments as scheduled on the third business day after the twentieth day of each month. However, if such payments are not received as scheduled, the Trustee has recourse directly to the Government National Mortgage Association.

### **Guaranty Agreement**

The Government National Mortgage Association guaranty agreement to be entered into by the Government National Mortgage Association and the Servicer upon issuance of a GNMA Certificate, pursuant to which the Government National Mortgage Association guarantees the payment of principal and interest on such GNMA Certificate (the “GNMA Guaranty Agreement”), provides that, in the event of a default by the Servicer, including (i) a failure to make any payment due under the GNMA Certificate, (ii) a request to the Government National Mortgage Association to make a payment of principal or interest on a GNMA Certificate and the utilization thereof by the Servicer, (iii) insolvency of the Servicer or (iv) default by the Servicer under any other terms of the GNMA Guaranty Agreement, the Government National Mortgage Association has the right, by letter to the Servicer, to effect and complete the extinguishment of the Servicer’s interest in the Mortgage Loans, and the Mortgage Loans shall thereupon become the absolute property of the Government National Mortgage Association, subject only to the unsatisfied rights of the owner of the GNMA Certificate. In such event, the GNMA Guaranty Agreement provides that on and after the time the Government National Mortgage Association directs such a letter of extinguishment to the Servicer, the Government National Mortgage Association shall be the successor in all respects to the Servicer in its capacity under the GNMA Guaranty Agreement and the transaction and arrangements set forth or arranged for therein, and shall be subject to all responsibilities, duties, and liabilities (except the Servicer’s indemnification of the Government National Mortgage Association), theretofore placed on the Servicer by the terms and provisions of the GNMA Guaranty Agreement, provided that at any time the Government National Mortgage Association may enter into an agreement with any other eligible issuer of GNMA Certificates under which the latter undertakes and agrees to assume any part or all such responsibilities, duties or liabilities theretofore placed on the Servicer, and provided that no such agreement shall detract from or diminish the responsibilities, duties or liabilities of the Government National Mortgage Association in its capacity as guarantor of the GNMA Certificate, or otherwise adversely affect the rights of the owner thereof.

### **Payment of Principal of and Interest on the GNMA Certificates**

Regular monthly installment payments on each GNMA Certificate are required to begin on the fifteenth day (in the case of a GNMA I Security) and in the case of payments required to be made to holders of certificated securities, on the nineteenth day, or the twentieth day if the nineteenth day is not a business day, and in the case of payments required to be made to securities in book entry form, the twentieth calendar day of the month or the next business day if the twentieth calendar day is not a business day (in the case of a GNMA II Custom Pool Security) of the first month following the date of issuance of such GNMA Certificate and will be equal to the aggregate amount of the scheduled monthly principal and interest payments on each Mortgage Loan in the mortgage pool backing the GNMA Certificate, less the monthly servicing and guaranty fees of one twelfth of 0.50% of the outstanding principal balance. In addition, each payment is required to include any Mortgage Prepayments on Mortgage Loans underlying the GNMA Certificate.

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## APPENDIX Q

### THE FANNIE MAE MORTGAGE-BACKED SECURITIES PROGRAM

#### General

*The following summary of the Fannie Mae MBS Program (as defined below), the Fannie Mae Certificates, Fannie Mae's mortgage purchase and servicing standards and other documents referred to herein does not purport to be complete and is qualified in its entirety by reference to Fannie Mae's Prospectus, as defined below, the Fannie Mae Single Family Selling and Servicing Guides and the other documents referred to herein. None of the Underwriters, the Administration, their respective counsel, or Bond Counsel makes any representation with respect to the accuracy or completeness of this summary. In response to current financial market and real estate market disruptions due to COVID-19 and the Pandemic, certain federal insurance and guaranty programs for mortgage loans have been changed. See APPENDIX A – "Business Disruption Risk; COVID-19" for a discussion of certain of those related program changes.*

Fannie Mae is subject to the supervision and regulation of the Federal Housing Finance Agency ("FHFA") to the extent provided in the Housing and Economic Recovery Act of 2008 ("HERA"). The FHFA placed Fannie Mae into conservatorship in 2008. The Administration cannot predict the long term consequences of the conservatorship of this entity and the corresponding impact on the participants and the Program.

Information on Fannie Mae and its financial condition is contained in Fannie Mae's most current annual report on Form 10 K, quarterly reports on Form 10 Q and current reports on Form 8 K that are filed with the Securities and Exchange Commission. Fannie Mae files reports, proxy statements and other information with the Securities and Exchange Commission. Materials that it files with the Securities and Exchange Commission are also available from the Securities and Exchange Commission's Web site, "www.sec.gov." In addition, these materials may be inspected, without charge, and copies may be obtained at prescribed rates, at the Securities and Exchange Commission's Public Reference Room at 100 F Street, NE, Room 1580, Washington, DC 20549. Investors may obtain information on the operation of the Public Reference Room by calling the Securities and Exchange Commission at 1 800 SEC 0330. Investors may also request copies of any filing from Fannie Mae, at no cost, by telephone at (202) 752 7000 or by mail at 3900 Wisconsin Avenue, NW, Washington, DC 20016. The Administration takes no responsibility for information contained on the Web site.

#### Fannie Mae

Fannie Mae is a publicly held government sponsored enterprise organized and existing under the Federal National Mortgage Association Charter Act (12 U.S.C. Section 1716 et seq.). Fannie Mae was originally established in 1938 as a United States government agency to provide supplemental liquidity to the mortgage market, and was transformed into a stockholder owned and privately managed corporation by legislation enacted in 1968. Fannie Mae provides funds to the mortgage market by purchasing mortgage loans from lenders, thereby replenishing their funds for additional lending. Fannie Mae acquires funds to purchase mortgage loans from many capital market investors that may not ordinarily invest in mortgage loans, thereby expanding the total amount of funds available for housing. In addition, Fannie Mae issues mortgage backed securities primarily in exchange for pools of mortgage loans from lenders.

#### Mortgage Backed Securities Program

Fannie Mae has implemented a mortgage backed securities program pursuant to which Fannie Mae issues securities backed by pools of mortgage loans (the "MBS Program"). **The obligations of Fannie Mae, including its obligations under the Fannie Mae Certificates, are obligations solely of Fannie Mae and are not backed by, or entitled to, the full faith and credit of the United States.**



The terms of the MBS Program are governed by the Fannie Mae Single Family Selling and Servicing Guides published by Fannie Mae, as modified by the Pool Contract (defined below), and, in the case of mortgage loans such as the Mortgage Loans, a Trust Indenture dated as of November 1, 1981, as amended (the “Trust Indenture”), and a supplement thereto to be issued by Fannie Mae in connection with each pool. The MBS Program is further described in a prospectus issued by Fannie Mae (the “Fannie Mae Prospectus”). The Fannie Mae Prospectus is updated from time to time. A Fannie Mae Prospectus Supplement may not be available as to the Fannie Mae Certificates.

Copies of the Fannie Mae Prospectus are available without charge from Investor Relations, Fannie Mae, 3900 Wisconsin Avenue, N.W., Washington, D.C. 20016 (telephone: (800) 237 8627). Additional information and copies of the prospectus are available by accessing Fannie Mae’s Web site.

### **Pool Purchase Contract**

Fannie Mae and the Servicer will enter into a Pool Purchase Contract (the “Pool Contract”), pursuant to which the Servicer is permitted to deliver, and Fannie Mae agrees to purchase, Mortgage Loans in exchange for Fannie Mae Certificates. The purpose of the Pool Contract is to provide for certain additions, deletions and changes to the Fannie Mae Single Family Selling and Servicing Guides relating to the purchase of Mortgage Loans. In the event of a conflict between the Pool Contract and the Fannie Mae Single Family Selling and Servicing Guides, the Pool Contract is to control. The description set forth below assumes that the Pool Contract will be executed substantially in the form presented by Fannie Mae to the Servicer at the time the Series Bonds are initially delivered.

The Pool Contract obligates the Servicer to service the Mortgage Loans in accordance with the requirements of the Fannie Mae Single Family Selling and Servicing Guides and the Pool Contract.

### **Fannie Mae Certificates**

Each Fannie Mae Certificate is to represent the entire interest in a specified pool of Mortgage Loans purchased by Fannie Mae from the Servicer and identified in records maintained by Fannie Mae. The Pool Contract requires that each Fannie Mae Certificate be in a minimum amount of \$250,000 (or, in each case, such lesser amounts as may be approved by Fannie Mae). The Mortgage Loans backing each Fannie Mae Certificate are to bear interest at a rate higher than each Fannie Mae Certificate (the “pass through rate”). The difference between the interest rate on the Mortgage Loans and the pass through rate on the Fannie Mae Certificate is to be collected by the Servicer and used to pay the Servicer’s servicing fee and Fannie Mae’s guaranty fee. As of June 3, 2019, each Fannie Mae Certificate is a UMBS.

Fannie Mae is to guarantee to the registered holder of the Fannie Mae Certificates that it shall distribute amounts representing scheduled principal and interest at the applicable “pass through rate” on the Mortgage Loans in the pools represented by such Fannie Mae Certificates, whether or not received, and the full principal balance of any foreclosed or other finally liquidated Mortgage Loan, whether or not such principal balance is actually received. The obligations of Fannie Mae under such guarantees are obligations solely of Fannie Mae and are not backed by, nor entitled to, the faith and credit of the United States. If Fannie Mae were unable to satisfy such obligations, distributions to the Trustee, as the holder of Fannie Mae Certificates, would consist solely of payments and other recoveries on the underlying Mortgage Loans and, accordingly, monthly distributions to the Trustee, as the registered holder of Fannie Mae Certificates, would be affected by delinquent payments and defaults on such Mortgage Loans.

### **Payments on Mortgage Loans; Distributions on Fannie Mae Certificates**

Payments on a Fannie Mae Certificate are to be made to the Trustee on the 25<sup>th</sup> day of each month (beginning with the month following the month such Fannie Mae Certificate is issued), or, if such 25<sup>th</sup> day is not a business day, on the first business day next succeeding such 25<sup>th</sup> day. With respect to each Fannie Mae

Certificate, Fannie Mae is to distribute to the Trustee an amount equal to the total of (i) the principal due on the Mortgage Loans in the related pool underlying such Fannie Mae Certificate during the period beginning on the second day of the month prior to the month of such distribution and ending on the first day of such month of distribution, (ii) the stated principal balance of any Mortgage Loan that was prepaid in full during the second month next preceding the month of such distribution (including as prepaid for this purpose at Fannie Mae's election any Mortgage Loan after it is delinquent, in whole or in part, with respect to four consecutive installments of principal and interest; or because of Fannie Mae's election to repurchase such Mortgage Loan under certain other circumstances as permitted by the Trust Indenture), (iii) the amount of any partial prepayment of a Mortgage Loan received in the second month next preceding the month of distribution, and (iv) one month's interest at the pass through rate on the principal balance of the Fannie Mae Certificate as reported to the Trustee (assuming the Trustee is the registered holder) in connection with the previous distribution (or, respecting the first distribution, the principal balance of the Fannie Mae Certificate on its issue date). For purposes of distributions, a Mortgage Loan is to be considered to have been prepaid in full if, in Fannie Mae's reasonable judgment, the full amount finally recoverable on account of such Mortgage Loan has been received, whether or not such full amount is equal to the stated principal balance of the Mortgage Loan. Fannie Mae may, in its discretion, include with any distribution principal prepayments, both full and partial, received during the month prior to the month of distribution but is under no obligation to do so.

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## APPENDIX R

### THE FREDDIE MAC MORTGAGE-BACKED SECURITIES PROGRAM

#### General

*The following summary of the Freddie Mac Guarantor Program, the Freddie Mac Certificates and Freddie Mac's mortgage purchase and servicing standards does not purport to be complete and is qualified in its entirety by reference to Freddie Mac's Mortgage Participation Certificates Offering Circular, any applicable Offering Circular Supplements, Freddie Mac's Information Statement, any Information Statement Supplements and any other documents made available by Freddie Mac. Copies of these documents can be obtained by writing or calling Freddie Mac's Investor Inquiry Department at 8200 Jones Branch Drive, McLean, Virginia 22102 (800-336-FMPC). The Administration does not and will not participate in the preparation of Freddie Mac's Mortgage Participation Certificates Offering Circular, Information Statement or Supplements. On September 6, 2008, Director James Lockhart of the Federal Housing Finance Agency ("FHFA") appointed FHFA as conservator of Freddie Mac. The Administration cannot predict the consequences of the conservatorship and the impact it may have on the Residential Revenue Bond Program. In response to current financial market and real estate market disruptions due to COVID-19 and the Pandemic, certain federal insurance and guaranty programs for mortgage loans have been changed. See APPENDIX A – "Business Disruption Risk; COVID-19" for a discussion of certain of those related program changes.*

Information on Freddie Mac and its financial condition is contained in Freddie Mac's most current annual report on Form 10-K, quarterly reports on Form 10-Q and current reports on Form 8-K that are filed with the SEC. The SEC filings are available at the SEC's website at [www.sec.gov](http://www.sec.gov). The periodic reports filed by Freddie Mac with the SEC are also available on Freddie Mac's website at [www.freddiemac.com](http://www.freddiemac.com). The Administration takes no responsibility for information contained on the websites.

#### Freddie Mac

The Federal Home Loan Mortgage Corporation ("Freddie Mac") is a shareholder-owned government-sponsored enterprise created on July 24, 1970 pursuant to the Federal Home Loan Mortgage Corporation Act, Title III of the Emergency Home Finance Act of 1970, as amended (the "Freddie Mac Act"). Freddie Mac's statutory mission is (i) to provide stability in the secondary market for residential mortgages, (ii) to respond appropriately to the private capital market, (iii) to provide ongoing assistance to the secondary market for residential mortgages (including activities relating to mortgages on housing for low- and moderate-income families involving a reasonable economic return that may be less than the return earned on other activities) and (iv) to promote access to mortgage credit throughout the United States (including central cities, rural areas and underserved areas) by increasing the liquidity of mortgage investments and improving the distribution of investment capital available for residential mortgage financing. Neither the United States nor any agency or instrumentality of the United States is obligated, either directly or indirectly, to fund the mortgage purchase or financing activities of Freddie Mac.

#### Freddie Mac Guarantor Program

Freddie Mac has established a mortgage purchase program pursuant to which Freddie Mac purchases a group of mortgages from a single seller in exchange for a Freddie Mac Certificate representing an undivided interest in a pool consisting of the same mortgages (the "Guarantor Program"). Freddie Mac approves the institutions that may sell and service mortgages under the Guarantor Program on an individual basis after consideration of factors such as financial condition, operational capability and mortgage origination and/or servicing experience. Most sellers and services are HUD-approved mortgagees or FDIC-insured financial institutions.

## **Freddie Mac Certificates**

Freddie Mac Certificates will be mortgage pass-through securities issued and guaranteed by Freddie Mac under its Guarantor Program. As of June 3, 2019, each Freddie Mac Certificate will be a UMBS. Freddie Mac Certificates are issued only in book-entry form through the Federal Reserve Banks' book-entry system. Each Freddie Mac Certificate represents an undivided interest in a pool of mortgages. Payments by borrowers on the mortgages in the pool are passed through monthly by Freddie Mac to record holders of the Freddie Mac Certificates representing interests in that pool.

Payments on Freddie Mac Certificates that are not UMBS begin on or about the fifteenth day of the first month following issuance. Payments on Freddie Mac Certificates that are UMBS begin on or about the 25<sup>th</sup> day of the first month following issuance. Each month, Freddie Mac passes through to record holders of Freddie Mac Certificates their proportionate share of principal payments on the mortgages in the related pool and one month's interest at the applicable pass-through rate. The pass-through rate for a Freddie Mac Certificate is determined by subtracting from the lowest interest rate on any of the mortgages in the pool the applicable servicing fee and Freddie Mac's management and guarantee fee, if any. The interest rates on the mortgages in a pool formed under Freddie Mac's Guarantor Program must fall within a range from the pass-through rate on the Freddie Mac Certificates plus the minimum servicing fee through the pass-through rate plus 250 basis points.

Freddie Mac guarantees to each record holder of a Freddie Mac Certificate the timely payment of interest at the applicable pass-through rate on the principal balance of the holder's Freddie Mac Certificate. Freddie Mac also guarantees to each holder of a Freddie Mac Certificate (i) the timely payment of the holder's proportionate share of monthly principal due on the related mortgages, as calculated by Freddie Mac, and (ii) the ultimate collection of the holder's proportionate share of all principal of the related mortgages, without offset or reduction, no later than the payment date that occurs in the month by which the last monthly payment on the Freddie Mac Certificate is scheduled to be made.

Freddie Mac may pay the amount due on account of its guarantee of ultimate collection of principal on a mortgage at any time after default, but not later than 30 days following (i) the foreclosure sale of the mortgaged property, (ii) if applicable, the payment of an insurance or guaranty claim by the mortgage insurer or guarantor or (iii) the expiration of any right of redemption that the borrower may have, whichever is the last to occur. In no event, however, will Freddie Mac make payments on account of this guarantee later than one year after an outstanding demand has been made on the borrower for accelerated payment of principal or for payment of the principal due at maturity.

The obligations of Freddie Mac under its guarantees of the Freddie Mac Certificates are obligations of Freddie Mac only. The Freddie Mac Certificates, including the interest thereon, are not guaranteed by the United States and do not constitute debts or obligations of the United States or any agency or instrumentality of the United States other than Freddie Mac. If Freddie Mac were unable to satisfy its obligations under its guarantees, distributions on the Freddie Mac Certificates would consist solely of payment and other recoveries on the related mortgage; accordingly, delinquencies and defaults on the mortgages would affect distributions on the Freddie Mac Certificates and could adversely affect payments on the Bonds.

## **Mortgage Purchase and Servicing Standards**

All mortgages purchased by Freddie Mac must meet certain standards established by the Freddie Mac Act. In addition, Freddie Mac has established its own set of mortgage purchase standards, including credit, appraisal and underwriting guidelines. These guidelines are designed to determine the value of the real property securing a mortgage and the creditworthiness of the borrower. Freddie Mac's administration of its guidelines may vary based on its evaluation of and experience with the seller of the mortgages, the loan-to-value ratio and age of the mortgages, the type of property securing the mortgages and other factors.

Freddie Mac has also established servicing policies and procedures to support the efficient and uniform servicing of the mortgages it purchases. Each servicer must perform diligently all services and duties customary to the servicing of mortgages in a manner consistent with prudent servicing standards. The duties performed by a servicer include collection and remittance of principal and interest to Freddie Mac; administration of escrow accounts; collection of insurance of guaranty claims; property inspections; and, if necessary, foreclosure. Freddie Mac monitors services' performance through periodic and special reports and inspections.

In the event of an existing or impending delinquency or other default on a mortgage, Freddie Mac may attempt to resolve the default through a variety of measures. In determining which measures to pursue with respect to a given mortgage and when to initiate such measures, Freddie Mac seeks to minimize the costs that may be incurred in servicing the mortgage, as well as Freddie Mac's possible exposure under its guarantees. However, the measures that Freddie Mac may choose to pursue to resolve a default will not affect Freddie Mac's guarantees. In any event, Freddie Mac generally repurchases from a pool any mortgage that has remained delinquent for at least 120 consecutive days and makes payment of principal to record holders pursuant to Freddie Mac's guarantee of ultimate collection of principal.

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## APPENDIX S

### PROJECTED PERCENTAGES OF INITIAL PRINCIPAL BALANCE OUTSTANDING AND PROJECTED WEIGHTED AVERAGE LIVES

Set forth in the tables below are projected percentages of initial principal balance outstanding and projected weighted average lives for the 2021 Series A PAC Bonds under various prepayment speeds. “Projected percentages of initial principal balance outstanding” refers to the principal balance of a security that will be outstanding on a specified date expressed as a percentage of the initial principal amount of such security. The “projected weighted average life” of a security refers to the average amount of time, measured here in years, that is projected to elapse from the date of delivery of such security to the date of projected payment to the investor of each dollar paid to reduce the principal of such security (assuming no losses). The projected weighted average life of a security is determined by (a) multiplying each projected reduction, if any, of the outstanding amount of such security by the number of years from the date of delivery of such security to the related redemption date or maturity date, (b) adding the results and (c) dividing the sum by the initial outstanding amount of such security. The calculation of the projected weighted average life of the 2021 Series A PAC Bonds set forth below is hypothetical based on the making of certain assumptions, which are the same as those made under the caption “THE 2021 SERIES A BONDS – Redemption Provisions – *PAC Bond Redemption*” in the Official Statement.

#### 2021 Series A PAC Bonds

2021 Series A PAC	Prepayment Assumptions (expressed as a percentage of SIFMA)								
	0	25	50	75	100	200	300	400	500
Initial Percentage	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
September 1, 2021	100.0	99.9	99.8	99.8	99.7	99.7	99.7	99.7	99.6
September 1, 2022	100.0	98.8	97.7	96.5	95.3	95.2	95.2	95.2	93.6
September 1, 2023	100.0	96.0	92.0	88.0	84.0	83.8	83.8	83.8	78.5
September 1, 2024	100.0	91.8	83.7	75.8	68.0	67.7	67.7	67.7	58.3
September 1, 2025	100.0	87.5	75.3	63.6	52.1	51.9	51.9	51.9	39.2
September 1, 2026	100.0	83.4	67.4	52.2	37.6	37.4	37.4	37.4	25.2
September 1, 2027	100.0	79.4	60.0	41.7	24.4	24.2	24.2	24.2	15.4
September 1, 2028	100.0	75.6	53.0	31.9	12.3	12.1	12.1	12.1	8.5
September 1, 2029	100.0	72.0	46.3	22.8	1.3	1.1	1.1	1.1	1.0
September 1, 2030	100.0	68.6	40.1	14.4	0.0	0.0	0.0	0.0	0.0
September 1, 2031	100.0	65.3	34.3	6.7	0.0	0.0	0.0	0.0	0.0
September 1, 2032	100.0	62.2	28.9	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2033	100.0	59.2	23.8	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2034	100.0	56.5	19.1	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2035	100.0	53.8	14.7	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2036	100.0	51.4	10.7	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2037	100.0	49.1	7.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2038	100.0	47.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2039	100.0	45.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2040	100.0	43.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2041	100.0	41.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2042	100.0	40.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2043	98.4	38.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2044	86.7	32.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2045	74.7	27.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2046	62.3	21.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2047	49.6	16.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2048	36.4	11.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2049	22.9	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2050	8.9	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
September 1, 2051	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
First Payment or Redemption Date	9/1/2043	9/1/2021	9/1/2021	9/1/2021	9/1/2021	9/1/2021	9/1/2021	9/1/2021	9/1/2021
Last Payment or Redemption Date	9/1/2051	9/1/2051	3/1/2040	9/1/2032	3/1/2030	3/1/2030	3/1/2030	3/1/2030	3/1/2030
Weighted Average Life (in years)									
Optional Call Not Exercised	26.7	16.5	8.9	6.2	5.0	5.0	5.0	5.0	4.5
Optional Call at 3/1/2030 Exercised	9.0	8.0	6.9	6.0	5.0	5.0	5.0	5.0	4.5



**APPENDIX T**

**CERTAIN MORTGAGED-BACKED SECURITIES TO BE PURCHASED**

<u>Program Type</u>	<u>CUSIP (1)</u>	<u>Pass Through Rate</u>	<u>Weighted Average Remaining Term</u>	<u>Weighted Average Mortgage Loan Rate</u>	<u>Original Principal Amount</u>	<u>Principal Amount Outstanding As of 2/1/2021</u>
FHLMC	3133ADMD5	2.000	358	2.750	179,783	179,208
FHLMC	3133AEM27	2.500	359	3.500	722,465	722,465
FNMA	3140KXLV6	1.500	359	2.625	121,457	121,457
FNMA	3140KXLW4	2.000	359	2.750	226,252	226,252
FNMA	3140KXLX2	2.500	358	3.000	158,611	158,611
FNMA	3140KXLX0	2.800	359	2.750	104,452	104,452
FNMA	3140KXLZ7	1.550	359	2.875	119,953	119,953
FNMA	3140L0ZU4	1.675	359	3.500	2,599,639	2,599,639
FNMA	3140KXL38	1.925	357	3.625	187,536	187,536
FNMA	3140KXL46	2.050	358	3.625	481,212	481,212
FNMA	3140KXL53	2.175	356	3.750	113,238	113,238
FNMA	3140KXL61	2.425	358	3.625	2,015,453	2,015,453
FNMA	3140KXL79	2.550	357	3.750	345,069	345,069
GNMA II	3617Q7F90	2.550	358	2.525	1,487,477	1,484,649
GNMA II	3617UMRU2	2.675	359	2.125	168,463	168,463
GNMA II	3617UMRV0	2.925	359	2.398	1,502,158	1,502,158
GNMA II	3617UMRW8	3.050	358	3.000	152,207	152,207
FHLMC	3133AFMF5	2.800	360	3.500	630,806	630,806
FNMA	2140L2WN9	1.675	360	2.750	349,630	349,630
FNMA	3140L2WP4	2.050	360	2.750	116,555	116,555
FNMA	3140L2WQ2	2.425	360	3.500	1,190,957	1,190,957
FNMA	3140L2WR0	2.550	360	3.625	159,698	159,698
FNMA	3140L2WS8	2.550	360	3.625	390,476	390,476
FNMA	3140L2WT6	2.925	360	3.625	2,307,698	2,307,698
GNMA II		2.000	360	2.375	1,000,157	1,000,157
Total/Weighted Average		2.384	359	3.219	16,831,403	16,828,000

(1) Certain CUSIPS are not yet available at this time.