

Moody's **S&P**
Ratings *Aa1* *AA+*
(See "Ratings" herein)

In the opinion of Hawkins Delafield & Wood LLP, Special Tax Counsel to the Authority, under existing statutes and court decisions and assuming continuing compliance with certain tax covenants described herein, (i) interest on the Offered Bonds is excluded from gross income for federal income tax purposes pursuant to Section 103 of the Code, and (ii) interest on the Offered Bonds is not treated as a preference item in calculating the alternative minimum tax imposed on individuals and corporations under the Code, and is not included in the adjusted current earnings of corporations for the purpose of calculating the alternative minimum tax. For more information concerning the tax treatment of the interest on the Offered Bonds, see "Tax Matters" herein.

Under the Authority's Act, income on the Offered Bonds, including any profit made on the sale thereof, is not included in taxable income for purposes of income taxation by the Commonwealth of Virginia and by the municipalities and all other political subdivisions of the Commonwealth.

\$107,330,000

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
Homeownership Mortgage Bonds



2010 Series A-Non-AMT

Maturity Date	Principal Amount	Serial or Term	Interest Rate	CUSIP
Mar. 1, 2011	\$ 3,200,000	Serial	0.65%	92813TAB6
Sept. 1, 2011	4,800,000	Serial	0.75	92813TAC4
Mar. 1, 2012	4,800,000	Serial	1.15	92813TAD2
Sept. 1, 2012	5,000,000	Serial	1.25	92813TAE0
Mar. 1, 2013	5,100,000	Serial	1.60	92813TAF7
Sept. 1, 2013	5,100,000	Serial	1.65	92813TAG5
Mar. 1, 2014	5,100,000	Serial	2.00	92813TAH3
Sept. 1, 2014	5,100,000	Serial	2.10	92813TAJ9
Mar. 1, 2015	5,100,000	Serial	2.50	92813TAK6
Sept. 1, 2015	5,000,000	Serial	2.55	92813TAL4
Mar. 1, 2016	5,000,000	Serial	3.00	92813TAM2
Sept. 1, 2016	5,000,000	Serial	3.10	92813TAN0
Mar. 1, 2017	5,000,000	Serial	3.30	92813TAP5
Sept. 1, 2017	5,000,000	Serial	3.40	92813TAQ3
Mar. 1, 2018	5,200,000	Serial	3.65	92813TAR1
Sept. 1, 2018	5,200,000	Serial	3.70	92813TAS9
Mar. 1, 2019	5,200,000	Serial	3.90	92813TAT7
Sept. 1, 2019	5,200,000	Serial	3.90	92813TAU4
Mar. 1, 2020	5,000,000	Serial	4.00	92813TAV2
Sept. 1, 2020	5,000,000	Serial	4.00	92813TAW0
Mar. 1, 2021	5,000,000	Serial	4.10	92813TAX8
Sept. 1, 2021	3,230,000	Serial	4.10	92813TAY6

Price of all Offered Bonds: 100%

Dated Date: Date of Delivery

Principal on the Offered Bonds is payable at maturity or prior redemption. Interest on the Offered Bonds commences to accrue on the date of delivery thereof. Interest on the Offered Bonds is payable semi-annually on each March 1 and September 1, commencing September 1, 2010. The Offered Bonds are issuable in \$5,000 denominations and in integral multiples thereof. The Offered Bonds will be initially issued and may be purchased only in book-entry form through the facilities of DTC. U.S. Bank National Association, Minneapolis, Minnesota, is the Trustee.

The Offered Bonds are secured by Mortgage Loans, Investment Obligations, Revenues and other Assets of the Authority pledged thereto, and are general obligations of the Authority, subject to agreements heretofore or hereafter made with owners of Authority obligations other than Owners, all as more fully described herein.

The Authority has no taxing power. The Bonds do not constitute a debt or grant or loan of credit of the Commonwealth of Virginia, and the Commonwealth shall not be liable thereon, nor shall the Bonds be payable out of any funds other than those of the Authority.

The Offered Bonds are offered when, as and if issued, subject to prior sale, or withdrawal or modification of the offer without notice. The Offered Bonds are offered subject to receipt of the Approving Opinion of Hunton & Williams LLP, Richmond, Virginia, Bond Counsel to the Authority, as more fully described in "Legal Matters" herein. In addition, the Offered Bonds are offered subject to the receipt of the Tax Opinion of Hawkins Delafield & Wood LLP, New York, New York, Special Tax Counsel to the Authority, as more fully described in "Tax Matters" and "Legal Matters" herein. Certain legal matters will be passed upon for the Underwriters by their counsel, Kutak Rock LLP, Atlanta, Georgia. It is expected that the Offered Bonds will be available for delivery through DTC in New York, New York, on or about February 10, 2010.

Morgan Keegan & Company, Inc.

BB&T Capital Markets
Davenport & Company LLC

Raymond James & Associates, Inc.

BofA Merrill Lynch
Wells Fargo Securities

No dealer, broker, salesman or other person has been authorized by the Authority or the Underwriters to give any information or to make any representations other than those contained herein and, if given or made, such other information or representations must not be relied upon as having been authorized. There shall not be any offer, solicitation or sale of the Offered Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. Information set forth herein has been furnished by the Authority and other sources which are believed to be reliable, but is not guaranteed as to accuracy or completeness by the Underwriters.

The information and expressions of opinion herein speak as of their date unless otherwise noted 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 Authority since the dates as of which information is given herein.

TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
OFFICIAL STATEMENT	1	Mortgage Loan Insurance.....	17
DESCRIPTION OF THE NEW ISSUANCE BOND PROGRAM....	2	Mortgage Loan Terms.....	18
DESCRIPTION OF THE OFFERED BONDS.....	3	Security	18
Special Redemption.....	3	Data on Mortgage Loans	19
Optional Redemption.....	5	Declining Markets	22
Sinking Fund Redemption.....	5	Geographic Concentration in Virginia	23
Redemption of 2009 B Bonds.....	5	Changes in Federal or State Law.....	23
Notice	6	Origination System.....	24
Defeasance.....	6	Mortgage Loan Underwriting Criteria and Processing	
Acceleration.....	6	Procedures	24
Enforcement by GSEs	6	Servicing	25
SECURITY	6	Loan Modifications	26
Pledge of Assets	6	THE AUTHORITY	26
Mortgage Loans.....	7	Commissioners.....	26
Exchange Agreements, Enhancement Agreements, and		Management Structure; Principal Staff Officers.....	27
Other Financial Agreements	7	Other Programs of the Authority.....	28
Investment Obligations.....	7	Multi-Family Program.....	28
General Obligations of the Authority.....	7	Financing of Single Family Programs with Other	
Sources of Payment	8	Bonds and Funds of the Authority.....	29
Other Covenants	8	Ginnie Mae Financing.....	29
Amendments to Bond Resolution; Bonds Acquired by the		Miscellaneous Programs	30
Authority	9	Summary of Revenues, Expenses, and Net Assets.....	30
WITHDRAWAL OF ASSETS; LIMITED OPERATING		Prepayments.....	31
COVENANTS.....	9	Prior and Anticipated Financings of the Authority	31
TAX MATTERS.....	10	Investments	31
Federal Taxes	10	General Fund and Other Net Assets.....	32
Taxable Bonds.....	10	LITIGATION	33
Offered Tax Exempt Bonds	11	LEGAL INVESTMENT	33
Information Reporting and Backup Withholding	12	MISCELLANEOUS	34
Virginia Taxes.....	12		
Miscellaneous	12	Appendices:	
CONTINUING DISCLOSURE.....	12	A – The General Bond Resolution	
LEGAL MATTERS.....	13	B – Description and Procedures of DTC	
UNDERWRITING	13	C – Additional Information Concerning Mortgage Insurance	
RATINGS.....	13	Policies	
THE SINGLE FAMILY PROGRAMS	14	D – Certain Federal Income Tax Matters	
General.....	14	E – Financial Statements	
Summary of Types of Single Family Mortgage Loans	14	F – Summary of Continuing Disclosure Agreement	
First Mortgage Loans Currently and Previously		G – Proposed Form of Approving Opinion of Hunton &	
Financed	15	Williams LLP, for the Offered Bonds	
Second Mortgage Loans Currently and Previously		H – Proposed Form of Tax Opinion of Hawkins Delafield &	
Financed	16	Wood LLP, for the Offered Bonds	
Other Single Family Mortgage Loan Financings Prior			
to April 1, 2008.....	16		
Future Refinancings of Adjustable Rate Loans	17		

OFFICIAL STATEMENT

Capitalized terms used in this Official Statement that are defined in the Bond Resolution (unless otherwise herein defined) shall have the same meaning as in the Bond Resolution (see Section 101 of Appendix A). The following terms are used in this Official Statement to refer to the Bonds listed below.

<u>Term</u>	<u>Referenced Bonds</u>
“Bonds”	Currently Outstanding Bonds, the Offered Bonds and any Homeownership Mortgage Bonds hereafter issued
“Currently Outstanding Bonds”	Previously issued Homeownership Mortgage Bonds presently outstanding as of the date of this Official Statement (the 2009 B Bonds are the only Currently Outstanding Bonds)
“Offered Bonds” or “Offered Tax Exempt Bonds”	Homeownership Mortgage Bonds, 2010 Series A-Non-AMT
“2009 B Bonds”	Homeownership Mortgage Bonds, 2009 Series B-Taxable, including the Subseries B-1 Bonds
“Subseries B-1 Bonds”	Homeownership Mortgage Bonds, 2009 Series B-Non-AMT, Subseries B-1
“Taxable Bonds”	Bonds on which interest is included in gross income for federal income tax purposes
“Tax Exempt Bonds”	Bonds, including the Offered Bonds, on which interest is not included in gross income for federal income tax purposes pursuant to Section 103 of the Code
“Tax Exempt Non-AMT Bonds”	Tax Exempt Bonds, including the Offered Bonds, on which the interest is NOT treated as a preference item in determining the tax liability of individuals, corporations and other taxpayers subject to the alternative minimum tax imposed by Section 55 of the Code and is NOT included in the adjusted current earnings of corporations for purposes of the alternative minimum tax

This Official Statement is being distributed by the Authority to furnish pertinent information in connection with the initial offering of the Offered Bonds. The Offered Bonds are being offered hereby pursuant to the Act, the General Bond Resolution adopted by the Authority on December 2, 2009 (the “General Bond Resolution”), the Bond Limitations Resolution adopted by the Authority on December 2, 2009 (the “Bond Limitations Resolution”), and the Written Determinations (the “Written Determinations”) as to the terms of the Offered Bonds (the General Bond Resolution, the Bond Limitations Resolution and the Written Determinations are collectively referred to herein as the “Bond Resolution”).

The Authority adopted the General Bond Resolution to issue Bonds, including the Offered Bonds, for the principal purpose of funding its single family housing program, including the Program described below. The General Bond Resolution permits the issuance of additional Bonds, and the Authority anticipates that additional Bonds will be issued in the future. The Bonds are secured and payable on a parity basis; provided, however, that the original proceeds of the 2009 B Bonds are pledged exclusively for the 2009 B Bonds which have not been the subject of a Release Date as described in “Description of the New Issuance Bond Program” below. The General Bond Resolution also permits the Authority to execute Exchange Agreements (such as swap agreements), Enhancement Agreements (such as bond insurance) and Other Financial Agreements under which the Authority’s obligations are payable from Assets and are treated as Bond Obligations payable from the same sources and on a parity basis with the Bonds (see “Security-Exchange Agreements, Enhancement Agreements, and Other Financial Agreements”), except as to the original proceeds of the 2009 B Bonds which are pledged exclusively for the 2009 B Bonds which have not been the subject of a Release Date as described in “Description of the New Issuance Bond Program” below; provided, however, that so long as the 2009 B Bonds remain Outstanding, the Authority may execute any such Agreements only upon compliance with the covenants in the Bond Resolution (see “Other Covenants”).

U.S. Bank National Association, Minneapolis, Minnesota, is the Trustee under the General Bond Resolution. Except in the event of the occurrence and continuance of an Event of Default, the Authority may remove and replace the Trustee and may serve in the capacity of Trustee; provided, however, during the period of time that the 2009 B Bonds are Outstanding, no successor Trustee may be appointed without the consent of the GSEs (as defined in “Description of the New Issuance Bond Program” below).

The summaries of and references herein to the Act and the Bond Resolution and other documents and materials are only brief outlines of certain provisions thereof and do not purport to summarize or describe all the provisions thereof. For further information, reference is hereby made to the Act and the Bond Resolution and such other documents and materials for the complete provisions thereof.

DESCRIPTION OF THE NEW ISSUANCE BOND PROGRAM

The Offered Bonds are being issued in connection with the New Issuance Bond Program (“NIBP”) of the U.S. Department of the Treasury (the “Treasury”) by which the Federal National Mortgage Association (“Fannie Mae”) and the Federal Home Loan Mortgage Corporation (“Freddie Mac”) (collectively, the “GSEs”) have accepted bonds (the “GSE Bonds”) from state and local housing agencies in a principal amount not to exceed 60% of the total principal amount of certain bond issues (including the principal amount of the GSE Bonds) of such agencies at interest rates that at the time of issuance of the bonds were either (i) fixed to maturity or (ii) bore a Short-Term Rate as described below that will convert no later than March 1, 2011 to rates fixed to maturity upon each issuance of the remaining 40% of the bond issues as described below, subject to a limitation of three such conversions. Under the NIBP, the fixed interest rates are expected to be lower than prevailing interest rates available through a public bond offering. In the case of GSE Bonds issued at variable interest rates, such funds will be held in escrow as described below.

On December 23, 2009, the Authority issued the 2009 B Bonds in the principal amount of \$482,960,000 at variable interest rates. All of the 2009 B Bonds are GSE Bonds. The Authority expects to issue and sell during 2010 the remaining 40% of the single family bond issues (the “Market Bonds”) to the general public at interest rates fixed to maturity. All of the Offered Bonds are Market Bonds and references to Market Bonds herein shall include the Offered Bonds. The aggregate cumulative principal amount of all Market Bonds is not expected to materially exceed the above described 40% of the sum of the GSE Bonds and the Market Bonds, and all Market Bonds must be issued prior to December 31, 2010.

The original proceeds of the 2009 B Bonds are held in escrow by the Trustee. While held in such escrow, the original proceeds are pledged exclusively to the repayment of the 2009 B Bonds (unless and until there is a default under the General Bond Resolution, in which case such funds will be applied as required by the General Bond Resolution) whose proceeds have not been released from such escrow and are invested in the investments represented by and provided pursuant to the Global Escrow Agreement by and among the GSEs, the Trustee and U.S. Bank National Association, as escrow agent. The Authority expects that, on no more than three dates prior to December 31, 2010, the Authority will issue Market Bonds, and on or about the date (each a “Conversion Date”) two months after each such date a principal amount of the 2009 B Bonds determined by the Authority, but not to exceed 150% of the principal amount of the Market Bonds issued on such date, will convert to a fixed interest rate as described below. As a result, the principal amount of the 2009 B Bonds shall not constitute more than 60% of the total aggregate principal amounts of the 2009 B Bonds and Market Bonds. In addition, on each such date of issuance of Market Bonds or the next day thereafter (each a “Release Date”), original proceeds of the 2009 B Bonds, in an amount equal to the principal amount of the 2009 B Bonds that the Authority has determined will bear interest rates fixed to maturity on the applicable Conversion Date, will be released from escrow and will become available for the financing of Mortgage Loans described below. On or before each Release Date, the Authority shall deliver to Trustee and the GSEs a certificate of the issuance of the Market Bonds and a calculation of the amount to be so released from the escrow. 2009 B Bonds that have not been subject to a Release Date on or prior to December 31, 2010 will be redeemed no later than February 1, 2011.

In connection with the issuance of the Offered Bonds, a portion of the 2009 B Bonds in the principal amount of \$160,990,000 will (i) be redesignated as the Subseries B-1 Bonds, (ii) have a Release Date of February 10, 2010 and a Conversion Date of April 10, 2010, (iii) have a maturity date of November 1, 2041, and (iv) have quarterly Sinking Fund Installments beginning March 1, 2022 and be structured so that the annual debt service payments will be approximately equal. The Offered Bonds and the Subseries B-1 Bonds will be deemed to be issued pursuant to a common plan of financing and will be treated as a composite issue for the purposes of the Code.

The 2009 B Bonds were issued as Taxable Bonds; however, on each Release Date, the 2009 B Bonds allocable to the proceeds released from escrow on such Release Date shall convert to Tax Exempt Bonds, subject to delivery by the Authority of an opinion of Hawkins Delafield & Wood LLP, its special tax counsel, that interest on the 2009 B Bonds which are the subject of such Release Date shall be excluded from gross income for federal income tax purposes pursuant to Section 103 of the Code. The Code imposes substantial requirements with respect to Tax Exempt Bonds (including the Offered Bonds and the 2009 B Bonds, including the Subseries B-1 Bonds, following their Release Dates) which must be satisfied in order for the interest on the Tax Exempt Bonds to be excluded from gross income for federal income tax purposes pursuant to Section 103 of the Code. Any Mortgage Loan financed in whole or in part with proceeds of Tax Exempt Bonds must comply with Code requirements. The Authority has established procedures under which the Authority expects such Code requirements can be met (see Appendix D).

The 2009 B Bonds subsequent to their applicable Release Date and the Market Bonds shall be equal in priority to each other. The Authority has covenanted in the Bond Resolution not to issue any Bonds senior in priority to the 2009 B Bonds, provided that only the GSEs may enforce, or cause the Trustee to enforce, such covenant.

The proceeds of the 2009 B Bonds, subsequent to their applicable Release Dates, and the Market Bonds are expected to be used to finance Mortgage Loans that are eligible to be financed with Tax Exempt Bonds. Such proceeds of the 2009 B Bonds and the Market Bonds may be so used to finance such Mortgage Loans alone or in combination with any net assets in the Bond Resolution and proceeds of other bonds (collectively, the “Other Funds”). Original proceeds of the 2009 B Bonds and the Market Bonds may also be used to refund outstanding notes and bonds of the Authority, if such refunding will produce an equivalent amount of funds to finance Mortgage Loans.

The 2009 B Bonds initially bear interest at a short-term rate (the “Short-Term Rate”) from December 23, 2009 to their applicable Conversion Date. The “Short Term Rate” means, (i) for the period from December 23, 2009 to the applicable Release

Date, the interest rate which produces an interest payment on such Release Date relative to the 2009 B Bonds with respect to which the escrowed original proceeds are subject to release on such Release Date equal to Investment Earnings and (ii) from the Release Date to the Conversion Date, an interest rate equal to the sum of (i) the lesser of (A) the interest rate for Four Week Treasury Bills (as reported by the Federal Reserve on its website <http://federalreserve.gov>) as of the business day prior to the Release Date or (B) the Permanent Rate (as defined below) less the basis points spread described in (ii) below. From and after the Release Date, the 2009 B Bonds shall bear interest on the basis of a 360-day year consisting of twelve 30-day months. For purposes of this provision, "Investment Earnings" means total investment earnings on the portion of the escrowed original proceeds related to the 2009 B Bonds with respect to which a Release Date is occurring. On each Conversion Date, the interest rate on a principal amount of 2009 B Bonds determined by the Authority, but not to exceed 150% of such Market Bonds so issued, shall convert to a fixed interest rate (the "Permanent Rate") that is equal to sum of (i) the 10-year Constant Maturity Treasury Rate as reported by Treasury as of the close of business on the day immediately before the day the interest rate is established plus (ii) a basis points spread based upon the lowest long term ratings on such 2009 B Bonds on the date acceptable to the GSEs on which such Market Bonds are priced and a bond purchase agreement for such Market Bonds is executed. The 10-year Constant Maturity Rate Treasury will be established by reference to the Daily Treasury Yield Curve Rates published by Treasury currently available on its website <http://www.ustreas.gov>.

DESCRIPTION OF THE OFFERED BONDS

The Offered Bonds shall be issued in the denominations and in the principal amount and shall mature in the amounts and on the dates set forth on the front cover hereof. Interest on the Offered Bonds shall commence to accrue on their date of delivery and shall be payable semi-annually on the dates and at the interest rates set forth on the front cover hereof, calculated on the basis of a 360-day year consisting of twelve 30-day months.

Principal and interest on the Offered Bonds shall be payable to the Owner thereof by check, draft, electronic funds transfer or other means determined by an Authorized Officer (which payment methodology can vary depending upon the amount payable, the Owner of such Bond and the usual and customary practices in the securities industry as determined by an Authorized Officer) in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

The Offered Bonds will be initially available and may be purchased only in book-entry form through the facilities of The Depository Trust Company, New York, New York ("DTC"). Accordingly, for the purposes of the Bond Resolution, the Owner of the Offered Bonds shall be DTC's partnership nominee, Cede & Co., and all references herein to the Owners of the Offered Bonds shall refer to Cede & Co., as aforesaid, and shall not mean the Beneficial Owners of the Offered Bonds as defined in Appendix B. See Appendix B for a description of DTC and its procedures.

For every exchange or transfer of the Offered Bonds, the Authority or the Trustee may make a charge sufficient to reimburse it for any tax, fee, or other governmental charge required to be paid with respect to such exchange or transfer.

Special Redemption

The Offered Bonds are subject to special redemption at the option of the Authority at a Redemption Price equal to 100% of the principal amount thereof, plus accrued interest to the redemption date, on any one or more dates from (1) excess Revenues deposited in and other moneys transferred to the revenue fund under the Bond Resolution after required transfers therefrom to other funds have been made for the payment of the Bond Obligation and (2) any moneys held under the Bond Resolution in any mortgage loan account or mortgage loan purchase account which the Authority determines will not be used to make or purchase Mortgage Loans, including unexpended proceeds of the Offered Bonds, any other Market Bonds, and any additional Bonds hereafter issued. Excess Revenues include amounts which may be derived from the Offered Bonds, any other Market Bonds, the 2009 B Bonds (see description of mandatory redemption of 2009 B Bonds in "Redemption of 2009 B Bonds" below), and any additional Bonds hereafter issued, and such amounts may be applied to the redemption of the Offered Bonds, any other Market Bonds, the Subseries B-1 Bonds, the other 2009 B Bonds, and any additional Bonds hereafter issued, except as otherwise agreed by the Authority. Such excess Revenues may be received from terminations (including prepayments) or sales of Mortgage Loans. Such excess Revenues may, at the option of the Authority, be used to finance Mortgage Loans in compliance with Code requirements, if applicable (see Appendix D), and subject to the limitations described below (see description of mandatory redemption of 2009 B Bonds in "Redemption of 2009 B Bonds" below).

See "Redemption of 2009 B Bonds" below for a discussion of the mandatory and optional redemption provisions applicable to the 2009 B Bonds that may affect the likelihood, timing and amount of any redemption of 2009 B Bonds on the redemption of Offered Bonds.

The Code currently requires the redemption of Tax Exempt Bonds (other than certain refunding bonds) from certain unexpended proceeds thereof and repayment of principal on the Mortgage Loans financed thereby (See Appendix D). Except for a \$250,000 de minimis amount, unexpended proceeds of the Offered Bonds and Subseries B-1 Bonds which are expected to be used to finance Mortgage Loans but which shall not have been so used within 42 months from the date of issuance are required to be used to retire or redeem Offered Bonds and Subseries B-1 Bonds.

The "10-Year Rule" (defined in Appendix D — Certain Federal Income Tax Matters - Other Requirements), as currently imposed by the Code, requires all or a portion of repayments and prepayments of principal of Mortgage Loans made with or

attributable to proceeds of the Offered Bonds and Subseries B-1 Bonds to be used by the Authority to retire or redeem Offered Bonds and Subseries B-1 Bonds. The following table displays the expected years during which the 10-year period will have expired with respect to principal amounts of the Offered Bonds and Subseries B-1 Bonds. Such portion of repayments and prepayments to be used to redeem or retire Offered Bonds and Subseries B-1 Bonds is a fraction, the numerator of which is the principal amount of then outstanding Offered Bonds and Subseries B-1 Bonds on which the 10 year period has expired (less any other Offered Bonds and Subseries B-1 Bonds retired in satisfaction of the 10-Year Rule requirement), and the denominator of which is the then outstanding principal amount of Offered Bonds and Subseries B-1 Bonds. The Authority cannot predict the actual repayments and prepayments it will receive or whether such Code provision may be repealed, and no assurance can be given that such actual redemptions will occur.

<u>Calendar Year</u>	<u>Offered Bonds and Subseries B-1 Bonds</u>
2010	\$ 0
2011	0
2012	0
2013	0
2014	0
2015	0
2016	0
2017	0
2018	0
2019	0
2020	<u>268,320,000</u>
Total	\$268,320,000

Factors which may affect the demand for Mortgage Loans and the amount of prepayments on Mortgage Loans financed by the Bonds and consequently the Authority's ability to use all of the proceeds of the Bonds, prepayments and other excess Revenues for the financing of Mortgage Loans include not only general economic conditions but also the relationship between alternative mortgage loan interest rates (including rates on mortgage loans insured or guaranteed by agencies of the federal government, rates on conventional mortgage loans and the rates on other mortgage loans available from the Authority) and the interest rates being charged on the Mortgage Loans by the Authority. Accordingly, lower interest rates on such alternative mortgage loans could cause a lack of demand for Mortgage Loans to be financed by the Bonds, could result in prepayments in amounts greater than anticipated (see "Security - Sources of Payment"), and could necessitate the exercise by the Authority of its right (or compliance by the Authority with the requirement under the Code or with the mandatory redemption provisions applicable to the 2009 B Bonds described below) to apply the unused proceeds, prepayments and other excess Revenues to redeem the Offered Bonds and Subseries B-1 Bonds, to the extent permitted by the Code.

Mortgage Loans which are financed with proceeds of the Bonds (including the Offered Bonds and Subseries B-1 Bonds) may thereafter be refinanced by subsequent Mortgage Loans made by the Authority. Such refinancings will result in the prepayments of the Mortgage Loans so refinanced and may result in the special redemption of Bonds (including the Offered Bonds) from excess Revenues generated by such prepayments (see description of mandatory redemption of 2009 B Bonds in "Redemption of 2009 B Bonds" below). The Authority may conduct marketing activities, including the solicitation of Mortgagors, that will offer and encourage such refinancings of Mortgage Loans and may have the effect of increasing the amount of prepayments and the amount of Bonds (including the Offered Bonds and Subseries B-1 Bonds) redeemed by special redemption.

The Code requires a payment from certain mortgagors to the United States as described in "Recapture" in Appendix D. Such requirement may affect the demand for or rate of prepayment of Mortgage Loans financed or to be financed in whole or in part by Tax Exempt Bonds. A decrease in the demand for Mortgage Loans may result in the redemption of Offered Bonds and Subseries B-1 Bonds from prepayments on Mortgage Loans in the Mortgage Loan Account which in the determination of the Authority are not to be used to make or finance Mortgage Loans. An increase or decrease in the rate of prepayment of Mortgage Loans may affect the amount of moneys available for redemption of Bonds or the recycling of funds into other Mortgage Loans as described under this subheading and may affect the average life of Bonds. The Authority cannot predict what effect, if any, such requirement will have on the origination or prepayment of Mortgage Loans financed by Tax Exempt Bonds (including the Offered Bonds and Subseries B-1 Bonds) alone or in participation with Other Funds.

The Authority expects to use the proceeds of the Offered Bonds to make Mortgage Loans on a concurrent and competitive basis with Mortgage Loans financed by existing or future Authority bond proceeds or other moneys, including proceeds of any other Market Bonds, the 2009 B Bonds and any Bonds hereafter issued.

When redeeming Offered Bonds as described in this section entitled "Special Redemption", the Authority has complete discretion to select the amount and maturities of Offered Bonds to be so redeemed. In so selecting the Offered Bonds to be redeemed, the Authority expects to consider such factors as it deems relevant at that time to best achieve its financial and programmatic purposes. Such factors may include, but may not be limited to, the interest rates, the maturities, future legislation affecting Tax Exempt Bonds (see "Changes in Federal or State Law" under "Security" herein), and the impact of the 10-Year Rule on the Offered Bonds and Subseries B-1 Bonds then outstanding; however, no assurance can be given as to

whether those factors or any other factors will be considered or as to how such factors will be applied in the selection of the Offered Bonds to be redeemed.

If less than all of a maturity of the Offered Bonds is to be redeemed, such Bonds to be redeemed shall be selected by lot in such manner as the Trustee may determine.

Optional Redemption

The Offered Bonds maturing on or after March 1, 2020, are subject to redemption, at the election of the Authority, either in whole or in part on any date on or after September 1, 2019 (“the First Optional Redemption Date”), at a Redemption Price equal to the principal amount, without premium, of the Offered Bonds to be so redeemed. Accrued interest, if any, to the date of redemption will be paid upon redemption.

See “Redemption of 2009 B Bonds” below for a discussion of the mandatory and optional redemption provisions applicable to the 2009 B Bonds that may affect the likelihood, timing and amount of any redemption of 2009 B Bonds on the redemption of Offered Bonds.

When redeeming Offered Bonds as described in the preceding paragraph, the Authority has complete discretion to select the amount and maturities of Offered Bonds to be redeemed. In so selecting the Offered Bonds to be redeemed, the Authority expects to consider such factors as it deems relevant at that time to best achieve its financial and programmatic purposes. Such factors may include, but may not be limited to, the interest rates, the maturities, future legislation affecting Tax Exempt Bonds (see “Legislation” under “Tax Matters” herein), and the impact of the 10-Year Rule on the Offered Bonds and the Subseries B-1 Bonds then outstanding; however, no assurance can be given as to whether those factors or any other factors will be considered or as to how such factors will be applied in the selection of the Offered Bonds to be redeemed. If less than all of a maturity of the Offered Bonds is to be redeemed, Bonds to be redeemed shall be selected by lot in such manner as the Trustee may determine.

Sinking Fund Redemption

The Offered Bonds are not subject to redemption prior to maturity from mandatory Sinking Fund Installments.

Redemption of 2009 B Bonds

The 2009 B Bonds, including the Subseries B-1 Bonds, are subject to mandatory and optional redemption as described below. The likelihood, timing and amount of any redemption of the Offered Bonds may be affected by the mandatory or optional redemption of the Subseries B-1 Bonds or other 2009 B Bonds. In particular, in the event of the mandatory redemption of all or any portion of the Subseries B-1 Bonds, the Authority may redeem Offered Bonds in an amount that is based on the then outstanding principal amounts of the Offered Bonds and the Subseries B-1 Bonds. However, no assurances can be given as to whether or when the Authority will redeem any Offered Bonds in the event of any such redemption of 2009 B Bonds, including Subseries B-1 Bonds, or as to the amount of Offered Bonds, if any, that may be so redeemed.

During the period of time that the original proceeds of the 2009 B Bonds are held in escrow, the 2009 B Bonds are subject to mandatory special redemption, without premium, from such original proceeds then held in escrow in the event that minimum long term ratings of Baa3/BBB- by Moody’s Investors Service and Standard & Poor’s Rating Services, respectively, are not maintained on the 2009 B Bonds. Such redemption shall occur on any date within ten (10) business days of receipt by the Trustee of notice from the Authority that the bond rating on the 2009 B Bonds has been withdrawn or fallen below Baa3 or BBB-.

The 2009 B Bonds are also subject to mandatory special redemption, without premium, on any day no later than February 1, 2011 from any original proceeds of the 2009 B Bonds held in the escrow account on January 1, 2011. Such original proceeds shall be applied exclusively to the redemption of the 2009 B Bonds which have not had a Release Date.

With respect to the redemptions set forth above, moneys held in escrow shall be used for any such redemption; if such moneys are not sufficient, then any available moneys under the Bond Resolution shall also be used for any such redemption.

The 2009 B Bonds which have been the subject of a Release Date, including the Subseries B-1 Bonds, shall also be subject to mandatory redemption without premium on any day as provided for in this paragraph. The calculations in this paragraph are expected to be performed separately for each subseries of such 2009 B Bonds and each series of Market Bonds that are treated as a composite issue for purposes of the Code. So long as any Market Bonds remain Outstanding, at least 60%, and after no Market Bonds remain Outstanding, 100%, of all principal prepayments and recoveries of principal received with respect to the Mortgage Loans acquired or financed with proceeds of the 2009 B Bonds and Market Bonds shall be applied to redeem 2009 B Bonds, to the extent not used to pay scheduled principal, interest or sinking fund redemptions on the 2009 B Bonds, Market Bonds, or other Bonds issued in conjunction with and secured on a parity with the 2009 B Bonds. The remaining percentage, if any, of such amounts may be applied by the Authority, in its discretion, to redeem Bonds or to finance Mortgage Loans.

The Redemption Price for any of the above described mandatory special redemptions shall be the principal amount of the Bonds to be redeemed. Accrued interest to the date of redemption will be paid upon redemption.

The 2009 B Bonds are subject to optional redemption without premium on the first business day of each month, at the election of the Authority, in whole or in part. The Redemption Price shall be the principal amount of the 2009 B Bonds to be redeemed. Accrued interest, if any, to the date of redemption will be paid upon redemption.

The 2009 B Bonds are also subject to redemption in part by Sinking Fund Installments which will be required to be made in the amounts and on the dates to be established by the Authority no later than the date of the applicable Release Date. The Sinking Fund Installments for the 2009 B Bonds will begin March 1, 2022 and be structured so that the annual debt service payments will be approximately equal. The Redemption Price shall be the principal amount of the 2009 B Bonds to be redeemed. Accrued interest, if any, to the date of redemption will be paid upon redemption.

Notice

Notice of any redemption of an Offered Bond will be sent to the Owner thereof at least 20 days, or such lesser number of days if permitted by DTC, prior to the date of redemption. Any notice to Owners required pursuant to the Bond Resolution shall be sent or transmitted, at the Authority's direction, by mail or other means of physical delivery, or by facsimile or other electronic means to such Owner at his last address, physical or electronic, set forth in the Registration Books.

In addition to the above described notice, written notice of each redemption of the 2009 B Bonds shall be provided by the Trustee to the administrator under the NIBP, the GSEs, and Treasury's financial agent under the NIBP. Redemption of 2009 B Bonds shall not be conditioned on or delayed for the giving of such notice, which shall be provided to the foregoing parties at least ten (10) days in advance of the date of such redemption.

Defeasance

The Bond Resolution provides that if the Authority deposits Defeasance Obligations that provide sufficient amounts to pay all Bond Amounts due and to become due on the Offered Bonds, such Offered Bonds shall no longer be deemed outstanding under the Bond Resolution and will be secured solely by such Defeasance Obligations. For further detail see Section 1101 of the General Bond Resolution in Appendix A of this Official Statement.

Acceleration

Pursuant to the Act, in the event that the Authority shall default in the payment of principal of or interest on any issue of the Bonds and such default shall continue for 30 days or in the event that the Authority shall otherwise fail to comply with the provisions of the Bond Resolution, the Owners of 25% in aggregate principal amount of such issue of Bonds may appoint a trustee to represent the Owners of such issue of Bonds, and such trustee may, and upon written request of the Owners of 25% in aggregate principal amount of such issue of Bonds shall, in its name declare all such issue of Bonds due and payable.

Enforcement by GSEs

Each GSE is intended to be and shall be a third party beneficiary of the Bond Resolution, and each GSE shall have the right (but not the obligation) to enforce, separately or jointly with the Trustee or cause the Trustee to enforce, the provisions of the Bond Resolution that are required to be included therein under the NIBP.

SECURITY

Pledge of Assets

The Bonds, including the Offered Bonds, are secured, to the extent and as provided in the Bond Resolution, by a pledge of the Assets, which consist of Mortgage Loans, Authority Property, Revenues and Investment Obligations, and, to the extent made subject to the pledge or lien of the Bond Resolution, Enhancement Agreements, Exchange Agreements and Other Financial Agreements (see Section 105 of the General Bond Resolution in Appendix A of this Official Statement); provided, however, that the original proceeds of the 2009 B Bonds shall be pledged exclusively to the repayment of the 2009 B Bonds as described in "Description of the New Issuance Bond Program" above. The Bond Resolution imposes no requirements on the Authority as to a minimum amount or type of Assets except for the Revenue Test (as more fully described in "Revenue Test; Limited Operating Covenants" herein) and except for withdrawal restrictions described below.

The Bond Resolution permits the Authority to (i) purchase, sell, exchange, transfer and modify Assets, (ii) apply Assets to the payment of Expenses, and (iii) release Assets from the lien or pledge created by the Bond Resolution, subject only to the satisfaction of the Revenue Test and the other restrictions of the Bond Resolution (see Sections 402 through 404 of the General Bond Resolution in Appendix A of this Official Statement).

The Authority may from time to time withdraw additional Assets from the Bond Resolution for deposit in its General Fund, subject to satisfaction of the Revenue Test and the other restrictions of the Bond Resolution.

The Bond Resolution does not require the establishment and funding of any debt service reserve fund or any other reserve fund, and the Authority does not expect to establish or fund any such reserve fund.

The Act provides that any pledge made by the Authority is valid and binding from the time such pledge is made and that the Authority's interest, then existing or thereafter obtained, in revenues, moneys, mortgage loans, receivables, contract rights or other property or proceeds so pledged shall immediately be subject to the lien of such pledge without any physical delivery or further act, and the lien of such pledge shall be valid and binding against all parties having claims of any kind in tort, contract or otherwise against the Authority, irrespective of whether such parties have notice thereof. The Act further provides that no instrument by which a pledge is created need be recorded nor shall any filing be required with respect thereto. The Authority does not expect to record or file any instrument creating or evidencing the pledge or lien created by the Bond Resolution with respect to any asset pledged thereto. Except when specifically required by the Bond Resolution or when convenient in the normal course of business, the Authority does not expect to physically deliver Mortgage Loans to the Trustee.

Mortgage Loans

The Authority has not to date financed any Mortgage Loans under the General Bond Resolution. The Authority expects that the Mortgage Loans to be financed with proceeds of the Offered Bonds, the other Market Bonds and the 2009 B Bonds will be similar to the mortgage loans currently being financed under the Authority's single family programs as described under the heading "The Single Family Programs" below. However, no assurances can be given that the Mortgage Loans to be so financed by the Offered Bonds, the other Market Bonds and the 2009 B Bonds will have similar data and performance characteristics as the Authority's existing mortgage loans. Furthermore, no assurance can be given as to whether the Authority will modify its single family programs as described herein or as to whether Mortgage Loans financed with proceeds of any Bonds issued subsequent to the Offered Bonds will be similar to the Mortgage Loans currently being financed under such programs.

Exchange Agreements, Enhancement Agreements, and Other Financial Agreements

The General Bond Resolution permits the Authority to execute Exchange Agreements (such as swap agreements), Enhancement Agreements (such as bond insurance) and Other Financial Agreements under which the Authority obligations are payable from Assets and are treated as Bond Obligations payable from the same sources and on a parity basis with the Bonds (see Section 508 of the General Bond Resolution in Appendix A of this Official Statement); provided, however, that (i) the original proceeds of the 2009 B Bonds are pledged exclusively for the 2009 B Bonds as described in "Description of the New Issuance Bond Program" above, and (ii) so long as the 2009 B Bonds remain Outstanding, the Authority may execute any such Agreements only upon compliance with the covenants in the Bond Resolution (see "Other Covenants"). Any Enhancement Agreements, any Exchange Agreements or any Other Financial Agreements, including those made subject to the pledge or lien of the Bond Resolution, are subject to the risk that the other parties to such Agreements may not satisfy their obligations set forth in such Agreements. The Bond Resolution does not establish minimum rating requirements for such other parties. Currently, there are no outstanding Exchange Agreements or Other Financial Agreements under which the Authority's obligations are payable from Assets.

Investment Obligations

Prior to the applicable Release Dates, the original proceeds of the 2009 B Bonds that are held in escrow shall be invested pursuant to the Global Escrow Agreement - see "Description of the New Issuance Bond Program." Subsequent to each of the applicable Release Dates of the 2009 B Bonds and upon issuance of the Offered Bonds, the Authority expects to maintain a portion of Assets as Investment Obligations. Eligible Investment Obligations are set forth in the definition thereof in Appendix A and include (i) any investment (debt or other contractual obligation or equity interest) which, in the determination of an Authorized Officer, is a suitable investment, in light of the amount and timing of Bond Obligation payments, the amount of Assets, and the availability of monies to pay Bond Obligations as they become due, at the time of acquisition thereof, and (ii) certain investments which bear, or the obligor(s) or guarantor(s) thereof bear, an investment grade rating assigned by a nationally recognized rating agency. See "Investments" in "The Authority".

General Obligations of the Authority

The Offered Bonds are general obligations of the Authority payable out of any of its revenues, moneys or assets, subject to agreements heretofore or hereafter made with owners of Authority obligations other than the Owners pledging particular revenues, moneys or assets for the payment thereof. The security provided the Offered Bonds by the Authority's general obligation should be evaluated in connection with the performance of other loan programs of the Authority and such pledging of particular revenues, moneys or assets. See "Other Programs of the Authority", "Summary of Revenues, Expenses, and Net Assets", and "General Fund and Other Net Assets" in "The Authority".

The Authority has no taxing power. The Bonds do not constitute a debt or grant or loan of credit of the Commonwealth of Virginia, and the Commonwealth shall not be liable thereon, nor shall the Bonds be payable out of any funds other than those of the Authority. The Authority has not created a capital reserve fund to secure the Bonds, and therefore, the Bonds are not subject to the provision in the Act that requires the Governor to include in the Governor's budget funds to cover any deficiency in the capital reserve funds of the Authority and that authorizes the General Assembly to appropriate funds therefor.

Sources of Payment

The scheduled payments of Bond Amounts, including the principal of and the interest on the Offered Bonds and any Enhancement Agreements, any Exchange Agreements or any Other Financial Agreements that are payable from Assets, have been or are expected to be based upon the assumed receipt by the Authority of principal and interest or other payments on or with respect to Mortgage Loans and Investment Obligations, any Revenue received with respect to Authority Property, and payments received with respect to any Enhancement Agreement, any Exchange Agreement or any Other Financial Agreements pledged as Assets.

The ability of the Authority to pay Bond Amounts, including principal and interest on the Offered Bonds, may be adversely affected by several factors including (i) failure to receive principal and interest or other payments or income when due or any time thereafter with respect to Mortgage Loans, Investment Obligations and any Enhancement Agreement, Exchange Agreement or Other Financial Agreement pledged as Assets, (ii) terminations and prepayments of Mortgage Loans at times and at rates not anticipated by the Authority, (iii) Mortgage Loans, Investment Obligations and other assets not being made, financed or acquired at the times, interest rates or prices, as applicable, contemplated by the Authority or not being made, financed or acquired at all, and (iv) losses from the sale or other disposition of Assets. A portion of such Mortgage Loan terminations are due to foreclosure, deed in lieu of foreclosure, and assignment to mortgage loan companies. The Authority does not necessarily receive cash upon the occurrence of such terminations. The receipt of cash for such terminations may occur at a later time and may be for an amount less than the amount which was due under the Mortgage Loan.

In establishing the principal amounts and dates of the maturities and sinking fund installments for the Offered Bonds, the other Market Bonds and the 2009 B Bonds, the Authority will assume certain levels of prepayments of Mortgage Loans, a substantial portion of which will be used to pay such principal amounts and Sinking Fund Installments. Such assumed levels have been or will be a percentage (0% or higher) of the PSA Rate. For this purpose, revenues received by the Authority as a result of defaults on Mortgage Loans are treated as prepayments. The PSA Rate is a model that utilizes an assumed rate of prepayment each month relative to the then outstanding principal balance of a pool of mortgage loans. The PSA Rate assumes constant prepayment rates of 0.2% per annum of the then outstanding principal balance of such mortgage loans in the first month of the life of the mortgage loan and an additional 0.2% per annum in each month thereafter until the thirtieth month. Beginning in the thirtieth month and in each month thereafter during the life of the mortgage loans, the PSA Rate assumes a constant prepayment rate of 6% per annum. The PSA Rate does not purport to be a historical description of prepayment experience or a prediction of the anticipated rate of prepayment of any pool of mortgage loans, including the Mortgage Loans financed by the Bonds.

The Authority has assumed a 20% PSA Rate and a 0% PSA Rate when establishing the principal amounts and dates of maturities and Sinking Fund Installments for the Offered Bonds and the Subseries B-1 Bonds, respectively, and expects to assume similar rates when establishing the principal amounts and dates of maturities and Sinking Fund Installments for the other 2009 B Bonds (subsequent to their applicable Release Dates) and the other Market Bonds.

The past events represented by the PSA Rate are not necessarily indicative of future events. As a result, there can be no assurance that the prepayment experience of the Authority will substantially parallel those of the PSA Rate. The Authority's exercise of its rights to redeem some of the Bonds may change the percentage of the PSA Rate required to meet scheduled debt service on the Bonds on or after the redemption dates of such Bonds.

In estimating investment income to be received on Investment Obligations held under the Bond Resolution, the Authority assumes the investment of such funds at such interest rates as are deemed reasonable based on market conditions at the time of issuance of the applicable series of Bonds.

On the basis of the foregoing facts and assumptions, the Revenues and other income to be received with respect to the Offered Bonds, the other Market Bonds and the 2009 B Bonds are expected by the Authority to be in excess of the scheduled debt service thereon. Any excess Revenues may be used to purchase or redeem Bonds, including the Offered Bonds (see "Description of the Offered Bonds"). In reaching such expectation in the second preceding sentence, the Authority has not considered the issuance of additional Bonds or the application or investment of the proceeds thereof. The Authority believes its assumptions regarding the Offered Bonds, the other Market Bonds and the 2009 B Bonds to be reasonable, but the Authority can give no assurance that the actual receipt of Revenues (including principal prepayments) will correspond with its estimates of available money to pay debt service on the Offered Bonds, the other Market Bonds and the 2009 B Bonds.

Other Covenants

The Authority has covenanted in the Bond Resolution that during the period of time that the 2009 B Bonds are Outstanding (1) the Authority shall not issue any Bonds in a variable rate demand, adjustable rate or auction rate mode under the General Bond Resolution other than the 2009 B Bonds during the period such 2009 B Bonds bear interest at a Short-Term Rate; and (2) the Authority shall take all steps necessary to assure that all assets and revenues of any description pledged to the payment of the 2009 B Bonds and all other Bonds (including the Offered Bonds) issued under the General Bond Resolution shall be applied strictly in accordance with, and solely for the purposes and in the amounts specified and permitted by, the terms of the General Bond Resolution.

In addition, the Authority has also covenanted in the Written Determinations that, so long as the 2009 B Bonds remain Outstanding, that it shall:

- (a) not amend, supplement or otherwise modify in any material respect the Bond Resolution or any Related Document (defined as any investment agreement or repurchase agreement relating to security for parity debt under the Bond Resolution, any surety bond or other credit or liquidity support relative to such parity debt, and any hedge entered into with respect to such parity debt and payable on a parity therewith) without the prior written consent of the GSEs; provided, however, that the consent of the GSEs shall not be required with respect to supplements entered into solely for the purpose of providing for the issuance of a series of Bonds pursuant to the General Bond Resolution, except as provided in (1) in the preceding paragraph above. With respect to amendments to the General Bond Resolution, the determination of the GSEs as to the materiality of an amendment shall be controlling;
- (b) not permit any funds invested under the Bond Resolution to be invested in obligations, securities or other investments of a type not included within the categories permitted for such purposes in the Bond Resolution;
- (c) not enter into any hedge relating to Bonds issued under, or secured by Revenues or other Assets pledged under, the Bond Resolution without the prior written consent of the GSEs;
- (d) not permit any swap termination fees to be payable on a basis senior to or on a parity with the 2009 B Bonds;
- (e) not permit any principal payment, principal prepayments and other recoveries of principal received with respect to that portion of any Mortgage Loans financed with the proceeds of 2009 B Bonds to be recycled into new Mortgage Loans; and
- (f) not permit the Bond Resolution to fail to be a “Primarily Single Family Indenture” defined as an existing indenture having underlying single family mortgage loans and mortgage backed securities constituting at least 70% of the underlying portfolio of mortgage loans held under the Bond Resolution; said calculation to include underlying mortgage loans originated and anticipated to be originated in connection with the 2009 B Bonds and to be calculated on the relevant calculation date.

The Authority has also covenanted that, so long as the 2009 B Bonds remain Outstanding, to keep proper books of record and account in which full, true and correct entries will be made of all dealings and transactions of or in relation to affairs, operations, transactions and activities of the Authority in accordance with generally accepted accounting principles applicable to governmental entities, consistently applied, and will furnish to each GSE certain reports and information relating to the 2009 B Bonds and the Authority’s programs and operations as required by the Written Determinations.

Only the GSEs may enforce, or cause the Trustee to enforce, the covenants described above in this “Other Covenants” section.

Amendments to Bond Resolution; Bonds Acquired by the Authority

The Bond Resolution provides authorization for amendments to certain provisions therein by supplemental resolution of the Authority without the consent of Owners (see Section 802 of the General Bond Resolution in Appendix A to this Official Statement). Pursuant to such authorization, the Authority may, subject to the Revenue Test described below, amend the Bond Resolution in any respect, except as set forth in Section 701(7) of the General Bond Resolution. The Bond Resolution, including the Revenue Test, also may be amended with the consent of the Owners of more than sixty percent (60%) of the Bond Obligation as provided in Sections 702 and 802 of the General Bond Resolution. Any of the foregoing amendments may adversely affect the security for the Bonds. See Appendix A to this Official Statement for Sections 701(7), 702 and 802. See “Other Covenants” above regarding the consent of the GSEs required for certain amendments to the Bond Resolution.

Pursuant to the Act and the Bond Resolution, the Authority may purchase or otherwise acquire the actual or constructive ownership of Bonds prior to the maturity or redemption thereof with the intent that such Bonds remain Outstanding and that any such Bonds so purchased or acquired shall remain Outstanding, subject to any terms and conditions determined by the Authority. Any Bonds so owned by the Authority shall be entitled to vote or give consents under the Bond Resolution, except with respect to amendments to the Bond Resolution, and remedies and appointment and removal of the Trustee upon an Event of Default. Any such vote or consent may adversely affect the security for the Bonds.

WITHDRAWAL OF ASSETS; LIMITED OPERATING COVENANTS

Except for the Revenue Test and other restrictions described below, the Bond Resolution imposes no restrictions on the Authority’s ability to transfer Assets to the Authority’s General Fund and release assets from the lien or pledge of the Bond Resolution and no requirements on the Authority as to the minimum amount or type of Assets, nor does it impose any requirements on the Authority with respect to annual income or net worth. The Bond Resolution does require that certain actions, including transfer of all or any portion of any Asset to the Authority’s General Fund and release assets from the lien or pledge of the Bond Resolution, can be undertaken only pursuant to the Revenue Test set forth in the Bond Resolution and upon compliance with the other restrictions in the Bond Resolution. The Revenue Test requires an Authorized Officer of the

Authority, based on such assumptions as such Authorized Officer shall deem reasonable and subject to certain other conditions, to determine that subsequent to taking such action, Revenues, as defined in the Resolution, “shall be at least sufficient to pay all Bond Amounts as such Amounts are or are anticipated to become due and payable (by purchase, redemption, or otherwise).” See the definition of Revenue Test in Section 101 of the General Bond Resolution attached as Appendix A to this Official Statement. In addition to the Revenue Test, the Bond Resolution requires that, during the period of time that the 2009 B Bonds are Outstanding, the Authority shall not exercise any rights it may have to make voluntary withdrawals of cash or other Assets from the lien of the General Bond Resolution, except under the following circumstances and within the following limits:

(1) The Authority may withdraw cash or other assets from the General Bond Resolution to pay ordinary and customary administrative and operating expenses of the Authority, ordinary and customary operating expenses of any of the resolutions of the Authority (such as, for example, fees and payments due on an interest rate swap entered into by the Authority) and to fund or reimburse the cost of programs sponsored by the Authority, subject to each of the following requirements:

(A) either:

(i) the cumulative amount of such withdrawals does not exceed the cumulative withdrawals as projected to the date of such withdrawal in the cash flows most recently submitted to the rating agencies in connection with the then current long term rating of the 2009 B Bonds; or

(ii) prior to and as a condition to such withdrawal, the Authority obtains and furnishes to the administrator (the “Administrator”) under the NIBP and to Treasury’s financial agent (the “Treasury’s Financial Agent”) under the NIBP a confirmation from each of the rating agencies maintaining ratings on the 2009 B Bonds that the proposed withdrawal will not adversely affect such ratings; and

(B) prior to and as a condition to such withdrawal, the Authority provides a written certification to the Administrator and to Treasury’s Financial Agent specifying the amount and purpose of the withdrawal and that all requirements of this paragraph (1) have been met with respect to such withdrawal.

In spite of anything to the contrary contained in this paragraph (1), no withdrawals whatsoever shall be made under this paragraph (1) during any period when any of the ratings on the 2009 B Bonds are below the level of “Baa3” or “BBB-“ or has been suspended or withdrawn.

(2) The Authority may withdraw cash or other assets from the General Bond Resolution for any purpose of the Authority other than as set out in paragraph (1) above, subject to each of the following requirements:

(A) prior to and as a condition to such withdrawal, the Authority obtains and furnishes to the Administrator and to Treasury’s Financial Agent a confirmation from each of the rating agencies maintaining ratings on the 2009 B Bonds that the rating on the 2009 B Bonds will be not less than Aa1 by Moody’s Investors Service and AA+ by Standard & Poor’s Ratings Services with a rating outlook that is either “stable” or “positive” or the equivalent;

(B) the cash or other assets withdrawn from the lien of the General Bond Resolution pursuant to this paragraph (2) are retained by the Authority within its funds and accounts or are expended to further the mission or otherwise for the benefit of the Authority; and

(C) prior to and as a condition of such withdrawal, the Authority provides a written certification to the Administrator and to Treasury’s Financial Agent specifying the amount and purpose of the withdrawal and that all requirements of this paragraph (2) have been met with respect to such withdrawal.

Only the GSEs may enforce, or cause the Trustee to enforce, the restrictions in (1) and (2) above.

To the extent that pursuant to an Officer’s Certificate the Authority pledges any funds which are not then subject to the pledge of the Bond Resolution and which are expected to be thereafter used to finance Mortgage Loans until the issuance of Bonds therefor, an amount of Assets equivalent to such funds, plus a reasonable charge for interest on such funds if and as determined by an Authorized Officer, may be subsequently withdrawn and transferred to the Authority without regard to the satisfaction of the Revenue Test but only if the other applicable restrictions set forth above are satisfied.

TAX MATTERS

Federal Taxes

Taxable Bonds

Interest on Taxable Bonds is included in gross income for Federal income tax purposes pursuant to the Code. None of the Offered Bonds are Taxable Bonds.

Offered Tax Exempt Bonds

The proceeds of the Offered Bonds are expected to be used as set forth in “Description of the Offered Bonds” above. The Offered Bonds and the Subseries B-1 Bonds will be deemed to be issued pursuant to a common plan of financing and will be treated as a composite issue for purposes of the Code.

The Code provides that interest on obligations of a governmental unit such as the Authority issued to finance single family residences or to refund bonds issued for such purposes is excluded from gross income for federal income tax purposes only if certain requirements are met with respect to the terms, amount and purpose of the obligations, the use of the funds generated by the issuance of the obligations, the nature of the residences and the mortgage loans and the eligibility of the borrowers executing the mortgage loan.

The Code requires that the Authority provide restrictions in all relevant documents to permit financing only in accordance with such requirements and that the Authority establish reasonable procedures to assure compliance. These requirements and procedures are described in Appendix D. The Authority has included provisions in the Series Resolutions, its program documentation and other relevant documents and has established procedures (including receipt of certain affidavits and representations from Originating Agents, Servicing Agents (as defined below, see “The Program – General”) and mortgagors respecting the Mortgage Loan eligibility requirements) in order to assure compliance with the Mortgage Loan eligibility requirements and other requirements of the Code. The Authority has covenanted in the Bond Resolution to comply with the Code and for such purposes, to adopt and maintain appropriate procedures. The Authority believes that the procedures and documentation requirements established for the purpose of fulfilling these covenants are sufficient to assure that the proceeds of the Offered Bonds will be applied in accordance with the requirements of the Code so as to assure that interest on the Offered Bonds, is not included in gross income for federal income tax purposes.

In the opinion of Hawkins Delafield & Wood LLP, Special Tax Counsel to the Authority, under existing statutes and court decisions and assuming continuing compliance by the Authority with certain tax covenants described herein, (i) interest on the Offered Bonds is excluded from gross income for federal income tax purposes pursuant to Section 103 of the Code and (ii) interest on the Offered Bonds is not treated as a preference item in calculating the alternative minimum tax imposed on individuals and corporations under the Code and is not included in the adjusted current earnings of corporations for the purpose of calculating the alternative minimum tax. In rendering its opinion, Special Tax Counsel has relied on certain representations, certifications of fact, and statements of reasonable expectations made by the Authority in connection with the Offered Bonds, and Special Tax Counsel has assumed compliance by the Authority with certain ongoing covenants to comply with applicable requirements of the Code to assure the exclusion of interest on the Offered Bonds from gross income under Section 103 of the Code.

Special Tax Counsel expresses no opinion as to any other matter with respect to the exemption of interest on the Offered Bonds from federal income taxation or as to the treatment of any such Bonds for tax purposes by any state, city, county or other jurisdiction. Special Tax Counsel renders its opinion under existing statutes and court decisions as of the date of issue of the Offered Bonds, and assumes no obligation to update, revise or supplement its opinion to reflect any action thereafter taken or not taken, or any facts or circumstances that may thereafter come to its attention, or changes in law or in interpretations thereof that may thereafter occur, or for any other reason. Special Tax Counsel expresses no opinion on the effect of any action thereafter taken or not taken in reliance upon an opinion of other counsel on the exclusion from gross income for federal income tax purposes of interest on the Offered Bonds, or under state and local tax law.

The Code establishes certain ongoing requirements that must be met subsequent to the issuance and delivery of the Offered Bonds in order that interest on the Offered Bonds be and remain excluded from gross income under Section 103 of the Code. These requirements include, but are not limited to, requirements relating to use and expenditure of gross proceeds of the Offered Bonds, yield and other restrictions on investments of gross proceeds, and the arbitrage rebate requirement that certain excess earnings on gross proceeds be rebated to the federal government. Noncompliance with such requirements may cause interest on the Offered Bonds to become included in gross income for federal income tax purposes retroactively to their issue date, irrespective of the date on which such noncompliance occurs or is discovered.

The following is a brief discussion of certain collateral federal income tax matters with respect to the Offered Bonds. It does not purport to address all aspects of federal taxation that may be relevant to a particular owner of an Offered Bond. Prospective investors, particularly those who may be subject to special rules, are advised to consult their own tax advisors regarding the federal tax consequences of owning and disposing of the Offered Bonds.

Prospective owners of the Offered Bonds should be aware that the ownership of such obligations may result in collateral federal income tax consequences to various categories of persons, such as corporations (including S Corporations and foreign corporations), financial institutions, property and casualty and life insurance companies, individual recipients of Social Security and railroad retirement benefits, individuals otherwise eligible for the earned income tax credit, and taxpayers deemed to have incurred or continued indebtedness to purchase or carry obligations the interest on which is excluded from gross income for federal income tax purposes. Interest on the Offered Bonds may be taken into account in determining the tax liability of foreign corporations subject to the branch profits tax imposed by Section 884 of the Code.

The Authority’s Tax Certification, which will be delivered concurrently with the issuance of the Offered Bonds, will contain provisions and procedures relating to compliance with the requirements of the Code. The Authority, in executing its

Tax Certification, will certify to the effect that it expects to be able to and will comply with the provisions and procedures set forth therein. The Authority has also covenanted in the Bond Resolution that it shall at all times do and perform all acts required by law in order to assure that interest paid on the Offered Bonds is not included in the gross income of the Owners thereof pursuant to the Code. In furtherance thereof, the Authority has required or will require each Mortgagor with respect to each Mortgage Loan to be financed from the proceeds of the Offered Bonds to make certain covenants in the Mortgage Loan documents (the form of which is subject to the review of Hawkins Delafield & Wood LLP, Special Tax Counsel to the Authority) in order to satisfy the above described requirements of the Code. However, no assurance can be given that in the event of a breach of any such provisions, procedures and covenants, the remedies available to the Authority and/or Owners of the Offered Bonds can be judicially enforced in such manner as to assure compliance with the requirements of applicable federal tax law and therefore to prevent the loss of the exclusion of interest on the Offered Bonds pursuant to the Code. Any loss of the exclusion of interest on the Offered Bonds may be retroactive to the date the Offered Bonds began to accrue interest, irrespective of when an event of noncompliance may occur or be ascertained.

Information Reporting and Backup Withholding

Information reporting requirements will apply to interest paid on tax-exempt obligations, including the Offered Bonds. In general, such requirements are satisfied if the interest recipient completes, and provides the payor with, a Form W-9, "Request for Taxpayer Identification Number and Certification", or unless the recipient is one of a limited class of exempt recipients, including corporations. A recipient not otherwise exempt from information reporting who fails to satisfy the information reporting requirements will be subject to "backup withholding", which means that the payor is required to deduct and withhold a tax from the interest payment, calculated in the manner set forth in the Code. For the foregoing purpose, a "payor" generally refers to the person or entity from whom a recipient receives its payments of interest or who collects such payments on behalf of the recipient.

If an owner purchasing an Offered Bonds through a brokerage account has executed a Form W-9 in connection with the establishment of such account, as generally can be expected, no backup withholding should occur. In any event, backup withholding does not affect the excludability of the interest on the Offered 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.

Virginia Taxes

Under the Act, income on the Offered Bonds, including any profit made on the sale thereof, is not included in taxable income for purposes of income taxation by the Commonwealth of Virginia and by the municipalities and all other political subdivisions of the Commonwealth. All potential purchasers should consult their tax advisors regarding tax treatment of the Offered Bonds by the Commonwealth.

Miscellaneous

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Offered Bonds under Federal or state law and could affect the market price or marketability of the Offered Bonds. There can be no assurance that any such legislation, actions or decisions, if ever enacted, taken or rendered following the issuance of the Offered Bonds, will not have an adverse effect on the tax-exempt status, market price or marketability of the Offered Bonds.

Prospective purchasers of the Offered Bonds should consult their own tax advisors regarding the foregoing matters.

CONTINUING DISCLOSURE

The Authority has covenanted for the benefit of the Holders and the Beneficial Owners (as each term is defined in the Continuing Disclosure Agreement — see Appendix F) of certain of the outstanding Bonds (collectively, the "Subject Bonds") to provide certain financial information and operating data relating to the Authority by not later than 180 days following the end of the Authority's Fiscal Year (the "Annual Financial Information"), and to provide notices of the occurrence of certain enumerated events, if material. The Annual Financial Information and notices of material events will be filed by the Authority with the Electronic Municipal Markets Access ("EMMA") system established by the Municipal Securities Rulemaking Board. EMMA's website address currently is www.emma.msrb.org.

The specific nature of the information to be contained in the Annual Financial Information or the notices of material events and other terms of the Continuing Disclosure Agreement are summarized in Appendix F — "Summary of Certain Provisions of the Continuing Disclosure Agreement." These covenants have been made in order to assist the underwriters for the Subject Bonds in complying with Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (the "Rule"). The Authority has never failed to comply in all material respects with any previous undertakings with respect to the Rule to provide annual financial information or notices of material events.

The rights of the Trustee and of Owners to enforce the provisions of the Continuing Disclosure Agreement are limited as described more fully in "Enforcement" in Appendix F and, any failure by the Authority to comply with the Continuing Disclosure Agreement will not constitute an Event of Default under the Bond Resolution.

The Continuing Disclosure Agreement requires the Authority to provide only limited information at specified times and may not require the disclosure of all information necessary for determining the value of the Subject Bonds or Offered Bonds.

The Authority periodically compiles certain information on its bond and mortgage loan programs which is available upon request to the Authority (see "The Authority" for address, telephone number and website address). Although the Authority presently intends to continue to compile such information and make it available upon request, it is not obligated to do so pursuant to the Continuing Disclosure Agreement.

LEGAL MATTERS

Certain legal matters relating to the authorization and validity of the Offered Bonds will be subject to the receipt of the approving opinion of Hunton & Williams LLP, Richmond, Virginia, Bond Counsel. Such opinion (the "Approving Opinion") will be limited to matters relating to the authorization and validity of the Offered Bonds. As described in "Tax Matters" below, certain legal matters relating to federal income tax treatment of interest on the Offered Bonds will be subject to the receipt of the tax opinion (the "Tax Opinion") of Hawkins Delafield & Wood LLP, Special Tax Counsel to the Authority. The proposed form of opinions of Bond Counsel and Special Tax Counsel are attached hereto as Appendices G and H, respectively. Neither Bond Counsel nor Special Tax Counsel has been engaged to investigate the financial resources of the Authority or its ability to provide for payment of the Offered Bonds, and neither the Approving Opinion nor the Tax Opinion make any statement as to such matters or as to the accuracy or completeness of this Official Statement generally. Certain legal matters will be passed on for the Authority by its General Counsel, J. Judson McKellar, Jr., Esquire. Certain legal matters will be passed upon for the Underwriters by their counsel, Kutak Rock LLP, Atlanta, Georgia.

UNDERWRITING

The Offered Bonds are being purchased by the underwriters listed on the front cover of this Official Statement as delivered in its final form (the "Underwriters"). The Underwriters have agreed, pursuant to certain terms and conditions with respect to the Offered Bonds, to purchase at a price of par all of the Offered Bonds if any are purchased. In connection with said purchase and underwriting, the Underwriters are to receive a fee of \$698,246.39, representing approximately 0.65% of the principal amount of the Offered Bonds. Wells Fargo Securities is the trade name for certain capital markets and investment banking services of Wells Fargo & Company and its subsidiaries, including Wachovia Bank, National Association.

The information regarding initial public offering prices or yields set forth on the front cover of this Official Statement as delivered in its final form has been provided by the Underwriters. Said initial public offering prices or yields may be changed by the Underwriters with respect to the Offered Bonds. In connection with the offering of the Offered Bonds, the Underwriters engage in transactions that stabilize, maintain or otherwise affect the price of the Offered Bonds, including transactions to (i) over allot in arranging the sales of the Offered Bonds and (ii) make purchases and sales of the Offered Bonds, for long or short account, on a when-issued or other basis at such prices, in such amounts and such manner as the Underwriters may determine.

RATINGS

As noted on the front cover, the Offered Bonds have received a long-term rating of "Aa1" from Moody's Investors Service (Moody's) and a long-term rating of "AA+" from Standard & Poor's Ratings Services ("Standard & Poor's" or "S&P"). It is a condition to the Underwriters' obligation to purchase the Offered Bonds that neither rating agency shall have lowered, withdrawn or suspended its rating prior to the Date of Delivery.

Moody's issues ratings from "Aaa" to "C" to designate the relative investment qualities of debt securities. The "Aaa" rating is the highest of the nine such ratings. Moody's describes its "Aa1" rating as follows: Bonds which are rated "Aa" are judged to be of high quality by all standards. Together with the Aaa group they comprise what are generally known as high grade bonds. They are rated lower than the best bonds because margins of protection may not be as large as in the Aaa securities or fluctuation of protective elements may be of greater amplitude or there may be other elements present that make the long-term risks appear somewhat larger than in Aaa securities. The modifier 1 indicates that the issue ranks in the higher end of its generic rating category.

Standard & Poor's issues ratings from "AAA" to "D" to designate the relative investment qualities of debt securities. The "AAA" rating is the highest of the ten such ratings. Standard & Poor's describes its "AA+" rating as follows: An obligation rated AA differs from the highest-rated obligations only in a small degree. The obligor's capacity to meet its financial commitment on the obligation is very strong. The addition of a plus or minus sign shows relative standing with a major rating category.

Further explanation of the significance of these ratings may be obtained from the rating agencies. The ratings are not a recommendation to buy, sell or hold the Offered Bonds and should be evaluated independently. There is no assurance that the ratings will be maintained for any period of time or that the ratings may not be revised downward or withdrawn entirely by a rating agency if, in its judgement, circumstances so warrant. Any such downward revision or withdrawal of a rating could have an adverse effect on the market price of the Offered Bonds.

Ratings address the likelihood of receipt by investors of all payments on the Offered Bonds. The ratings address the structural, legal and Authority-related aspects associated with the Offered Bonds, the nature of the underlying assets and the credit quality of the credit enhancer or guarantor, if any.

THE SINGLE FAMILY PROGRAMS

The information that follows is provided to explain the Authority's current programs of making or purchasing single family mortgage loans. This information does not purport to be comprehensive or definitive, and the limits, amounts of financial reserves, rules and criteria described are not required by the Bond Resolution and are subject to modification, change or waiver by the Authority, in whole or in part at any time, and with respect to any particular single family mortgage loan.

The Authority has not to date financed any Mortgage Loans under the General Bond Resolution. The Authority expects to finance Mortgage Loans under the single family programs with proceeds of the Offered Bonds, the other Market Bonds and the 2009 B Bonds, which Mortgage Loans will be the first Mortgage Loans financed under the General Bond Resolution; however, the mortgage loans (other than the Mortgage Loans) to be originated in the future under the Authority's single family programs are expected to be financed primarily with the proceeds of the Authority's Commonwealth Mortgage Bonds. The Authority has financed, and expects to continue to finance, Mortgage Loans through the issuance of Ginnie Mae securities (see "The Authority - Ginnie Mae Financing"). The Authority also expects to utilize other moneys of the Authority to finance other new mortgage loans under its other programs as set forth herein under "Miscellaneous Programs" and the "General Fund and Other Net Assets".

General

Under its single family programs, the Authority makes and may purchase single family mortgage loans for financing and/or refinancing (including the refinancing of any existing mortgage loan and any equity in the single family residential housing in excess of any such existing mortgage loan) the rehabilitation or ownership or both of owner-occupied single family residential housing consisting of not more than four dwelling units, including condominium units, intended for occupancy by persons and households of low and moderate income. Effective April 1, 2008, the Authority suspended the financing of mortgage loans that refinanced single family homes; however, the Authority may commence the refinancing of "qualified subprime loans" as described under "Security - Mortgage Loans - Future Refinancings of Adjustable Rate Loans" and in Appendix D. Mortgage loans will be originated pursuant to the Authority's origination system as described below. If the Authority is unable to utilize all of the proceeds of the Offered Bonds, the other Market Bonds and the 2009 B Bonds to make or purchase Mortgage Loans, the Authority may exercise its obligation or right, or may be required by the Code, to apply such unused proceeds to redeem the Offered Bonds (see "Description of the Offered Bonds").

Mortgage loans are, except as noted below, originated by commercial banks, savings and loan associations, private mortgage bankers and local redevelopment and housing authorities approved by the Authority to act as its originating agents ("Originating Agents") pursuant to originating agreements ("Originating Agreements"). In addition, the Authority utilizes mortgage brokers ("Mortgage Brokers") to originate mortgage loans on the Authority's behalf, pursuant to originating broker agreements ("Originating Broker Agreements"), and the Authority may utilize its own employees to receive applications for mortgage loans in certain areas of the Commonwealth in which the Authority desires to increase lending activity under the single family programs. In the case of any applications received by the Authority's employees, the Authority processes and originates the mortgage loans and retains all fees which would have otherwise been available to Originating Agents with respect to such mortgage loans.

The mortgage loans are currently serviced by the Authority and by SunTrust Mortgage, Inc., which is an Originating Agent and is approved by the Authority to act as its servicing agent ("Servicing Agent"). The servicing of mortgage loans by the Servicing Agent is performed pursuant to a servicing agreement ("Servicing Agreement") between the Authority and the Servicing Agent. The Authority currently services approximately 93% of its existing single family mortgage loan portfolio and is currently retaining the servicing on all newly originated single family mortgage loans.

The Authority has covenanted in the Bond Resolution that, during the period of time that the 2009 B Bonds are Outstanding, the Authority will: (a) originate or cause to be originated and, if applicable, purchased Mortgage Loans and purchase or cause to be purchase mortgage backed securities, if any, in a manner consistent with applicable state law, the General Bond Resolution and any supplements thereto, and such other related documents by which the Authority is bound; (b) cause all Mortgage Loans to be serviced pursuant to the servicing requirements of the Authority, Ginnie Mae, FHA, Fannie Mae and Freddie Mac, as applicable; (c) except as otherwise permitted by the Treasury and the GSEs, diligently take all steps necessary or desirable to enforce the terms of the Mortgage Loans, mortgage backed securities (if any), Program documents and all such other documents evidencing obligations to the Authority; and (d) diligently take all actions consistent with sound mortgage loan origination, purchase and servicing practices and principles as may be necessary to receive and collect sufficient revenues to pay debt service when due on the Bonds. Only the GSEs may enforce, or cause the Trustee to enforce, the other covenants described above in this paragraph.

Summary of Types of Single Family Mortgage Loans

Below is a summary of each of the types of single family mortgage loans financed by the Authority as more fully described herein.

<u>Type of Mortgage Loan</u>	<u>Description</u>
First Mortgage Loan	A single family mortgage loan which is secured by a lien which is not subordinate to a lien for another mortgage loan. All single family mortgage loans, except Second Mortgage Loans, are First Mortgage Loans. First Mortgage Loans may be Insured Mortgage Loans or Self-Insured Mortgage Loans.
Second Mortgage Loan	A single family mortgage loan which is secured by a lien which is subordinate to a lien securing another mortgage loan (including an Authority single family mortgage loan). FHA Plus Second Mortgage Loans, Homebuyer Tax Credit Plus Mortgage Loans and Home Stride Second Mortgage Loans are Second Mortgage Loans. All Second Mortgage Loans are Self-Insured Mortgage Loans.
FHA Plus Second Mortgage Loan	A Second Mortgage Loan which is originated in conjunction with a FHA insured First Mortgage Loan.
Homebuyer Tax Credit Plus Mortgage Loan	A Second Mortgage Loan which is originated in conjunction with a FHA insured First Mortgage Loan and which has a 0% interest rate and no monthly payments for the initial 12 months.
Home Stride Second Mortgage Loan	A Second Mortgage Loan, in the maximum principal amount of \$25,000, which is originated in conjunction with an Authority financed First Mortgage Loan in certain high cost areas.
Insured Mortgage Loan	A single family mortgage loan which is insured or guaranteed by a federal government entity or private mortgage insurance company.
Self-Insured Mortgage Loan	A single family mortgage loan which is not insured or guaranteed by a federal government entity or private mortgage insurance company. All Interest Only Mortgage Loans, FHA Plus Second Mortgage Loans, Homebuyer Tax Credit Plus Mortgage Loans and Home Stride Second Mortgage Loans are Self-Insured Mortgage Loans. The Authority has previously financed other single family mortgage loans which are Self-Insured Mortgage Loans. The Authority has previously financed and currently finances single family mortgage loans having a loan to value ratio at or below 80% without requiring that the loan be insured or guaranteed.
Level Payment Mortgage Loan	A single family mortgage loan which has substantially equal monthly principal and interest payments for the entire or remaining term of the mortgage loan. Level Payment Mortgage Loans include single family mortgage loans that were originally Non-Level Payment Mortgage Loans but which now have substantially equal principal and interest payment schedules for their remaining terms.
Non-Level Payment Mortgage Loan	A single family mortgage loan which has future monthly principal and interest payments which are not substantially equal. Interest Only Mortgage Loans, Step Rate Mortgage Loans, Homebuyer Tax Credit Plus Mortgage Loans and Home Stride Second Mortgage Loans are Non-Level Payment Mortgage Loans on the date of their origination.
Interest Only Mortgage Loan	A single family mortgage loan which has scheduled interest only payments for the initial seven years and are thereafter Level Payment Mortgage Loans for the remaining 23 years of the loan term. The interest rate is fixed for the life of the mortgage loan. Interest Only Mortgage Loans are Self-Insured Mortgage Loans.
Step Rate Mortgage Loan	A single family mortgage loan which has an interest rate that increases by 1.0% at the end of the first year and by another 1.0% at the end of the second year and remains at such interest rate for the balance of the term of the mortgage loan. Typically, the initial interest rate was set at 1.50% below the interest rate on the Authority's standard Level Payment Mortgage Loans.

The above descriptions are qualified by the more detailed descriptions herein of the types of single family mortgage loans.

First Mortgage Loans Currently and Previously Financed

The Authority has made and currently makes single family mortgage loans that are secured by first liens ("First Mortgage Loans") and that finance the acquisition of single family homes and related costs in amounts not to exceed 97% of the

lesser of (a) the sales price or (b) the appraised value of the single family homes or, in the case of mortgage loans insured or guaranteed by the FHA, Veterans Administration or Department of Veterans' Affairs ("VA") or Rural Development ("RD"), the mortgage loan may be in such other amounts (which may exceed 100% of the sales price or appraised value) as is permitted by FHA, VA or RD. The Authority has adopted changes to its regulations that permit the Authority to establish a lower percentage to be financed by its First Mortgage Loans if necessary to protect its financial interests or enable it to effectively and efficiently allocate its current and anticipated financial resources. The Authority has previously financed First Mortgage Loans in amounts not to exceed 104% of the lesser of (a) or (b) above.

Second Mortgage Loans Currently and Previously Financed

The Authority has made and currently makes single family mortgage loans which are secured by second liens ("Second Mortgage Loans"). Second Mortgage Loans are not insured or guaranteed by the federal government or private mortgage insurance companies. One type of Second Mortgage Loan provides financing, in conjunction with the origination of an Authority financed First Mortgage Loan insured by FHA, to fund part of the mortgagors' down payment and closing costs not financed by the related FHA insured First Mortgage Loans. Such type of Second Mortgage Loan is referred to as the "FHA Plus Second Mortgage Loan." Each FHA Plus Second Mortgage Loan may, when combined with the related FHA insured First Mortgage Loan, be in a principal amount not to exceed 104% of the sales price and appraised value of the residence and is secured by the lien of a deed of trust subordinate to the lien of the deed of trust securing the FHA insured First Mortgage Loan. The term and the interest rate on the FHA Plus Second Mortgage Loans are the same as those on the related FHA insured First Mortgage Loan.

Effective June 2009, the Authority began originating another type of Second Mortgage Loan which provides financing, in conjunction with the origination of an Authority financed First Mortgage Loan insured by FHA, to fund part of the mortgagors' down payment and closing costs not financed by the related FHA insured First Mortgage Loan. Such type of Second Mortgage Loan is referred to as the "Homebuyer Tax Credit Plus Mortgage Loan". Each Homebuyer Tax Credit Plus Mortgage Loan may, when combined with the related FHA insured First Mortgage Loan, be in a principal amount not to exceed 104% of the sales price and appraised value of the residence and is secured by the lien of a deed of trust subordinate to the lien of the deed of trust securing the FHA insured First Mortgage Loan. For the initial 12 months, such Second Mortgage Loan bears a 0% interest rate, and no monthly payments are due on such Loan during such 12 months. The term and interest rate (after the initial twelve month period) on the Homebuyer Tax Credit Plus Mortgage Loan are the same as those on the related FHA insured First Mortgage Loan. The Authority expects to discontinue originating Homebuyer Tax Credit Plus Mortgage Loans on June 30, 2010; however, no assurance can be given that the Authority will not delay discontinuing such originations.

Pursuant to changes to the Authority's regulations, FHA Plus Second Mortgage Loans and Homebuyer Tax Credit Plus Mortgage Loans may be financed in conjunction with the origination of a first mortgage loan financed by a lender other than the Authority. The Authority has no plans to finance such Loans; however, no assurance can be given that the Authority will not commence the financing of such Loans.

Prior to July 1, 2008, the Authority also financed another type of Second Mortgage Loan financed pursuant to the Authority's Home Stride Loan Program ("Home Stride Second Mortgage Loans") and made as a Subsidized Mortgage Loan, as defined below under "General Fund and Other Net Assets". Home Stride Second Mortgage Loans were only made in conjunction with an Authority financed First Mortgage Loan and had a maximum principal amount of \$25,000. Home Stride Second Mortgage Loans were available only in certain high costs areas identified by the Authority. For the initial three years, the Home Stride Second Mortgage Loans have a 0% interest rate, and no monthly payments are due during such three years. Following the initial three years, the interest rate changes to 5% and monthly payments commence at a level that will fully amortize such Mortgage Loan over its remaining 27 years. The combined amounts of the First Mortgage Loan and the Home Stride Second Mortgage Loan typically exceeded the sales price and appraised value of the residence. Effective July 1, 2008, the Authority suspended the financing of Home Stride Second Mortgage Loans. No assurance can be given whether the Authority will recommence the financing of Home Stride Second Mortgage Loans.

Other Single Family Mortgage Loan Financings Prior to April 1, 2008

Prior to April 1, 2008, the Authority financed single family mortgage loans that refinanced single family homes. In the case of such mortgage loans, the loan amount (plus all subordinate debt secured by the property after closing of the mortgage loan) could not exceed the lesser of the then current appraised value of the property or the sum of (i) the payoff (if any) of the applicant's or applicants' existing first mortgage loan; (ii) the payoff (if any) of applicant's or applicants' subordinate mortgage loans (provided such loans did not permit periodic advancement of loan proceeds) closed for not less than 12 months preceding the date of the closing of the mortgage loan and the payoff (if any) of applicant's or applicants' home equity line of credit loan (i.e. loan which permitted periodic advancement of proceeds) with no more than \$2,000 in advances within the 12 months preceding the date of the closing of the mortgage loan, excluding funds used for the purpose of documented improvements to the residence; (iii) the cost of improvements which were performed to the property after the closing of the mortgage loan and for which loan proceeds were escrowed at closing; (iv) closing costs, discount points, fees and escrows payable in connection with the origination and closing of the mortgage loan; and (v) up to \$500 to be payable to the applicant or applicants at closing. In addition, if the applicant or applicants requested to receive loan proceeds at closing in excess of the limit set forth in (v) above, the loan amount (plus all subordinate debt secured by the property after closing of the mortgage loan) could be increased to finance such excess cash up to a loan amount not in excess of 95% of the current appraised value. If the applicant's or applicants' existing mortgage loan to be refinanced was an Authority financed mortgage loan, the applicant or applicants

could request a streamlined refinance of such existing mortgage loan in which the Authority required less underwriting documentation (e.g. verification of employment) and charged reduced points and fees. For such streamlined refinances, the loan amount (plus all subordinate debt secured by the property after closing of the new mortgage loan) was limited to (i) the payoff of the existing mortgage loan and (ii) required closing costs, discount points, fees and escrows payable in connection with the origination and closing of the new mortgage loan; provided, however, that the loan amount (plus all subordinate debt to be secured by the property after closing of the new mortgage loan) could not exceed 100% of the greatest of original appraised value, current real estate tax assessment, current appraised value or other alternative valuation method approved by the Authority. Such mortgage loans are First Mortgage Loans. Effective April 1, 2008, the Authority suspended the financing of mortgage loans that refinance single family homes. No assurance can be given whether the Authority will recommence the financing of any of such loans.

Prior to April 1, 2008, the Authority also financed single family mortgage loans that included (a) costs of rehabilitation and improvements completed subsequent to the closing of such mortgage loan, subject to a maximum loan-to-value ratio of 105% of the lesser of the sales price (in the case of mortgage loans that financed the acquisition of a single family home) or appraised value and (b) costs of retrofitting or adding accessibility features to accommodate the needs of disabled occupants up to an additional 5% of the lesser of the sales price (in case of mortgage loans that financed the acquisition of a single family home) or the appraised value. The Authority would also finance the costs of rehabilitation not in excess of 50% of the as-completed appraised value, provided that the principal amount of the mortgage loan did not exceed 100% of (a) in the case of a mortgage loan that financed the acquisition of a single family home, the lesser of the sum of the sales price plus the rehabilitation costs or the as-completed appraised value or (b) in the case of a mortgage loan that refinanced a single family home, the lesser of the sum of the outstanding principal balance thereof plus the rehabilitation costs or the as-completed appraised value. The mortgage loans that include the financing of costs described in this paragraph are First Mortgage Loans. Effective April 1, 2008, the Authority suspended the financing of the mortgage loans that include the financing of the above described costs. No assurance can be given whether the Authority will recommence the financing of such costs.

Future Refinancings of Adjustable Rate Loans

Pursuant to the temporary authority contained in the Housing and Economic Recovery Act of 2008, the Code permits proceeds of Qualified Mortgage Bonds, including the Offered Bonds, to be used to make loans to refinance “qualified subprime loans”, defined as adjustable-rate single family mortgage loans made after December 31, 2001, and before January 1, 2008, that the Authority determines would be reasonably likely to cause financial hardship to the borrower if not refinanced. The Code requires that such loans to refinance “qualified subprime loans” be made within twelve months of the issue date of the Offered Bonds, if any such loans are financed by Offered Bonds. As of the date hereof, the Authority is considering the financing of mortgage loans that would refinance such “qualified subprime loans”. However, no assurance can be given whether the Authority will commence the financing of any such mortgage loans.

Mortgage Loan Insurance

The Bond Resolution does not require that Mortgage Loans be insured or guaranteed. The Authority’s program guidelines currently require that First Mortgage Loans financed, in whole or in part, with the proceeds of tax-exempt bonds and having a loan to value ratio in excess of 80% (i) be subject to private mortgage insurance, or (ii) be insured or guaranteed by the VA, FHA, RD or other entity of the federal government. However, the Authority’s program guidelines do not require any mortgage insurance or guaranty for (i) Interest Only Mortgage Loans (as defined in “Mortgage Loan Terms” below), (ii) mortgage loans financed solely with the proceeds of taxable bonds (except for loans with loan to value ratios in excess of 80% that finance manufactured housing) or Authority net assets, or (iii) Second Mortgage Loans. Such mortgage loans described in the preceding sentence that are not insured or guaranteed are referred to herein as “Self-Insured Mortgage Loans”. The Authority may modify its program guidelines at its discretion. See Appendix C for additional information concerning mortgage insurance and guaranty policies and coverage.

The Homeowners Protection Act of 1998 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 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 Act also requires that borrowers be provided with certain disclosures and notices regarding termination and cancellation of private mortgage insurance. This Act applies to mortgage loans closed on or after July 29, 1999. The Authority provides the same right to borrowers whose mortgage

loans closed prior to such effective date and have provided the same rights to borrowers of FHA-insured mortgage loans. The Authority also permits the cancellation of mortgage insurance if the balance of the mortgage loans is equal to or less than 80%, or such lesser percentage determined by the Authority, of the current property value, subject to the satisfaction of such criteria, requirements and conditions as the Authority may impose for such cancellation. The Authority cannot currently predict what will be the effect, if any, on future losses incurred on mortgage loans as a result of this Act or as a result of its application of such Act to mortgage loans closed prior to July 29, 1999 or to FHA-insured mortgage loans or of the cancellation of mortgage insurance described in the preceding sentence.

The Authority has previously financed and currently finances Self-Insured Mortgage Loans having a loan-to-value ratio at or below 80%.

Prior to April 1, 2008, the Authority financed Self-Insured Mortgage Loans with loan to value ratios above 80% but not in excess of 100%. The Authority's regulations authorize the financing of an additional 5% for closing costs and fees (but the Authority has not provided such financing for closing costs and fees) and for rehabilitation and improvements to be completed after the closing of the Self-Insured Mortgage Loan as described above and an additional 5% may be financed for costs of retrofitting or adding accessibility features to accommodate the needs of a disabled occupant as described above. However, effective April 1, 2008, the Authority suspended the financing of Self-Insured Mortgage Loans, except FHA Plus Second Mortgage Loans, Homebuyer Tax Credit Plus Mortgage Loans and mortgage loans having a loan-to-value ratio at or below 80%. No assurance can be given whether the Authority will recommence the financing of such Self-Insured Mortgage Loans.

Pursuant to changes to the Authority's regulations, the Authority may impose minimum ratings on the issuers of private mortgage insurance policies; however, no assurance can be given whether the Authority will commence requiring such ratings.

Mortgage Loan Terms

Substantially all existing single family mortgage loans have, and future single family mortgage loans are expected to have, original terms of approximately 30 years and bear or are expected to bear, interest at fixed rates. As described above, for the initial 12 months, Homebuyer Tax Credit Plus Mortgage Loans bear a 0% interest rate, and no monthly payments are due during such 12 months (see "Mortgage Loans –Second Mortgage Loans Currently and Previously Financed"). Some of the mortgage loans are Step Rate Mortgage Loans which bear or are expected to bear interest rates approximately one and one-half percentage points below the customary fixed rates and such initial interest rate increases by one percentage point at the end of the first year of such Mortgage Loan and by another percentage point at the end of the second year of such Mortgage Loan and remain at that rate for the remaining life of such Mortgage Loan. However, effective April 1, 2008, the Authority suspended the financing of Step Rate Mortgage Loans. No assurance can be given whether the Authority will recommence the financing of Step Rate Mortgage Loans.

In September 2004, the Authority implemented a program to finance single family mortgage loans on which interest only will be payable for seven years and which will thereafter be fully amortized over the remainder of the 30-year term of the mortgage loan (each a "Interest Only Mortgage Loan"). The interest rate on each such Interest Only Mortgage Loan is fixed during its term. The maximum principal amount of each Interest Only Mortgage Loan is 100% of the lesser of sales price or appraised value. Such Interest Only Mortgage Loans are Self-Insured Mortgage Loans. Effective April 1, 2008, the Authority suspended the financing of such Interest Only Mortgage Loans. No assurance can be given whether the Authority will recommence the financing of Interest Only Mortgage Loans in the future.

Prior to September of 2004, the Authority required the applicant to pay, at the time of closing, between 1 and 3.5 points, with each point being equal to 1% of the principal amount of the mortgage loan. The number of points depended on the mortgage loan program. Since September of 2004, the Authority has offered applicants in certain mortgage loan programs the option of paying between 0 and 4.5 points in exchange for having a higher or lower interest rate on the mortgage loan. The yield that the Authority realizes on mortgage loans is affected by the amount of points paid and the rate of prepayments of such mortgage loans. If the mortgage loan is originated by an Originating Agent or Mortgage Broker and the applicant pays less than 1 point, the Authority will pay the difference between 1 point and the amount paid by the applicant to the Originating Agent or Mortgage Broker so that such Originating Agent or Mortgage Broker receives the equivalent of 1 point.

Some mortgage loans are funded entirely from a single source of funding (e.g., proceeds of tax-exempt bonds, taxable bonds or net assets of the Authority) and other mortgage loans are funded from a combination of such sources. The interest rate (or, if multiple sources of funding, the blended interest rate) on any mortgage loan is expected to be higher than the interest rate cost (or, if multiple sources of funding, the blended interest rate costs) of the corresponding source or sources of funds. The Code imposes limits on the interest rates that can be charged on mortgage loans that are funded, in whole or in part, with the proceeds of tax exempt bonds (see "General Fund and Other Net Assets" for discussion of Subsidized Mortgage Loans financed or supported by the net assets of the Authority).

Security

In addition to the requirements with regard to the loan to value ratio and mortgage loan insurance or guarantees, the Authority relies upon the following security elements in the making and purchasing of single family mortgage loans: (i) mortgage loan underwriting and servicing procedures (see "Mortgage Loan Underwriting Criteria and Processing Procedures"

and “Servicing” under “The Program” herein), (ii) an equity buildup through mortgage loan principal repayments and appreciation, if any, in the value of the properties securing the mortgage loans and (iii) geographical diversification of the mortgage loan portfolio within the Commonwealth.

The mortgages which are to secure the single family mortgage loans made or purchased by the Authority are to be in the form of deeds of trust, in accordance with Virginia practice, and are to constitute and create first liens (except in the case of Second Mortgage Loans) on single family residential housing.

Data on Mortgage Loans

The outstanding balance, delinquency and foreclosure statistics for single family mortgage loans financed under the Authority’s single family mortgage loan program have been as set forth below. Effective December 31, 2007, such statistics include only mortgage loans financed by the Authority’s Commonwealth Mortgage Bonds. None of the single family mortgage loans included in the following tables have been financed with Bonds issued under the Bond Resolution. As of December 31, 2009, the Authority held title to 183 single family properties which had been foreclosed upon, but not yet sold.

	<u>Outstanding Balance of Single Family Mortgage Loans</u>	<u>Outstanding Balance of Delinquent* Single Family Mortgage Loans</u>	<u>Percentage of Single Family Mortgage Loans Delinquent*</u>	<u>Outstanding Balance of Single Family Mortgage Loans in Foreclosure</u>	<u>Percentage of Single Family Mortgage Loans in Foreclosure</u>
June 1976	\$ 50,010,260	\$ 824,687	1.65%	\$ 471,578	.94%
June 1977	90,519,943	611,210	.68	580,874	.64
June 1978	171,554,983	1,581,906	.92	79,291	.05
June 1979	268,148,233	1,895,958	.71	269,776	.10
June 1980	357,933,006	2,547,500	.71	693,569	.19
June 1981	460,950,915	1,631,812	.35	1,247,993	.27
June 1982	526,154,831	1,934,509	.37	1,551,653	.29
June 1983	576,838,408	2,129,704	.37	1,033,567	.18
June 1984	815,042,910	1,736,677	.21	2,013,348	.25
June 1985	1,055,604,290	2,265,368	.21	2,422,175	.23
June 1986	1,195,864,387	4,158,521	.35	2,172,558	.18
June 1987	1,237,415,544	4,409,492	.36	2,524,506	.20
June 1988	1,537,364,756	5,412,004	.35	3,523,664	.23
June 1989	1,801,428,511	8,146,835	.45	3,628,834	.20
June 1990	1,905,581,579	10,316,930	.54	3,527,303	.19
June 1991	1,973,348,630	16,496,589	.84	7,103,284	.36
June 1992	2,029,417,516	22,755,830	1.12	7,026,107	.35
June 1993	2,015,567,145	23,796,850	1.18	7,600,183	.38
June 1994	1,877,929,438	20,662,329	1.10	6,385,775	.34
June 1995	2,590,062,023	26,301,889	1.02	5,252,832	.20
June 1996	2,926,020,625	45,838,102	1.57	10,863,571	.37
June 1997	3,212,259,451	71,277,888	2.22	12,156,328	.38
June 1998	3,306,246,756	72,577,895	2.20	14,094,196	.43
June 1999	3,343,463,438	69,343,954	2.07	12,247,829	.37
June 2000	3,467,701,927	77,752,107	2.24	11,905,551	.34
June 2001	3,691,477,394	67,359,881	1.82	9,987,932	.27
June 2002	3,688,135,950	67,275,150	1.82	10,311,402	.28
June 2003	2,895,005,283	63,273,245	2.19	8,853,846	.31
June 2004	2,443,450,255	52,166,695	2.13	6,244,039	.26
June 2005	2,606,208,240	44,245,729	1.70	5,234,535	.20
June 2006	3,276,285,786	44,494,131	1.36	2,772,675	.08
June 2007	4,183,806,161	56,623,486	1.35	6,608,655	.16
June 2008	4,690,244,980	92,129,053	1.96	17,156,362	.37
June 2009	4,862,285,803	223,368,854	4.59	22,419,017	.46
December 2009	4,758,453,878	270,213,403	5.68	52,106,528	1.10

* Two or more monthly payments delinquent (excluding loans in foreclosure).

The following five charts show the distribution of mortgage loans in different ways. All five charts are as of December 31, 2009, include only mortgage loans financed by the Authority’s Commonwealth Mortgage Bonds. Certain amounts may not agree due to rounding.

The following chart shows the distribution of the mortgage loans (in millions of dollars) by lien status and by program status.

<u>Type of Mortgage Loan</u>	<u>Program Status</u>	<u>Outstanding Balance of Mortgage Loans</u>	<u>Percentage</u>
First Mortgage Loans			
Insured Mortgage Loans	Active	\$ 2,816	59.2%
Self-Insured Mortgage Loans*	Suspended - April 1, 2008	<u>1,871</u>	<u>39.3%</u>
Subtotal		<u>4,686</u>	<u>98.5%</u>
Second Mortgage Loans (all Self-Insured)			
FHA Plus Second Mortgage Loans	Active	54	1.1%
Homebuyer Tax Credit Plus Mortgage Loans	Active	2	0.0%
Home Stride Second Mortgage Loans	Suspended - July 1, 2008	<u>16</u>	<u>0.3%</u>
Subtotal		<u>72</u>	<u>1.4%</u>
Total Mortgage Loans		\$ 4,758	100.0%

The distribution of the outstanding balances of mortgage loans (in millions of dollars) in the above chart is further shown by year of origination in the below chart.

<u>Type of Mortgage Loan</u>	<u>Calendar Year of Origination</u>							<u>Total</u>
	<u>thru 2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	
First Mortgage Loans								
Insured Mortgage Loans	\$ 431	\$ 123	\$ 226	\$ 393	\$ 575	\$ 647	\$ 421	\$ 2,816
Self-Insured Mortgage Loans*	<u>193</u>	<u>137</u>	<u>444</u>	<u>534</u>	<u>457</u>	<u>90</u>	<u>15</u>	<u>1,871</u>
Subtotal	<u>624</u>	<u>260</u>	<u>671</u>	<u>928</u>	<u>1,032</u>	<u>737</u>	<u>436</u>	<u>4,686</u>
Second Mortgage Loans (all Self-Insured)								
FHA Plus Second Mortgage Loans	1	1	4	6	7	15	19	54
Homebuyer Tax Credit Plus Mortgage Loans	0	0	0	0	0	0	1	1
Home Stride Second Mortgage Loans	**	<u>1</u>	<u>2</u>	<u>3</u>	<u>5</u>	<u>4</u>	<u>0</u>	<u>16</u>
Subtotal	<u>2</u>	<u>3</u>	<u>6</u>	<u>9</u>	<u>12</u>	<u>19</u>	<u>21</u>	<u>72</u>
Total Mortgage Loans	\$ 625	\$ 262	\$ 677	\$ 937	\$ 1,044	\$ 756	\$ 457	\$ 4,758

* Includes mortgage loans that refinanced single family homes. Also, includes the portions of mortgage loans that financed costs of rehabilitation and improvements in conjunction with the financing of the acquisition or the refinancing of the single family home. Does not include Second Mortgage Loans. The Authority has not suspended the financing of, and continues to finance, Self-Insured Mortgage Loans having an initial loan to value ratio at or below 80%.

** Less than \$0.5 million.

The following chart shows the distribution of mortgage loans (in millions of dollars) by Level Payment Mortgage Loans and Non-Level Payment Mortgage Loans.

<u>Type of Mortgage Loan</u>	<u>Outstanding Balance of Mortgage Loans</u>	<u>Percentage</u>
Level Payment Mortgage Loans	\$ 4,010	84.3%
Non-Level Payment Mortgage Loans +		
Step Rate Mortgage Loans	23	0.5%
Interest Only Mortgage Loans	715	15.0%
Homebuyer Tax Credit Plus Second Mortgage Loans	2	0.0%
Home Stride Second Mortgage Loans	<u>9</u>	<u>0.2%</u>
Subtotal	<u>748</u>	<u>15.7%</u>
Total Mortgage Loans	\$ 4,758	100.0%

+ Excludes mortgage loans which were initially Non-Level Mortgage Loans but currently have substantially equal principal and interest payments for the balance of the term of the mortgage loan. Such mortgage loans are included in Level Payment Mortgage Loans.

The following chart shows the distribution of mortgage loans (in millions of dollars) by types of mortgage insurance.

<u>Type of Mortgage Insurance</u>	<u>Outstanding Balance of Mortgage Loans</u>	<u>Percentage of Outstanding Balance</u>	<u>Outstanding Balance of Delinquent* Mortgage Loans</u>	<u>Percentage of Mortgage Loans Delinquent*</u>	<u>Outstanding Balance of Mortgage Loans in Foreclosure</u>	<u>Percentage of Mortgage Loans in Foreclosure</u>
FHA	\$ 1,730.7	36%	\$ 147.7	8.53%	\$ 29.8	1.72%
VA	393.1	8%	20.1	5.10%	7.4	1.89%
RD	<u>172.4</u>	<u>4%</u>	<u>12.5</u>	<u>7.24%</u>	<u>1.5</u>	<u>0.89%</u>
Subtotal Government Insurance	<u>2,296.1</u>	<u>48%</u>	<u>180.2</u>	<u>7.85%</u>	<u>38.7</u>	<u>1.69%</u>
MGIC Mortgage Insurance Co.	189.7	4%	11.0	5.80%	1.6	0.83%
Republic Mortgage Insurance Co.	102.5	2%	4.4	4.27%	0.7	0.70%
Genworth Mortgage Insurance	91.3	2%	3.8	4.19%	0.5	0.57%
PMI Mortgage Insurance Co.	64.3	1%	4.1	6.40%	0.3	0.40%
AIG United Guaranty	34.1	1%	2.2	6.36%	0.2	0.63%
Triad Guaranty Insurance Corp.	15.9	0%	0.9	5.82%	0.0	0.00%
Radian Mortgage Insurance	18.4	0%	0.8	4.45%	0.4	2.23%
Other companies	<u>3.3</u>	<u>0%</u>	<u>0.0</u>	<u>0.00%</u>	<u>0.0</u>	<u>0.00%</u>
Subtotal Private Mortgage Ins.	<u>519.4</u>	<u>11%</u>	<u>27.2</u>	<u>5.24%</u>	<u>3.7</u>	<u>0.71%</u>
Self-Insured	<u>1,942.9</u>	<u>41%</u>	<u>62.8</u>	<u>3.23%</u>	<u>9.7</u>	<u>0.50%</u>
Total Mortgage Loans	\$ 4,758.5	100%	\$ 270.2	5.68%	\$ 52.1	1.10%

*Two or more monthly payments delinquent (excluding loans in foreclosure).

Many providers of private mortgage insurance, including the providers set forth above, are experiencing financial difficulties and have had their credit ratings downgraded or placed on watch for a future downgrade. The Authority makes no representations about the financial condition of any of the private mortgage insurance companies or their ability to make full and timely payment to the Authority of claims on the mortgage loans on which the Authority may experience losses. Pursuant to changes to the Authority's regulations, the Authority may impose minimum ratings on the issuers of private mortgage insurance policies; however, no assurance can be given whether the Authority will commence requiring such ratings.

The following chart shows the distribution of mortgage loans (in millions of dollars) by calendar year of origination.

<u>Year of Origination</u>	<u>Outstanding Balance of Mortgage Loans</u>	<u>Percentage of Outstanding Balance</u>	<u>Outstanding Balance of Delinquent* Mortgage Loans</u>	<u>Percentage of Mortgage Loans Delinquent*</u>	<u>Outstanding Balance of Mortgage Loans in Foreclosure</u>	<u>Percentage of Mortgage Loans in Foreclosure</u>
2003 and earlier	\$ 625	13.10%	\$ 33	5.28%	\$ 7	1.08%
2004	262	5.51%	15	5.58%	3	1.20%
2005	677	14.24%	36	5.27%	7	1.04%
2006	937	19.70%	63	6.69%	15	1.65%
2007	1,044	21.94%	72	6.98%	13	1.29%
2008	756	15.90%	44	5.82%	6	0.74%
2009	<u>457</u>	<u>9.61%</u>	<u>7</u>	<u>1.59%</u>	<u>1</u>	<u>0.13%</u>
Total	\$ 4,758	100%	\$ 270	5.68%	\$ 52	1.10%

*Two or more monthly payments delinquent (excluding loans in foreclosure).

Declining Markets

Since 2007, the residential mortgage loan market has experienced increasing levels of delinquencies, defaults and losses, and the Authority cannot give any assurance that this will not continue. In addition, since 2007 housing prices and appraisal values in the Commonwealth of Virginia have declined or stopped appreciating, after extended periods of significant appreciation. In certain areas of Virginia, particularly the Washington-Arlington-Alexandria area, the decline has been substantial. The Housing Price Index of the Federal Housing Finance Agency (such Index measures average price changes on single family properties whose mortgages have been purchased or securitized by Fannie Mae and Freddie Mac) indicates that home values in Virginia declined 9.3% between their peak in the second quarter of 2007 and the third quarter of 2009; however, the data used in such report may not be representative of the Authority's portfolio of single family mortgage loans, and, therefore, the Authority can give no assurance as to whether or not homes financed by the Authority in its single family mortgage loan programs have experienced a similar decline. This decline and flattening of values has resulted and may continue to result in additional increases in delinquencies, defaults and losses on residential mortgage loans generally, particularly with respect to residential mortgage loans whose aggregate loan amounts (including any subordinate liens) are close to or greater than the related property values. Upon a default on a mortgage loan, a decline in value will affect the Authority's risk of loss depending upon the type of mortgage loan. In the case of a FHA insured Mortgage Loan, any loss to the Authority is usually limited to approximately 2-3% of the principal balance of the Mortgage Loan, regardless of any decline in value. In the case of a mortgage loan insured by VA, Rural Development or a private mortgage insurance company, the Authority experiences minimal loss due to any such decline in value, except to the extent that the amount owed on such mortgage loan exceeds the value of the property by an amount greater than the maximum insurance amount (generally 20-25% of the original loan amount). In the case of a Self-Insured Mortgage Loan that is a FHA Plus Second Mortgage Loan or a Homebuyer Tax Credit Plus Mortgage Loan, the Authority will usually suffer a full loss of the amount owed on such Loan. In the case of a Self-Insured Mortgage Loan that is a Home Stride Second Mortgage Loan, the Authority will suffer a loss to the extent that the value of the property minus the amount owed on the Authority financed First Mortgage Loan is less than such Home Stride Second Mortgage Loan; therefore, any decline in value may increase the risk of loss on such Loan. In the case of any other Self-Insured Mortgage Loan, the Authority will suffer a loss to the extent that the value of the property is less than the amount owed on such Loan and, as a result, any decline in value may increase the risk of loss on such Loan. The amount included in the calculation of the Authority's Allowance for Loan Loss for anticipated losses on mortgage loans is \$44.7 million as of September 30, 2009 (the Authority's Allowance for Loan Loss which includes such amount and amounts for possible losses on multi-family mortgage loans financed by the Authority was \$88.4 million as of September 30, 2009). The Authority can give no assurance that housing prices will not continue to decline or flatten or that such decline or flattening will not have a material adverse effect on delinquencies and losses on mortgage loans or on the Authority's financial condition.

In recent months, in response to increased delinquencies and losses with respect to mortgage loans, Fannie Mae, Freddie Mac and many other mortgage loan originators have implemented more conservative underwriting criteria for loans, particularly in the subprime, Alt-A and other nonprime sectors. This may result in reduced availability of financing alternatives for mortgagors seeking to refinance their mortgage loans. The reduced availability of refinancing options for a mortgagor may result in higher rates of delinquencies, defaults and losses on the mortgage loans, particularly mortgagors with adjustable rate mortgage loans or interest only mortgage loans that experience significant increases in their monthly payments following the adjustment date or the end of the interest only period, respectively.

The general market conditions discussed above may affect the performance of the Authority's single-family loans and may adversely affect the Authority's financial condition.

The following chart shows, for each Metropolitan Statistical Area ("MSA") of the Commonwealth, the outstanding balances (in millions of dollars) and delinquency and foreclosure status of mortgage loans (in millions of dollars) financed by the Authority's Commonwealth Mortgage Bonds as of December 31, 2009.

Metropolitan Statistical Area	Outstanding Balance of Mortgage Loans	Outstanding Balance of Delinquent* Mortgage Loans	Percentage of Mortgage Loans Delinquent*	Outstanding Balance of Mortgage Loans in Foreclosure	Percentage of Mortgage Loans in Foreclosure
Blacksburg					
Christiansburg-Radford	\$ 41.8	\$ 1.8	4.4%	\$ 0.3	0.6%
Bluefield	6.0	0.2	3.9	0	0.0
Charlottesville	82.5	3.3	3.9	0.8	1.0
Culpeper	16.7	1.9	11.4	0.0	0.0
Danville	65.3	4.4	6.8	0.6	0.9
Harrisonburg	91.4	4.9	5.3	1.3	1.4
Kingsport-Bristol-Bristol	7.2	0.4	5.9	0.1	1.1
Lynchburg	164.6	8.0	4.9	1.5	0.9
Martinsville	41.3	1.5	3.6	0.8	1.9
Richmond	1,125.6	73.8	6.6	12.3	1.1
Roanoke	178.8	9.0	5.0	2.3	1.3
Staunton-Waynesboro	118.0	8.5	7.2	1.1	1.0
Virginia Beach-Norfolk- Newport News	1,581.3	94.3	6.0	20.2	1.3
Washington-Arlington- Alexandria	1,036.4	46.0	4.4	8.3	0.8
Winchester	25.4	1.1	4.2	0.4	1.6
Balance of State	<u>176.3</u>	<u>11.1</u>	<u>6.3</u>	<u>2.3</u>	<u>1.3</u>
Total	\$ 4,758.5	\$ 270.2	5.7%	\$ 52.0	1.1%

* Two or more monthly payments delinquent (excluding loans in foreclosure).

Geographic Concentration in Virginia

Different geographic regions of the United States from time to time will experience weaker regional economic conditions and housing markets, and, consequently, may experience higher rates of loss and delinquency on mortgage loans generally. Any concentration of the mortgage loans in a region may present risk considerations in addition to those generally present for similar securities without that concentration. If the mortgage loans are concentrated in one or more regions, a downturn in the economy in these regions of the country would more greatly affect the mortgage portfolio than if the mortgage portfolio were more diversified. In particular, all of the mortgage loans are secured by mortgaged properties in Virginia.

Because of the geographic concentration of the mortgaged properties within Virginia, losses on the mortgage loans may be higher than would be the case if the mortgaged properties were more geographically diversified. For example, some of the mortgaged properties may be more susceptible to certain types of special hazards (such as hurricanes, floods, fires and other natural disasters) and major civil disturbances than residential properties located in other parts of the country. In addition, the economy of Virginia may be adversely affected to a greater degree than the economies of other areas of the country by certain regional developments. If the residential real estate markets in an area of concentration experience an overall decline in property values after the dates of origination of the respective mortgage loans, then the rates of delinquencies, foreclosures and losses on the mortgage loans may increase and the increase may be substantial.

The concentration of mortgage loans with specific characteristics relating to the types of properties, property characteristics, and geographic location are likely to change over time. Principal payments may affect the concentration levels. Principal payments could include voluntary prepayments and prepayments resulting from casualty or condemnation, defaults and liquidations and from repurchases of mortgage loans due to breaches of representations and warranties by the Authority's Originating Agents.

The geographic concentration of the Authority's single family and multi-family mortgage loans may increase the risk to the Authority of losses on those loans which, in turn, could affect the financial performance of the Authority.

Changes in Federal or State Law

Legislation affecting the Authority's bonds (including the Offered Bonds) and mortgage loans (including Mortgage Loans) may be considered and enacted by the United States Congress or the Virginia General Assembly. No assurance can be given that the consideration or enactment of any such legislation will not have an adverse effect on the value of, the timing or amount of payments of, or the security for the Offered Bonds or other risks to the Owners.

In particular, over the past year a number of financial institutions and related entities have announced large losses as a result of their mortgage activities and the increasing number of defaults and foreclosures on such mortgages. The United States Congress may pass consumer protection and bankruptcy legislation (including legislation that would allow bankruptcy courts to reduce or “cram down” the principal amounts and/or interest rates on mortgage loans on principal residences) as a result of the adverse effects of the mortgage situation on individuals and families in the United States. Likewise, the Virginia General Assembly may enact consumer protection legislation relating to mortgage loan origination and servicing. Such legislation, if enacted, could have an adverse effect on the Authority’s single family program, including its ability to originate new mortgage loans, to collect payments under mortgage loans and to foreclose on property securing mortgage loans.

A number of state regulatory authorities have recently taken action against certain loan originators and servicers for alleged violations of state laws. Certain of those actions prohibit those servicers from pursuing foreclosure actions. In response to alleged abusive lending and servicing practices, the Commonwealth of Virginia could enact legislation or implement regulatory requirements that impose limitations on the ability of mortgage loan servicers to take actions (such as pursuing foreclosures) that may be essential to service and preserve the value of the single-family loans. Any such limitations that applied to the Authority’s single-family loans could adversely affect the Authority’s ability to collect amounts due on such loans and could impair the value of such loans.

Origination System

Under the origination system, a prospective mortgagor submits his mortgage loan application to an Originating Agent, Mortgage Broker or the Authority. In the case of a mortgage loan to finance the purchase of a residence, the application is submitted after the prospective mortgagor has contracted for the purchase of the residence. If a preliminary review by the Originating Agent, Mortgage Broker or the Authority indicates that the prospective mortgagor and mortgage loan will qualify under the Authority’s underwriting criteria and the Code, the Authority reserves funds for a period of 60 days for the financing of the mortgage loan, although extensions may be granted by the Authority. The Authority expects to continue to accept such reservations on a first-come, first-served basis up to pre-authorized limits. The Authority has allocated, and may in the future allocate funds other than as described above.

Mortgage Loan Underwriting Criteria and Processing Procedures

The Authority establishes maximum sales prices and maximum annual gross incomes which vary depending principally upon location within the Commonwealth. The maximum sales prices which the Authority will approve for mortgage loans financed by tax exempt bonds presently range from \$225,100 to \$408,100, and the maximum annual gross incomes for eligibility for mortgage loans to be financed by tax-exempt bonds presently range from \$63,000 to \$100,000. In certain Targeted Areas (see “Targeted Areas” in Appendix D), the Authority has established maximum sales prices of \$498,800 and maximum annual gross incomes that range from \$76,300 to \$121,900. All of the Authority’s current maximum sales prices and maximum annual gross incomes applicable to mortgage loans financed in whole or in part, by tax exempt bonds comply with the limits currently established pursuant to the Code. The Authority’s regulations permit the Executive Director of the Authority to establish maximum sales prices and maximum annual gross incomes that will enable the Authority to effectively and efficiently allocate its current and anticipated financial resources. The Authority is considering substantial increases in the maximum sales prices and income limits that will be within the limits under the Code, although the Authority can currently give no assurance as to whether it will approve any such increases or as to the amount of any such increases. For mortgage loans previously financed, in whole, by taxable bonds or Authority net assets, the Authority established maximum annual gross incomes equal to 150% of the applicable median family incomes, had no maximum sales prices, and established a maximum principal amount equal to the maximum loan amount permitted by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation. However, effective April 1, 2008, the financing of such mortgage loans, all of which are Self-Insured Mortgage Loans, was suspended by the Authority. The Authority may waive or change its maximum sales prices and maximum annual gross incomes, subject to compliance with the applicable limits established by the Code.

Applications for mortgage loans are submitted to the Authority for review and approval based on income eligibility, credit and other criteria relating to the proposed mortgagor’s ability to meet payments and compliance with the Code, the Act and the Authority’s regulations. In the case of mortgage loans to be insured or guaranteed by the FHA, VA or Rural Development, the application is reviewed for compliance with the Code, the Act and the credit and property standards of the FHA, VA or Rural Development only. FHA Plus Second Mortgage Loans and Homebuyer Tax Credit Plus Mortgage Loans (as described in “Security – Mortgage Loans – Second Mortgage Loans” above) are processed and underwritten in conjunction with the related FHA insured First Mortgage Loans and in accordance with applicable FHA credit and property standards. The Authority requires the applicants to provide usual and customary documentation in support of their applications. In the case of the above-described Step Rate Mortgage Loans bearing interest during the first and second years of the mortgage loans at interest rates two percentage points and one percentage point, respectively, lower than the final interest rate at the beginning of the third year of the mortgage loan (see “The Single Family Programs” above), the Authority used the interest rate to be charged during the second year (or the first year in the case of mortgage loans that have a loan to value ratio below 80% or mortgage loans insured by private mortgage insurance or FHA) of the mortgage loan in underwriting the proposed mortgagor’s ability to meet payments on the mortgage loan. In the case of Interest Only Mortgage Loans on which interest only will be payable during the initial seven (7) years, the Authority underwrote the proposed mortgagor on the basis of his ability to make the interest only payments. For Home Stride Second Mortgage Loans, the Authority underwrote the mortgagor on his ability to make payments on the Authority financed First Mortgage Loan without regard to the payments of principal and interest on the Home Stride Second Mortgage Loan that commence three years thereafter. As stated above, effective July 1, 2008, the Authority suspended

the financing of Step Rate Mortgage Loans, Interest Only Mortgage Loans, and Home Stride Second Mortgage Loans. No assurance can be given whether the Authority will recommence the financing of Step Rate Mortgage Loans, Interest Only Mortgage Loans or Home Stride Second Mortgage Loans. The Authority's staff reviews the loan application, credit report, verifications of employment and bank deposits, and the appraisal (if required). In addition, applications for mortgage loans are reviewed by the Authority as to the value and other characteristics of the individual dwelling unit proposed to be financed as security for such loan. When such an application is approved by the Authority's single family underwriting staff, an Authority mortgage loan commitment is issued to the applicant. Upon compliance with all terms and conditions of the Authority's mortgage loan commitment, the proceeds of the mortgage loan are disbursed.

Pursuant to changes to the Authority's regulations, the Authority may impose minimum credit score requirements for proposed mortgagors. Effective as of August 1, 2009, the Authority established a minimum credit score of 620 for proposed mortgagors to be eligible for FHA Plus Second Mortgage Loans and Homebuyer Tax Credit Plus Mortgage Loans. Effective as of December 1, 2009, the Authority established a minimum credit score of 620 for proposed mortgagors to be eligible for all mortgage loans.

All Originating Agents and Mortgage Brokers are required to enter into Originating Agreements and Originating Broker Agreements, respectively, setting forth the conditions and requirements for origination and disbursement of mortgage loans. The Originating Agents and Mortgage Brokers must process, settle and disburse the mortgage loans in accordance with the underwriting standards and administrative procedures in such Agreements. For each such mortgage loan, the Originating Agent or Mortgage Broker receives an origination fee of 1% of the principal amount of the mortgage loan.

The Authority has delegated to certain of its Originating Agents the loan underwriting, commitment and closing functions described above. The Authority may also agree to purchase mortgage loans originated by such Originating Agents. In the case of such delegation or purchase, the Authority will, subsequent to the closing of the mortgage loans, review the loan applications and documentation and determine compliance of the mortgage loans with the Authority's underwriting requirements and criteria and the Code. The Authority may require the Originating Agent to purchase or retain any mortgage loans which are not subject to mortgage insurance or guaranty in accordance with the requirements of the Authority, which fail to comply with the provisions of the Code, which do not conform with the Authority's sales price and income limits, which are not properly documented as required by the Authority, or which were originated based upon any misrepresentation known to the Originating Agent.

Servicing

Each mortgage loan is serviced by the Authority or its Servicing Agent. The Servicing Agent or the Authority, as applicable, collects monthly payments, retains and applies Escrow Payments when due, and remits loan principal and interest payments, net of servicing fees, to the Trustee. The annual servicing fee paid to the Servicing Agent by the Authority at present is generally three-eighths of one percent of the outstanding principal balance of the mortgage loan, which fee is retained from each such remittance to the Authority. The Servicing Agent is entitled to retain any late charges on the mortgage loans that it is servicing.

All funds received on account of mortgage loans are deposited in segregated trust or custodial accounts or other accounts approved by the Authority in state or national banks or savings and loan associations, the deposits in which are insured, in part, by the Federal Deposit Insurance Corporation. From the funds so deposited the Servicing Agent or the Authority, as applicable, pays to the proper parties, when and if due, mortgage insurance premiums, taxes, special assessments and hazard insurance premiums. The Servicing Agent or the Authority, as applicable, remits the balance, less any servicing fee payable to the Servicing Agent and any late charges, to the Trustee.

The Servicing Agent is required to keep complete and accurate accounts of, and properly apply, all sums collected by it on account of each mortgage loan and furnish the Authority with evidence of all expenditures of taxes, assessments, and other public charges, hazard insurance premiums, and mortgage insurance premiums. The Servicing Agent is required to furnish the Authority annual reports of its assets and liabilities with statements of income and expenses in form satisfactory to the Authority.

The Servicing Agent or the Authority, as applicable, maintains hazard and casualty insurance on the mortgaged premises, insuring the Authority as mortgagee to the full extent of its interest in the mortgaged premises. The Servicing Agent is also required to effect a fidelity bond, errors and omissions insurance in amounts and with coverage acceptable to the Authority.

Pursuant to changes to the Authority's regulations effective on June 5, 2009, the mortgage loans are assumable only if permitted by the Authority. An exception is provided for loans (such as mortgage loans insured or guaranteed by FHA and VA) that are assumable in accordance with insurer or guarantor guidelines or applicable law.

In the case of default under any mortgage loan that is not cured, the Servicing Agent or the Authority, as applicable, takes all actions necessary to obtain the full benefits of any mortgage insurance or guarantee. Currently, in the case of a mortgage loan serviced by the Servicing Agent that becomes 60 days delinquent, the Authority takes back the servicing and becomes the primary servicer of such mortgage loan. If foreclosure proceedings are instituted, the Authority manages and protects the mortgaged premises under foreclosure, including maintenance of insurance on the premises, management and

supervision of repairs and maintenance of the premises. In lieu of foreclosure, the Authority may, if deemed to be in its best interests and if acceptable to the mortgage insurer or guarantor (if any), accept a deed of the property from the mortgagor or approve a sale of the property that will not provide sufficient proceeds to pay the mortgage loan in full, and in such cases the lien of the deed of trust securing the mortgage loan will be released.

Each month, the Servicing Agent must submit a Single Debit Report in form approved by the Mortgage Bankers Association of America, which provides a detailed and uniform accounting of the loan balance and payments of each mortgage loan serviced and a monthly delinquency status report. The Authority reconciles these reports to ensure properly allocated and complete remittances; to confirm and update the Authority's books, records and financial statements; and to monitor delinquency rate trends. If delinquency rates on mortgage loans serviced by the Servicing Agent increase, it is the Authority's policy to promptly contact the Servicing Agent to determine the cause. Such monitoring is intended to effect (a) reinstatement of scheduled payments by mortgagors who have been temporarily unemployed, (b) adjusted collection procedures by the Servicing Agent, (c) change or increase in the Servicing Agent's servicing personnel, and (d) more aggressive or rapid foreclosure proceedings.

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 Authority 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. In the case of delinquencies of Self-Insured Mortgage Loans, the Authority modifies the terms of such mortgage loans generally in accordance with the guidelines applicable to FHA insured Mortgage Loans (other than the guidelines for partial insurance claims) or as otherwise determined by the Authority to be in its best interests to mitigate any potential losses.

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 Authority has received a letter from FHA waiving such requirement; 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 Authority'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 Authority is not participating in the Making Home Affordable Program and is not modifying the Authority's mortgage loans through the Home Affordable Modification Program. No assurance can be given whether the Authority, or the Servicing Agent, will commence the modification of the Authority's mortgage loans pursuant to such guidelines.

The Authority has implemented its Borrower Assistance Program ("BAP") to modify certain of its mortgage loans as part of its loss mitigation and foreclosure prevention efforts. Only mortgagors with Self Insured Mortgage Loans that are First Mortgage Loans are eligible to participate in the BAP. To be eligible, the mortgagor must be occupying the property as his principal residence and complete a statement of income and debts and a hardship affidavit. These documents must evidence a financial hardship and the ability to repay the mortgage loan as modified. Under BAP, the Authority may modify its mortgage Loan to provide for a reduced monthly payment based upon a stated lower interest rate (not less than 4% per annum) for a period up to 36 months or, in the case of an Interest Only Mortgage Loan, the end of the interest only period. Following the effective date of the modification, interest in excess of interest payable at such stated rate continues to accrue but payment of such amount is deferred. The deferred interest is due and payable upon the earlier of (1) a prepayment in full of the mortgage loan upon sale or refinancing of the property, (2) the maturity date of the mortgage loan or (3) foreclosure. The Authority may also, in its discretion, waive repayment of the deferred interest. As of December 31, 2009, under the BAP the Authority had modified approximately 18 mortgage loans with an aggregate outstanding principal balance of approximately \$6.5 million.

THE AUTHORITY

The Authority is a political subdivision of the Commonwealth constituting a public instrumentality. It was established in 1972 to assist in meeting the needs and achieving the objectives of the Commonwealth with respect to housing for persons and households of low and moderate income. The principal office of the Authority is located at 601 South Belvidere Street, Richmond, Virginia 23220, telephone: (804) 782-1986. The Authority's website address is www.vhda.com.

Commissioners

The Commissioners of the Authority consist of eight members appointed by the Governor and confirmed by the General Assembly and three ex-officio members – a representative of the Board of Housing and Community Development of the Commonwealth, the Treasurer of the Commonwealth and the Director of the Department of Housing and Community Development of the Commonwealth. The Authority's Commissioners are:

<u>Name</u>	<u>Position</u>	<u>Term Expires</u> <u>June 30</u>	<u>Occupation</u>
Gerald W. Hopkins.....	Commissioner and Chairman	2012	Retired President, Worldwide Insurance Services, Inc., Oakton
Charles McConnell	Commissioner and Vice Chairman	2012	Retired Executive Director, Wise County Redevelopment and Housing Authority, Abingdon
Jay Fisetle	Commissioner	2010	Member, Board of Supervisors, Arlington County
Yvonne Toms Allmond.....	Commissioner	2013*	Senior Vice President, TowneBank, Norfolk
Jacqueline T. Black.....	Commissioner	2010	Section 8 Housing Choice Voucher assisted tenant, Chester
John P. McCann	Commissioner	2011	Retired, Chairman of United Dominion Realty Trust, Richmond
Kermit E. Hale	Commissioner	2012	General Manager, MKB Realtors, Roanoke
Marjorie N. Leon	Commissioner	2012	Program Associate, Family and Consumer Sciences, Virginia Cooperative Extension Partnership, Warrenton
Manju Ganeriwala.....	Commissioner	ex-officio	Treasurer, Commonwealth of Virginia, Richmond
William C. Shelton	Commissioner	ex-officio	Director, Department of Housing and Community Development of the Commonwealth of Virginia, Richmond
Nancy K. O'Brien	Commissioner	ex-officio	Member, Board of Housing and Community Development of the Commonwealth of Virginia, Charlottesville

* Subject to confirmation by the Virginia General Assembly.

Management Structure; Principal Staff Officers

The Executive Director is appointed by the Board of Commissioners and implements the policies of such Board and manages the operations of the Authority. The Authority has one business unit for multi-family and single family development (including loan origination) and one business unit for multi-family and single family loan servicing and compliance. Listed below are the Authority's principal officers directly involved in the Program and their responsibilities.

Susan F. Dewey. *Executive Director.* Ms. Dewey joined the Authority in June, 1999 as Executive Director. Prior to joining the Authority, Ms. Dewey was employed by the Commonwealth as Treasurer, Deputy Treasurer, Director of Debt Management and Director of Financial Policy. Ms. Dewey is a Certified Public Accountant and has an undergraduate degree and a Master of Business Administration degree from The College of William & Mary.

Arthur N. Bowen, III. *Managing Director of Finance and Administration.* Mr. Bowen joined the Authority in 2000 as Public Policy Director and has served as Managing Director of Finance and Administration since 2002. Prior to joining the Authority, Mr. Bowen was employed as Deputy Secretary of Transportation for the Commonwealth of Virginia, and prior to that he served as Deputy State Treasurer. Mr. Bowen is a graduate of the University of North Carolina, Chapel Hill.

Patrick J. Carey. *Finance Director.* Mr. Carey joined the Authority in 1987 as Finance Manager. Mr. Carey is a graduate of the University of Richmond and has a Masters of Business Administration degree from Virginia Commonwealth University.

J. Judson McKellar, Jr. *General Counsel.* Mr. McKellar joined the Authority in 1975 as Associate Counsel and has served as General Counsel since 1980. Prior to joining the Authority, Mr. McKellar was engaged in the practice of law in Fairfax County, Virginia. Mr. McKellar is a member of the Bar Association of Richmond, the Virginia State Bar and the American Bar Association, and is a graduate of Davidson College and the University of Virginia Law School.

Donald L. Ritenour. *Managing Director of Development.* Mr. Ritenour joined the Authority in 1974 as a Mortgage Loan Officer and previously served as the Authority's Director of Single Family. Prior to joining the Authority, Mr. Ritenour was employed as an Executive Assistant to the President of Hanover Mortgage Corporation, a wholly-owned subsidiary of the Bank of Virginia, and as an Authorization Manager of Bank of Virginia Master Charge. Mr. Ritenour is a graduate of Virginia Commonwealth University.

Thomas A. Dolce. *Managing Director of Servicing and Compliance.* Mr. Dolce joined the Authority in December 1997 as the Assistant Director of Single Family. Prior to joining the Authority, Mr. Dolce was employed as First Vice President at Long Island Savings Bank, FSB. Mr. Dolce is a graduate of Western New England College.

Other Programs of the Authority

The funds for the Authority's mortgage loan programs are derived from the proceeds of its notes and bonds, prepayments and repayments on mortgage loans, excess revenues and net assets. Certain information on such notes and bonds is set forth in footnote 5 of the Authority's financial statements attached hereto as Appendix E. The Authority pays its expenses from the income generated from its operations and has received no funds from the Commonwealth other than an initial advance, which the Authority has repaid. The amount of notes and bonds which the Authority may issue or have outstanding is limited by the provisions in the Code which restrict the amount of tax-exempt bonds which may be issued. The Authority is currently in compliance with such limit in the Code. The Code of Virginia limits the outstanding principal amount of Authority obligations secured by a capital reserve fund to \$1.5 billion, excluding certain refunding transactions. The Authority has no outstanding obligations secured by a capital reserve fund. There are no other statutory limits on the amount of notes and bonds which the Authority may issue or have outstanding.

Multi-Family Program

Existing mortgage loans under the Authority's multi-family program are financed pursuant to bond resolutions for the VHDA General Purpose Bonds and Rental Housing Bonds. New mortgage loans to be originated under the Authority's multi-family program are financed principally with the proceeds of the Authority's Rental Housing Bonds. The Authority also has utilized and expects to utilize other moneys of the Authority to finance new mortgage loans under its multi-family program as set forth herein under "Miscellaneous Programs" and the "General Fund and Other Net Assets".

The mortgage loans financed by the VHDA General Purpose Bonds and Rental Housing Bonds are required by the bond resolution authorizing such bonds to be secured by liens on the multi-family developments. All of the mortgage loans currently financed by Rental Housing Bonds are secured by first liens. Most, but not all, of the liens securing mortgage loans financed by VHDA General Purpose Bonds are first liens, and the Authority expects that the mortgage loans hereafter financed by Rental Housing Bonds and VHDA General Purpose Bonds will be secured by first liens; however, the Authority may, in its discretion, finance Mortgage Loans secured by liens that are not first liens and cannot, therefore, provide any assurance that such Mortgage Loans will be secured by first liens. It is the policy of the Authority that the security for the mortgage loans be a full fee simple ownership interest; however, under the Act and the bond resolutions authorizing the Authority's multi-family bonds, the Authority may finance a leasehold estate if the term of the lease is at least twice the term of the mortgage loan. The Authority has financed, and may in the future finance, multi-family mortgage loans secured by leasehold estates of the land and/or the development if the landlord is unwilling or unable to convey its interest as security for the mortgage loan.

Generally, the multi-family mortgage loans bear interest at fixed interest rates subsequent to the construction period (if any) and are fully amortizing over the term of the mortgage loan, although the Authority has occasionally structured the mortgage loan (and may do so in the future) to have a balloon principal payment due on the maturity date of the mortgage loan if the amount of such balloon principal payment is expected to be less than the projected value of the development on the maturity date of such mortgage loan.

The bond resolutions do not require that the mortgage loans be insured by the federal government or private mortgage insurance companies or that developments financed thereby be entitled to or eligible for federal assistance; however, substantially all of such developments are assisted under one or more of the federal housing programs. In addition, substantially all of the developments financed thereby were underwritten by the Authority in accordance with its criteria and procedures, are required to be managed in accordance with the Authority's standards and requirements, and are subject to various use and occupancy restrictions imposed by the Authority. Developments originally financed by tax exempt bonds issued after April 24, 1979 are subject to the applicable restrictions under the Code. Such bond resolutions pledge the mortgage loans and other assets attributable to such bonds as security for the payment of such bonds. The bond resolutions have requirements which must be satisfied prior to the withdrawal of such mortgage loans and other assets from the pledge and lien of such resolutions. All of such bonds are general obligations of the Authority.

The 2004 Session of the Virginia General Assembly enacted legislation that authorizes the Authority to finance "economically mixed" developments in which a portion (not to exceed 80% of the units) will not be subject to the Authority's income limits. Such legislation also authorizes the Authority to finance in such developments non-housing buildings or portions thereof for manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings. Pursuant to such legislation, the Authority has initiated a pilot program for such financings and has developed the following guidelines that will govern the financing of such "economically mixed" developments under the pilot program: (1) for developments that are 15,000 square feet or larger, the development must be in a revitalization area determined by the locality, at least 60% of its income must be derived from the residential portion of the development, 20% of the units must target households earning income of 80% or less of area median income, 20% of the units must target households earning income of 120% or less of area median income, and the remaining 60% of the units have no income restriction; (2) for developments under 15,000 square feet, the development must be in a revitalization area determined by the locality, and the percentage of income that must be derived from the residential portion and the incomes targeted will be determined by the Authority on a case-by-case basis; and (3) for developments receiving mortgage loans financed by Subsidized Mortgage Loans (see "General Fund and Other Net Assets" below), 30% of the units must target households earning income of 80% or less of area median income, 20% of the units must target households earning income of 120% or less of area median income, and the remaining 50% of the units have no income restriction.

The scheduled payments of principal and interest on such multi-family bonds have been based upon the assumed receipt by the Authority of principal and interest or other payments on or with respect to the assets pledged thereto. In so scheduling such payments of principal and interest on the bonds, the Authority has assumed that no prepayments of principal would be received with respect to the mortgage loans. Based upon such assumptions, the Authority believes that the principal and interest or other payments on or with respect to the assets pledged to such bonds will be in excess of the scheduled debt service on such bonds.

The ability of the Authority to pay such principal and interest on such multi-family bonds may be adversely affected by (i) failure to receive principal and interest or other payments or income when due or any time thereafter with respect to mortgage loans, investment obligations and any other asset pledged thereto, (ii) receipt of income with respect to developments owned by the Authority and financed by the bonds in amounts less than expected by the Authority, (iii) mortgage loans, investment obligations and other assets not being made, financed or acquired at the times, interest rates or prices, as applicable, contemplated by the Authority or not being made, financed or acquired at all, and (iv) receipt of net proceeds from the sale or other disposition of assets pledged thereto in amounts less than expected by the Authority. The ability of a mortgagor to make principal and interest payments on a mortgage loan may be adversely affected by reductions (or the failure to receive adequate increases) in federal subsidy payments with respect to any developments financed by the bonds and assisted by such subsidy payments, as well as by general economic conditions.

As of December 31, 2009, all mortgagors in the Authority's multi-family bond financed program were current in their payments, except 15 mortgagors owning developments financed by mortgage loans having an aggregate current principal balance of approximately \$28.1 million. The Authority has commenced foreclosure proceedings on one of such developments. Since the inception of the programs utilizing the proceeds of such bonds, the Authority has acquired by foreclosure or deed in lieu of foreclosure fourteen developments. The Authority currently owns twelve of such developments (the "Owned Developments") and sold two of such developments to a third party. The Authority has foreclosed on one development that was purchased by a third party at the foreclosure sale, and has assigned four FHA-insured mortgage loans to the U.S. Department of Housing and Urban Development ("HUD"). The rental and other income of the Owned Developments is, in many instances, insufficient to provide a market rate return to the Authority on its capital investment in such Owned Developments. For developments experiencing financial difficulties, the Authority may also restructure the timing of the receipt of the principal and interest payments on the mortgage loan or reduce the interest rate on a temporary or permanent basis. The amount included in the calculation of the Authority's Allowance for Loan Loss for anticipated losses on the Authority's multi-family mortgage loans is \$43.7 million as of September 30, 2009 (the Authority's Allowance for Loan Loss which includes such amount and amounts for possible losses on Mortgage Loans was \$88.3 million as of September 30, 2009).

Financing of Single Family Programs with Other Bonds and Funds of the Authority

New mortgage loans originated by the Authority under its single family programs have previously been financed, and are expected to be hereafter financed, principally with the proceeds of its Commonwealth Mortgage Bonds. Information and data regarding the status of mortgage loans financed by the Authority's Commonwealth Mortgage Bonds is set forth above under "The Single Family Programs."

The Authority has also used and continues to use certain principal payments on multi-family mortgage loans financed by VHDA General Purpose Bonds to finance new single family mortgage loans. As of December 31, 2009, \$168.8 million aggregate principal balance of single family mortgage loans financed by VHDA General Purpose Bonds was outstanding, of which \$9.1 million aggregate principal balance was more than two months delinquent in monthly payments and \$0.8 million of such aggregate principal balance was in foreclosure, representing 5.4% and 0.5%, respectively, of such aggregate principal balance of mortgage loans. Substantially all of such mortgage loans are not insured or guaranteed by the federal government or a private mortgage insurance company.

In addition, the Authority has utilized and expects to utilize other moneys of the Authority to finance new mortgage loans under its single family program as more fully described herein under "Miscellaneous Programs" and the "General Fund and Other Net Assets".

Ginnie Mae Financing

In May 2009, the Authority commenced the financing of single family mortgage loans through the issuance of Ginnie Mae securities backed by mortgage loans insured by FHA, VA or RD. Such FHA, VA and RD insurance is described above and in Appendix C. The issuance of such Ginnie Mae securities may provide the financing for substantially all of such originated mortgage loans or may provide the financing of such mortgage loans in conjunction with funds provided by issuance of bonds by the Authority or other available funds of the Authority. Such securities are to be held under the Authority's existing general bond resolution for its Commonwealth Mortgage Bonds and/or in the Authority's General Fund and may be thereafter sold at market prices in order to provide funds for the origination of mortgage loans or for other programs and operations of the Authority. If held under a bond resolution, the securities will be pledged as security under such bond resolutions. The Authority expects to retain the servicing rights on all such mortgage loans so financed. As of December 31, 2009, the Authority has issued approximately \$181 million of Ginnie Mae securities. No assurance can be given as to whether the Authority will continue such issuance or, if continued, as to the amount of such issuances.

Miscellaneous Programs

The Authority makes certain mortgage loans supported or financed by net assets of the Authority (see “General Fund and Other Net Assets” for a description of mortgage loan programs effected with assets in the General Fund). The Authority also administers the federal low income housing tax credit program under Section 42 of the Code and federal grant or subsidy programs and assists the Commonwealth’s Department of Housing and Community Development in the administration of the federal HOME loan and grant program. Mortgage loans and other assets financed or acquired by money from federal grant or subsidy programs are not pledged or available for the payment of any of the Authority’s bonds or other obligations.

Summary of Revenues, Expenses, and Net Assets

The following is a summary of the Authority’s revenues, expenses and net assets at year end for each of the fiscal years from 2005 through 2009 and at September 30, 2008 and 2009. With respect to September 30, 2008 and 2009, and the three month periods then ended, the summary includes all adjustments, consisting of normal recurring accruals, necessary for a fair presentation of combined revenues, expenses and changes in net assets of the Authority. Operations for the three month period ended September 30, 2009 are not necessarily indicative of operations expected for the fiscal year. The net assets of certain funds are restricted and are subject to varying valuation methodologies pursuant to contracts with bond owners. The totaling of the accounts does not indicate that the combined net assets are available for the payment of principal of or interest on the Bonds, for the payment of the Authority’s operating expenses or for any other purpose. The summary should be read in conjunction with the financial statements and notes appearing in Appendix E. The amounts in the summary for each year ended June 30 are derived from the audited financial statements for each such year.

	Year Ended June 30 (in millions)					Three Months Ended September 30	
	2005	2006	2007	2008	2009	2008	2009
	<i>(Not included in independent accountants’ report)</i>						
Memorandum Only – Combined totals							
Revenues:							
Interest on mortgage loans.....	\$363	\$389	\$436	\$487	\$519	\$128	\$129
Investment income	27	45	52	(17)	2	11	0
Pass-through grants received.....	72	72	72	72	69	17	18
Housing Choice Voucher program	58	66	64	63	61	14	16
Other	<u>9</u>	<u>14</u>	<u>22</u>	<u>20</u>	<u>23</u>	<u>5</u>	<u>6</u>
Total revenues.....	<u>529</u>	<u>586</u>	<u>646</u>	<u>625</u>	<u>674</u>	<u>175</u>	<u>169</u>
Expenses:							
Interest	232	260	287	335	355	88	87
Pass-through grants disbursed	72	72	72	72	69	17	18
Housing Choice Voucher program	57	54	61	65	71	17	18
Total administrative expenses, etc.....	<u>42</u>	<u>54</u>	<u>71</u>	<u>81</u>	<u>102</u>	<u>18</u>	<u>25</u>
Total expenses	<u>403</u>	<u>440</u>	<u>491</u>	<u>553</u>	<u>597</u>	<u>140</u>	<u>148</u>
Excess of revenues over expenses	126	146	155	72	77	35	21
Net Assets at beginning of period	<u>1,543</u>	<u>1,669</u>	<u>1,815</u>	<u>1,970</u>	<u>2,042</u>	<u>2,042</u>	<u>2,119</u>
Net Assets at end of period	<u>\$1,669</u>	<u>\$1,815</u>	<u>\$1,970</u>	<u>\$2,042</u>	<u>\$2,119</u>	<u>\$2,077</u>	<u>\$2,140</u>
Net Assets of the General Fund at end of period.....							
	\$246	\$259	\$230	\$199	\$154	\$58	\$171

Selected Figures Excluding Effects of GASB 31

Statement No. 31 of The Governmental Accounting Standards Board (GASB 31), Accounting and Financial Reporting for Certain Investments and for External Investment Pools (“GASB 31”) requires investments, but not liabilities or mortgage loans, held by governmental entities to be reported at fair market value on the balance sheet with changes in fair market value to be included as adjustments to revenues in the statement of revenues, expenses, and changes in net assets. The following summary excludes the effects of GASB 31 and is subject to the qualifications set forth in the previous paragraph.

	Year ended June 30 (in millions)					Three Months Ended September 30	
	2005	2006	2007	2008	2009	2008	2009
	<i>(Not included in independent accountants' report)</i>						
Memorandum Only – Combined totals							
Excess of revenues over expenses							
excluding GASB 31 adjustments	\$127	\$151	\$155	\$131	\$79	\$31	\$9
Net Assets at end of period							
excluding GASB 31 adjustments	\$1,662	\$1,813	\$1,968	\$2,099	\$2,178	\$2,130	\$2,187
Net Assets of the General Fund							
at end of period excluding							
GASB 31 adjustments.....	\$242	\$256	\$228	\$220	\$184	\$76	\$197

The GASB 31 adjustments in fiscal years 2005 through 2007 were due primarily to below market interest rates on the Authority's investments. The GASB 31 adjustments in fiscal years 2008 and 2009 were due primarily to credit impairment on mortgage backed securities.

Prepayments

A decline in mortgage interest rates will generally result in an increase in prepayments on single family mortgage loans, including the Mortgage Loans. Such prepayments on the mortgage loans may have the effect of reducing the outstanding principal balance of the Authority's single family portfolio and thereby adversely affecting the Authority's revenues. No assurances can be given as to future changes in mortgage interest rates or prepayments or the financial impact of such prepayments on the Authority's revenues.

Prior and Anticipated Financings of the Authority

As of September 30, 2009, the Authority had approximately \$6.9 billion of notes and bonds outstanding (see Appendix E). Subsequent to such date, the Authority issued the following notes and bonds:

<u>Issue</u>	<u>Par Amount</u>	<u>Issuance Date</u>
Rental Housing Bonds, 2009 Series F-Non-AMT	\$49,370,000	November 25, 2009
Commonwealth Mortgage Bonds, 2009 Series A-Non-AMT	\$51,750,000	November 25, 2009
Homeownership Mortgage Bonds, 2009 Series B-Taxable	\$482,960,000	December 23, 2009
Note to Federal Home Loan Bank – Atlanta	\$2,000,000	December 29, 2009
Homeownership Mortgage Bonds, 2009 Series B-Non-AMT, Subseries B-1	\$160,990,000*	February 10, 2010*

* Expected

The notes issued to the Federal Home Loan Bank are described below under "General Fund and Other Net Assets". In addition, since September 30, 2009, the Authority has issued approximately \$109 million of Ginnie Mae securities as described under "Other Programs of the Authority – Ginnie Mae Financing" above.

Investments

Moneys in the General Fund may be invested by the Authority in (i) obligations or securities which are lawful investments for fiduciaries as set forth in Section 26-40 of the Code of Virginia, 1950, as amended, (ii) any investments and deposits authorized by Sections 2.1-327 through 2.1-327.13 of the Code of Virginia 1950, as amended, permitting the investment of the funds of the Commonwealth and its political subdivisions in certain other types of investments, and (iii) any other investments permitted under any bond resolution or trust indenture of the Authority which, when acquired, have, or are general obligations of issuers who have, long-term ratings of at least AA or Aa or the highest short-term ratings, as applicable, by two rating agencies, one of which shall be Moody's or Standard & Poor's or any successor thereto. Moneys pledged pursuant to a bond resolution or trust indenture of the Authority may be invested in any manner permitted by such bond resolution or trust indenture. Investment decisions are made by the Authority's Treasury and Investment Manager. It is the Authority's current investment policy not to (i) invest long-term those moneys expected to be utilized in the short-term or (ii) effect leverage transactions (e.g. reverse repurchase agreements or other borrowings) for the principal purpose of profiting from changes in interest rates. The Authority reserves the right to modify its investment policy from time to time.

The Authority's current investment portfolio consists principally of direct or indirect obligations of the United States of America or of its agencies and instrumentalities, including but not limited to organizations such as the Federal National Mortgage Association (collectively, "Federal Obligations"), corporate notes, bonds and debentures, asset backed securities, certificates of deposit, commercial paper, bankers' acceptances, and repurchase agreements, all of which satisfy the requirements in the above referenced Sections of the Code of Virginia (see Appendix E). The secondary market for investments which are not Federal Obligations is currently very illiquid. No assurances can be given that such investments can be sold prior to maturity or, if sold, can be sold at a price which is not materially less than our capital investment in such investment.

General Fund and Other Net Assets

The General Fund is used to pay the operating expenses of the Authority and is a source of payment for all general obligations of the Authority, including the Bonds, although it is not specifically pledged to secure the Bonds. Moneys comprising the General Fund's net assets may be used for any lawful purposes of the Authority. No assurance can be given that moneys will be available in the General Fund for payment of debt service on Bonds, including the Offered Bonds, at any particular time.

As of December 31, 2009, all multi-family mortgage loans financed by General Fund net assets were current in their payments, except four mortgage loans having an aggregate principal balance of approximately \$1.1 million that were delinquent. The Authority has acquired by foreclosure ten multi-family developments that were financed by General Fund net assets and currently owns four of such developments. The Authority has also foreclosed on one development that was purchased by a third party at the foreclosure sale, which development was also financed by VHDA General Purpose Bonds (see "Other Programs of the Authority – Multi-Family Program" above). As of December 31, 2009, the percentage of single family mortgage loans that were financed by General Fund net assets and were two or more months delinquent in monthly payments was 0.8%, and none of the single family mortgage loans that were so financed were in foreclosure.

The Authority has conducted and continues to conduct various subsidized mortgage loan programs financed or supported by the net assets of the Authority, including the net assets of the General Fund. Each mortgage loan so financed or supported is herein referred to as a "Subsidized Mortgage Loan". A mortgage loan is a Subsidized Mortgage Loan if the effective interest rate thereon is at or below the effective cost of the capital (debt or net asset) of the Authority so financing such mortgage loan. For a Subsidized Mortgage Loan financed with net assets, the effective cost of such net assets is assumed to be the effective cost that the Authority would have paid (at the time of the issuance of the Authority's commitment to finance such Subsidized Mortgage Loan) to finance such Subsidized Mortgage Loan with debt capital on which interest is not excluded from gross income for federal income tax purposes.

Prior to July 1, 2005, the Authority made available the amount of \$275.7 million for Subsidized Mortgage Loans, principally for the elderly, disabled, homeless and other low income persons. The Authority implemented, beginning July 1, 2005, a new methodology for determining the amount of its net assets that will be used to provide reduced interest rates for Subsidized Mortgage Loans and otherwise subsidize its programs (the "Subsidized Programs"). Under this new methodology, the annual amount of the Authority's net assets to be dedicated, on a present value basis as determined by the Authority, to provide reduced interest rates or other support for Subsidized Mortgage Loans or to otherwise provide housing subsidies under its programs, including bond financed programs, shall be equal to 15% of the average of the Authority's excess revenue (as unadjusted for the effect of GASB 31) for the preceding three fiscal years (the "Percentage"). For example, the present value of the interest rate reductions or other support or subsidies made available for fiscal year 2010 programs is \$21.8 million which is equal to 15% of the average unadjusted excess revenues for fiscal years 2007, 2008 and 2009. Such annual amounts will, in effect, represent the present values of the costs to the Authority to finance (at interest rates below the Authority's capital costs as described above) or otherwise support the Subsidized Mortgage Loans or to provide other housing subsidies. This use of net assets is expected to reduce the amount available to the Authority for payment of the Bonds or other purposes permitted by the Act. The principal amount of Subsidized Mortgage Loans that will be available at reduced interest rates under this new methodology will vary depending on such factors as the amount of the interest rate reductions and the expected lives of the Subsidized Mortgage Loans. Furthermore, the Authority may decide to use such annual subsidy amount for purposes other than Subsidized Mortgage Loans, and such uses may affect such principal amount of the Subsidized Mortgage Loans. The amounts to be made available under this new methodology in the future will be subject to review by the Authority of the impact thereof on its financial position. The Authority has financed and expects to finance some, but not all, of such Subsidized Mortgage Loans, in whole or in part, with funds under its various bond resolutions, including the Bond Resolution. The Authority may, in its discretion, apply net assets in excess of the Percentage for its Subsidized Programs or may change the Percentage or methodology for calculating the amount of net assets to be made available for Subsidized Mortgage Loans, and in 2007 the Authority increased the amount of net assets in excess of the Percentage for fiscal year 2007 Subsidized Programs by approximately \$3.1 million in order to provide additional funds for multi-family rental developments to be financed by the Authority. The total of the annual amounts used or expected to be made available for Subsidized Programs under this new methodology through fiscal year 2010 is \$98.4 million.

Pursuant to legislation enacted by the 2003 Session of the General Assembly, the Authority purchased from the Commonwealth's Department of Housing and Community Development ("DHCD") on June 30, 2003, the portfolio of outstanding loans and other assets comprising the Commonwealth's Virginia Housing Partnership Revolving Fund (the "Partnership Fund") that was created by the Virginia General Assembly for the purpose of funding low and moderate income housing. Such outstanding loans, which had total outstanding principal balances of approximately \$71 million, bear below market interest rates, generally have loan to value ratios in excess of 95%, and serve lower income persons and families than the Authority's programs serve generally. The Authority also purchased approximately \$16 million of investments which have been and will be used to fund an approximately equal amount of similar loans pursuant to outstanding commitments and allocations. The purchase price for the loans and investments was approximately \$60 million. The Authority issued the VHDA General Purpose Bonds, 2003 Series V-Taxable, on June 26, 2003, in the amount of \$52,440,000 to finance the purchase of the loans and assets in the Partnership Fund, with the balance of the purchase price paid from other funds of the Authority. Pursuant to such legislation \$40,822,000 of the approximately \$60 million in proceeds from the sale were transferred to the Commonwealth's General Fund, and the residual balances of approximately \$19 million were transferred to the Authority to be used in conjunction with existing resources to provide financing for affordable housing not otherwise eligible through other programs. The Authority and DHCD executed a Memorandum of Understanding that provides for administration of the residual balances

as a revolving loan fund for single family and multi-family housing programs. In certain cases, DHCD may approve the use of such residual balances for grants to fund single family or multifamily housing. This Memorandum provides that, with respect to such revolving loan fund, DHCD will (i) make policy decisions regarding the loan programs, (ii) develop the loan programs, (iii) determine eligibility criteria, (iv) initiate agreements with local program administrators, (v) select the applicants for mortgage loans for multi-family developments, (vi) establish or approve loan terms, and (vii) decide on the exercise of rights and remedies under the loan documents. This Memorandum also provides that the Authority will (i) provide advice to DHCD concerning development of the programs, (ii) be responsible for the financial management and investment of the funds, and (iii) provide advice, assistance and services in the following areas: program planning; legal and accounting matters; loan origination underwriting; loan closing and servicing; monitoring of multi-family developments; programmatic reporting; and public relations assistance in conformity with the policies established by DHCD. Pursuant to legislation enacted in the 2005 Session of the General Assembly, \$7,500,000 of such residual balances was transferred to a Community Development Bank formed by the Commonwealth.

The Authority has a \$100 million revolving credit agreement (the "Bank of America Agreement") with Bank of America, N.A. ("Bank of America") to provide a source of immediately available funds for the general corporate purposes of the Authority, including, at the option of the Authority, the payment of the purchase price of bonds which are tendered but are not remarketed. Upon submission of a completed and duly executed request for advance, the Authority may draw funds under the Bank of America Agreement up to the maximum outstanding amount of \$100 million, provided that no default by the Authority under the Bank of America Agreement shall have occurred and be continuing. Defaults include (1) failure by the Authority to pay any amounts due under the Bank of America Agreement; (2) any representation or warranty made by the Authority in or pursuant to the Bank of America Agreement being incorrect or untrue in any material respect as of the date of the Bank of America Agreement or as of the date of any extension thereof; (3) failure by the Authority to comply with certain of its covenants in the Bank of America Agreement requiring the Authority (a) to submit financial records and information, including our official statements, to the Bank of America, (b) to provide notice to the Bank of America of any default by the Authority under the Bank of America Agreement or any default or other event under any instrument evidencing the Authority's debt that may result in the accelerating of the maturity of such debt and could have a material adverse effect on the Authority, (c) to provide notice to the Bank of America of any material litigation pending or threatened against the Authority or of any initiative, referendum, or similar events reasonably expected to have any material adverse effect on the Authority, (d) to maintain adequate and proper books and records, (e) to use best efforts to maintain the Authority's existence and the Authority's rights and privileges material to its ability to repay obligations under the Bank of America Agreement, and (f) to comply with laws and regulations of the Commonwealth of Virginia and the United States; and (4) merger, consolidation or disposition of all or a substantial part of the Authority's property reasonably expected to result in any material adverse effect on the Authority. The Bank of America Agreement will terminate on December 1, 2010, unless extended by the Bank of America and the Authority. All outstanding amounts are due and payable on the termination date. No amounts are currently outstanding under the Bank of America Agreement.

The Authority also has a \$150 million revolving credit agreement (the "Bank of Nova Scotia Agreement") with The Bank of Nova Scotia to provide a source of immediately available funds for the general corporate purposes of the Authority, including, at the option of the Authority, the payment of the purchase price of bonds which are tendered but are not remarketed. Upon submission of a completed and duly executed request for advance, the Authority may draw funds under the Bank of Nova Scotia Agreement up to the maximum outstanding amount of \$150 million, provided that no default by the Authority under the Bank of Nova Scotia Agreement shall have occurred and be continuing. Defaults under the Bank of Nova Scotia Agreement are the same as under the Bank of America Agreement described in the preceding paragraph. The initial term of the Bank of Nova Scotia Agreement expires on November 28, 2013, subject to any notice of termination by the Bank of Nova Scotia due to a default or by the Authority. All amounts due by the Authority are due and payable on the termination date, provided that, if no default shall have occurred and be continuing, all such amounts shall, upon the written request of the Authority, be converted into a five-year term loan. No amounts are currently outstanding under the Bank of Nova Scotia Agreement.

The Authority from time to time issues notes to the Federal Home Loan Bank of Atlanta (the "FHLB"). The proceeds of the notes issued to the FHLB are deposited with the FHLB and serve as collateral for the notes. Each note may be redeemed at par at any time. The notes refund tax-exempt bonds, and the Authority expects to refund the notes in the future with tax-exempt bonds.

LITIGATION

No litigation of any nature as of the date hereof is pending against the Authority or, to the Authority's knowledge, threatened against the Authority (i) to restrain or enjoin the issuance or delivery of any of the Offered Bonds, (ii) to in any material way restrain or enjoin the collection and application of Assets pledged pursuant to the Bond Resolution, (iii) in any way contesting or affecting any authority for the issuance or validity of the Offered Bonds or the validity of the Bond Resolution or the Purchase Contract for the sale of the Offered Bonds, (iv) in any material way contesting the existence or powers of the Authority, or (v) in any material way contesting or affecting the Assets pledged for the payment of the Offered Bonds.

LEGAL INVESTMENT

The Act provides, in part, that the Bonds, including the Offered Bonds, are legal investments in which all public officers and public bodies of the Commonwealth and its political subdivisions, all municipalities and municipal subdivisions, all

insurance companies and associations, banks, bankers, banking associations, trust companies, savings banks, savings associations, savings and loan associations, building and loan associations, investment companies, administrators, guardians, executors, trustees and other fiduciaries may properly and legally invest funds, including capital, in their control or belonging to them. The Act further provides that the Bonds are also securities which may properly and legally be deposited with and received by all public officers and bodies of the Commonwealth or any agencies or political subdivisions of the Commonwealth and all municipalities and public corporations for any purpose for which the deposit of bonds or other obligations of the Commonwealth is now or may hereafter be authorized by law.

MISCELLANEOUS

The Authority has furnished all information in this Official Statement relating to the Authority. The financial statements of the Authority in Appendix E as of June 30, 2009 and for the year then ended have been examined by KPMG LLP, independent certified public accountants, to the extent set forth in their report, without further review to the date hereof. Also included in Appendix E are the unaudited financial statements of the Authority as of September 30, 2009 and for the three month period then ended.

Any statements in the Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact. The Official Statement is not to be construed as a contract or agreement between the Authority and the Owners of the Offered Bonds being offered hereby.

The distribution of this Official Statement has been duly authorized by the Authority.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY

GENERAL BOND RESOLUTION

ARTICLE I

DEFINITIONS, DETERMINATIONS, SECURITY AND INTERPRETATION

SECTION 101. *Definitions.* In the Bond Resolution, unless a different meaning clearly appears from the context, the following definitions shall apply:

"Act" means the Virginia Housing Development Authority Act, being Chapter 1.2 of Title 36 of the Code of Virginia of 1950, as heretofore and hereafter amended.

"Asset" means any Mortgage Loan, Authority Property, Investment Obligation, Revenue, and, to the extent subject to the pledge or lien of the Bond Resolution, any cash, Exchange Agreement, Enhancement Agreement or Other Financial Agreement. Funds and investments on deposit in any Payment Account and Defeasance Obligations in any Defeasance Account are not Assets.

"Authority" means the Virginia Housing Development Authority, a political subdivision of the Commonwealth, and its successors and assigns.

"Authority Designations" means the one or more designations given to a Bond or Bonds as set forth in or determined pursuant to the applicable Written Determinations or such other designations as may be deemed necessary or convenient by an Authorized Officer or by the Trustee with the consent of an Authorized Officer.

"Authority Property" means real property and improvements thereon or an ownership share in a cooperative housing association or a leasehold interest under a lease and any personal property attached to or used in connection with any of the foregoing which is owned by the Authority and is either financed pursuant to the Bond Resolution or acquired by the Authority by purchase or foreclosure of a Mortgage Loan or by deed in lieu thereof.

"Authorized Denominations" means the principal or Maturity Amount denominations authorized for a Bond or Bonds as set forth in or determined pursuant to the applicable Written Determinations.

"Authorized Officer" means the Chairman, Vice Chairman, Executive Director, Managing Director of Finance and Administration, Finance Director, General Counsel, any functionally equivalent successor position to any of the aforementioned positions but which bears a different title, or any other person authorized by resolution of the Authority to act as an Authorized Officer hereunder.

"Bond" or "Bonds" means any bond or bonds, as the case may be, authorized and issued pursuant to the Bond Resolution.

"Bond Amount" means the one or more payments of principal and interest, including any Compounded Amount, Purchase Price, Redemption Price or Sinking Fund Installment, if applicable, due and payable from time to time with respect to a Bond from its date of issuance to its maturity, tender or redemption date, or any payment required to be made by the Authority pursuant to an Exchange Agreement, Enhancement Agreement or Other Financial Agreement to the extent such payment thereunder is payable from Assets.

"Bond Limitations Resolution" means a resolution adopted by the Authority setting forth the limitations required by Section 201(B) and such other limitations and matters as may be deemed appropriate by the Authority.

"Bond Obligation" means, as of a specific date of calculation, the aggregate of (1) all interest due or accrued on Outstanding Bonds, (2) all unpaid principal on Outstanding Bonds, (3) the amount of the payment, if any, the Authority would be obligated to make on any Exchange Agreement payable from Assets if such Exchange Agreement were terminated on such date of calculation, and (4) all amounts owed by the Authority with respect to any Enhancement Agreement or Other Financial Agreement payable from Assets.

"Bond Resolution" means this Resolution as the same may from time to time be amended, modified or supplemented by one or more Supplemental Bond Resolutions, Bond Limitations Resolutions or Written Determinations.

"Business Day" means any day other than a Saturday, Sunday or legal holiday on which banking institutions in the Commonwealth, or the state in which Principal Office of the Trustee is located, are authorized to remain closed and other than any day on which the New York Stock Exchange or a security depository with respect to a Bond is closed.

"Capital Appreciation Bond" means a Bond the interest on which is payable only at maturity or prior redemption as a component of its Compounded Amount.

"Chairman" means the Chairman of the Authority.

"Code" means the Internal Revenue Code of 1986, as amended, and any successor code, including the applicable temporary, proposed and permanent regulations, revenue rulings and revenue procedures.

"Commonwealth" means the Commonwealth of Virginia.

"Compounded Amount" means, with respect to a Capital Appreciation Bond, a Delayed Interest Bond or any other Bond so determined in or pursuant to the applicable Written Determinations, the sum of principal and accrued interest with respect to such Bond, as of any date, as set forth in or determined pursuant to the applicable Written Determinations.

"Counsel" means any attorney or firm of attorneys (including, without limitation, the General Counsel) designated by the Authority to render any Counsel's Opinion.

"Counsel's Opinion" means an opinion signed by Counsel.

"Current Interest Paying Bond" means a Bond on which interest is not compounded and which is payable at the interest rate or rates and on the dates set forth in or determined pursuant to the applicable Written Determinations.

"Dated Date" means the date on which a Bond initially begins to accrue interest as set forth in or determined pursuant to the applicable Written Determinations.

"Defeasance Obligation" means cash, any direct obligation of the United States of America, any direct federal agency obligation the timely payment of the principal of and the interest on which are fully and unconditionally guaranteed by the United States of America, and any Certificates of Accrual on Treasury Securities or Treasury Investors Growth Receipts; provided, however, that the foregoing are not subject to redemption, call or prepayment, in whole or in part, prior to their respective maturity dates.

"Defeasance Account" means a trust account or other financial arrangement whereby the Trustee holds Defeasance Obligations in trust for the payment of all Bond Amounts due and payable or to become due and payable at maturity or upon earlier redemption with respect to one or more Bonds and all fees and

expenses of the Trustee with respect to the administration of such trust account or other financial arrangement.

"Delayed Interest Bond" means a Bond the interest on which accrues and compounds, from its Dated Date and at an interest rate and compounding interval specified in or determined pursuant to the applicable Written Determinations, to a date specified in such applicable Written Determinations on which date such Bond shall reach its full Compounded Amount, and with respect to which, from and after such date, interest on such Bond is to be payable on such Compounded Amount on the dates and at the interest rate specified in or determined pursuant to such applicable Written Determinations.

"Derivative Product" means any instrument of finance entered into by the Authority, the value of which is derived from or based upon any underlying Bond.

"DTC" means The Depository Trust Company.

"Enhancement Agreement" means an agreement with one or more third parties which sets forth the terms and conditions upon which such third party or parties will provide for the payment of all or a portion of one or more Bond Amounts with respect to a Bond or a payment to the Authority. The obligations of and any receipts by the Authority with respect to such Enhancement Agreement shall or shall not, as and to the extent set forth in or determined pursuant to the applicable Written Determinations or an Officer's Certificate, be payable from Assets or constitute an Asset, as applicable.

"Event of Default" means any of the events set forth in Section 902.

"Exchange Agreement" means an agreement with one or more third parties which sets forth the terms and conditions upon which such third party or parties and the Authority will exchange or make payments to the other party or parties. The obligations of and any receipts by the Authority with respect to such Exchange Agreement shall or shall not, as and to the extent set forth in or determined pursuant to the applicable Written Determinations or an Officer's Certificate, be payable from Assets or constitute an Asset, as applicable.

"Executive Director" means the Executive Director of the Authority.

"Expense" means any expenditure payable or reimbursable by the Authority which is directly or indirectly related to the authorization, sale, delivery, issuance, remarketing, enhancement, monitoring, purchase, redemption or trusteeship of any Bond or Asset.

"External Trustee" means a Trustee other than the Authority.

"Federal Funds Rate" means the interest rate on any given date charged by banks with excess bank reserves on deposit at a Federal Reserve Bank to other banks needing overnight loans to meet bank reserve requirements.

"Finance Director" means the Finance Director of the Authority.

"Fiscal Year" means the period of twelve calendar months ending with June 30 of any year, unless some other time period is otherwise designated in or determined pursuant to the applicable Written Determinations.

"General Counsel" means the General Counsel of the Authority.

"Interest Payment Date" shall mean any date, as set forth in or determined pursuant to the applicable Written Determinations, on which interest is due and payable with respect to a Bond.

"Investment Obligation" means any of the following acquired or pledged pursuant to the Bond Resolution or pursuant to an Officer's Certificate, except to the extent limited by any amendments to the Act:

(A) direct general obligations of the United States of America;

(B) direct obligations of any state of the United States of America or any political subdivision thereof or the District of Columbia bearing a Rating;

(C) obligations the payment of the principal of and interest on which are unconditionally guaranteed by the United States of America;

(D) obligations which bear a Rating and the payment of the principal of and interest on which are unconditionally guaranteed by any state of the United States of America or any political subdivision thereof or the District of Columbia;

(E) bonds, debentures, participation certificates or notes or other obligations (including asset backed securities) issued by any one or any combination of the following: Federal Financing Corporation, Federal Farm Credit Banks (Bank for Cooperatives and Federal Intermediate Credit Banks), Federal Home Loan Bank System, Federal National Mortgage Association (Fannie Mae), World Bank, Export-Import Bank of the United States, Student Loan Marketing Association, Farmer's Home Administration, Federal Home Loan Mortgage Corporation (Freddie Mac), Government National Mortgage Association (Ginnie Mae), Inter-American Development Bank, International Bank for Reconstruction and Development, Small Business Administration, Washington Metropolitan Area Transit Authority, Resolution Funding Corporation, Tennessee Valley Authority, or any other agency or corporation which has been or may hereafter be created by or pursuant to an Act of the Congress of the United States as an agency or instrumentality thereof the bonds, debentures, participation certificates or notes or other obligations (including asset backed securities) of which are unconditionally guaranteed by the United States of America or bear a Rating;

(F) certificates of deposit, banker's acceptances, investment contracts, and any interest-bearing time deposits which are issued by any member bank or banks of the Federal Reserve System or banks the deposits of which are insured by the Federal Deposit Insurance Corporation;

(G) Eurodollar time deposits and Eurodollar certificates of deposit the issuers of which have obligations which, at the time of acquisition of such deposits or certificates, bear a Rating;

(H) obligations, including investment contracts, of corporations which have obligations which, at the time of acquisition of such obligations including investment contracts, bear a Rating;

(I) any other investments which, at the time of acquisition thereof, bear a Rating and are legal investments for fiduciaries or for public funds of the Authority, the Commonwealth and/or its political subdivisions;

(J) repurchase agreements with respect to any of the other Investment Obligations; and

(K) any other investment (debt or equity), investment agreement, Exchange Agreement, Other Financial Agreement, swap contract, futures contract, forward contract or other obligation which, in the determination of an Authorized Officer, is a suitable investment hereunder, in light of the amount and timing of Bond Obligation payments, the amount of Assets, and the availability of monies to pay Bond Obligations as they become due, at the time of acquisition thereof.

"Managing Director of Finance and Administration" means the Managing Director of Finance and Administration of the Authority.

"Maturity Amount" means the Compounded Amount due and payable at maturity of a Capital Appreciation Bond, Delayed Interest Bond or any other similar type of Bond as set forth in or determined pursuant to the applicable Written Determinations.

"Mortgage" means a mortgage deed, deed of trust, or other security instrument which secures a Mortgage Loan and which shall constitute a lien on real property and improvements thereon or on an ownership share in a cooperative housing association or on a leasehold interest under a lease and may also constitute a lien on or security interest in any personal property attached to or used in connection with any of the foregoing.

"Mortgage Loan" means each of the following financed or pledged pursuant to the Bond Resolution and the Act or pursuant to an Officer's Certificate: (1) a loan evidenced by a financial instrument or obligation secured by a Mortgage for financing the acquisition, construction, rehabilitation and/or ownership of single family residential housing as authorized by the Act, (2) an obligation, certificate or instrument for which such a loan secured by a Mortgage is the security or the source of payment, or (3) a participation or other ownership interest in either a loan described in (1) or an obligation, certificate or instrument described in (2) with another party or parties or with another source of funds of the Authority not pledged hereunder.

"Mortgagor" means the obligor or obligors on a Mortgage Loan.

"Officer's Certificate" means a certificate signed by an Authorized Officer.

"Official Statement" means one or more offering or reoffering documents prepared by the Authority which set forth the terms and conditions of the Bonds being offered or reoffered thereby and matters material thereto. Any reference in the Bond Resolution to "Offering Circular" shall be deemed to refer to such Official Statement.

"Other Financial Agreement" means any type of agreement or arrangement not otherwise referred to herein that is provided for in a Written Determinations. The obligations of and any receipts by the Authority with respect to such Other Financial Agreement shall or shall not, as and to the extent set forth in or determined pursuant to the applicable Written Determinations or an Officer's Certificate, be payable from Assets or constitute an Asset, as applicable.

"Outstanding" means, when used with reference to Bonds and as of any particular date, all Bonds theretofore and thereupon being issued except (1) any Bond for which funds for the payment of all Bond Amounts due and payable or to become due and payable with respect to such Bond have been paid to the Owner thereof or are held in a Defeasance Account or Payment Account, and (2) any Bond in lieu of or in substitution for which another Bond or Bonds shall have been delivered. If an Officer's Certificate shall have been delivered in accordance with Section 304 with respect to a Bond that the Authority is the Owner thereof, such Bond does not cease to be Outstanding.

"Owner" means the party set forth in the Registration Books as the owner of a Bond or any other party due a Bond Amount.

"Payment Account" means any trust account or other financial arrangement with the Trustee in which payments made by the Authority to the Trustee with respect to Bond Amounts then due and payable are held in trust by the Trustee pending disbursement to the Owners thereof.

"Principal Payment Date" shall mean any date, as set forth in or determined pursuant to the applicable Written Determinations, on which principal or Compounded Amount is due and payable with respect to a Bond.

"Principal Office" means the office so designated by the Trustee as its office for administering its duties with respect to the Bond Resolution.

"Program" means the Authority's program of making or purchasing Mortgage Loans and financing Authority Property pursuant to the Bond Resolution.

"Purchase Contract" means any agreement, contract or other document or documents (including notices of sale and/or remarketing and the related bid form(s)) executed or accepted by the Authority which provides for the sale of Bonds, either at initial issuance or upon subsequent remarketing thereof.

"Purchase Price" means the purchase price, including accrued interest, of a Bond on a Tender Date as set forth in or determined pursuant to the applicable Written Determinations.

"Rating" means an investment grade rating assigned by a nationally recognized rating agency to an Investment Obligation or, if such Investment Obligation is not rated, an investment grade rating assigned to the obligor or guarantor of such Investment Obligation.

"Record Date" means the date or dates as determined pursuant to Section 1104.

"Redemption Price" means the principal or Compounded Amount of a Bond or portion thereof to be redeemed plus the applicable redemption premium, if any, payable upon redemption thereof.

"Registration Books" means the records of the Trustee and the Authority which set forth the Owner of any Bond or any other party due a Bond Amount and such other information as is usual and customary in the securities industry or as specifically directed by the Authority.

"Resolution" means this resolution adopted by the Authority on December 2, 2009.

"Revenues" means all net proceeds from the sale or other disposition of any Bond or Asset, payments of principal of and interest on Mortgage Loans (including any moneys received by the Authority and applied to such principal and interest) and Investment Obligations, fees and penalties charged or assessed by the Authority with respect to a Mortgage Loan (excluding processing, financing, prepayment or other similar fees), income received by the Authority as owner of Authority Property (excluding such income to be applied to the payment of operating expenses or to be deposited into reserve or escrow funds for such Authority Property), and payments received with respect to an Enhancement Agreement, Exchange Agreement or Other Financial Agreement payable from Assets.

"Revenue Test" means that prior to effecting any proposed action subject to this Revenue Test, an Authorized Officer shall, based on such assumptions as such Officer shall deem reasonable (but without taking into account any future issuances of Bonds and any Assets derived therefrom, or any future execution of an Exchange Agreements, Enhancement Agreements or Other Financial Agreements payable from Assets), determine that, subsequent to the effecting of such action, the anticipated Revenues (including Revenues anticipated to be derived from any acquisition, sale, transfer, exchange, withdrawal or other application or prepayment of any Asset and taking into account any default in the payment of Revenues which such Authorized Officer reasonably expects) to be derived from all Assets which are to remain or anticipated to become subject to the lien or pledge of the Bond Resolution shall be at least sufficient to pay all Bond Amounts as such Bond Amounts are or are anticipated to become due and payable (by purchase, redemption, or otherwise).

"Serial Bonds" means the Bonds as so designated in or pursuant to the applicable Written Determinations.

"Sinking Fund Installment" means the amount of principal or Compounded Amount of any particular Term Bonds to be redeemed or retired prior to the maturity date of such Term Bonds all as set forth in or determined pursuant to the applicable Written Determinations.

"Supplemental Bond Resolution" means any resolution of the Authority amending or supplementing the Bond Resolution adopted and becoming effective in accordance with the terms of Article VII.

"Tax Covenant" means the covenant set forth in Section 504.

"Term Bonds" means the Bonds as so designated in or pursuant to the applicable Written Determinations.

"Tender Date" means any date on which a Bond is subject to tender to the Trustee or the Authority or any other party serving as tender agent for purchase as set forth in or determined pursuant to the applicable Written Determinations.

"Tender Option Agreement" means an agreement under which any party offers a tender option on any Bonds.

"Trustee" means the trustee appointed by or pursuant to Article X.

"Vice Chairman" means the Vice Chairman of the Authority.

"Written Determinations" means one or more determinations made in writing by an Authorized Officer which sets forth those terms and conditions authorized by the Bond Resolution to be contained therein and such other covenants, terms and conditions as an Authorized Officer may deem appropriate and as shall not be inconsistent with the Bond Resolution and the applicable Bond Limitations Resolution. Any such Written Determinations may be amended by an Authorized Officer from time to time prior to the issuance of Bonds designated therein and may thereafter be amended as provided in Articles VII and VIII of the Bond Resolution. Any Written Determinations shall be subject to the conditions and limitations set forth in or determined pursuant to the applicable Bond Limitations Resolution.

Articles and Sections mentioned by number only are the respective Articles and Sections of the Bond Resolution so numbered.

The words "herein", "hereunder", "hereby", "hereto", "hereof", and any similar terms, refer to this Resolution; the term "heretofore" means before the date of adoption of this Resolution; and the term "hereafter" means after the date of adoption of this Resolution.

Words importing the masculine gender include the feminine and neuter genders.

Words importing persons include firms, associations and corporations.

Words importing the singular number include the plural number, and vice versa.

SECTION 102. *Headings.* Any headings, captions, or titles preceding the text of any Article or Section herein and the table of contents with respect to this Resolution are solely for convenience of reference and shall not constitute part of the Bond Resolution or affect its meaning, construction or effect.

SECTION 103. *Bond Resolution to Constitute Contract.* The Bond Resolution shall constitute a contract between the Authority, the Trustee and the Owners. The pledge made in the Bond Resolution and the provisions, covenants and agreements set forth in the Bond Resolution to be performed by or on behalf of the Authority shall be for the benefit, protection and security of the Owners, except as otherwise expressly provided in any Written Determinations pursuant to Section 105. All of the Bonds and any Exchange Agreement, Enhancement Agreement or Other Financial Agreement payable from Assets, regardless of the time or times of their issuance, execution, or maturity, shall be of equal rank without preference, priority or distinction, except as otherwise expressly provided in or determined pursuant to a

Supplemental Bond Resolution in accordance with Section 701 (8) or except as otherwise expressly provided in any Written Determinations pursuant to Section 105.

SECTION 104. *General Obligation.* The obligation of the Authority with respect to the payment of any Bond Amount shall be a general obligation of the Authority payable out of any of the Authority's revenues, moneys or assets, subject only to agreements heretofore or hereafter made with owners of Authority obligations other than the Owners pledging particular revenues, moneys or assets for the payment thereof or except as otherwise expressly provided in or determined pursuant to a Supplemental Bond Resolution in accordance with Section 701 (8).

SECTION 105. *Pledge of Assets.* Subject only to the right of the Authority to withdraw, transfer, sell, exchange or otherwise apply Assets in accordance with the provisions of the Bond Resolution, a pledge of Assets is hereby made to secure the payment of the Authority's obligations with respect to the Bond Resolution, including any and all Bond Amounts, except as otherwise expressly provided in or determined pursuant to a Supplemental Bond Resolution in accordance with Section 701 (8). Notwithstanding any other provisions in this Resolution, the Written Determinations may provide for any Assets financed by the proceeds of Bonds issued pursuant thereto to be held in escrow and pledged exclusively for the payment of such Bonds. A pledge of funds and investments in any Payment Account and Defeasance Obligations in any Defeasance Account is hereby made to secure the payment of the Authority's obligations (including any and all Bond Amounts) on the Bonds, any Enhancement Agreement, any Exchange Agreement and any Other Financial Agreement with respect to which such funds and investments and Defeasance Obligations are so deposited.

SECTION 106. *Assets Held in Trust.* Subject only to the right of the Authority to withdraw, transfer, sell, exchange or otherwise apply Assets in accordance with the provisions of the Bond Resolution, the Assets, regardless of their location or method of identification, are and shall be hereby held in trust for the purposes and under the terms and conditions of the Bond Resolution.

SECTION 107. *Authorization.* Each Authorized Officer is hereby authorized to prepare, distribute, execute and/or accept, and deliver on behalf of the Authority, and the Trustee is hereby authorized to execute and accept when applicable, such Purchase Contracts, Tender Option Agreements, Enhancement Agreements, Exchange Agreements, Other Financial Agreements and such other agreements, instruments, documents and certificates, and to do and perform such other acts, as may be deemed necessary or appropriate by such Authorized Officer to effect the sale, delivery, issuance, tender, remarketing, registration, transfer, exchange, purchase or redemption of any Bond or any Derivative Product or other instrument or agreement related thereto, and the acquisition, sale, transfer, exchange, withdrawal or other application of Assets, and to otherwise carry out the transactions authorized or contemplated by the Bond Resolution. The authorization set forth above with respect to any Exchange Agreement, any Derivative Product or any Other Financial Agreement not otherwise authorized by a Bond Limitations Resolution is conditioned upon the delivery, prior to any execution and delivery of any agreement related thereto, of an Officer's Certificate which states that the form and substance of such Exchange Agreement, Derivative Product or Other Financial Agreement has been discussed at a meeting of the Authority's Board of Commissioners at which a quorum of Commissioners were present.

SECTION 108. *Parties Interested Herein.* Nothing in the Bond Resolution expressed or implied is intended or shall be construed to confer upon, or to give to, any person or party, other than the Authority, the Trustee and the Owners, any right, remedy or claim under or by reason of the Bond Resolution or any covenant, stipulation, obligation, agreement or condition therein. All the covenants, stipulations, obligations, promises and agreements in the Bond Resolution contained by and on behalf of the Authority, shall be for the sole and exclusive benefit of the Authority, the Trustee and the Owners.

SECTION 109. *Law Applicable.* The laws of the Commonwealth shall be applicable to the interpretation and construction of the Bond Resolution, except to the extent that the laws of another jurisdiction are determined in or pursuant to the applicable Written Determinations to be applicable.

SECTION 110. *Severability of Invalid Provision.* If any one or more of the provisions, covenants or agreements in the Bond Resolution should be contrary to law, then such provision or provisions, covenant or covenants, agreement or agreements, shall be deemed separable from the remaining provisions, covenants and agreements, and shall in no way affect the validity of the other provisions of the Bond Resolution.

ARTICLE II

BONDS

SECTION 201. *Authorization.* (A) Bonds are hereby authorized to be issued from time to time by the Authority in such amounts and upon such terms and conditions as shall be set forth in or determined pursuant to the Written Determinations approved by an Authorized Officer pursuant to Section 301. Bonds so issued shall comply with the limitations prescribed in the applicable Bond Limitations Resolution.

(B) Each Bond Limitations Resolution shall specify, or set forth the manner for determining, the following limitations with respect to Bonds issued pursuant thereto:

- (1) The maximum principal amount of Bonds to be issued or to be Outstanding subject to such Bond Limitations Resolution;
- (2) The latest date by which the Authority may enter into the one or more Purchase Contracts providing for the sale of Bonds;
- (3) The minimum purchase price for the Bonds upon the issuance thereof; and
- (4) Any other matters as the Authority deems appropriate.

SECTION 202. *Issuance and Delivery.* Subject to the limitations in the applicable Bond Limitations Resolution, Bonds may be delivered, against payment therefor, to the purchaser(s) and/or underwriter(s) thereof in the principal amounts or Maturity Amounts thereof on the date(s) and at the time(s), all as set forth in or determined pursuant to the applicable Written Determinations and upon compliance by the Authority with the requirements of the Bond Resolution.

ARTICLE III

TERMS AND PROVISIONS OF BONDS

SECTION 301. *Terms.* (A) Subject to the limitations set forth in or determined pursuant to the applicable Bond Limitations Resolution, the terms and conditions of the Bonds issued pursuant hereto shall be set forth in or determined pursuant to the applicable Written Determinations. The Written Determinations for any Bonds shall specify the Bond Limitations Resolution which is applicable to such Bonds and shall include, in addition to other matters as may be deemed necessary or appropriate by an Authorized Officer, all matters applicable to such Bonds which are required or specified by the Bond Resolution or the Bond Limitations Resolution to be included therein. The Written Determinations may specify any accounts or funds to be established and the terms relating thereto. Subject to the provisions of Section 202, the Bonds shall be sold to such purchaser(s) and/or underwriter(s) and at such prices(s) as shall be set forth in or determined pursuant to the applicable Written Determinations and on such other terms and conditions as shall be set forth in or determined pursuant to the applicable Purchase Contract.

(B) Such Written Determinations or other agreement executed by the Authority may include or provide for, without limitation, any such provisions governing or relating to the use and/or investment of

assets of the Authority other than Assets as may be deemed by an Authorized Officer to be necessary or appropriate in order to obtain, provide or assure a source of funds for the payment of any Bond Amount.

SECTION 302. *Medium of Payment, Form and Execution.* (A) Each Bond Amount shall be payable to the Owner thereof by check, draft, electronic funds transfer or other means determined by an Authorized Officer (which payment methodology can vary depending upon the amount of the Bond Amount, the Owner of such Bond Amount and the usual and customary practices in the securities industry as determined by an Authorized Officer) in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts, unless otherwise set forth in or determined pursuant to the applicable Written Determinations.

(B) The Bonds shall be issued in the form of fully registered Bonds or such other form as may be set forth in or determined pursuant to the applicable Written Determinations. In the event that the Bonds are not issued in the form of fully registered Bonds and notwithstanding any inconsistency with the provisions of Section 302 (E) and Sections 303 and 304, such Bonds shall be registered, issued, exchanged, transferred, redeemed, replaced, surrendered and cancelled in such manner as set forth in or determined pursuant to the applicable Written Determinations.

(C) All or any portion of the Bonds may be owned through the facilities of one or more security depositories as set forth in or determined pursuant to the applicable Written Determinations. Notwithstanding any inconsistency with the provisions of Section 302 (E) and Sections 303 and 304, the Authority and the Trustee are each hereby authorized to execute and deliver any agreement, to conform to any operational procedure, or to take such other action which may be necessary or convenient to make the Bonds eligible for ownership through such security depositories. Furthermore and notwithstanding anything in Section 605 to the contrary, if any Bonds to be redeemed are then available only through the facilities of a security depository, any notice of redemption to the Owners thereof shall be given at such time prior to the date of redemption as shall be set forth in or determined pursuant to the applicable Written Determinations and in the manner and containing such information as shall be required by such security depository in order to effect the redemption on the designated date.

(D) Unless otherwise set forth in or determined pursuant to the applicable Written Determinations, the Bonds shall bear the title "Homeownership Mortgage Bonds" and may bear such additional Authority Designations as set forth in or determined pursuant to the applicable Written Determinations or as may be deemed necessary or convenient by an Authorized Officer or by the Trustee with the consent of the Authority.

(E) The Bonds shall be in such form as shall be determined by an Authorized Officer to be appropriate to describe or reference the terms thereof and to comply with the Act. Unless otherwise set forth in or determined pursuant to the applicable Written Determinations, each Bond shall be issued by the Authority without any manual or facsimile signature of an Authorized Officer but shall be authenticated by the Trustee. Only Bonds bearing a certificate of authentication duly executed by the Trustee shall be entitled to any security, right or benefit pursuant to the Bond Resolution.

SECTION 303. *Registration.* (A) So long as any Bond Amount with respect to a Bond remains payable or is to become payable, the Trustee shall maintain the Registration Books, shall permit the exchange and transfer of ownership of Bonds pursuant to the terms of the Bond Resolution and such other reasonable regulations as it may prescribe without objection thereto by the Authority, and shall make all necessary provisions to permit the exchange and transfer of Bonds at the Principal Office of the Trustee.

(B) The Authority and the Trustee may deem and treat the party in whose name any Bond shall be registered upon the Registration Books on an applicable Record Date as the absolute Owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of any Bond Amount due and payable during the time period such person is the Owner of said Bond, and for all other purposes, and all such payments so made to any such Owner or upon his order shall be valid and effectual to satisfy and discharge the liability with respect to such Bond to the extent of the Bond Amount(s) so paid, and neither

the Authority nor the Trustee shall be affected by any notice to the contrary. The Authority agrees, to the extent permitted by law, to indemnify and save the Trustee harmless from and against any and all loss, cost, charge, expense, judgment or liability incurred by it, acting in good faith and without negligence hereunder, in so treating such Owner.

SECTION 304. *Exchange, Transfer, Surrender and Cancellation.* (A) Each Bond shall be negotiable as provided in the Act, and shall be exchangeable and transferable only upon the Registration Books upon (1) surrender thereof to the Trustee at the Principal Office, together with a written instrument of exchange or transfer satisfactory to the Trustee, or (2) the satisfaction of such other conditions as may be established by the Trustee (without objection thereto by the Authority) or as may be set forth in or determined pursuant to the Bond Resolution. For any such exchange or transfer of any such Bond, the Trustee shall issue in the name of the exchangee or transferee a new Bond or Bonds of the same aggregate principal or Maturity Amount, Authority Designations, terms (e.g. interest rate) and maturity as the surrendered Bond and shall execute and deliver such Bond or Bonds in accordance with the provisions of the Bond Resolution. For every such exchange or transfer of Bonds, the Authority or the Trustee may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer.

(B) In case any Bond shall become mutilated or be destroyed, stolen or lost, the Trustee shall deliver a new Bond of like Authority Designations, terms (e.g. interest rate), maturity, and principal or Maturity Amount as the Bond so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Bond upon (1) surrender thereof to the Trustee at the Principal Office, or (2) the satisfaction of such other conditions as may be established by the Trustee (without objection thereto by the Authority) or as may be set forth in or determined pursuant to the Bond Resolution, or in lieu of and in substitution for the Bond destroyed, stolen or lost, upon filing with the Trustee evidence satisfactory to it and complying with such other reasonable requirements as the Trustee may prescribe (without objection thereto by the Authority) and paying such expenses as the Trustee and the Authority may incur in connection therewith.

(C) The Trustee may, and at the direction of the Authority shall, require the surrender of any Bond upon its maturity or redemption as a condition to the payment of the principal or Maturity Amount or any portion thereof.

(D) If less than all of a Bond is to be redeemed, the Trustee shall deliver, upon (1) surrender thereof to the Trustee at the Principal Office or (2) the satisfaction of such other conditions as may be established by the Trustee (without objection thereto by the Authority) or as may be set forth in or determined pursuant to the Bond Resolution, Bonds of similar Authority Designations, terms (e.g. interest rate) and maturity in any of the Authorized Denominations for the portion of the principal or Maturity Amount of the Bond so surrendered which is not to be so redeemed.

(E) Any Bond surrendered to the Trustee pursuant to this Section shall be immediately cancelled by the Trustee. Any Bond surrendered to the Trustee for which all Bond Amounts with respect thereto shall have become due and payable (by maturity, redemption, tender or otherwise) and for which the Authority shall have met all of its obligations under the Bond Resolution with respect to the payment thereof shall be immediately cancelled by the Trustee. Any Bond purchased by the Authority shall be immediately cancelled, unless the Authority shall deliver an Officer's Certificate to the Trustee stating the Authority's intent that any Bond so purchased by the Trustee shall remain Outstanding subject to any such terms and conditions as may be set forth in such Officer's Certificate.

ARTICLE IV

APPLICATION OF ASSETS

SECTION 401. *Payment of Bond Amounts.* (A) On any day on which a Bond Amount is due and payable (or, if such day is not a Business Day, the next Business Day thereafter), the Authority shall pay

such Bond Amount from Assets or other funds of the Authority to either, at the Authority's option, the Trustee or to the Owner of such Bond Amount. No such payment shall be made unless the Authority shall pay, in full, all Bond Amounts due and payable on such day. Any such payment to the Trustee shall be in the form of cash or Investment Obligation which is a cash equivalent, and any such payment to the Owner shall be made in accordance with Section 302 (A). In the case of a payment to the Trustee, the Trustee shall make payment of such Bond Amount to the Owner thereof in accordance with Section 302 (A). Any such payment to the Trustee shall, pending disbursement thereof to the Owner thereof, be deposited into a Payment Account.

(B) Funds and investments on deposit in any Payment Account shall not be Assets and shall be unavailable for payment to Owners other than the Owners of the Bond Amounts with respect to which such funds and investments were deposited by the Authority or the Trustee in such Payment Account, and the Owners of any such Bond Amounts shall no longer have a lien on or the benefit of a pledge of the Assets with respect to such Bond Amounts but shall have a lien on, and the benefit of the pledge of, the funds and investments in such Payment Account and shall look only to such funds and investments for payment.

(C) No funds and investments shall be withdrawn from any Payment Account other than to pay the applicable Bond Amounts. If funds and investments remain in a Payment Account subsequent to the payment of all the applicable Bond Amounts, such funds and investments shall be transferred to the Authority free of any lien or pledge of the Bond Resolution.

SECTION 402. *Withdrawals and Transfers.* (A) On any date, the Authority may either directly or by direction to the Trustee (1) apply Assets to make, purchase, finance or refinance Mortgage Loans, to acquire, rehabilitate, construct, finance or refinance Authority Property, to purchase Investment Obligations and make any required payments associated therewith, to make payments pursuant to any agreement associated, related or entered into with respect to the Bonds, to make payments to any party to comply with the covenant in Section 504, to purchase any Bond, to pay any Expense, or to make any other withdrawal, transfer, sale, exchange or other application of Assets required, permitted or contemplated by the Bond Resolution, or (2) subject to satisfaction of the Revenue Test, transfer all or any portion of any Asset to the Authority.

(B) Notwithstanding anything to the contrary herein, to the extent that pursuant to an Officer's Certificate the Authority pledges any funds which are not then subject to the pledge in Section 105 hereof and which are expected to be thereafter used to finance Mortgage Loans until the issuance of Bonds therefor, an amount of Assets equivalent to such funds, plus a reasonable charge for interest on such funds if and as determined by an Authorized Officer, may be subsequently withdrawn and transferred to the Authority without regard to the satisfaction of the Revenue Test.

(C) Assets transferred to the Authority pursuant to Subsections (A) (2) and (B) of this Section shall not thereafter be subject to the lien or pledge created by the Bond Resolution.

SECTION 403. *Sales and Exchanges.* The Authority shall be authorized to sell or exchange any Asset to or with any party (including the Authority) at a price and/or for other assets equal to such Asset's fair market value, or subject to satisfaction of the Revenue Test, at any price and/or for any assets. For purposes of the Bond Resolution, a sale to or exchange with the Authority includes any transaction in which cash or assets of the Authority not included in the Assets are used to pay the sales price of or are exchanged for the Assets.

SECTION 404. *Modifications and Amendments.* The Authority may modify or amend, in any manner it deems appropriate in its sole judgment, the terms and conditions of any Asset, subject to satisfaction of the Revenue Test or subject to the determination of an Authorized Officer that such modification or amendment is either (1) not materially adverse to the payment of any Bond Amount, or (2) in the best interests of the Owners.

ARTICLE V

COVENANTS AND RIGHTS OF THE AUTHORITY

SECTION 501. *General.* The Authority hereby makes the covenants set forth in this Article with the Trustee and with the Owners. The provisions of this Article shall be effective if any Bond Amount is due and payable or is to become due and payable.

SECTION 502. *Powers as to Bonds; Protection of any Liens and Pledges.* The Authority is duly authorized pursuant to law to adopt the Bond Resolution, to make or create the liens and pledges established by the Bond Resolution, and to authorize and issue the Bonds. The Bonds and the provisions of the Bond Resolution are and will be valid and legal obligations of the Authority and enforceable in accordance with their terms. The Authority shall at all times, to the extent permitted by law, defend, preserve and protect any lien and any pledge made or created pursuant to the Bond Resolution and all the rights of the Owners against all claims and demands of all persons whomsoever.

SECTION 503. *Compliance with Conditions Precedent.* Upon the issuance of any Bond, all conditions, acts and things required by law or by the Bond Resolution to exist, to have happened or to have been performed precedent to or upon the issuance of such Bond shall exist, have happened and have been performed.

SECTION 504. *Tax Covenant.* Notwithstanding any provision herein to the contrary (including any restriction imposed by the Revenue Test), in the event that upon the issuance of a Bond, a Counsel's Opinion is delivered opining to the effect that the interest on such Bond is not included in gross income of the Owner thereof pursuant to the Code, the Authority shall at all times do and perform all acts required by the Code in order to assure that the interest on such Bond shall not be included in gross income of the Owner thereof pursuant to the Code. In order to comply with the covenant made in this Section, an Authorized Officer is hereby authorized to take any action (whether or not expressly authorized or permitted herein) and to omit to take any action (whether or not required by the terms hereof), to the extent permitted by applicable law.

SECTION 505. *Asset Covenants.* (A) Except funds and investments in any Payment Account and Defeasance Obligations in any Defeasance Account, an asset or property may be acquired (by purchase or exchange) or financed pursuant to the Bond Resolution only if such asset or property constitutes an Asset as defined in Section 101 hereof.

(B) Subject to the covenant set forth in Section 504, the Authority shall do all such acts as may be reasonably necessary in the sole judgment of the Authority to receive and collect Revenues and to enforce the terms and conditions relating to the Assets.

(C) The Mortgage securing any Mortgage Loan shall be executed and recorded, or reasonable provisions shall have been made for such recording, all in accordance with the requirements of existing laws.

SECTION 506. *Further Assurance.* The Authority shall, so far as it may be authorized by law, pass, make, do, execute, acknowledge and deliver, all and every such further resolutions, acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable for the better assuring, conveying, granting, assigning or confirming all and singular the rights, liens and pledges established pursuant to the Bond Resolution.

SECTION 507. *Records.* The Authority shall keep, or cause to be kept, proper books of record and account in which complete and accurate entries shall be made of all its transactions relating to the Bond Resolution and which reflect all Assets, and all of the foregoing shall at all reasonable times be subject to the inspection of the Trustee and the Owners of an aggregate of not less than twenty five percent (25%) of the Bond Obligation or their representatives duly authorized in writing.

SECTION 508. *Rights of the Authority.* (A) Additional Bonds, Exchange Agreements, Enhancement Agreements and Other Financial Agreements payable from Assets may be issued or executed from time to time pursuant to the Bond Resolution. Except as otherwise expressly provided in or determined pursuant to a Supplemental Bond Resolution in accordance with Section 701 (8), such additional Bonds, Exchange Agreements, Enhancement Agreements and Other Financial Agreements payable from Assets shall be issued or executed on a parity basis with the Outstanding Bonds, shall be secured by the lien and pledge of the Bond Resolution, and shall be payable equally and ratably from the Assets. Such additional Bonds may be issued to refund any Outstanding Bonds or other obligation of the Authority, whether by payment at maturity or upon redemption or purchase. The Authority expressly reserves the right to adopt one or more other note or bond resolutions and reserves the right to incur or issue other obligations.

(B) Notwithstanding anything to the contrary herein, the Authority may be the Mortgagor with respect to any Mortgage Loan made or financed pursuant to the Bond Resolution. In such an event, the Authority may execute and deliver the Mortgage securing such Mortgage Loan to the Trustee, on behalf of the Owners.

ARTICLE VI

PURCHASE OR REDEMPTION OF BONDS

SECTION 601. *Redemption.* Bonds issued pursuant to the Bond Resolution, the applicable Written Determinations for which provide for redemption prior to maturity, shall be subject to redemption in accordance with such Written Determinations upon compliance by the Authority and the Trustee with the provisions in this Article.

SECTION 602. *Purchase.* In lieu of the redemption of any Bond, the Authority may direct the Trustee in an Officer's Certificate to purchase such Bond from any Owner willing to sell such Bond. In addition, the Authority may at any time direct the Trustee in an Officer's Certificate to purchase, with Assets or other assets of the Authority, any Bond from any Owner willing to sell such Bond. In either case, the purchase price shall be determined by, or in accordance with the directions of, the Authority.

SECTION 603. *Notice of Purchase or Redemption to Trustee.* The Authority shall direct the Trustee to purchase or redeem Bonds by the delivery to the Trustee of an Officer's Certificate containing such information as the Trustee may reasonably require in order to effect the proposed purchase or redemption. Such Officer's Certificate shall be delivered to the Trustee at such time prior to the date of purchase or prior to the date any notice of redemption must be given to the Owners as shall be reasonably required by the Trustee.

SECTION 604. *Selection of Bonds to be Redeemed by Lot.* If less than all of the Outstanding Bonds with the same Authority Designations (without regard to bond certificate numbers) and maturity are to be redeemed, the Bonds to be redeemed shall be selected by lot in such manner as the Trustee may determine or shall be selected in such other manner as set forth in or determined pursuant to the applicable Written Determinations.

SECTION 605. *Notice of Redemption to Owners.* (A) When the Trustee shall be required or authorized, or shall receive notice from the Authority of its election, to redeem Bonds, the Trustee shall in accordance with the terms and provisions of the Bond Resolution, select the Bonds to be redeemed and shall give notice of the redemption of Bonds to the Owners thereof unless not required by the Written Determinations. Such notice shall specify the Authority Designations and maturities of the Bonds to be redeemed, the redemption date, the place or places where the Bond Amounts due upon such redemption will be payable, and any letters, numbers or other distinguishing marks necessary to identify the Bonds to be redeemed, including CUSIPs. In the case of a Bond to be redeemed in part only, such notice shall also specify the portion of the principal amount or Maturity Amount, as the case may be, thereof to be

redeemed. Such notice of redemption shall further state that on such date there shall become due and payable upon each Bond to be redeemed the Redemption Price thereof, or the Redemption Price of the specified portion of the principal or Maturity Amount, as the case may be, thereof in the case of a Bond to be redeemed in part only, together with interest accrued, if any, to such date, and that from and after such date interest thereon shall cease to accrue.

(B) Any required notice having been given in the manner provided in this Section, the Bonds or portions thereof called for redemption shall become due and payable on the redemption date and at the Redemption Prices, plus accrued interest.

(C) Any notice of redemption to an Owner shall be sent, as directed by the Authority, by mail or other means of physical delivery or transmitted by facsimile or other means of electronic delivery to such Owner at his last address, physical or electronic, as set forth in the Registration Books. Such notice shall be sent at such time prior to the date of redemption as shall be set forth in or determined pursuant to the applicable Written Determinations.

(D) Notwithstanding anything in this Section to the contrary, in the case of redemption on a Tender Date of any Bond being tendered on such Tender Date, notice of redemption shall not be required to be given to the Owner thereof, unless expressly required by the applicable Written Determinations.

SECTION 606. *Rescission of Notice of Redemption.* Notwithstanding anything to the contrary herein, (1) any notice of purchase to the Trustee may be rescinded by the Authority at any time prior to the date of purchase, and (2) any notice of redemption to the Trustee may be rescinded at any time prior to the Trustee's sending of the corresponding notice of redemption to the Owners of the Bonds to be redeemed, and thereafter, prior to the date of redemption, such notice of redemption to the Owner may be rescinded by the Authority with respect to any Bond upon consent to such rescission by the Owner of such Bond.

ARTICLE VII

SUPPLEMENTAL BOND RESOLUTIONS

SECTION 701. *Supplemental Bond Resolutions Effective Upon Filing.* For any one or more of the following purposes and at any time or from time to time, a resolution of the Authority amending or supplementing the Bond Resolution may be adopted which, upon its filing with the Trustee, shall be fully effective in accordance with its terms:

(1) To cure any ambiguity, supply any omission, or cure or correct any defect or inconsistent provision in the Bond Resolution;

(2) To include such provisions as are deemed by an Authorized Officer to be necessary or desirable and are not contrary to or inconsistent with the Bond Resolution as theretofore in effect;

(3) To add other covenants, agreements, limitations, or restrictions to be observed by the Authority which are not contrary to or inconsistent with the Bond Resolution as theretofore in effect;

(4) To add to the rights or privileges of the Owners;

(5) To surrender any right, power or privilege reserved to or conferred upon the Authority by the Bond Resolution;

(6) To comply with any provision of the Code or federal or state law or regulation;

(7) To modify or amend the Bond Resolution in any respect, subject to satisfaction of the Revenue Test; provided, however, that no such modification or amendment pursuant to this Section 701 (7) shall modify or delete, or shall authorize or permit any deletion or modification of, any of the

following: (i) any of the covenants, rights or remedies under Section 504 or Article IX, (ii) the definition of Revenue Test in Section 101, (iii) any requirement for satisfaction of the Revenue Test, (iv) the definition of Defeasance Obligation in Section 101, (v) the provisions of Sections 103 through 106, Section 701, Section 1007 and Section 1101, (vi) any requirement for notice to or consent, approval or direction of Owners, or (vii) the terms of redemption or the due date or amount of payment of any Bond Amount without the consent of the Owner of such Bond Amount;

(8) To set forth such amendments to the Bond Resolution as necessary or desirable to provide for the issuance of Bonds or the execution of Exchange Agreements, Enhancement Agreements or Other Financial Agreements payable from Assets (i) on which the payment of the Bond Amounts may be subordinate to the payment of the Bond Amounts with respect to other Bonds, Exchange Agreements, Enhancement Agreements or Other Financial Agreements payable from Assets, (ii) which may have the payment of their Bond Amounts conditional upon the happening of certain events, (iii) which may not be general obligations of the Authority, (iv) which may not be secured by all or any of the Assets, or (v) whose Owners do not have all of the rights or benefits of the other Owners; or

(9) To comply with requirements of the U.S. Department of the Treasury, Federal National Mortgage Association (Fannie Mae), or Federal Home Loan Mortgage Corporation (Freddie Mac) applicable to any Bonds.

SECTION 702. *Supplemental Bond Resolutions Effective with Consent of Owners.* (A) At any time or from time to time, a resolution may be adopted by the Authority amending, supplementing or eliminating any provision of the Bond Resolution or releasing the Authority from any of the obligations, covenants, agreements, limitations, conditions or restrictions therein contained, but no such resolution shall be effective until after the filing with the Trustee of a copy thereof and unless (1) on the date such resolution becomes effective, either (i) no Bond has been issued, or (ii) no Bond issued prior to the adoption of such resolution remains Outstanding and no Exchange Agreement, Enhancement Agreement or Other Financial Agreement in existence prior to the adoption of such resolution remains payable from Assets, or (2) such resolution is consented to by the Owners in accordance with the provisions of Article VIII.

(B) The provisions of Subsection (A) of this Section shall not be applicable to resolutions of the Authority adopted and becoming effective in accordance with the provisions of Section 701.

SECTION 703. *Restriction on Amendments.* The Bond Resolution shall not be modified or amended except as provided in and in accordance with the provisions of this Article and Article VIII.

SECTION 704. *Adoption of Supplemental Bond Resolutions.* Any resolution of the Authority referred to and permitted or authorized by Sections 701 or 702 (A) (1) may be adopted by the Authority without the consent of the Owners, but such resolution shall become effective only in accordance with such Sections. Every such resolution so becoming effective shall thereupon form a part of the Bond Resolution.

SECTION 705. *Authorization to Trustee.* The Trustee is hereby authorized to accept the delivery of any resolution of the Authority referred to and permitted or authorized by Sections 701 or 702.

ARTICLE VIII

AMENDMENTS

SECTION 801. *Notice.* Any provision in this Article relating to the mailing, giving or sending of a notice or other document to an Owner shall be fully complied with if such notice or other document is sent or transmitted, at the Authority's discretion, by mail or other means of physical delivery, or by facsimile or other electronic means to such Owner at his last address, physical or electronic, set forth in the Registration Books.

SECTION 802. *Powers of Amendment.* Any consent to a resolution required by Section 702 (A) (2) shall be deemed given if the Owners of more than sixty percent (60%) of the Bond Obligation (as of the Record Date for such consent) responding to the request for consent described in Section 803 shall so consent within such time period as shall be established (and as may be extended) by the Authority. If, however, such resolution will, by its terms, not take effect so long as certain Bonds shall remain Outstanding, or shall not affect certain Owners, the consent of such Owners shall not be required or recognized and such Bonds shall not be deemed to be Outstanding for the purpose of any calculation of the Bond Obligation under this Section. No such resolution shall permit a change in the terms of redemption or in the due date or amount of payment of any Bond Amount without the consent of the Owner of such Bond Amount or lower the percentage of Owners required for consent hereunder.

SECTION 803. *Consent of Owners.* (A) Any resolution of the Authority adopted in accordance with the provisions of Sections 702 (A) (2) and 802 shall take effect when and as provided in this Section. A copy of such resolution (or brief summary thereof or reference thereto), together with a request to Owners to indicate whether they consent or do not consent to such resolution, shall be sent to such Owners. Such resolution shall not be effective unless and until, and shall take effect in accordance with its terms when, (1) there shall have been filed with the Trustee the written consents of Owners specified in Section 802, and (2) a notice shall have been given as hereinafter in this Section provided.

(B) Each such consent shall be effective only if accompanied by proof of the ownership, as of the applicable Record Date, of the Bonds with respect to which such consent is given, which proof shall be such as is permitted by Section 1103. A certificate or certificates by the Trustee filed with the Trustee that it has examined such proof and that such proof is sufficient under the provisions of Section 1103 shall be conclusive that the consents have been given by the Owners of the Bonds described in such certificate or certificates of the Trustee. Notwithstanding the provisions of Section 1103, any such consent may, if permitted by the Authority, be revoked in writing by the Owner of such Bond giving such consent prior to the effectiveness thereof.

(C) At any time subsequent to the expiration of the time period during which Owners of the required percentage of the Bond Obligation shall have filed their consents to such resolution, the Trustee shall make and file with the Authority a written statement that such Owners have filed and given such consents. Such written statement shall be conclusive that such consents have been so filed and have been given.

(D) Subsequent to the date on which the written statement of the Trustee provided for in Subsection (C) of this Section is filed, a notice stating in substance that such resolution has been consented to by such Owners and will be effective as provided in this Section shall be mailed, sent or given to such Owners. A record, consisting of the papers required or permitted by this Section to be filed with the Trustee, shall be proof of the matters therein stated. Such resolution shall be deemed conclusively binding upon the Authority, the Trustee and all Owners at the expiration of ten (10) days after the filing with the Trustee of proof of the mailing or other delivery of such last-mentioned notice.

SECTION 804. *Modification of Bonds.* If the Authority shall so determine, new Bonds, as modified in such manner as in the opinion of an Authorized Officer of the Authority is necessary to conform to action provided for in this Article, shall be prepared and delivered to the Trustee.

ARTICLE IX

REMEDIES ON DEFAULT

SECTION 901. *Powers of Trustee.* The Authority hereby vests in the Trustee, in trust for the benefit of the Owners and in addition to all its rights, powers and duties set forth in any other provision of the Bond Resolution, the rights, powers and duties set forth in this Article.

SECTION 902. *Events of Default.* Each of the following shall constitute an “Event of Default” under the Bond Resolution:

(1) a Bond Amount shall become due on any date and shall not be paid by the Authority to either the Trustee or party due such Bond Amount on said date; or

(2) a default shall be made in the observance or performance of any covenant, contract or other provision of the Bonds or Bond Resolution, and such default shall continue for a period of ninety (90) days after written notice to the Authority from Owners of twenty-five percent (25%) of the Bond Obligation or from the Trustee specifying such default and requiring the same to be remedied; or

(3) there shall be filed by or against the Authority as debtor a petition in bankruptcy (or other commencement of a bankruptcy or similar proceeding) under any applicable law or statute now or hereafter in effect.

SECTION 903. *Enforcement by Trustee.* (A) Upon the occurrence and continuance of an Event of Default described in Section 902 (1), the Trustee in its own name and as trustee of an express trust, on behalf and for the benefit and protection of the Owners, may, after notice to the Authority, proceed, or upon the written request of the Owners of not less than twenty-five percent (25%) of the Bond Obligation with respect to which such Event of Default has happened, shall proceed, subject to the provisions of Section 1002, to protect and enforce its rights and, to the full extent that the Owners themselves might do, the rights of such Owners under applicable law or under the Bond Resolution by such suits, actions or proceedings in equity or at law, either for the specific performance of any covenant or contract contained herein or in aid or execution of any power herein granted or for any legal or equitable remedy as the Trustee shall deem most effectual to protect and enforce the rights aforesaid.

(B) Upon the occurrence and continuance of an Event of Default described in any of the clauses of Section 902, the Trustee in its own name and as trustee of an express trust, on behalf and for the benefit and protection of all Owners, may, after notice to the Authority, proceed, or upon the written request of the Owners of not less than twenty-five percent (25%) of the Bond Obligation shall proceed, subject to the provisions of Section 1002, to protect and enforce its rights and, to the full extent that the Owners themselves might do, the rights of such Owners under applicable law or under the Bond Resolution by such suits, actions or proceedings in equity or at law, either for the specific performance of any covenant or contract contained herein or in aid or execution of any power herein granted or for any proper legal or equitable remedy as the Trustee shall deem most effectual to protect and enforce the rights aforesaid.

SECTION 904. *Representation of Owners by Trustee.* The Trustee is hereby appointed (and the Owners shall be conclusively deemed to have so appointed the Trustee and to have mutually covenanted and agreed, each with the other, not to revoke such appointment) the true and lawful attorney-in-fact of the Owners with power and authority, at any time in its discretion:

(1) Pursuant to the Bond Resolution or the Act or any other law and subsequent to the occurrence and continuance of an Event of Default, (a) by action in lieu of mandamus or other prerogative writ or by other suit, action or proceeding in equity or at law, to enforce all rights of the Owners including the right to require the Authority to fulfill its obligations with respect to the Bond Resolution, (b) to bring suit upon the Bonds, (c) by action or suit in equity, to require the Authority to account as if it were a trustee of an express trust for the Owners, or (d) by action or suit in equity, to enjoin any acts or things which may be unlawful or in violation of the rights of the Owners; and

(2) To make and file in any bankruptcy or similar proceeding either in the respective names of the Owners or on behalf of all the Owners as a class, any proof of debt, amendment of proof of debt, petition or other document, to receive payment of any sums becoming distributable to the Owners, and to execute any other papers and documents and do and perform any and all such acts and things as

may be necessary or advisable in the opinion of the Trustee in order to have the respective claims of the Owners against the Authority allowed in any bankruptcy or other proceeding.

SECTION 905. *Limitation on Powers of Trustee.* Nothing in the Bond Resolution shall be deemed to give power to the Trustee either as such or as attorney-in-fact of the Owners to vote the claims of the Owners in any bankruptcy proceeding or to accept or consent to any plan or reorganization, readjustment, arrangement or composition or other like plan, or by other action of any character to waive or change any right of any Owner or to give consent on behalf of any Owner to any modification or amendment of the Bond Resolution requiring such consent or to any resolution requiring such consent pursuant to the provisions of Article VII or Article VIII.

SECTION 906. *Action by Trustee.* (A) All rights of action under the Bond Resolution or upon any of the Bonds, enforceable by the Trustee, may be enforced by the Trustee without the possession of any of the Bonds, or the production thereof in the trial or other proceedings relative thereto, and any such suit, action or proceeding instituted by the Trustee may be brought in its name for the benefit of the Owners, subject to the provisions of the Bond Resolution.

(B) In the enforcement of any rights under the Bond Resolution, the Trustee shall be entitled to sue for, enforce payment of and to receive any and all Bond Amounts then or during any Event of Default becoming, and at any time remaining, due and unpaid to the Owners thereof, together with interest on such overdue Bond Amounts at the applicable Federal Funds Rate and any and all costs and expenses of collection and of all proceedings hereunder, without prejudice to any other right or remedy of the Trustee or of the Owners, and to recover and enforce judgment or decree against the Authority for any portion of such Bond Amounts due and remaining unpaid together with interest at the applicable Federal Funds Rate and all costs and expenses as aforesaid, and to collect in any manner provided by law, the moneys adjudged or decreed to be payable.

(C) In any action, suit or other proceeding by the Trustee pursuant to this Section, the fees and expenses of the Trustee and its counsel allowed by a court of competent jurisdiction, shall be a first lien on the Assets.

SECTION 907. *Accounting, and Examination of Records after Default.* The Authority covenants with the Trustee that, if an Event of Default shall have occurred and shall not have been remedied, (1) the books of record and account of the Authority and all records relating to the Bond Resolution and the Program shall at all reasonable times be subject to the inspection and use of the Trustee and of its agents and attorneys, and (2) the Authority, whenever the Trustee shall reasonably demand, will account, as if it were the trustee of an express trust, for all Assets.

SECTION 908. *Restriction on Owner's Action.* (A) No Owner shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of any provision of the Bond Resolution or for the execution of any trust hereunder or for any other remedy hereunder, unless (1) (a) such Owner previously shall have given to the Authority and the Trustee written notice of the Event of Default on account of which such suit, action or proceeding is to be instituted, (b) after the occurrence of such Event of Default, written request shall have been made of the Trustee to institute such suit, action or proceeding by the Owners of not less than twenty-five percent (25%) of the Bond Obligation or, if such Event of Default is an Event of Default set forth in Section 902 (1), by the Owners of not less than twenty-five percent (25%) of the Bond Obligation with respect to which such Event of Default has happened, and there shall have been offered to the Trustee security and indemnity satisfactory to it against the costs and liabilities to be incurred therein or thereby, and (c) the Trustee shall have refused or neglected to comply with such request within a reasonable time, or (2) (a) such Owner previously shall have obtained the written consent of the Trustee to the institution of such suit, action or proceeding, and (b) such suit, action or proceeding is brought for the ratable benefit of all Owners subject to the provisions of the Bond Resolution.

(B) No Owner shall have any right in any manner whatever by his action to affect, disturb or prejudice the pledge of Assets hereunder, or, except in the manner and on the conditions in this Section provided, to enforce any right or duty hereunder.

SECTION 909. *Application of Assets after Default.* (A) All Assets collected by the Trustee pursuant to this Article shall, unless otherwise directed by a court of competent jurisdiction, be held in trust by the Trustee for the benefit of the Owners, and shall be applied in a manner determined by the Trustee to comply with the terms of the Bond Resolution.

(B) In the event that the Assets held by the Authority or Trustee shall be insufficient for the payment of Bond Amounts as such become due and payable, such Assets shall be applied to the payment to the Owners entitled thereto of all Bond Amounts which shall have become due and payable, ratably, according to the amounts due and payable, without any discrimination or preference unless otherwise expressly provided in or determined pursuant to the Bond Resolution.

SECTION 910. *Remedies Not Exclusive.* No remedy by the terms of the Bond Resolution conferred upon or reserved to the Trustee or to Owners is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or by statute, except as provided in Section 908.

SECTION 911. *Control of Proceedings.* In the case of an Event of Default, the Owners of a majority of the Bond Obligation, shall have the right, subject to the provisions of Section 908, by an instrument in writing executed and delivered to the Trustee, to direct the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee; provided, however, that the Trustee shall have the right to decline to follow any such direction if the Trustee shall be advised by counsel that the action or proceeding so directed may not lawfully be taken, or if the Trustee in good faith shall determine that the action or proceeding so directed would involve the Trustee in personal liability or be unjustly prejudicial to Owners not parties to such direction.

SECTION 912. *Effect of Waiver and Other Circumstances.* No delay or omission of the Trustee or of any Owners to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default, or acquiescence therein, and every right, power and remedy given by the Bond Resolution to them or any of them may be exercised from time to time and as often as may be deemed expedient by the Trustee or, in an appropriate case, by the Owners. In case the Trustee shall have proceeded to enforce any right under the Bond Resolution, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Trustee, then and in every such case the Authority and the Trustee will be restored to their former positions and rights hereunder with respect to all rights, remedies and powers of the Trustee, which shall continue as if no such proceedings had been taken.

SECTION 913. *Right to Enforce Payment of Bond Amounts Unimpaired.* Nothing in this Article shall affect or impair the right of any Owner to enforce the payment of any Bond Amount due such Owner.

ARTICLE X

THE TRUSTEE

SECTION 1001. *Appointment and Acceptance of Duties.* Any Trustee hereunder must be (1) a bank, trust company or national banking association, having trust powers, or (2) with the prior approval of its Commissioners, the Authority. As of the date of adoption of this Resolution, the Trustee is U.S. Bank National Association, Minneapolis, Minnesota. The rights, responsibilities and duties of the Trustee under the Bond Resolution are hereby vested in said Trustee in trust for the benefit of the Owners. Any successor Trustee shall signify its acceptance of the duties and obligations imposed upon it by the Bond Resolution by executing and delivering to the Authority a written instrument of acceptance thereof.

SECTION 1002. *Limited Liability of Trustee.* The External Trustee shall not be liable in connection with the performance of its duties and responsibilities hereunder except for its own negligence or default. The recitals of fact herein and in the Bonds shall be taken as the statements of the Authority, and the External Trustee assumes no responsibility for the correctness of the same. The External Trustee makes no representations as to the validity or sufficiency of the Bond Resolution or of any Bonds issued thereunder or in respect of the security afforded by the Bond Resolution, and the External Trustee shall not incur any responsibility in respect thereof. The External Trustee shall not be under any responsibility or duty with respect to Assets except to the extent such Assets are paid to the External Trustee in its capacity as Trustee, or the application of any such Assets paid or distributed to the Authority or others in accordance with the Bond Resolution. The External Trustee shall be under no obligation or duty to perform any act which would involve it in expense or liability or 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.

SECTION 1003. *Evidence on which Trustee May Act.* The External Trustee shall be protected in acting upon any notice, resolution, request, consent, order, certificate, opinion, bond, or other paper or document believed by it to be genuine, and to have been signed or presented by the proper party or parties. The External Trustee may consult with counsel, who may or may not be of counsel to the Authority, and may request an opinion of counsel as a condition to the taking or suffering of any action hereunder, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith. Whenever the External Trustee shall deem it necessary or desirable that a fact or matter be proved or established prior to taking or suffering any action hereunder, such fact or matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by an Officer's Certificate stating the same, and such Officer's Certificate shall be full warrant for any action taken or suffered in good faith under the provisions of the Bond Resolution upon the faith thereof. Except as otherwise expressly provided herein, any request, order, notice or other direction required or permitted to be furnished pursuant to any provision hereof by or on behalf of the Authority to the External Trustee shall be sufficiently executed if executed by an Authorized Officer.

SECTION 1004. *Compensation and Expenses.* Unless otherwise set forth in a contract between the Authority and the External Trustee, the Authority shall pay to the External Trustee from time to time reasonable compensation for all services rendered by it hereunder, and also reimbursement for all its reasonable expenses, charges, and legal fees and other disbursements and those of its attorneys, agents and employees, incurred in and about the performance of its powers and duties hereunder.

SECTION 1005. *Certain Permitted Acts.* The External Trustee may become the Owner of or may deal in Bonds and may be a party to any agreement or transactions related to the Bonds as fully and with the same rights it would have if it were not the External Trustee. To the extent permitted by law, the External Trustee may act as depository for, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, any committee formed to protect the rights of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds or the Bond Resolution, whether or not any such committee shall represent the Owners of a majority of the Bond Obligation.

SECTION 1006. *Resignation.* Unless otherwise provided by contract between an External Trustee and the Authority, the Trustee may at any time resign and be discharged of its duties and obligations created by the Bond Resolution by giving not less than ninety (90) days' written notice to the Authority. Such resignation shall take effect upon the day specified in such notice unless previously a successor shall have been appointed by the Authority as herein provided, in which event such resignation shall take effect immediately on the effective date of the appointment of such successor. Notwithstanding anything in the Bond Resolution to the contrary, the resignation of the Trustee shall not take effect until a successor Trustee shall have been appointed and shall have accepted its duties and obligations as of the effective date of such resignation.

SECTION 1007. *Removal.* Any Trustee may be removed at any time by the Owners of a majority of the Bond Obligation by an instrument or concurrent instruments in writing signed and duly acknowledged by such Owners or by their attorneys duly authorized in writing and delivered to the External Trustee, if any, and to the Authority. The Authority may remove any External Trustee at any time, except during the existence and continuance of an Event of Default. In the event of the occurrence and continuance of an Event of Default and in the event that the Authority is serving in the capacity of the Trustee, the Authority shall immediately appointment a successor Trustee or shall, or any Owner may, petition a court of competent jurisdiction to appoint a successor Trustee, and the Authority shall resign as Trustee as of the effective date of the appointment of such successor Trustee. No Trustee shall be removed unless, on or prior to the effective date of removal of the Trustee, the Owners, the Authority or a court of competent jurisdiction, as the case may be, shall have appointed a successor Trustee and such successor Trustee shall have accepted its duties and obligations hereunder as of the effective date of such removal. Any successor Trustee shall have the qualifications set forth in Section 1001.

SECTION 1008. *Transfer of Rights and Property to Successor Trustee.* Any successor Trustee appointed hereunder shall execute, acknowledge and deliver to the Authority, an instrument accepting such appointment, and on the effective date thereof, such successor Trustee, without any further act, deed or conveyance, shall become the Trustee under the Bond Resolution. Upon the effective date of any appointment of a successor Trustee, the predecessor Trustee shall immediately pay over, assign and deliver to the successor Trustee any property held by it pursuant to the terms of the Bond Resolution, including the Registration Books and any Assets. Upon the written request of the Authority or of the successor Trustee, the predecessor Trustee shall execute, acknowledge and deliver any instruments of conveyance and further assurance and do such other things as may reasonably be required to effect the transfer of all right, title and interest of the predecessor Trustee in and to any property previously held by it pursuant to the terms of the Bond Resolution. Should any deed, conveyance or instrument in writing from the Authority be required by such successor Trustee for more fully and certainly vesting in and confirming to such successor Trustee any such Assets, estates, properties, rights, powers and duties, any and all such deeds, conveyances and instruments in writing shall, on request, and so far as may be authorized by laws, be executed, acknowledged and delivered by the Authority.

SECTION 1009. *Merger or Consolidation.* Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which such Trustee may sell or transfer all or substantially all of its corporate trust business (provided such company shall be a bank or trust company or national banking association which is qualified to be a successor to such Trustee and shall be authorized by law to perform all the duties imposed upon it by the Bond Resolution) shall be the successor to such Trustee without the execution or filing of any paper or the performance of any further act.

SECTION 1010. *Authority as Trustee.* Any notice, consent, resolution, opinion or other document required hereunder to be given, filed or delivered by the Authority to the Trustee or by the Trustee to the Authority shall, if the Authority is serving in the capacity of the Trustee, be considered so given, filed or delivered upon the Authority's generation of such notice, consent, resolution, opinion or other document.

ARTICLE XI

MISCELLANEOUS

SECTION 1101. *Defeasance.* (A) If (1) Defeasance Obligations shall have been deposited in a Defeasance Account, (2) the principal of and interest on such Defeasance Obligations at maturity, without reinvestment, shall be sufficient, in the determination of an Authorized Officer, to pay all Bond Amounts when due at maturity or upon earlier redemption with respect to a Bond and all fees and expenses of the Trustee with respect to such Defeasance Account, and (3) any notice of redemption, if applicable, shall have been given to the Owner thereof or provisions satisfactory to the Trustee shall have been made for the giving of such notice, then notwithstanding any other provision of the Bond Resolution to the contrary, the

Owner of such Bond shall no longer have a lien on, or the benefit of a pledge of, the Assets. If the foregoing requirements shall have been satisfied with respect to all Outstanding Bonds and no Enhancement Agreement, Exchange Agreement or Other Financial Agreement remains payable from Assets, then the lien, pledge, covenants, agreements and other obligations under the Bond Resolution shall, at the election of the Authority, be discharged and satisfied, and the Trustee shall thereupon deliver to the Authority all Assets held by it.

(B) Defeasance Obligations shall not be Assets and shall be unavailable for payment to Owners other than the Owners of the Bond Amounts with respect to which such Defeasance Obligations shall have been deposited by the Authority in the applicable Defeasance Account. The Owners of such Bond Amounts so deposited shall have a lien on, and the benefit of the pledge of, the Defeasance Obligations in such Defeasance Account and shall look only to such Defeasance Obligations for payment.

(C) No Defeasance Obligation shall be withdrawn from any Defeasance Account other than to pay, when due, the applicable Bond Amounts or the fees and expenses of the Trustee with respect to such Defeasance Account. If any Defeasance Obligation remains in a Defeasance Account subsequent to the payment of all the applicable Bond Amounts and all fees and expenses of the Trustee with respect to such Defeasance Account have been paid, such Defeasance Obligations shall be transferred to the Authority free of any lien or pledge of the Bond Resolution.

(D) For the purpose of this Section, interest on any Bond on which the interest is or may be payable at a variable rate shall be calculated at the maximum interest rate (or, if none, the estimated maximum interest rate as determined by an Authorized Officer in an Officer's Certificate) payable on such Bond.

(E) Cash on deposit in a Defeasance Account shall, upon the direction of an Authorized Officer, be invested by the Trustee in Defeasance Obligations or any repurchase agreement fully collateralized, as determined by an Authorized Officer, by any Defeasance Obligations.

SECTION 1102. *Escheat.* Notwithstanding any provision herein to the contrary, any Bond Amount held in a Payment Account or Defeasance Account which remains unclaimed for a period of six (6) years subsequent to the date such Bond Amount was due and payable shall be paid by the Trustee to the Authority free of the trust created by the Payment Account or Defeasance Account and free of any lien or pledge of the Bond Resolution, and thereafter the Owner of such Bond Amount shall look only to the Authority for the payment thereof. If any of the provisions of this Section 1102 shall conflict or be inconsistent with any applicable provisions of law, the applicable provisions of law shall control.

SECTION 1103. *Evidence of Signatures of Owners.* (A) Any request, consent, revocation of consent, assignment or other instrument which the Bond Resolution may require or permit to be signed and executed by Owners may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly authorized in writing. Proof of (1) the execution of any such instrument or of an instrument appointing or authorizing any such attorney, or (2) ownership by the Owner of any Bond or Bond Amount shall be sufficient for any purpose of the Bond Resolution if made in the following manner or in any other manner satisfactory to the Trustee and the Authority:

(a) The fact and date of such execution or ownership may be proved (1) by the acknowledgment of such execution by a witness, who may be required by the Trustee or the Authority to be a notary public, or (2) by the certificate, which need not be acknowledged or verified, of an officer of a bank, trust company or financial firm or corporation (including members of the National Association of Securities Dealers, Inc.) satisfactory to the Trustee that the person signing such instrument acknowledged to such bank, trust company, firm or corporation the execution thereof.

(b) The authority of a person or persons to execute any such instrument on behalf of a corporate Owner may be established without further proof if such instrument is signed by a person purporting to be the president, vice-president or other authorized officer of such corporation.

The Authority or the Trustee may in their discretion require further or other proof in cases where they deem the same desirable.

(B) Any request, consent or other instrument executed by the Owner of any Bond shall bind all future Owners of such Bond with respect to anything done or suffered to be done hereunder by the Authority or the Trustee in accordance therewith.

(C) Each Owner may elect to give consent or not give consent with respect to each Authorized Denomination of Bonds owned by such Owner.

SECTION 1104. *Record Dates.* The Trustee shall establish such Record Date(s), which the Authority may require to be subject to its prior approval, for the purposes of determining the Owner of any Bond or Bond Amount or determining the Owners who are eligible to give their consent or who are to receive notices of certain events under the Bond Resolution or who may exercise certain rights under the Bond Resolution.

SECTION 1105. *Exclusion of Bonds.* Bonds which are owned by the Authority and which have not been cancelled by the Trustee shall be excluded and shall not be deemed Outstanding for the purpose of any consent or other action or any calculation of Bond Obligation under Section 507 and Articles VIII, IX and X.

SECTION 1106. *Preservation and Inspection of Documents.* All reports, resolutions, certificates, statements, and other documents received by the Trustee with respect to the Bond Resolution shall be retained in its possession and shall be available at all reasonable times to the inspection of the Authority or the Owners of an aggregate of not less than twenty-five percent (25%) of the Bond Obligation or their agents or representatives duly authorized in writing, any of whom may make copies thereof, but any such reports, resolutions, certificates, statements or other documents may, at the election of the Trustee, be destroyed or otherwise disposed of at any time six years subsequent to such date as any and all liens and pledges and all covenants, agreements and other obligations of the Authority with respect to the Bond Resolution shall be discharged as provided in Section 1101.

SECTION 1107. *No Recourse.* No recourse shall be had for the payment of any Bond Amount or for any claim based thereon or on the Bond Resolution or on any other agreement, instrument, certificate or opinion relating to any Bond against any current or former Commissioner, Authorized Officer or employee of the Authority, the Trustee or its officers or employees, or any person executing a Bond.

SECTION 1108. *Effective Date.* This Resolution shall be effective immediately upon adoption by the Authority.

DESCRIPTION AND PROCEDURES OF DTC

The information in this Appendix concerning DTC and DTC's book-entry system has been obtained from sources that the Authority believes to be reliable, but the Authority takes no responsibility for the accuracy thereof.

DTC is the securities depository for the Offered Bonds. The Offered Bonds will be delivered as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee). One fully-registered certificate will be delivered for each maturity of each series or subseries of the Offered Bonds and will be deposited with DTC.

DTC 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 securities that its participants ("Participants") deposit with DTC. DTC also facilitates the settlement among Participants of securities transactions, such as transfers and pledges, in deposited securities through electronic computerized book-entry changes in Participants' accounts, thereby eliminating the need for physical movement of securities certificates. Direct Participants include securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is owned by a number of its Direct Participants and by the New York Stock Exchange, Inc., the American Stock Exchange, Inc., and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as securities brokers and dealers, banks, and trust companies that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The rules applicable to DTC and its Participants are on file with the Securities and Exchange Commission.

Purchases of Offered Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Offered Bonds on DTC's records. The ownership interest of each actual purchaser of each Offered 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, but Beneficial Owners are 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 Offered Bonds are to be accomplished by entries made on the books of Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Offered Bonds, except in the event that use of the book-entry system for the Offered Bonds is discontinued.

To facilitate subsequent transfers, all Offered Bonds deposited by Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co. The deposit of Offered Bonds with DTC and their registration in the name of Cede & Co. effect no change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Offered Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Offered Bonds are credited, which may or may not be the Beneficial Owners. The Participants will remain responsible for keeping account of their holdings on behalf of their customers.

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 Cede & Co. If less than all of a maturity of any series or subseries of the Offered Bonds is being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity of the Offered Bonds to be redeemed.

Neither DTC nor Cede & Co. will consent or vote with respect to Offered Bonds. Under its usual procedures, DTC mails an omnibus proxy ("Omnibus Proxy") to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Offered Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Offered Bonds will be made to DTC. DTC's practice is to credit Direct Participants' accounts on payable date in accordance with their respective holdings shown on DTC's records unless DTC has reason to believe that it will not receive payment on payable date. 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 Trustee, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to DTC is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Offered Bond certificates, as necessary, are required to be printed and delivered.

The Authority may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Offered Bond certificates, as necessary, will be printed and delivered.

[THIS PAGE INTENTIONALLY LEFT BLANK]

ADDITIONAL INFORMATION CONCERNING MORTGAGE INSURANCE POLICIES**Federal Housing Administration Mortgage Insurance**

The United States Department of Housing and Urban Development administers the FHA mortgage insurance programs. In order to receive payment of insurance benefits a mortgagee must normally acquire title to the property, either through foreclosure or conveyance, and convey such title to FHA. Generally, the mortgagee must obtain a deed in lieu of foreclosure or commence foreclosure proceedings within one year after a mortgagor's default. Upon recordation of the deed conveying the property to FHA, the mortgagee notifies FHA of the filing and assigns, without recourse or warranty, all claims which it has acquired in connection with the mortgage. Alternatively, if FHA determines that the default was caused by circumstances beyond the control of the mortgagor, a mortgagee may assign the mortgage to FHA and receive insurance payments.

Under some FHA programs, FHA has the option at its discretion to pay insurance claims in cash or in debentures, while under others FHA will pay insurance claims in cash unless the mortgagee requests payment in debentures. The current FHA policy, subject to change at any time, is to make insurance payments on mortgages covering less than five dwelling units in cash with respect to all programs covering such units as to which it has discretion to determine the form of insurance payment. FHA debentures issued in satisfaction of FHA insurance claims bear interest at the debenture interest rate in effect under FHA regulations on the date of the mortgage insurance commitment or of the initial insurance endorsement of the mortgage, whichever rate is higher.

When entitlement to insurance benefits results from foreclosure (or other acquisition of possession) and conveyance, the insurance payment is computed as of the institution of the foreclosure proceeding, which will occur no earlier than 60 days after the due date of a mortgage payment, and the mortgagee generally is not compensated for mortgage interest accrued and unpaid prior to that date. Under such circumstances, the amount of insurance benefits generally paid by FHA is equal to the unpaid principal amount of the mortgage loan, adjusted to reimburse the mortgagee for certain tax, insurance and similar payments made by it and to deduct certain amounts received or retained by the mortgagee after default, plus reimbursement not to exceed two-thirds of the mortgagee's foreclosure costs, or \$75, whichever is greater. When entitlement to insurance benefits results from assignment of the mortgage loan to FHA, the insurance payment is computed as of the date of the assignment and includes full compensation for mortgage interest accrued and unpaid to the assignment date. Unless the mortgagee has not observed certain FHA regulations, the insurance payment itself bears interest from the date of default, or, where applicable, the date of assignment, to the date of payment of the claim at the same interest rate as the applicable FHA debenture interest rate.

When any property to be conveyed to FHA, or subject to a mortgage to be assigned to FHA has been damaged by fire, earthquake, flood or tornado, it is required that such property be repaired prior to such conveyance or assignment.

FHA requires that, absent the consent of the mortgagor, at least three full monthly installments be due and unpaid before the mortgagee may initiate any action leading to foreclosure of the mortgage. FHA also requires a face-to-face conference between the mortgagee and the mortgagor in an effort to cure the delinquency without foreclosure.

Veterans Administration Mortgage Guaranty

The Veterans Administration permits a veteran (or in certain instances the spouse of a veteran) to obtain a mortgage loan guaranty by the VA covering mortgage financing of the purchase of a one-to-four family dwelling unit. The program has no mortgage loan limits and requires no down payment from the purchaser.

The maximum VA guaranty on a loan is the lesser of (i) the veteran's available entitlement (a maximum of \$36,000, or if the original loan amount exceeds \$144,000, a maximum of \$50,750) or (ii) (1) 50% of the original loan amount if such amount does not exceed \$45,000, (2) \$22,500 if the original loan amount is between \$45,000 and \$56,250, (3) the lesser of \$36,000 or 40% of the original loan amount if such amount is between \$56,250 and \$144,000 or (4) the lesser of \$50,750 or 25% of the original loan amount if such amount is in excess of \$144,000. The liability on the guaranty 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 guaranty exceed the amount of the original guaranty. Notwithstanding the dollar and percentage limitations of the guaranty, a mortgage holder 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 guaranty, as adjusted. The VA may, at its option and without regard to the guaranty, make full payment to a mortgagee of unsatisfied indebtedness on a mortgage upon its assignment to the VA. Under certain circumstances, a mortgagee is required to accept partial payments on a loan that is more than 30 days overdue.

Under the Program, a VA Mortgage Loan would be guaranteed in any amount which, together with the down payment by the Mortgagor, will at least equal 25% of the lesser of the sales price or the appraised value of the single-family dwelling.

Rural Development Mortgage Guarantee

Rural Development (formerly known as the Farmers Home Administration and later as the Rural Economic and Community Development Service) permits a low or moderate income purchaser of a home in designated rural areas to obtain a mortgage loan guarantee from Rural Development. To qualify as a low or moderate income purchaser, a purchaser's income must not exceed the median income for the area in which the home is located. Rural Development uses FHA underwriting standards, and loans may not exceed FHA 203(b)(2) loan limits. No down payment is required from the purchaser.

Under the Rural Development Guarantee Program, the mortgagee is entitled to payment of the guarantee only after the secured property has been sold at foreclosure or otherwise liquidated in conformity with Rural Development requirements. Rural Development guarantees the first 35% of loss and 85% of any additional loss, not to exceed 90% of the loan amount. Loss is defined as (i) the outstanding principal balance and accrued interest of the mortgage loan as of the date of the liquidation sale or transfer of the secured property, plus reasonable liquidation costs, minus (ii) the greater of the fair market value of such property or the amount obtained at any foreclosure sale. Rural Development requires that, in the absence of the consent of the mortgagor, payment of the mortgage loan must be at least 90 days delinquent before the mortgagee may initiate foreclosure proceedings and the mortgagee must send the mortgagor a notice of the foreclosure at least 30 days in advance thereof. The mortgagee must obtain prior Rural Development approval for any liquidation of the property other than by foreclosure. Rural Development also requires that the mortgagee arrange a meeting with the mortgagor before payment on the mortgage loan becomes 60 days delinquent. Rural Development does not accept assignment of property subject to its guarantee.

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 Authority; (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 Authority 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 Single Family Programs" for a discussion of recent federal legislation affecting private mortgage insurance).

CERTAIN FEDERAL INCOME TAX MATTERS

The Code substantially restricts the use of proceeds of tax-exempt bonds used to finance mortgage loans for single family housing or to refund such bonds. Under the Code, interest on bonds the proceeds of which are used to provide mortgage loans on owner-occupied housing is not excluded from gross income for federal income tax purposes unless the bonds are part of a “qualified mortgage issue”. An issue of bonds constitutes a “qualified mortgage issue” if all of the following requirements are met: (i) all proceeds of the issue (exclusive of issuance costs and a reasonably required reserve) are to be used to finance owner-occupied residences, (ii) the mortgage loans financed with the issue and the mortgagors meet certain eligibility requirements, (iii) the yield that is earned by the issuer of the bonds from such mortgage loans and from certain non-mortgage investments that are allocable to the issue, including investments that are held as part of a debt service reserve fund, does not exceed specified limitations and (iv) certain other requirements are met relating to the issue itself and the availability of proceeds of the issue for financing housing located in “targeted areas”. These requirements are more fully described below. The Authority is issuing Tax Exempt Bonds (including the Offered Bonds) and expects to issue additional Tax Exempt Bonds which will be subject to these requirements (“Qualified Mortgage Bonds”). Interest on taxable bonds is includable in gross income for federal income tax purposes; therefore, taxable bonds are not subject to these requirements. However, some of the Mortgage Loans financed or to be financed by taxable bonds have been or are expected to be financed, in part, by certain Qualified Mortgage Bonds which are Tax Exempt Bonds as defined and used in the text of this Official Statement.

The following requirements apply to Mortgage Loans financed, in whole or in part, with the proceeds of Qualified Mortgage Bonds.

Residence Requirements

As required by the Code, all residences financed with Qualified Mortgage Bonds must be single family residences located within the Commonwealth, and both the Authority and the mortgagor must reasonably expect that the residence will become the mortgagor’s principal residence within a reasonable time after the Mortgage Loan is executed or assumed. These requirements can normally be met by having each mortgagor execute an affidavit stating that the residence is within the Commonwealth and that the mortgagor intends to make the residence his principal residence within such reasonable time period, normally sixty days. The Authority has covenanted to require such an affidavit.

Absence of Prior Home Ownership

Except in the case of (i) a mortgagor acquiring a residence in a “targeted area” (as defined below), certain Presidentially-declared disaster areas or with respect to the refinancing of a “qualified subprime loan” as defined below or (ii) a mortgagor who is a qualified veteran the Code requires that 95% of net proceeds of the Qualified Mortgage Bond issue must be loaned to mortgagors who have had no present ownership interest in a principal residence within the three years preceding the date on which the Mortgage Loan is executed. The Code permits the Authority to rely on an affidavit of a mortgagor to the effect that such requirement has been satisfied and an examination of federal income tax returns for three years evidencing compliance with such requirement. In lieu of such tax returns, a mortgagor may provide a letter from the Internal Revenue Service to the effect that he or she filed Forms 1040A or 1040EZ for such three year period. The Authority has covenanted that it will procure and diligently examine each such affidavit and accompanying tax returns, when required.

Purchase Price Limitations

The Code requires that the purchase price of each residence being financed with the proceeds of Qualified Mortgage Bonds not exceed 90% (110% in the case of “targeted areas” or Presidentially-declared disaster areas) of the applicable average area purchase price. The Authority has adopted purchase price limitations which are not in excess of 90% (110% in the case of “targeted areas” or Presidentially-declared disaster areas) of the current “safe harbor average area purchase prices” published by the U.S. Treasury which may be relied upon for purposes of compliance with the Code. The Authority may adopt different purchase price limitations in the future in accordance with the Code.

Income Requirements

The Code requires that all of the mortgage loans made with the proceeds of certain Qualified Mortgage Bonds be provided to borrowers whose annual gross income does not exceed 115% (100% for households of fewer than three persons) of the applicable median family income. An exception is provided for loans made with respect to “targeted area” residences for which two-thirds; and Presidentially-declared disaster areas for which all of such loans to be made with respect to borrowers whose annual gross income does not exceed 140% (120% for households of fewer than three persons) of applicable median family income and, with respect to “targeted areas”, one-third of such loans to be made without regard to any income limitation. The Authority has covenanted to verify compliance with these requirements by requiring each borrower to certify as to the amount of his or her annual gross income.

Targeted Areas

In order to comply with the Code, the Authority must, for at least one year after the date on which lendable proceeds of the Qualified Mortgage Bonds are first available for financing of Mortgage Loans, make available for Mortgage Loans in so-called targeted areas ("Targeted Areas") within the Commonwealth an amount equal to the lesser of 20% of the proceeds of such Bonds (other than any refunding Bonds as to which the original refunded bonds were issued after 1980) which are devoted to providing owner financing or 40% of the average annual aggregate principal amount of mortgages executed in the preceding three years for single family owner-occupied residences in Targeted Areas within the Commonwealth. The Authority's program includes sending periodic program announcements to Originating Agents and not-for-profit service providers serving the Targeted Areas advising them of the availability of such proceeds and including maps of the Targeted Areas in their region. The Authority's efforts to place Mortgage Loans in Targeted Areas includes advertising in pamphlets, brochures and handouts concerning the Program that mortgage funds are available for such areas. The Targeted Areas in which the Authority is to make the mortgage funds available include those census tracts in the Commonwealth in which 70% or more of the families have an income which is 80% or less of the statewide median family income based on the most recent "safe harbor" statistics published by the U.S. Treasury. Targeted Areas also include areas of chronic economic distress designated by the Commonwealth and approved by the Secretaries of Housing and Urban Development and the Treasury under criteria specified in the Code.

Loans to Refinance "Qualified Subprime Loans"

Pursuant to the temporary authority contained in the Housing and Economic Recovery Act of 2008, the Code permits proceeds of Qualified Mortgage Bonds to be used to make loans to refinance "qualified subprime loans", defined as adjustable-rate single family residential mortgage loans made after December 31, 2001, and before January 1, 2008, that the issuer determines would be reasonably likely to cause financial hardship to the borrower if not refinanced. As of the date hereof, the Authority is considering the financing of mortgage loans that would refinance such "qualified subprime loans". However, no assurance can be given whether the Authority will commence the financing of any such loans.

Other Mortgage Loan Eligibility Requirements

Except with respect to loans to refinance "qualified subprime loans", the Code does not allow proceeds of Qualified Mortgage Bonds to be used to acquire existing mortgage loans (thereby requiring the Authority to apply such proceeds only to newly-originated mortgage loans) or to replace existing mortgage loans (thereby precluding refinancings of mortgage loans). This requirement does not prohibit the Authority from acquiring or replacing construction loans, bridge loans or other similar temporary initial financing. The Originating Agreements incorporate these restrictions.

The Code requires that each mortgage loan financed with the proceeds of Qualified Mortgage Bonds may only be assumed if the requirements relating to principal residence, three year lack of prior ownership, income requirements and acquisition cost limitations are met with respect to the assumption. The determinations as to compliance with these requirements are to be made as of the date on which the mortgage loan is being assumed. Accordingly, the Authority must make the required statistical study or otherwise determine (e.g., by reliance on "safe harbor" statistics published by the U.S. Treasury) the relevant average area purchase prices for each statistical area within the Commonwealth on an annual basis, and must assure compliance with the other applicable requirements of the Code as long as a series of bonds is outstanding. The Authority has so covenanted in the Bond Resolution and has required in the Mortgage Loan documents that no Mortgage Loan may be assumed unless the applicable requirements of the Code are satisfied.

Limitation on Mortgage Yield

Under the Code, the yield on Mortgage Loans or portion thereof financed by Qualified Mortgage Bonds may not exceed one and one-eighth percentage points over the yield on the related Bonds.

Recapture

The Code provides for an increase in the federal income tax of certain mortgagors upon sale of their homes (the "Recapture Provision"). Under the Recapture Provision, an amount determined to be subsidy provided to the Mortgagors by Qualified Mortgage Bond financing (but not in excess of 50 percent of the gain) is recaptured on disposition of the home. The recapture amount increases over the period of ownership, with full recapture occurring if the house is sold between four and five full years after the closing of the mortgage loan. The recapture amount declines ratably to zero with respect to sales between five and nine full years after the closing of the mortgage loan. An exception excludes from recapture part of all of the subsidy in the case of assisted individuals whose incomes are less than prescribed amounts at the time of the disposition. The Code requires that the issuer of Qualified Mortgage Bonds provide at settlement of each mortgage loan a written statement informing the mortgagor of the Recapture Provision and, within 90 days thereafter, a written statement specifying certain information needed by the mortgagor to compute the recapture amount. The Authority has included in its program documentation requirements that such information be provided in the time and manner required by the Code.

The following requirements apply only with respect to Qualified Mortgage Bonds, including the Offered Bonds, except as otherwise noted; accordingly, these requirements do not apply to Taxable Bonds.

Other Requirements

For Qualified Mortgage Bonds, the Code requires the Authority to pay to the U.S. Treasury certain amounts earned on investments, which amounts must be computed in accordance with the applicable provisions of the Code. The Authority has covenanted to establish accounting procedures to determine the amount of such excess investment earnings. Such amount, if any, is not subject to the pledge or lien of the Bond Resolution. This requirement also applies to certain Tax Exempt Non-AMT Bonds that are not otherwise subject to the requirements referenced in the first paragraph of this Appendix D.

The Code provides limits on the maximum amount of certain tax-exempt bonds (including Qualified Mortgage Bonds) which may be issued in any state in each calendar year.

The Code requires retirement or redemption of Qualified Mortgage Bonds (other than certain refunding bonds) from unexpended proceeds required to be used to make mortgage loans which have not been used within 42 months (for loans to refinance "qualified subprime loans", 12 months) from the date of issuance of the bonds, except for a \$250,000 de minimis amount.

The Code permits repayments (including prepayments) of principal of mortgage loans financed with the proceeds of Qualified Mortgage Bonds to be used to make additional mortgage loans only for 10 years from the date of issuance of the bonds, after which date such amounts must be used to retire or redeem bonds (except for a \$250,000 de minimis amount) (the "10-Year Rule"). In the case of refunded bonds, the 10 year period is measured from the date of issuance of the original refunded bonds. As a result, the Authority may be required by the Code to retire or redeem Qualified Mortgage Bonds from repayments (including prepayments) of principal of mortgage loans financed with proceeds allocable to the Qualified Mortgage Bonds.

Good Faith Effort

An issue of Qualified Mortgage Bonds which fails to meet the mortgage eligibility requirements will be treated as meeting all such requirements if:

- (i) the issuer in good faith attempted to meet such requirements before the mortgages were executed;
- (ii) 95% of the proceeds devoted to owner-financing were devoted to residences with respect to which (at the time the mortgages were executed) all such requirements were met; and
- (iii) any failure to meet such requirements is corrected within a reasonable period after such failure is first discovered.

The good faith requirement described in (i) will be satisfied by the Authority's establishing reasonable procedures, including reasonable investigations, to ensure compliance with the requirements under the Code. The 95% requirement referred to in clause (ii) above will be considered to have been satisfied by the Authority's procuring and examining affidavits evidencing compliance from the mortgagors and sellers of residences and income tax returns filed by the mortgagors with the Internal Revenue Service for the preceding three years (or statements in the mortgagors' affidavits that one or more of such returns were not required to have been filed or letters from the IRS that Forms 1040A or 1040EZ were filed for such period). Calling the non-qualifying mortgage or replacing it with a qualifying mortgage will constitute the correction of such failure under clause (iii) above.

The failure to meet the arbitrage and other issue-related requirements will not affect the tax-exemption of an issue of Qualified Mortgage Bonds under the Code and the applicable regulations if:

- (i) the issuer in good faith attempted to meet all such requirements; and
- (ii) any failure to meet such requirements was due to inadvertent error after taking reasonable steps to comply with such requirements.

Monitoring for Compliance with the Code

Under the procedures which the Authority has established to comply with the Code, Originating Agents will be responsible for reviewing each Mortgage Loan application and the accompanying documentation, including the affidavits and federal tax returns described above, for compliance with the requirements of the Code. Normal and appropriate measures are required to be undertaken to verify the information given, either independently or concurrently with credit reviews, when applicable. All documentation is to be cross-checked to assure that the information presented is complete and consistent.

Originating Agents are required to represent as to each Mortgage Loan that, among other things, (1) the Mortgage Loan is in compliance with the Authority's processing guide setting forth the procedures and requirements with respect to the processing of Mortgage Loans, (2) the lender has reviewed the mortgagor's application, the affidavits described above, and the mortgagor's federal income tax returns for compliance with the provisions of the Code, and (3) the Mortgage Loan has been closed in accordance with the processing guide.

Prior to financing such Mortgage Loan, the Authority reviews the documents submitted to the Authority, including the mortgagor's application, the affidavits described above and the mortgagor's federal income tax returns, for compliance with the requirements of the Code. The Authority has delegated to certain of its Origination Agents the review described in the preceding sentence.

[THIS PAGE INTENTIONALLY LEFT BLANK]



VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis,
Basic Financial Statements, and
Supplementary Information

June 30, 2009 and 2008

(With Independent Auditors' Report Thereon)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Table of Contents

	Page
Management’s Discussion and Analysis	1
Independent Auditors’ Report	10
Basic Financial Statements:	
Statements of Net Assets – June 30, 2009 and 2008	12
Statements of Revenues, Expenses, and Changes in Net Assets – Years ended June 30, 2009 and 2008	13
Statements of Cash Flows – Years ended June 30, 2009 and 2008	14
Notes to Basic Financial Statements	16
Required Supplementary Information	
1 Virginia Housing Development Authority Retiree Healthcare Plan – Schedule of Funding Progress by Plan Valuation Date	45
Other Supplementary Information	
2 Combining Schedule of Net Assets – June 30, 2009	46
3 Combining Schedule of Revenues, Expenses, and Changes in Net Assets – Year ended June 30, 2009	48
4 Combining Schedule of Net Assets – June 30, 2008	49
5 Combining Schedule of Revenues, Expenses, and Changes in Net Assets – Year ended June 30, 2008	51
Independent Auditors’ Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	52

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

June 30, 2009 and 2008

Management of the Virginia Housing Development Authority (the Authority) offers readers of its financial report this overview and analysis of the Authority's financial performance for the years ended June 30, 2009 and 2008. Readers are encouraged to consider this information in conjunction with the Authority's financial statements, accompanying footnotes, and supplemental information, which follow this section.

Organization Overview

The Authority is a political subdivision of the Commonwealth of Virginia, created under the Virginia Housing Development Authority Act (the Act) enacted by the General Assembly in 1972, as amended. The Act empowers the Authority to finance the acquisition, construction, rehabilitation, and ownership of affordable housing for home ownership or occupancy by low-or moderate-income Virginians. To raise funds for its mortgage loan operations, the Authority sells tax-exempt and taxable notes and bonds to investors. Such notes, bonds, and other indebtedness are not obligations of the Commonwealth of Virginia (the Commonwealth) and the Commonwealth is not liable for repayments of such obligations. Furthermore, as a self-sustaining organization, the Authority does not draw upon the general taxing authority of the Commonwealth. Operating revenues are generated primarily from interest on mortgage loans, program administration fees, and investment income from bond proceeds and earnings accumulated since inception.

In addition to its major mortgage loan programs, the Authority also administers, on a fee basis, various other programs related to its lending activities. Such programs include the Housing Choice Voucher program, which provides rental subsidies from federal funds, and the federal Low Income Housing Tax Credit program, which awards income tax credits for the purpose of developing low-income multifamily housing projects. The Authority also underwrites Resources Enabling Affordable Community Housing (REACH Virginia) initiatives, in which the interest rates on loans are subsidized by the Authority, principally for the elderly, disabled, homeless, and other low-income persons. The amount of net assets used to provide reduced interest rates on mortgage loans or otherwise subsidize its programs is equal to 15% of the average of the Authority's change in net assets, as unadjusted for the effect of Governmental Accounting Standards Board (GASB) No. 31 *Certain Investments and External Investment Pools*, for the preceding three fiscal years. The Authority may use a higher amount if determined to be appropriate. The amounts made available to provide reduced interest rates on mortgage loans or otherwise provide housing subsidies under its programs are subject to review by the Authority of the impact on its financial position. The Authority finances some, but not all, of such subsidized mortgage loans, in whole or in part, with funds under its various bond resolutions.

Financial Statements

The basic financial statements consist of a Statement of Net Assets, a Statement of Revenues, Expenses and Changes in Net Assets, a Statement of Cash Flows and the accompanying notes.

The *Statement of Net Assets* reports all of the Authority's assets and liabilities, both financial and capital, presented in order of liquidity and using the accrual basis of accounting in conformity with U.S. generally accepted accounting principles. The difference between assets and liabilities is presented as net assets, and is displayed in three components: capital assets, net of related debt; restricted net assets; and unrestricted net assets. Net assets are restricted when external constraints are placed upon their use, such as bond indentures, legal agreements or statutes. Over time, changes in net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

June 30, 2009 and 2008

The *Statement of Revenues, Expenses, and Changes in Net Assets* identify all the Authority's revenues and expenses for the reporting period, distinguishing between operating and nonoperating activities. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all of its costs through mortgage loans, externally funded programs and other revenue sources.

The *Statement of Cash Flows* provides information about the Authority's cash receipts and cash payments during the reporting period. This statement reports cash transactions, including receipts, payments, and net changes resulting from operations, noncapital financing, capital financing, and investing activities. These statements provide information regarding the sources and uses of cash and the change in cash during the reporting period.

The *Notes to Financial Statements* provide additional information that are essential for understanding financial data that may not be displayed on the face of the financial statements and as such, are an integral part of the Authority's basic financial statements.

Financial Highlights

Overview

The Authority maintained a strong financial position during a year of severe upheaval in the housing and financial markets. New business strategies were developed to address the unprecedented challenges of deep recession, greatly limited financing options, rising delinquencies and foreclosures and portfolio devaluations. As a result, profitability and services were maintained at high levels.

The Authority initially slowed new loan production to conserve capital until new sources of financing could be developed. As the interest rate environment remained unfavorable, particularly for traditional tax-exempt bonds supported by homeownership loans, the Authority secured first-time approval to issue GNMA securities as a new funding source.

Rising unemployment and lowered housing prices resulted in higher delinquency and foreclosure rates for the single family portfolio. Higher loan losses necessitated higher reserve requirements. The Authority's homeownership education, underwriting and loss mitigation practices, however, helped keep delinquency and foreclosure rates below those for Virginia and the nation. The Authority also introduced a Borrower Assistance Program to prevent foreclosure through loan modification for otherwise responsible borrowers encountering financial hardships beyond their control. The Authority services substantially all of its single family loans, affording flexibility in working with troubled borrowers.

The Authority issued \$705 million in taxable and tax-exempt single family and multifamily bonds, including bonds issued to refund previously issued bonds, during the most difficult bond market environment ever experienced. These issuances were made possible by the Authority's financial strength and excellent reputation in the marketplace, particularly as noted by rating agencies. In a recent review of state housing finance agencies, the Authority was one of just four to be rated low risk in each of Moody's risk criteria. In the U.S. Public Finance Report Card released in May, 2009, Standard & Poor's noted that the Authority's financial performance places it "in a stronger position than its 'AA+' rated peers".

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

June 30, 2009 and 2008

Operating income for the year ended June 30, 2009 was \$76.0 million, a decrease of \$12.8 million from the prior year. With the inclusion of nonoperating income, consisting primarily of investment income, net assets increased for the year by \$77.6 million compared to a \$71.5 million increase last year.

Year Ended June 30, 2009

Homeownership loan originations totaled 4,259 in the fiscal year (FY) 2009 compared to 6,491 for the same period last year. Mortgage loan production decreased by 2,232 or 34% as a consequence of market aversion to taxable bond resources and conserving available tax-exempt bond resources. Such market conditions prompted the Authority to suspend availability of taxable products since April 2008.

As of June 30, 2009, the Authority serviced 49,819 first and second homeownership mortgage loans with outstanding balances totaling \$5.1 billion. The number of loans serviced, net of prepayments, increased 3,170 or 6.8% since June 30, 2008 while outstanding loan balances increased \$199 million or 4.1% as of the same date. In FY 2009, there were 341 foreclosures valued at 0.89% of the homeownership loan portfolio, compared to a year ago with 143 foreclosures valued at 0.39% of loan amounts. Delinquency rates on the portfolio loan count of first mortgage loans averaged 7.31% for FY 2009, compared to 4.98% a year ago. Delinquency rates based on outstanding loan balances averaged 3.33% and 1.88% in FY 2009 and FY 2008, respectively.

Financing commitments were made for 74 rental housing projects during the year, representing 3,577 units totaling \$207.1 million, compared to 83 projects and 3,549 units totaling \$181.3 million for the prior year. Volatility in interest rates coupled with diminishing property available for developing affordable rental housing stock constrained FY 2009 activity.

As of June 30, 2009 the Authority serviced 1,450 rental mortgage loans with outstanding balances totaling \$3.2 billion. Compared to June 30, 2008, the number of loans in the portfolio increased 72 or 5.2% and the loan balances increased \$137.7 million or 4.4%. Delinquency rates based on portfolio loan count averaged 1.08% and 0.94% in FY 2009 and FY 2008, respectively. The average delinquency rates based on outstanding loan balances for FY 2009 were 0.18% or \$5.7 million compared to 0.25% or \$7.5 million in FY 2008. Delinquency rates continued to be among the lowest levels since July 2003. In FY 2009, foreclosed rental properties valued at \$7.4 million were acquired and their operations continued under the Authority's ownership and control.

Year Ended June 30, 2008

Single-family loan originations totaled 6,491 in FY 2008, representing a decrease of 1,072 loans compared to FY 2007. Single-family production was managed based upon available tax-exempt bond resources.

As of June 30, 2008, the Authority serviced 46,649 first and second single-family mortgage loans with outstanding balances totaling \$4.9 billion. The number of loans serviced, net of prepayments, increased 4,890 or 12% since June 2007 and the balances increased \$764 million or 18% over the same period. The delinquency rate on the portfolio of first mortgage loan count averaged 4.98% in FY 2008 compared to 4.35% for FY 2007.

Financing for 83 rental housing projects, representing 3,549 units, was committed during FY 2008, as compared to 81 projects and 4,697 units committed in FY 2007. Diminishing numbers of properly zoned properties and existing developments available for new construction or preservation of affordable multi-family housing project developments has impacted production.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

June 30, 2009 and 2008

As of June 30, 2008, the Authority serviced 1,378 rental mortgage loans with outstanding balances totaling \$3.1 billion. The number of loans in the portfolio increased 64 or 4.9% since June 2007 and the balances increased \$187 million or 6.4% in the year. Overall delinquency rates on the portfolio loan count averaged 0.94% in FY 2008, compared to 0.63% in FY 2007. Delinquency rates of the portfolio based on loan balances were 0.25%, an increase from 0.20% in FY 2007.

Financial Analysis of the Authority

Cash is held by the trustees and banks in depository accounts and investments for a variety of purposes, including: debt service reserve funds required by bond indenture, escrow and reserve funds held for the benefit of single-family mortgagors and multi-family projects, funding for new mortgage loan originations, working capital for operating costs of the Authority, governmental funds held for disbursement toward Section 8 projects, and other funds held in a fiduciary capacity to support other housing initiatives. Monies on deposit in Virginia banks are secured under the Virginia Security for Public Deposits Act of the Code of Virginia.

Investment objectives are to invest all monies at favorable rates to maximize returns while maintaining short-term liquidity and to manage investments in a prudent manner to enable the Authority to fulfill its financial commitments. Precautions are taken to minimize the risk associated with investments, including monitoring creditworthiness of the investment, as determined by ratings provided by Standard & Poor's and Moody's, concentration risk, and maturity risk. The Authority does not enter into short sales or futures transactions for which a bona fide hedging purpose has not been established.

Mortgage and other loan receivables represent the Authority's principal asset. Mortgage loans are financed through a combination of proceeds of notes and bonds and net assets accumulated since inception. Mortgage loan payments received from mortgagors are used to pay debt service due on outstanding bonds.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

June 30, 2009 and 2008

The largest component of the Authority's liabilities is outstanding bonds payable, the majority of which is fixed rate to maturity dates that may extend into the future as much as forty years. The Authority continues to maintain strong long-term ratings of Aa1 from Moody's Investors Services and AA+ from Standard & Poor's Rating Services for its general credit rating as well as all bond indentures other than the Commonwealth Mortgage Bonds indenture, which is rated Aaa and AAA, from Moody's and Standard & Poor's, respectively. Net assets comprise capital assets, net of related debt, and restricted and unrestricted net assets. *Capital assets, net of related debt* represents office buildings, land, furniture and equipment, vehicles and an investment in rental property, less the current outstanding applicable debt. *Restricted net assets* represent the portion of net assets held in trust accounts for the benefit of the respective bond owners, subject to the requirements of the various bond indentures. *Unrestricted net assets* represent a portion of net assets that have been designated for a broad range of initiatives, such as administration of the Housing Choice Voucher program, support for REACH Virginia initiatives, contributions to bond issues and bond reserve funds, working capital, future operating and capital expenditures, and general financial support to the Authority's loan programs.

Condensed Statement of Net Assets

(In millions)

	June 30		
	2009	2008	2007
Cash and cash equivalents	\$ 978.5	1,111.7	705.8
Investments	96.8	236.7	498.6
Mortgage loans held for sale	1.7	—	—
Mortgage and other loans receivable, net	8,141.5	7,854.9	6,991.1
Other assets	148.8	141.0	128.9
Total assets	<u>9,367.3</u>	<u>9,344.3</u>	<u>8,324.4</u>
Notes and bonds payable, net	6,877.0	6,940.3	5,998.2
Other liabilities	370.9	362.2	356.0
Total liabilities	<u>7,247.9</u>	<u>7,302.5</u>	<u>6,354.2</u>
Invested in capital assets, net of related debt	2.1	(3.7)	(8.0)
Restricted by bond indentures	1,970.7	1,854.6	1,754.7
Unrestricted	146.6	190.9	223.5
Net assets	<u>\$ 2,119.4</u>	<u>2,041.8</u>	<u>1,970.2</u>

June 30, 2009 Compared to June 30, 2008

Total assets increased \$23.0 million, or 0.2% from the prior year. Cash and cash equivalents, and investments, combined, decreased \$273.1 million, or 20.3% from the prior year. Mortgage and other loans receivables increased by \$286.6 million, or 3.6%, largely as a result of new homeownership loan originations.

Total liabilities decreased \$54.6 million, or 0.7% from the prior year. Notes and bonds payable decreased \$63.3 million and accrued interest on notes and bonds increased \$7.3 million. For the year, the Authority issued \$255.5 million in single-family homeownership bonds, \$450.0 million in rental housing bonds, the majority of

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

June 30, 2009 and 2008

which was used to finance the redemption of the Multifamily Housing bonds, and drew a net additional \$61.3 million on lines of credit. Proceeds from bond issues and lines of credit were the principal source of funding for mortgage loan originations.

Total assets exceeded total liabilities by \$2,119.4 million, representing an increase in net assets of \$77.6 million, or 3.8% from the prior year. As of June 30, 2009, net assets invested in capital assets, net of related debt, consisted of \$44.2 million in investments in rental property, net of depreciation and amortization and \$22.8 million in property, furniture, and equipment, net of depreciation and amortization, less related bonds payable of \$64.9 million. Net assets restricted by bondholders totaled \$1,970.7 million, an increase of \$116.1 million, or 6.3% from the prior year. Unrestricted net assets totaled \$146.6 million, a decrease of \$44.3 million, or 23.2% from the prior year.

June 30, 2008 Compared to June 30, 2007

Total assets increased \$1,019.7 million, or 12.2% from the prior year. Cash and cash equivalents, and investments, combined, increased \$144.0 million, or 12.0% from the prior year. Mortgage and other loans receivables increased by \$863.8 million, or 12.4%, as a result of \$1,082.3 million in new homeownership loan originations, homeownership mortgage loan prepayments of \$315.8 million, and other multi-family loan activity.

Total liabilities increased \$948.2 million, or 14.9% from the prior year due to net additional draws on lines of credit and issuances of bonds. The Authority issued \$939.0 million in single-family homeownership bonds (including \$269.0 million of taxable bonds) and \$223.7 million in rental housing bonds, and drew a net additional \$61.3 million on lines of credit. Proceeds from bond issues and lines of credit were the principal source of funding for mortgage loan originations.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

June 30, 2009 and 2008

Total assets exceeded total liabilities by \$2,041.8 million, representing an increase in net assets of \$71.5 million, or 3.6% from the prior year. As of June 30, 2008, net assets invested in capital assets, net of related debt, consisted of \$38.1 million in investments in rental property, net of depreciation and amortization and \$21.5 million in property, furniture, and equipment, net of depreciation and amortization, less related bonds payable of \$66.4 million. Net assets restricted by bondholders totaled \$1,854.6 million, an increase of \$99.9 million, or 5.7% from the prior year. Unrestricted net assets totaled \$190.9 million, a decrease of \$32.7 million, or 14.6% from the prior year.

Condensed Statement of Revenues, Expenses and Changes in Net Assets

(In millions)

	Year ended June 30		
	2009	2008	2007
Operating revenues:			
Interest on mortgage and other loans	\$ 518.5	487.6	436.4
Pass-through grants received	69.6	72.1	71.6
Housing Choice Voucher program income	61.1	62.9	63.9
Other operating revenues	23.6	19.6	22.1
Total operating revenues	672.8	642.2	594.0
Operating expenses:			
Interest on notes and bonds payable	355.2	335.0	287.0
Pass-through grants disbursed	69.6	72.1	71.6
Housing Choice Voucher program expense	70.6	65.1	61.3
Other operating expenses	101.4	81.2	71.5
Total operating expenses	596.8	553.4	491.4
Net operating income	76.0	88.8	102.6
Nonoperating revenues:			
Investment income (loss)	1.5	(17.3)	52.4
Other nonoperating revenues	0.1	0.1	—
Total nonoperating revenues (losses)	1.6	(17.2)	52.4
Change in net assets	\$ 77.6	71.6	155.0

The principal determinants of the Authority's change in net assets (more commonly referred to as net revenues) are operating revenues less operating expenses plus nonoperating revenues.

Operating revenues consist primarily of interest earnings on mortgage loans and operating expenses consist predominantly of interest expense on notes and bonds payable and operating expenses of the Authority. Nonoperating revenues consist of investment earnings as well as realized and nonrealized gains or losses on the sale of investments.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

June 30, 2009 and 2008

Included in investment income are downward net fair market value adjustments of \$1.8 million and \$59.8 million for the years ended June 30, 2009 and 2008, respectively. The Authority generally intends to hold these investments to maturity; however, due to the nature of securities, some portion of these market rate adjustments may be expected to be realized.

Fiscal Year 2009

Operating revenues increased \$30.5 million or 4.7% from the prior year. The increase was primarily attributable to interest earnings on mortgage and other loan receivables, which increased \$30.9 million, or 6.3%. Mortgage loan production grew at a slower pace compared to the previous year while loan payoffs increased. Mortgage rates averaged 5.67% compared to 5.91% the previous year.

Operating expenses increased \$43.4 million or 7.8% from the prior year. Interest expense on notes and bonds payable increased \$20.2 million or 6.0% from the prior year, due to a net increase of \$512.7 million in average monthly notes and bonds outstanding. Other operating expenses consisting primarily of administrative costs increased \$20.3 million or 25.1% above last year. Loan losses and expenses accounted for \$13.5 million of the increase. Expenses for the Housing Choice Voucher program increased \$5.5 million or 8.4% over last year.

Nonoperating revenues increased \$18.9 million or 109.9% from the prior year, due primarily to unrealized investment losses of \$59.8 million which were included in net investment losses in FY 2008.

Fiscal Year 2008

Operating revenues increased \$48.1 million or 8.1% from the prior year. The increase was primarily attributable to interest earnings on mortgage and other loan receivables, which increased \$51.2 million, or 11.7%, due to \$763.7 million growth in the volume of mortgage loans serviced during the year, mortgage loan prepayments of \$315.8 million, and a slight increase in mortgage rates.

Operating expenses increased \$62.1 million or 12.6% from the prior year. Interest expense on notes and bonds payable increased \$48.0 million or 16.7% from the prior year, due to net increases in the amount of notes and bonds outstanding. Other operating expenses consisting primarily of administrative costs increased \$9.7 million or 13.7% over last year. Expenses for the Housing Choice Voucher program increased by \$3.8 million, or 6.2%, over last year.

Nonoperating revenues decreased by \$69.6 million or 133.1% from the prior year, due primarily to mark-to-market adjustments resulting from interest rate risk and credit risk of investments held. Unrealized losses were recorded on certain mortgage-backed securities that declined in value primarily as a result of a high rate of mortgage defaults, increased credit risk, and in some cases downgraded ratings. Realized gains or losses will be recognized upon final disposition of the securities.

Other Economic Factors

The Authority's mortgage loan financing activities are sensitive to the general level of interest rates, the interest rates and other characteristics of the Authority's loans compared to loan products available in the conventional mortgage markets, and the availability of affordable housing in the Commonwealth. The availability of long-term tax-exempt and taxable financing on favorable terms is a key element in providing the funding necessary for the Authority to continue its mortgage financing activities.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

June 30, 2009 and 2008

The Authority's main sources of revenues include mortgage loan activity and investment interest income. Short-term investment rates in the United States have declined sharply from approximately 5.0% in July 2007 to less than 0.25% in June 2009.

Delinquency and foreclosure rates in the single family loan portfolio, and to a lesser extent the multifamily loan portfolio, are influenced by unemployment. Virginia's average unemployment rate increased from 3.4% in fiscal year 2008 to 5.5% in fiscal year 2009.

Additional Information

If you have questions about this report or need additional information, please visit the Authority's Web site, www.vhda.com, or contact the Finance Division of the Virginia Housing Development Authority.



KPMG LLP
Suite 2000
1021 East Cary Street
Richmond, VA 23219-4023

Independent Auditors' Report

The Board of Commissioners
Virginia Housing Development Authority:

We have audited the accompanying statements of net assets of the Virginia Housing Development Authority (the Authority), a component unit of the Commonwealth of Virginia, as of June 30, 2009 and 2008, and the related statements of revenues, expenses, and changes in net assets and cash flows for the years then ended. These basic financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these basic 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 basic financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Virginia Housing Development Authority as of June 30, 2009 and 2008, and the respective changes in its financial position and its cash flows thereof for the years then ended in conformity with U.S. generally accepted accounting principles.

As discussed in note 1 to the basic financial statements, the Authority adopted Governmental Accounting Standards Board Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, effective July 1, 2007.

In accordance with *Government Auditing Standards*, we have also issued our report dated September 21, 2009 on our consideration of the Authority'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 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



The Management's Discussion and Analysis and Schedule of Funding Progress by Plan Valuation Date on pages 1 through 9 and page 45, respectively, are not a required part of the basic financial statements, but are supplementary information required by U.S. generally accepted accounting principles. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information included in schedules 2 through 5 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

KPMG LLP

September 21, 2009

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Net Assets

June 30, 2009 and 2008

Assets	<u>2009</u>	<u>2008</u>
Current assets:		
Cash and cash equivalents (note 5)	\$ 978,531,768	1,111,669,774
Investments (note 5)	7,389,131	9,244,905
Interest receivable – investments	661,509	1,750,451
Mortgage loans held for sale	1,671,773	—
Mortgage and other loans receivable (note 4)	152,610,057	142,178,890
Interest receivable – mortgage and other loans	39,440,436	37,707,848
Other real estate owned	36,764,772	16,969,446
Housing Choice Voucher contributions receivable	271,482	3,256,935
Other assets	17,219,635	8,213,537
Total current assets	<u>1,234,560,563</u>	<u>1,330,991,786</u>
Noncurrent assets:		
Investments (note 5)	89,386,031	227,546,137
Mortgage and other loans receivable (note 4)	8,096,001,205	7,803,035,684
Less allowance for loan loss	81,158,206	64,872,582
Less net deferred loan fees	25,973,670	25,473,878
Mortgage and other loans receivable, net	<u>7,988,869,329</u>	<u>7,712,689,224</u>
Investment in rental property, net	21,129,690	38,057,617
Property, furniture, and equipment, less accumulated depreciation and amortization of \$25,190,157 and \$23,289,674, respectively (note 6)	24,454,729	22,037,337
Unamortized bond issuance expenses	7,913,702	6,386,921
Other assets	989,878	6,614,793
Total noncurrent assets	<u>8,132,743,359</u>	<u>8,013,332,029</u>
Total assets	<u>\$ 9,367,303,922</u>	<u>9,344,323,815</u>
Liabilities and Net Assets		
Current liabilities:		
Notes and bonds payable (note 7)	\$ 431,843,820	332,143,055
Accrued interest payable on notes and bonds	114,846,243	107,508,061
Escrows (note 8)	37,946,204	34,166,579
Accounts payable and other liabilities (notes 5 and 9)	22,148,606	21,181,323
Total current liabilities	<u>606,784,873</u>	<u>494,999,018</u>
Noncurrent liabilities:		
Bonds payable, net (note 7)	6,445,144,903	6,608,173,733
Project reserves (notes 8 and 13)	168,015,080	171,525,076
Other liabilities (notes 5, 9, 11, and 13)	27,945,084	27,854,631
Total noncurrent liabilities	<u>6,641,105,067</u>	<u>6,807,553,440</u>
Total liabilities	<u>7,247,889,940</u>	<u>7,302,552,458</u>
Net assets (note 10):		
Invested in capital assets, net of related debt	2,135,457	(3,700,723)
Restricted by bond indentures (note 3)	1,970,640,302	1,854,543,001
Unrestricted	146,638,223	190,929,079
Total net assets	<u>2,119,413,982</u>	<u>2,041,771,357</u>
Total liabilities and net assets	<u>\$ 9,367,303,922</u>	<u>9,344,323,815</u>

See accompanying notes to basic financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Revenues, Expenses, and Changes in Net Assets

Years ended June 30, 2009 and 2008

	2009	2008
Operating revenues:		
Interest on mortgage and other loans	\$ 518,534,517	487,623,035
Pass-through grants income	69,579,819	72,123,335
Housing Choice Voucher program income	61,143,049	62,895,029
Investment in rental property income	14,186,900	12,132,010
Gains and recoveries on sale of other real estate owned	1,486,588	84,079
Other	7,883,120	7,431,407
	672,813,993	642,288,895
Operating expenses:		
Interest on notes and bonds	355,170,325	335,047,495
Salaries and related employee benefits (note 11)	32,086,533	29,775,579
General operating expenses	18,754,188	16,435,740
Note and bond expenses	538,224	233,730
Amortization of bond issuance expenses	418,746	349,236
Pass-through grants expenses	69,579,819	72,123,335
Housing Choice Voucher program expenses	70,642,377	65,096,118
External mortgage servicing expenses	1,431,151	1,371,907
Investment in rental property expenses	13,435,917	11,807,323
Losses and expenses on other real estate owned	9,959,770	2,427,429
Provision for loan losses	24,790,541	18,815,406
	596,807,591	553,483,298
Total operating expenses		
Operating income	76,006,402	88,805,597
Nonoperating revenues (losses):		
Investment income (loss) (note 9)	1,577,881	(17,328,551)
Other, net	58,342	60,998
	1,636,223	(17,267,553)
Total nonoperating revenues (losses)		
Change in net assets	77,642,625	71,538,044
Total net assets, beginning of year	2,041,771,357	1,970,233,313
Total net assets, end of year	\$ 2,119,413,982	2,041,771,357

See accompanying notes to basic financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Cash Flows

Years ended June 30, 2009 and 2008

	2009	2008
Cash flows from operating activities:		
Cash payments for mortgage and other loans	\$ (1,267,328,871)	(1,377,749,840)
Principal repayments on mortgage and other loans	922,623,907	473,589,841
Interest received on mortgage and other loans	515,630,427	483,527,641
Pass-through grants received	69,579,819	72,123,335
Pass-through grants disbursed	(69,579,819)	(72,123,335)
Housing Choice Voucher payments received	64,128,502	64,334,008
Housing Choice Voucher payments disbursed	(70,467,288)	(64,822,825)
Escrow and project reserve payments received	250,828,615	220,106,194
Escrow and project reserve payments disbursed	(251,078,244)	(211,639,412)
Other operating revenues	4,514,056	9,063,584
Cash received for loan origination fees	6,235,474	9,602,619
Cash paid for loan origination fees	(7,169,458)	(13,563,029)
Cash payments for salaries and related benefits	(30,741,516)	(29,579,467)
Cash payments for general operating expenses	(13,006,578)	(12,419,591)
Cash payments for mortgage servicing expenses	(1,364,013)	(1,294,754)
Proceeds from sale of other real estate owned	6,855,926	2,443,869
Investment in rental property	14,197,654	(8,414,836)
Net cash provided by (used in) operating activities	<u>143,858,593</u>	<u>(456,815,998)</u>
Cash flows from noncapital financing activities:		
Proceeds from sale of notes and bonds	959,898,706	1,298,991,539
Principal payments on notes and bonds	(1,023,881,936)	(368,059,812)
Interest payments on notes and bonds	(338,719,426)	(298,116,131)
Cash payments for bond issuance expenses	(10,403,079)	(7,908,353)
Net cash provided by (used in) noncapital financing activities	<u>(413,105,735)</u>	<u>624,907,243</u>
Cash flows from capital and related financing activities:		
Purchases of property, furniture, and equipment	(5,155,229)	(4,212,392)
Cash flows from investing activities:		
Purchases of investments	(117,855,396)	(186,445,910)
Proceeds from sales or maturities of investments	245,271,038	388,813,045
Interest received on investments	13,848,723	39,655,122
Net cash provided by investing activities	<u>141,264,365</u>	<u>242,022,257</u>
Net increase (decrease) in cash and cash equivalents	<u>(133,138,006)</u>	<u>405,901,110</u>
Cash and cash equivalents, at beginning of year	1,111,669,774	705,768,664
Cash and cash equivalents, at end of year	<u>\$ 978,531,768</u>	<u>1,111,669,774</u>

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Cash Flows

Years ended June 30, 2009 and 2008

	2009	2008
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	\$ 76,006,402	88,805,597
Adjustments to reconcile operating income to net cash provided by (used in) operating activities:		
Depreciation of property, furniture, and equipment	2,741,553	2,725,308
Other depreciation and amortization	3,004,699	1,993,488
Interest on notes and bonds	355,170,323	335,047,495
Decrease in investment in rental property, net	14,341,974	3,249,612
Increase in mortgage and other loans receivable	(305,068,461)	(876,704,332)
Increase in allowance for loan loss	16,285,624	15,549,671
Increase (decrease) in net deferred loan fees	499,792	(2,662,246)
Increase in interest receivable – mortgage and other loans	(1,732,586)	(2,558,704)
Increase in other real estate owned	(19,795,326)	(15,324,351)
Decrease in Housing Choice Voucher contributions receivable	2,985,453	1,438,979
(Increase) decrease in other assets	(3,326,555)	1,346,524
Increase (decrease) in accounts payable and other liabilities	2,995,333	(18,189,821)
(Decrease) increase in escrows and project reserves	(249,632)	8,466,782
Net cash provided by (used in) operating activities	\$ 143,858,593	(456,815,998)
Supplemental disclosure of noncash investing activity:		
Increase in other real estate owned as a result of loan foreclosures	\$ 18,509,153	8,923,977

See accompanying notes to basic financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

(1) Organization and Summary of Significant Accounting Policies

(a) Organization

The Virginia Housing Development Authority (the Authority) was created under the Virginia Housing Development Authority Act, as amended (the Act) enacted by the 1972 Session of the Virginia General Assembly. The Act empowers the Authority, among other authorized activities, to finance the acquisition, construction, rehabilitation and ownership of housing intended for occupancy or ownership, or both, by families of low or moderate income. Mortgage loans are generally made with the proceeds of notes, bonds, or other debt obligations issued by the Authority. The notes, bonds and other debt obligations do not constitute a debt or grant or loan of credit of the Commonwealth of Virginia (the Commonwealth), and the Commonwealth is not liable for the repayment of such obligations.

For financial reporting purposes, the Authority is a component unit of the Commonwealth. The accounts of the Authority, along with other similar types of funds, are combined to form the Enterprise Funds of the Commonwealth. The Authority reports all of its activities as one enterprise fund, in accordance with U.S. generally accepted accounting principles (GAAP). See note 2 for further discussion.

(b) Measurement Focus and Basis of Accounting

The Authority utilizes the economic resources measurement focus and accrual basis of accounting in preparing its basic financial statements where revenues are recognized when earned and expenses when incurred. The accounts are organized on the basis of funds and groups of funds, which are set up in accordance with the authorizing act and the various note and bond resolutions. As provided for in Governmental Accounting Standards Board (GASB) Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that Use Proprietary Fund Accounting*, the Authority has elected not to apply Financial Accounting Standards Board pronouncements issued after November 30, 1989.

(c) Use of Estimates

The preparation of basic financial statements, in conformity with GAAP, requires management to make estimates and judgments that affect reported amounts of assets and liabilities and the disclosures of contingencies at the date of the basic financial statements and revenues and expenses recognized during the reporting period. Actual results could differ from those estimates.

(d) Investments

Investments are reported at fair market value on the Statements of Net Assets, with changes in fair market value recognized in investment income in the Statements of Revenues, Expenses, and Changes in Net Assets. Fair market value is determined by reference to published market prices and quotations from national security exchanges and securities pricing services.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

(e) Investment in Rental Property

Investment in rental property represents several multi-family apartment complexes, including the related property, furniture, and equipment. These assets are recorded at cost and are depreciated using the straight-line method over the estimated useful lives, which are 30 years for buildings, 15 years for building improvements and from 5 to 10 years for furniture and equipment. The investments are carried net of accumulated depreciation of \$5,587,678 as of June 30, 2009 and \$8,025,388 as of June 30, 2008. These investments are also tested for impairment when triggers are identified.

(f) Mortgage and Other Loans Receivable

Mortgage and other loans receivable are stated at their unpaid principal balance, net of deferred loan fees and costs and an allowance for loan losses. The Authority charges loan fees to mortgagors. These fees, net of direct costs, are deferred and amortized, using the interest method, over the contractual life of the loans as an adjustment to yield. The interest method is computed on a loan-by-loan basis and any unamortized net fees on loans fully repaid or restructured are recognized as income in the year in which such loans are repaid or restructured.

(g) Allowance for Loan Losses

The Authority provides for losses when a specific need for an allowance is identified. The provision for loan losses charged or credited to operating expense is the amount necessary, in management's judgment, to maintain the allowance at a level it believes sufficient to cover losses in collection of loans. Estimates of future losses involve the exercise of management's judgment and assumptions with respect to future conditions. The principal factors considered by management in determining the adequacy of the allowance are the composition of the loan portfolio, historical loss experience and delinquency statistics, economic conditions, the value and adequacy of collateral, and the current level of the allowance. The provision for loan losses was \$24,790,541 and \$18,815,406 for the years ended June 30, 2009 and 2008, respectively.

(h) Property, Furniture, and Equipment

Capital assets are capitalized at cost and depreciation is provided on the straight-line basis over the estimated useful lives, which are 30 years for buildings and from 3 to 10 years for furniture and equipment. The capitalization threshold for property, furniture, and equipment was \$1,000 for the years ended June 30, 2009 and 2008.

(i) Bond Issuance Expense

Costs related to issuing bonds are capitalized in the related bond group and are amortized on the straight-line basis over the lives of the bonds.

(j) Other Real Estate Owned

Other real estate owned represents current investments in rental property, acquired primarily through foreclosure, and is stated at the lower of cost or fair value less estimated disposal costs. Gains and losses from the disposition of other real estate owned are reported separately in the Statements of Revenues, Expenses, and Changes in Net Assets.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

June 30, 2009 and 2008

(k) Notes and Bonds Payable

Notes and bonds payable are stated at their unpaid balance less any unamortized premiums or discounts. Bond premiums and discounts are amortized over the lives of the issues using the interest method. The Authority generally has the right to specially redeem bonds, without premium, upon the occurrence of certain specified events, such as the prepayment of a mortgage loan. The Authority also has the right to optionally redeem the various bonds at premiums ranging from 0% to 2%. The optional redemptions generally cannot be exercised until the bonds have been outstanding for approximately ten years. All issues generally have term bonds, which will be subject to partial redemption, without premium, from mandatory sinking fund installments.

(l) Retirement Plans

The Authority has three defined contribution employees' retirement savings plans covering substantially all employees. Retirement expense is fully funded as incurred. To the extent terminating employees are less than 100% vested in the Authority's contributions, the unvested portion is forfeited and redistributed to the remaining participating employees.

The Authority also provides postretirement healthcare benefits under a defined benefit plan to all employees who have met the years of service requirement and who retire from the Authority on or after attaining age 55 or become permanently disabled.

The Authority adopted GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions (OPEB)*, at July 1, 2007. GASB Statement No. 45 provisions consist of standards for the measurement, recognition, and disclosure of OPEB expenses and actuarially accrued liabilities associated with OPEB as well as the extent to which progress has been made in funding the plan. Additional details on the implementation of GASB Statement No. 45 are disclosed in note 12.

(m) Compensated Absences

Authority employees are granted vacation and sick pay in varying amounts as services are provided. Employees may accumulate, subject to certain limitations, unused vacation and sick pay earned and, upon retirement, termination, or death, may be compensated for certain amounts at their then current rates of pay. The amount of vacation and sick pay recognized as expense is the amount earned each year.

(n) Pass-Through Revenues and Expenses

U.S. Department of Housing and Urban Development – Project Based Section 8

As the Commonwealth administrator for the Department of Housing and Urban Development's (HUD) Section 8 New Construction and Substantive Rehabilitation program, the Authority requisitions Section 8 funds, makes disbursements of Housing Assistance Payments (HAP) funds to landlords of eligible multi-family developments, and recognizes administrative fee income. The Authority received and disbursed pass-through grants totaling \$69,081,297 and \$72,123,335 during the years ended June 30, 2009 and 2008, respectively.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

June 30, 2009 and 2008

U.S. Department of Housing and Urban Development – Housing Counseling Assistance Program

The Authority serves as an administrator for twenty eight HUD-approved Housing Counseling Agencies in Virginia. The Housing Counseling Assistance Program provides counseling to consumers on seeking, financing, maintaining, renting, or owning a home. The Authority received and disbursed pass-through grants totaling \$244,691 and \$47,626 during fiscal year 2009 and 2008, respectively.

NeighborWorks America

The Authority is an administrator for NeighborWorks America, a national nonprofit organization created by Congress to provide financial support, technical assistance, and training for community-based revitalization efforts. Thirteen nonprofit agencies are assisted by NeighborWorks funds administered by the Authority. The Authority received and disbursed pass-through grants totaling \$253,831 during fiscal year 2009 and zero during fiscal year 2008, the year of the Authority's start-up with the program.

(o) Housing Choice Voucher Program

As the Commonwealth administrator for HUD's Section 8 Housing Choice Voucher program, the Authority requisitions Section 8 funds, makes disbursements of HAP funds to eligible tenants, and recognizes administrative fee income.

Upon receipt or disbursement of HAP and administrative funds related to Section 8, corresponding revenues or expenses are recorded in Housing Choice Voucher program income or Housing Choice Voucher program expense in the Statements of Revenues, Expenses and Changes in Net Assets. Housing Choice Voucher contributions receivable are stated at the balance of funds obligated and available from HUD but not yet disbursed to the Authority. Excess HAP or administrative funds disbursed to the Authority are recorded in unrestricted net assets in the Statements of Net Assets. Cumulative excess HAP and administrative funds totaled \$3,550,235 and \$1,233,554, respectively, as of June 30, 2009 and \$12,033,296 and \$2,249,821, respectively, as of June 30, 2008. HUD monitors the utilization of these excess funds and adjusts funding levels prospectively to assure all funds are being used to serve as many families up to the number of vouchers authorized by the program.

(p) Commonwealth Priority Housing Fund

The Commonwealth Priority Housing Fund, established by the 1988 Session of the Virginia General Assembly, uses funds provided by the state to provide loans and grants for a wide variety of housing initiatives. The Department of Housing and Community Development develops the program guidelines and the Authority acts as administrator for the Funds. The balances associated with the Commonwealth Priority Housing Fund are recorded in assets and liabilities in the amounts of \$8,274,040 and \$8,348,458 as of June 30, 2009 and 2008, respectively.

(q) Cash Equivalents

For purposes of the Statements of Cash Flows, cash equivalents consist of investments with original maturities of three months or less from the date of purchase.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)
Notes to Basic Financial Statements
June 30, 2009 and 2008

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)
Notes to Basic Financial Statements
June 30, 2009 and 2008

(r) **Rebatable Arbitrage**

Rebatable arbitrage involves the investment of proceeds from the sale of tax-exempt debt in a taxable investment that yields a higher rate than the rate of the debt. This results in investment income in excess of interest costs. Federal law requires such income be rebated to the government if the yield from these earnings exceeds the effective yield on the related tax-exempt debt issued. Arbitrage must be calculated, reported and paid every five years or at maturity of the debt, whichever is earlier. However, the potential liability is calculated annually for financial reporting purposes.

(s) **Statement of Net Assets**

The assets presented in the Statement of Net Assets represent the total of similar accounts of the Authority's various groups (note 2). Since the assets of certain of the groups are restricted by the related debt resolutions, the total does not indicate that the combined assets are available in any manner other than that provided for in the resolutions for the separate groups. When both restricted and unrestricted resources are available for use, the Authority's policy is to use restricted resources first, and thereafter unrestricted resources as needed.

(t) **Operating and Nonoperating Revenues and Expenses**

The Authority's Statements of Revenues, Expenses, and Changes in Net Assets distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally are a result from financing the acquisition, construction, rehabilitation, and ownership of housing intended for occupancy and ownership, by families of low or moderate income or as a result from the ownership of certain multi-family housing rental properties. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(u) **Reclassifications**

Certain reclassifications have been made in the June 30, 2008 basic financial statements to conform to the June 30, 2009 presentation.

(2) **Basis of Presentation**

The accounts of the Authority are presented in a single proprietary fund set of basic financial statements consisting of various programs. The Authority's activities include the following programs:

(a) **General Operating Accounts**

The General Operating Accounts consist of a group of accounts used to record the receipt of income not directly pledged to the repayment of specific notes and bonds and the payment of expenses related to the Authority's administrative functions.

(b) **Multi-Family Housing Bond and Rental Housing Bond Groups**

The proceeds of the Multi-Family Housing Bonds and Rental Housing Bonds are used to finance construction and permanent loans on multi-family development projects, as well as, permanent financing for owned rental property.

All outstanding bonds in the Multi-Family Housing Bond Group were redeemed on May 1, 2009. There are no anticipated future bond issuances to be made from the Multi-Family Housing Bond Group. Substantially all of the residual assets of the Multi-Family Housing Bond Group were transferred to the Rental Housing Bond Group and are available for funding related housing projects.

(c) **VHDA General Purpose Bond Group**

The proceeds of the General Purpose Bonds are used to finance construction and permanent loans on multi-family projects, loans on single-family dwellings, as well as, permanent financing for owned rental property and the Authority's office facilities.

(d) **Commonwealth Mortgage Bond Group**

The proceeds of Commonwealth Mortgage Bonds are used to purchase or make long-term loans to owner occupants of single-family dwelling units, as well as, temporary financing for other real estate owned.

(3) **Restricted Assets**

Restricted assets are primarily assets held for the benefit of the respective bond owners and include mortgage loans, debt service and debt reserves, and investments. Certain assets are held on behalf of Federal programs or housing initiatives of the Commonwealth.

Restricted assets as of June 30, 2009 and 2008 were as follows:

	June 30	
	2009	2008
Current assets:		
Cash and cash equivalents	\$ 936,902,290	1,018,520,585
Investments	7,389,131	9,244,905
Interest receivable – investments	249,078	1,062,515
Mortgage and other loans receivable	150,900,802	139,128,909
Interest receivable – mortgage and other loans	38,398,171	36,721,694
Other real estate owned	36,764,772	16,969,446
Housing Choice Voucher contributions receivable	271,482	3,256,935
Other assets	6,585,921	5,264,786
Total current assets	1,177,461,647	1,230,169,775

E-18

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

	June 30	
	2009	2008
Noncurrent assets:		
Investments	\$ 89,386,031	227,546,137
Mortgage and other loans receivable	8,060,660,879	7,712,430,776
Less allowance for loan loss	77,291,210	62,520,105
Less net deferred loan fees	25,484,606	24,915,151
Mortgage and other loans receivable, net	7,957,885,063	7,624,995,520
Investment in rental property, net	20,358,208	36,769,344
Property, furniture, and equipment, less accumulated depreciation and amortization of \$552,181 and \$349,170, respectively	16,653,135	15,158,739
Unamortized bond issuance expenses	7,510,478	6,046,921
Other assets	548,871	499,147
Total noncurrent assets	8,092,341,786	7,911,015,808
Total assets	\$ 9,269,803,433	9,141,185,583

(4) Mortgage and Other Loans Receivable

Substantially all mortgage and other loans receivable are secured by first liens on real property within the Commonwealth. The following are the interest rates and typical loan terms by loan program or bond group for the major loan programs:

Loan program/bond group	Interest rates	Initial loan terms
General Operating Accounts	0% to 9.14%	Thirty to forty years
Multi-Family Housing Bond Group	3.5% to 12.36%	Thirty to forty years
Rental Housing Bond Group	0% to 13.13%	Thirty to forty years
VHDA General Purpose Bond Group	0% to 13.92%	Thirty to forty years
Commonwealth Mortgage Bond Group	1.13% to 13.85%	Thirty years

Commitments to fund new loans and monies available to provide future loans were as follows at June 30, 2009:

	Committed	Uncommitted
General Operating Loan Programs	\$ 5,504,432	40,610,914
VHDA General Purpose Bond Group	660,000	23,593,222
Rental Housing Bond Group	105,861,351	11,059,774
Commonwealth Mortgage Bond Group	9,233,247	105,202,968
Total	\$ 121,259,030	180,466,878

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

(5) Cash, Cash Equivalents and Investments

Cash includes cash on hand and amounts in checking accounts, which are insured by the Federal Depository Insurance Corporation or are collateralized under provisions of the Virginia Security for Public Deposits Act. At June 30, 2009 and 2008, the carrying amount of the Authority's deposits was \$40,699,934 and \$40,163,844, respectively, and checks drawn in excess of bank balances, included in accounts payable and other liabilities were \$6,607,753 and \$8,138,502, respectively. The associated bank balance of the Authority's deposits was \$39,407,440 and \$37,627,646 at June 30, 2009 and 2008, respectively. The difference between the carrying amount and the bank balance is due to outstanding checks, deposits in transit, and other reconciling items.

Cash equivalents include investments with original maturities of three months or less from date of purchase. Investments consist of U.S. Government and agency securities, municipal tax-exempt securities, corporate notes, and various other investments for which there are no securities as evidence of the investment. Investments in the bond funds consist of those permitted by the various resolutions adopted by the Authority. At June 30, 2009 and 2008, total cash equivalents were \$937,831,834 and \$1,071,505,930, respectively.

Investments are classified in the statements of net assets as follows:

	June 30	
	2009	2008
Current investments	\$ 7,389,131	9,244,905
Noncurrent investments	89,386,031	227,546,137
Total investments	\$ 96,775,162	236,791,042

The Investment of Public Funds Act of the Code of Virginia permits political subdivisions of the Commonwealth to invest in open repurchase agreements and money market securities that are collateralized with securities that are approved for direct investment. Within the permitted statutory framework, the Authority's investment policy requires securities collateralizing repurchase agreements to maintain a fair value at least equal to 102% of the cost and accrued interest of the repurchase agreement, and no more than 2% of the Authority's total assets may be invested in any one entity, exclusive of overnight repurchase agreements and short term investments with a maturity not to exceed six months.

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy is to hold all investments to maturity and to limit the length of an investment at purchase, to coincide with expected timing of its use.

(a) Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of debt instruments will adversely affect the fair value of an investment. Investments with interest rates that are fixed for longer periods are likely to be subject to more variability in their fair values as a result of future changes in interest rates. As a means of communicating interest rate risk, the Authority has elected the segmented time distribution

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

June 30, 2009 and 2008

method of disclosure, which requires the grouping of investment cash flows into sequential time periods in tabular form.

As of June 30, 2009, the Authority had the following investments (including cash equivalents) and maturities:

Investment type	Less than 1 year	1 – 5 years	6 – 10 years	Over 10 years	Fair value
Corporate notes	\$ 2,507,075	905,197	—	—	3,412,272
Municipal securities	8,617,308	17,313,228	—	—	25,930,536
Asset-backed securities	—	—	230,807	63,783,017	64,013,824
Agency-mortgage backed securities	—	—	—	5,449,117	5,449,117
Money market securities	812,812,000	—	—	—	812,812,000
Other interest-bearing securities	122,989,247	—	—	—	122,989,247
Total investments	\$ 946,925,630	18,218,425	230,807	69,232,134	1,034,606,996

As of June 30, 2008, the Authority had the following investments (including cash equivalents) and maturities:

Investment type	Less than 1 year	1 – 5 years	6 – 10 years	Over 10 years	Fair value
Corporate notes	\$ —	3,333,460	—	—	3,333,460
Repurchase agreements	310,974,103	—	—	—	310,974,103
Municipal securities	10,156,821	18,705,252	—	—	28,862,073
Asset-backed securities	783,085	7,350,553	—	144,852,591	152,986,229
Agency-mortgage backed securities	—	2,397,443	2,395,179	20,530,626	25,323,248
U.S. government and agency securities	—	1,664,918	694,065	25,112,049	27,471,032
Money market securities	722,599,258	—	—	—	722,599,258
Other interest-bearing securities	36,747,569	—	—	—	36,747,569
Total investments	\$ 1,081,260,836	33,451,626	3,089,244	190,495,266	1,308,296,972

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

June 30, 2009 and 2008

(b) *Credit Risk*

Credit risk is the risk that an issuer or other counterparts to an investment will not fulfill its obligations. The Authority places emphasis on securities of high credit quality and marketability. The following table presents investment exposure to credit risk by investment type as of June 30, 2009:

Investment type	Amount	S & P/ Moody's rating	Percentage of total investments
Money Market Securities	\$ 812,812,000	P-1	78.56%
Other Interest Bearing Instruments	122,989,247	Aaa	11.89%
Asset-Backed Securities	8,881,807	Ba2	0.86%
Asset-Backed Securities	8,676,097	A2	0.84%
Municipal Securities	8,191,579	Aaa	0.79%
Asset-Backed Securities	5,954,467	Baa2	0.58%
Agency Mortgage Backed Securities	5,449,117	Aaa	0.53%
Asset-Backed Securities	5,229,902	Aa1	0.51%
Asset-Backed Securities	5,101,128	Aa3	0.49%
Asset-Backed Securities	5,094,951	B3	0.49%
Asset-Backed Securities	4,655,021	Ba1	0.45%
Asset-Backed Securities	4,491,048	Ca	0.43%
Asset-Backed Securities	4,240,210	Aaa	0.41%
Asset-Backed Securities	4,153,794	B1	0.40%
Asset-Backed Securities	3,932,677	Caa2	0.38%
Asset-Backed Securities	3,460,256	Ba3	0.34%
Municipal Securities	2,693,360	Aa2	0.26%
Municipal Securities	2,557,978	A2	0.25%
Corporate Notes	2,507,075	Baa1	0.24%
Municipal Securities	2,382,082	MIG-1	0.23%
Municipal Securities	2,258,821	A1	0.22%
Municipal Securities	2,030,587	NR	0.20%
Municipal Securities	1,830,843	Aa3	0.18%
Municipal Securities	1,599,575	Aa1	0.15%
Municipal Securities	1,090,740	Baa1	0.10%
Corporate Notes	905,197	A2	0.09%
Municipal Securities	651,202	SP-1+	0.06%
Municipal Securities	643,769	A-	0.06%
Asset-Backed Securities	142,466	Baa1	0.01%
Total investments	\$ 1,034,606,996		100.00%

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

(6) Property, Furniture, and Equipment

Activity in the property, furniture, and equipment accounts for the year ended June 30, 2009 was as follows:

	Balance June 30, 2008	Additions	Deletions	Transfers	Balance June 30, 2009
Land	\$ 2,935,815	—	—	—	2,935,815
Building	26,150,115	—	—	2,583,886	28,734,001
Furniture and equipment	14,592,511	2,099,043	(757,162)	—	15,934,392
Motor vehicles	423,448	86,515	(117,845)	—	392,118
Construction in progress	1,225,122	3,007,324	—	(2,583,886)	1,648,560
	<u>\$ 45,327,011</u>	<u>5,192,882</u>	<u>(875,007)</u>	<u>—</u>	<u>49,644,886</u>

Activity in the related accumulated depreciation and amortization accounts during the year ended June 30, 2009 was as follows:

	Balance June 30, 2008	Additions	Deletions	Balance June 30, 2009
Building	\$ (12,004,031)	(869,055)	—	(12,873,086)
Furniture and equipment	(10,976,593)	(1,888,063)	785,848	(12,078,808)
Motor vehicles	(309,050)	(47,058)	117,845	(238,263)
	<u>\$ (23,289,674)</u>	<u>(2,804,176)</u>	<u>903,693</u>	<u>(25,190,157)</u>

Activity in the property, furniture, and equipment accounts for the year ended June 30, 2008 was as follows:

	Balance June 30, 2007	Additions	Deletions	Transfers	Balance June 30, 2008
Land	\$ 2,837,095	98,720	—	—	2,935,815
Building	22,882,354	73,998	—	3,193,764	26,150,116
Furniture and equipment	13,818,488	2,847,561	(2,822,956)	749,418	14,592,511
Motor vehicles	406,987	16,460	—	—	423,447
Construction in progress	3,865,175	1,303,129	—	(3,943,182)	1,225,122
	<u>\$ 43,810,099</u>	<u>4,339,868</u>	<u>(2,822,956)</u>	<u>—</u>	<u>45,327,011</u>

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

Activity in the related accumulated depreciation and amortization accounts during the year ended June 30, 2008 was as follows:

	Balance June 30, 2007	Additions	Deletions	Balance June 30, 2008
Building	\$ (11,157,035)	(846,996)	—	(12,004,031)
Furniture and equipment	(11,837,434)	(1,499,796)	2,360,637	(10,976,593)
Motor vehicles	(264,589)	(44,461)	—	(309,050)
	<u>\$ (23,259,058)</u>	<u>(2,391,253)</u>	<u>2,360,637</u>	<u>(23,289,674)</u>

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

(7) **Notes and Bonds Payable**

Notes and bonds payable at June 30, 2008 and June 30, 2009 and changes for the year were as follows:

Description	Balance at June 30, 2008	Issued	Retired	Balance at June 30, 2009
		(Amounts shown in thousands)		
General operating accounts:				
Revolving line of credit:				
Bank of America				
termination date of				
November 24, 2009	\$ 25,000	140,000	165,000	—
Federal Home Loan Bank				
floating daily rate (rate of				
0.15% at June 30, 2009)				
no fixed maturity	36,330	114,433	28,158	122,605
Total general operating	61,330	254,433	193,158	122,605
accounts				
Multi-family housing bond group:				
1995 Series H/I, dated October 3,				
1995, 5.40% effective interest				
rate, final due date				
November 1, 2015	4,500	—	4,500	—
1995 Series K/L, dated October 26,				
1995, 5.58% effective interest				
rate, final due date				
November 1, 2015	2,520	—	2,520	—
1996 Series A/B/C, dated				
January 11, 1996, 6.55% effective				
interest rate, final due date				
May 1, 2016	9,885	—	9,885	—
1996 Series D/E/F, dated March 28,				
1996, 6.70% effective interest				
rate, final due date May 1, 2016	4,255	—	4,255	—
1996 Series H/I, dated April 25,				
1996, 5.83% effective interest				
rate, final due date May 1, 2016	8,005	—	8,005	—
1996 Series J, dated August 8,				
1996, 6.15% effective interest				
rate, final due date May 1, 2017	9,005	—	9,005	—

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

Description	Balance at June 30, 2008	Issued	Retired	Balance at June 30, 2009
		(Amounts shown in thousands)		
1996 Series K/L/M, dated				
October 1, 1996, 5.68% effective				
interest rate, final due date				
November 1, 2017	\$ 8,075	—	8,075	—
1996 Series N/O, dated				
December 19, 1996, 5.93%				
effective interest rate, final due				
date November 1, 2017	10,160	—	10,160	—
1997 Series A/B, dated May 15,				
1997, 5.64% effective interest				
rate, final due date				
November 1, 2019	14,105	—	14,105	—
1997 Series C/D/E, dated				
September 11, 1997, 6.09%				
effective interest rate, final due				
date November 1, 2019	35,620	—	35,620	—
1997 Series F, dated October 16,				
1997, 5.33% effective interest				
rate, final due date				
November 1, 2017	5,015	—	5,015	—
1997 Series G/H/I, dated				
December 18, 1997, 6.25%				
effective interest rate, final due				
date May 1, 2019	38,855	—	38,855	—
1998 Series A, dated April 23, 1998,				
6.79% effective interest rate, final				
due date November 1, 2019	37,770	—	37,770	—
1998 Series B/C/E, dated April 23,				
1998 and September 23, 1998,				
5.29% effective interest rate, final				
due date November 1, 2018	39,060	—	39,060	—
1998 Series F, dated July 29, 1998,				
6.65% effective interest rate,				
final due date May 1, 2019	23,355	—	23,355	—
1998 Series G, dated July 29, 1998,				
5.10% effective interest rate, final				
due date November 1, 2018	33,190	—	33,190	—

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

June 30, 2009 and 2008

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

June 30, 2009 and 2008

Description	Balance at June 30, 2008	Issued	Retired	Balance at June 30, 2009
		(Amounts shown in thousands)		
1998 Series H, dated October 27, 1998, 6.31% effective interest rate, final due date May 1, 2019	\$ 26,220	—	26,220	—
1998 Series I, dated October 27, 1998, 4.94% effective interest rate, final due date November 1, 2019	25,320	—	25,320	—
1999 Series A/B, dated January 28, 1999, 5.99% effective interest rate, final due date May 1, 2019	55,050	—	55,050	—
	389,965	—	389,965	—
Unamortized premium	1,726			—
Total multi-family housing bonds	391,691			—
Rental housing bond group:				
1999 Series C/D/E/F, dated May 20, 1999, 5.89% effective interest rate, final due date May 1, 2022	37,430	—	1,870	35,560
1999 Series G/H, dated August 19, 1999, 6.70% effective interest rate, final due date May 1, 2022	45,960	—	1,885	44,075
1999 Series I/J, dated November 4, 1999, 6.83% effective interest rate, final due date February 1, 2023	30,790	—	1,270	29,520
1999 Series K/L, dated December 16, 1999, 6.41% effective interest rate, final due date February 1, 2023	29,780	—	1,265	28,515
2000 Series A/B, dated May 10, 2000, 7.14% effective interest rate, final due date August 1, 2024	54,610	—	1,790	52,820
2000 Series C, dated August 3, 2000, 8.18% effective interest rate, final due date April 1, 2024	14,775	—	540	14,235
2000 Series D/E, dated August 3, 2000, 5.98% effective interest rate, final due date April 1, 2024	38,265	—	1,605	36,660
	30			

(Continued)

Description	Balance at June 30, 2008	Issued	Retired	Balance at June 30, 2009
		(Amounts shown in thousands)		
2000 Series F/G/H, dated October 12, 2000, 6.90% effective interest rate, final due date October 1, 2024	\$ 55,880	—	1,930	53,950
2001 Series A/B, dated January 9, 2001, 7.02% effective interest rate, final due date March 1, 2025	54,370	—	1,785	52,585
2001 Series C/D, dated March 22, 2001, 5.87% effective interest rate, final due date June 1, 2024	12,160	—	520	11,640
2001 Series E/F/G, dated April 26, 2001, 5.94% effective interest rate, final due date June 1, 2025	17,545	—	750	16,795
2001 Series H/I, dated July 31, 2001, 6.56% effective interest rate, final due date July 1, 2025	43,815	—	1,440	42,375
2001 Series J/K/L, dated October 23, 2001, 6.06% effective interest rate, final due date December 1, 2025	55,680	—	1,970	53,710
2001 Series M, dated December 18, 2001, 6.78% effective interest rate, final due date January 1, 2027	38,605	—	1,100	37,505
2001 Series N/O, dated December 18, 2001, 5.40% effective interest rate, final due date January 1, 2027	33,110	—	1,100	32,010
2002 Series A, dated April 11, 2002, 6.70% effective interest rate, final due date April 1, 2027	21,615	—	710	20,905
2002 Series B, dated April 11, 2002, 5.30% effective interest rate, final due date April 1, 2027	39,355	—	1,325	38,030
	31			

(Continued)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

Description	Balance at June 30, 2008	Issued		Retired	Balance at June 30, 2009
		(Amounts shown in thousands)			
2002 Series C/D, dated June 27, 2002, 6.45% effective interest rate, final due date September 1, 2027	\$ 58,865	—	1,555		57,310
2002 Series E/F/G, dated December 19, 2002, 5.45% effective interest rate, final due date January 1, 2028	70,225	—	2,070		68,155
2003 Series A/B, dated April 24, 2003, 5.04% effective interest rate, final due date June 1, 2028	50,790	—	1,870		48,920
2003 Series C/D, dated August 5, 2003, 3.87% effective interest rate, final due date November 1, 2028	55,015	—	2,815		52,200
2003 Series E, dated August 5, 2003, 4.84% effective interest rate, final due date November 1, 2028	73,615	—	2,935		70,680
2003 Series F/G, dated December 23, 2003, 5.42% effective interest rate, final due date April 1, 2030	48,270	—	1,300		46,970
2004 Series A/B, dated March 17, 2003, 5.25% effective interest rate, final due date March 1, 2030	16,260	—	430		15,830
2004 Series C, dated April 29, 2004, 5.53% effective interest rate, final due date May 1, 2029	69,460	—	1,935		67,525
2004 Series D/E, dated April 29, 2004, 4.72% effective interest rate, final due date May 1, 2029	49,695	—	1,535		48,160
2004 Series F/G, dated September 2, 2004, 5.78% effective interest rate, final due date September 1, 2030	54,545	—	1,270		53,275
2004 Series H/I/J, dated December 16, 2004, 5.10% effective interest rate, final due date December 1, 2029	37,570	—	970		36,600
	32				(Continued)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

Description	Balance at June 30, 2008	Issued		Retired	Balance at June 30, 2009
		(Amounts shown in thousands)			
2005 Series A, dated April 26, 2005, 5.37% effective interest rate, final due date May 1, 2030	\$ 38,985	—	1,195		37,790
2005 Series B/C, dated April 26, 2005, 4.58% effective interest rate, final due date May 1, 2031	61,040	—	2,235		58,805
2005 Series D, dated June 14, 2005, 5.52% effective interest rate, final due date September 1, 2033	41,260	—	840		40,420
2005 Series E/F, dated June 14, 2005, 4.60% effective interest rate, final due date September 1, 2039	44,695	—	575		44,120
2005 Series G, dated October 20, 2005, 5.30% effective interest rate, final due date December 1, 2030	90,550	—	2,290		88,260
2005 Series H/I, dated October 20, 2005, 4.45% effective interest rate, final due date December 1, 2030	39,055	—	1,125		37,930
2005 Series J/K, dated December 14, 2005, 5.30% effective interest rate, final due date February 1, 2035	39,815	—	855		38,960
2006 Series A, dated May 23, 2006, 4.89% effective interest rate, final due date April 1, 2033	8,695	—	195		8,500
2006 Series B, dated October 31, 2006, 4.68% effective interest rate, final due date November 1, 2038	23,670	—	280		23,390
2006 Series C, dated December 12, 2006, 5.95% effective interest rate, final due date January 1, 2039	44,875	—	140		44,735
	33				(Continued)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

Description	Balance at	Issued	Retired	Balance at
	June 30, 2008			June 30, 2009
		(Amounts shown in thousands)		
2006 Series DEF, dated December 12, 2006, 4.52% effective interest rate, final due date January 1, 2039	\$ 82,620	—	600	82,020
2007 Series A, dated June 12, 2007, 6.03% effective interest rate, final due date July 1, 2039	119,760	—	—	119,760
2007 Series B/C, dated September 20, 2007, 6.16% effective interest rate, final due date November 1, 2038	23,650	—	—	23,650
2008 Series A, dated March 27, 2008, 5.63% effective interest rate, final due date October 1, 2038	200,000	—	—	200,000
2009 Series A, dated February 26, 2009, 6.86% effective interest rate, final due date March 1, 2039	—	72,915	—	72,915
2009 Series B, dated March 26, 2009, 5.53% effective interest rate, final due date June 1, 2043	—	29,050	—	29,050
2009 Series C, dated March 30, 2009, 5.81% effective interest rate, final due date February 1, 2021	—	348,000	—	348,000
	2,066,725	449,965	51,870	2,464,820
Unamortized premium	4,841			3,290
Total rental housing bonds	2,071,566			2,468,110
General purpose bond group:				
2002 Series W, dated October 31, 2002, 5.91% effective interest rate, final due date January 1, 2028	73,115	—	3,840	69,275
2002 Series X/Y/Z, dated October 31, 2002, 4.82% effective interest rate, final due date January 1, 2043	248,450	—	2,740	245,710
	34			(Continued)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

Description	Balance at	Issued	Retired	Balance at
	June 30, 2008			June 30, 2009
		(Amounts shown in thousands)		
2003 Series Q, dated October 30, 2003, 5.65% effective interest rate, final due date October 1, 2028	\$ 27,150	—	755	26,395
2003 Series R/S/T/U, dated October 30, 2003 4.62% effective interest rate, final due date October 1, 2038	83,630	—	1,200	82,430
2003 Series V, dated June 26, 2003 4.52% effective interest rate, final due date October 1, 2029	42,875	—	2,105	40,770
	475,220	—	10,640	464,580
Unamortized premium	1,045			1,709
Total VHDA general purpose bonds	476,265			466,289
Commonwealth mortgage bond group:				
1996 Series E/F, dated December 18, 1996, 5.45% effective interest rate, final due date January 1, 2046	140,000	—	140,000	—
2001 Series A, dated January 30, 2001, 6.74% effective interest rate, final due date February 25, 2030	3,723	—	1,119	2,604
2001 Series B, dated May 4, 2001, 6.58% effective interest rate, final due date May 25, 2031	4,648	—	457	4,191
2001 Series C/D, dated June 13, 2001, 4.08% effective interest rate, final due date January 1, 2014	20,950	—	3,840	17,110
2001 Series F, dated July 31, 2001, 6.57% effective interest rate, final due date September 25, 2031	6,190	—	1,155	5,035
2001 Series G, dated October 17, 2001, 6.27% effective interest rate, final due date December 25, 2031	6,956	—	1,211	5,745
	35			(Continued)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

Description	Balance at	Issued	Retired	Balance at
	June 30, 2008			June 30, 2009
		(Amounts shown in thousands)		
2001 Series H, dated October 18, 2001, 5.37% effective interest rate, final due date July 1, 2036	\$ 223,000	—	—	223,000
2001 Series I/J, dated October 18, 2001, 4.13% effective interest rate, final due date July 1, 2011	57,305	—	16,425	40,880
2002 Series A, dated January 14, 2002, 6.52% effective interest rate, final due date February 25, 2032	9,381	—	1,636	7,745
2002 Series B, dated March 20, 2002, 6.16% effective interest rate, final due date August 25, 2030	33,974	—	4,392	29,582
2002 Series CD, dated June 27, 2002, 6.05% effective interest rate, final due date June 25, 2032	10,172	—	1,454	8,718
2002 Series E/F/G, dated December 17, 2002, 5.12% effective interest rate, final due date December 25, 2032	34,537	—	4,987	29,550
2003 Series A/B, dated April 3, 2003, 3.87% effective interest rate, final due date July 1, 2026	106,740	—	9,600	97,140
2003 Series C, dated October 1, 2003, 5.08% effective interest rate, final due date August 25, 2033	2,146	—	219	1,927
2004 Series A, dated March 18, 2004, 4.30% effective interest rate, final due date October 1, 2035	149,330	—	13,870	135,460
2004 Series B, dated June 10, 2004, 5.60% effective interest rate, final due date June 25, 2034	8,585	—	1,046	7,539

36

(Continued)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

Description	Balance at	Issued	Retired	Balance at
	June 30, 2008			June 30, 2009
		(Amounts shown in thousands)		
2004 Series C, dated November 2, 2004, 4.21% effective interest rate, final due date January 1, 2031	\$ 155,190	—	13,060	142,130
2005 Series A, dated April 21, 2005, 4.31% effective interest rate, final due date October 1, 2031	416,300	—	38,100	378,200
2005 Series B, dated April 21, 2005, 4.92% effective interest rate, final due date July 1, 2042	46,120	—	—	46,120
2005 Series C/D/E, dated November 3, 2005, 4.41% effective interest rate, final due date October 1, 2032	428,990	—	28,800	400,190
2006 Series AB, dated April 27, 2006, 5.88% effective interest rate, final due date March 25, 2036	11,028	—	1,115	9,913
2006 Series C, dated June 8, 2006, 6.12% effective interest rate, final due date June 25, 2034	67,636	—	13,048	54,588
2006 Series DEF, dated July 13, 2006 4.60% effective interest rate, final due date January 1, 2033	629,900	—	33,500	596,400
2007 Series ABCD, dated May 18, 2007 4.96% effective interest rate, final due date January 1, 2036	1,090,000	—	9,465	1,080,535
2008 Series A, dated March 25, 2008, 6.05% effective interest rate, final due date March 25, 2038	104,212	—	13,389	90,823
2008 Series B, dated April 10, 2008, 6.08% effective interest rate, final due date March 25, 2038	158,743	—	22,853	135,890
2008 Series C, dated November 18, 2008, 6.37% effective interest rate, final due date June 25, 2038	—	55,501	3,509	51,992

37

(Continued)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

Description	Balance at	Issued	Retired	Balance at
	June 30, 2008			June 30, 2009
		(Amounts shown in thousands)		
2008 Series DE, dated December 16, 2008, 6.10% effective interest rate, final due date January 1, 2038	\$ —	200,000	—	200,000
	3,925,756	255,501	378,250	3,803,007
Unamortized premium	13,709			16,978
Total commonwealth mortgage bond group	3,939,465			3,819,985
Total	\$ 6,940,317			6,876,989

Notes and bonds payable at June 30, 2007 and June 30, 2008 and changes for the year were as follows (amounts in thousands):

	June 30, 2007	Issued	Retired	Change in unamortized premium and compound interest payable	June 30, 2008
General operating accounts	\$ —	136,330	75,000	—	61,330
Multi-family housing bond group	449,350	—	57,310	(349)	391,691
Rental housing bond group	1,894,707	223,650	48,575	1,784	2,071,566
VHDA General purpose bond group	485,865	—	10,430	830	476,265
Commonwealth mortgage bond group	3,168,261	939,011	176,744	8,937	3,939,465
Total	\$ 5,998,183	1,298,991	368,059	11,202	6,940,317

Current and noncurrent amounts of notes and bonds payable at June 30, 2009 and 2008 were as follows:

	June 30	
	2009	2008
	(Amount in thousands)	
Notes and bonds payable – current	\$ 431,844	332,143
Bonds payable – noncurrent	6,445,145	6,608,174
Total	\$ 6,876,989	6,940,317

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

The Authority has participated in current refundings, in which new debt is issued and the proceeds are used to redeem, generally within ninety days, previously issued debt. Related discounts or premiums previously deferred are recognized in income or expense, respectively. Effective May 1, 2009, all outstanding bonds in the Multi-Family Housing Bond Group were redeemed. The call premium of \$3,098,850 less unamortized premiums and cost of issuance on the retired bonds of \$999,673, is being amortized through October 2019. There were \$395,080,000 and \$52,880,000 of refundings for the years ended June 30, 2009 and 2008, respectively.

The principal payment obligations and associated interest related to all note and bond indebtedness (excluding the effect of unamortized discounts and premium) commencing July 1, 2009 and thereafter are as follows:

Period ending June 30	Original principal	Current interest	Total debt service
2010	\$ 431,843,820	338,655,793	770,499,613
2011	258,470,000	326,677,853	585,147,853
2012	284,140,000	315,798,754	599,938,754
2013	277,985,000	303,749,550	581,734,550
2014	277,210,000	291,430,760	568,640,760
2015 – 2019	1,373,445,000	1,259,816,499	2,633,261,499
2020 – 2024	1,246,475,000	911,358,134	2,157,833,134
2025 – 2029	1,072,315,000	599,901,109	1,672,216,109
2030 – 2034	891,778,097	340,625,961	1,232,404,058
2035 – 2039	669,365,057	128,633,852	797,998,909
2040 – 2044	71,985,000	7,561,428	79,546,428
Total	\$ 6,855,011,974	4,824,209,693	11,679,221,667

The Authority has a \$200 million revolving credit agreement with Bank of America to provide funds for general corporate purposes. The term of the agreement was for 364 days, and at the end of each day, was automatically extended for 364 days, up to a final expiration date. On November 25, 2008, Bank of America provided notice of their election to terminate the credit agreement as of November 24, 2009. Interest on any advances is charged at a rate equal to the daily floating LIBOR rate for deposits with one month maturity plus 23 basis points per annum, 30 basis points per annum or 40 basis points per annum based upon the Authority's long-term credit ratings of AA or higher, A, or BBB or lower, respectively. All amounts outstanding at a given time are due and payable on the termination date. The Authority is in compliance with all debt covenant requirements. At June 30, 2009, there were no amounts outstanding and \$25.0 million was outstanding at June 30, 2008.

The Authority has a \$150 million revolving credit agreement with the Bank of Nova Scotia to provide funds for general corporate purposes. The term of the agreement expires on November 29, 2013. Interest on any advances is charged at rate equal to the daily floating LIBOR rate for deposits with one month maturity plus a margin ranging from 25 basis points to 150 basis points, based upon the Authority's

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

long-term credit ratings and the duration outstanding. All amounts outstanding at in given time are due and payable on the termination date. At June 30, 2009 and 2008 there were no amounts outstanding.

The Authority maintains a credit agreement with the Federal Home Loan Bank (FHLB) of Atlanta, whereby FHLB of Atlanta may advance funds that are secured by government agency securities held in FHLB of Atlanta. Interest on any advance is charged under a floating daily rate, which amounted to 0.15% on June 30, 2009 and there is a maximum maturity for any advance of twenty-four months. The Authority is in compliance with all debt covenant requirements. At June 30, 2009, \$122.6 million was outstanding and \$36.3 million was outstanding at June 30, 2008.

(8) Escrows and Project Reserves

Escrows and project reserves represent amounts held by the Authority as escrows for insurance, real estate taxes and completion assurance, and as reserves for replacement and operations (note 12). The Authority invests these funds and, for project reserves, allows earnings to accrue to the benefit of the mortgagor. At June 30, 2009 and 2008, these escrows and project reserves were presented in the Authority's statements of net assets as follows:

	June 30	
	2009	2008
Escrows – current	\$ 37,946,204	34,166,579
Project reserves – noncurrent	168,015,080	171,525,076
Total	<u>\$ 205,961,284</u>	<u>205,691,655</u>

(9) Investment Income and Arbitrage Liabilities

The amount of investment income the Authority may earn with respect to certain tax-exempt bond issues in the Commonwealth Mortgage Bond Group, Multi-Family Housing Bond Group, Rental Housing Bond Group, and VHDA General Purpose Bond Group is limited by certain federal legislations. Earnings in excess of the allowable amount must be rebated to the U.S. Department of the Treasury. These excess earnings are recorded in accounts payable and other liabilities. Rebates paid were \$851,746 and \$2,700,672 for the years ended June 30, 2009 and 2008, respectively. Remaining liability balances were \$2,613,103 and \$4,550,703 at June 30, 2009 and 2008, respectively.

(10) Net Assets

Capital assets, net of related debt, represent property, furniture, and equipment, as well as an investment in rental property, less the current outstanding applicable debt. Restricted net assets represent those portions of the total net assets in trust accounts established by the various bond resolutions for the benefit of the respective bond owners. Restricted net assets are generally required reserve funds, mortgage loans and funds held for placement into mortgage loans, investments, and funds held for scheduled debt service.

Unrestricted net assets represent those portions of the total net assets set aside to reflect current utilization and tentative plans for future utilization of such net assets. As of June 30, 2009 and 2008, such plans included funds to be available for other loans and loan commitments; over commitments and over

allocations in the various bond issues; for support funds and contributions to bond issues; and for working capital and future operating and capital expenditures. Additional unrestricted net assets commitments include contractual obligations for additional contributions to bond reserve funds; maintenance of the Authority's obligation with regard to the general obligation pledge on its bonds; contributions to future bond issues other than those scheduled during the next year; self-insurance on the uninsured, unsubsidized multi-family conventional loan program and any unanticipated losses in connection with the uninsured portions of the balance of the single-family and multi-family loans; self-insurance on the liability exposure of commissioners and officers; the cost of holding foreclosed property prior to resale; costs incurred with the redemption of bonds; single-family loan prepayment shortfalls; and other risks and contingencies.

(11) Employee Benefits Plans

The Authority incurs employment retirement savings expense under two defined contribution plans equal to 8% of full-time employees' compensation. Total retirement savings expense for the years ended June 30, 2009 and 2008 was \$1,855,824 and \$1,709,222 respectively.

The Authority sponsors a deferred compensation plan available to all employees created in accordance with Internal Revenue Section 457. The Plan permits participants to defer a portion of their salary or wage until future years. The deferred compensation is not available to employees until termination, retirement, or death. The assets of the Plan are in an irrevocable trust with an external trustee and, accordingly, no assets or liabilities are reflected in the Authority's basic financial statements.

As of June 30, 2009 and 2008, included in other liabilities is an employee compensated absences accrual of \$3,551,919 and \$3,126,061 respectively (note 13).

(12) Other Post-Employment Benefits

At the sole discretion of the Authority, eligible employees may participate in the Virginia Housing Development Authority Retiree Health Care Plan (RHC), a single-employer defined benefit plan. The Authority administers the RHC through the Virginia Housing Development Authority Retiree Health Care Plan Trust (RHC Trust), an irrevocable trust to be used solely for providing benefits to eligible participants in the RHC. Assets of the RHC Trust are irrevocable and legally protected from creditors and dedicated to providing post-employment reimbursement of eligible medical and dental expenses to current and eligible future retirees and their spouses in accordance with the terms of the RHC. Employer contributions are recorded in the year in which they are earned and become measurable. Investments are reported at fair value and are based on published prices and quotations.

Effective January 1, 2006, eligible retirees must be at least 55 years of age with 15 years of service, (or at least 55 years of age with 10 years of service if employed by the Authority prior to such date). RHC participants receive an annual benefit based on age and years of service at retirement and based on a matrix, updated annually for cost-of-living plus 2% not to exceed 150% of the annual premium for preferred provider organization medical plan offered that year if the participant under age 65 or not to exceed 75% or the annual premium if the participant is age 65 or over. The annual benefit may be used to pay for health insurance purchased through the Authority's group plan or elsewhere, and for other eligible medical and dental expenses. For the year ended June 30, 2009, there were approximately 70 participating retirees and spouses and 300 active employees earning service credits in the RHC.

E-28

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

The Authority currently contributes amounts to the RHC Trust sufficient to fully fund the annual required contribution (ARC), an actuarially determined rate in accordance with GAAP. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal costs each year plus an amortized amount of unfunded actuarial liabilities (or fund excess) over a period not to exceed thirty years. The ARC for the fiscal year ended June 30, 2009 of \$889,263 was approximately 4.1% of covered payroll.

The actuarially determined values for disclosure in accordance with GASB 45 are as follows:

Fiscal year-end	OPEB obligation (asset)	ARC	OPEB liability	ARC adjustment	Amortization factor	OPEB cost
June 30, 2008	\$ —	753,288	—	—	12.41	\$ 753,288
June 30, 2009	(29,736)	895,410	(2,082)	(2,316)	12.84	891,013

The OPEB cost to the Authority and its contributions and changes in the RHC plan for fiscal years 2008 and 2009 are as follows:

Fiscal year-end	Beginning net OPEB obligation (asset)	OPEB cost	Contribution	Change in net OPEB obligation	Net OPEB obligation (asset) balance
June 30, 2008	\$ —	753,288	(783,024)	(29,736)	(29,736)
June 30, 2009	(29,736)	891,013	(971,913)	(80,900)	(110,636)

For the year ended June 30, 2009, the Authority's Annual OPEB cost was \$891,013; the percentage of Annual OPEB Cost Contribution was 100%; and the ending Net OPEB asset was \$110,636. For the year ended June 30, 2008, the Authority's Annual OPEB cost was \$753,288; the percentage of Annual OPEB Cost Contributed was 100%; and the ending Net OPEB asset was \$29,736.

As of December 31, 2008, the unfunded actuarial accrued liability (UAAL) for benefits was \$4,135,976. The covered payroll (annual payroll of active employees covered by the RHC) was \$21,830,868 and the ratio of the UAAL to the covered payroll was 18.9%. As of December 31, 2008, the actuarial value of net assets held by the RHC Trust was \$7,880,680, the actuarial accrued liability was \$12,016,655, and the funded ratio was 65.6%. As of June 30, 2009, the RHC Trust had \$8,075,612 in net assets.

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Examples include assumptions about mortality and healthcare cost trends. Actuarially determined amounts are based on the types of benefits provided under the terms of the substantive plan at the time of each valuation and are subject to continual revisions as actual results are compared with past expectations and revised estimates are made about the future. In the actuarial valuation, the projected-unit-credit-cost method was used. The actuarial assumptions included a 7% investment rate of return per annum (compounded annually, that includes a 4.5% inflation rate and 2.5% real rate of return). The projected healthcare cost trend is 11% initially, reduced by decrements to an ultimate rate of 5% after ten years. The UAAL is being amortized as a level dollar amount over 30 years.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
June 30, 2009 and 2008

(13) Other Long-Term Liabilities

Activity in the Authority's noncurrent liability accounts, other than bonds payable, for the year ended June 30, 2009 was as follows:

	Balance at June 30, 2008	Additions	Decreases	Balance at June 30, 2009
Project reserves	\$ 171,525,076	126,610,661	130,120,657	168,015,080
Commonwealth Priority Housing Fund liability	8,216,186	61,657	80,658	8,197,185
Other liabilities	16,512,384	4,575,858	4,892,262	16,195,980
Compensated absences payable	3,126,061	1,925,603	1,499,745	3,551,919
Total	\$ 199,379,707	133,173,779	136,593,322	195,960,164

Activity in the Authority's noncurrent liability accounts, other than bonds payable, for the year ended June 30, 2008 was as follows:

	Balance at June 30, 2007	Additions	Decreases	Balance at June 30, 2008
Project reserves	\$ 165,136,963	57,273,361	50,885,248	171,525,076
Commonwealth Priority Housing Fund liability	7,300,283	943,229	27,326	8,216,186
Other liabilities	15,538,323	3,773,421	2,799,360	16,512,384
Compensated absences payable	2,849,475	1,489,838	1,213,252	3,126,061
Total	\$ 190,825,044	63,479,849	54,925,186	199,379,707

(14) Contingencies and Other Matters

Certain claims, suits, and complaints arising in the ordinary course of business have been filed and are pending against the Authority. In the opinion of management, all such matters are adequately covered by insurance or, if not so covered, are without merit or are of such kind or involve such amounts as would not have a material adverse effect on the basic financial statements of the Authority.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

June 30, 2009 and 2008

The Authority participates in several Federal financial assistance programs, principal of which is the HUD Section 8 programs. Although the Authority's administration of Federal grant programs has been audited in accordance with the provisions of the United States Office of Management and Budget Circular A-133, these programs are still subject to financial and compliance audits. The amount, if any, of expenses which may be disallowed by the granting agencies cannot be determined at this time, although the Authority expects such amounts, if any, to be immaterial in relation to its financial statements.

The Authority is exposed to various risks of loss such as theft of, damage to, and destruction of assets, injuries to employees, and natural disasters. The Authority carries commercial insurance for their risks. There have been no significant reductions in insurance coverage from coverage in the prior year, and settled claims have not exceeded the amount of insurance coverage in any of the past three fiscal years.

(15) Subsequent Events

In addition to scheduled issuances and redemptions, the Authority made the following borrowing subsequent to June 30, 2009 as follows:

	<u>Borrowing date</u>	<u>Amount</u>
Federal Home Loan Bank Atlanta, credit agreement	July 29, 2009	\$ 47,145,000

[THIS PAGE INTENTIONALLY LEFT BLANK]

E-30

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit Of The Commonwealth of Virginia)

Required Supplementary Information

Retiree Healthcare Plan – Schedule of Funding Progress by Plan Valuation Date

Actuarial valuation date	Actuarial value of assets	Actuarial accrued liability	Unfunded actuarial accrued liability	Funded ratio	Covered payroll	Unfunded as a percent of covered payroll
December 31, 2007	\$ 8,631,596	10,747,191	2,115,595	80.3%	\$ 20,479,198	10.3%
December 31, 2008	7,880,680	12,016,655	4,135,976	65.6%	21,830,868	18.9%

The required schedule of funding progress presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits. As of December 31, 2008, the unfunded actuarial accrued liability (UAAL) for benefits was \$4,135,976. The covered payroll (annual payroll of active employees covered by the RHC) was \$21,830,868 and the ratio of the UAAL to the covered payroll was 18.9%. The Authority established the RHC Trust fund in November 2006 and as of the actuarial valuation date of December 31, 2008, the actuarial value of net assets held by the RHC Trust was \$7,880,680. As of June 30, 2009, the RHC Trust had \$8,075,612 in net assets.

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Examples include assumptions about mortality and healthcare cost trends. Actuarially determined amounts are based on the types of benefits provided under the terms of the substantive plan at the time of each valuation and are subject to continual revisions as actual results are compared with past expectations and revised estimates are made about the future. The Schedule of Funding Progress, which provides multi-year trend information about whether the actuarial value of plan assets are increasing or decreasing over time in relation to the actuarial accrued liability for benefits, is presented as required supplementary information for the RHC as of December 31, 2008 and 2007. In this actuarial valuation, the projected-unit-credit-cost method was used. The actuarial assumptions included a 7% investment rate of return per annum (compounded annually, that includes a 4.5% inflation rate and 2.5% real rate of return). The projected healthcare cost trend is 11% initially, reduced by decrements to an ultimate rate of 5% after ten years. The UAAL is being amortized as a level dollar amount over 30 years.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Assets

June 30, 2009

Assets	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Current assets:						
Cash and cash equivalents	\$ 322,363,096	—	186,125,168	43,848,011	426,195,493	978,531,768
Investments	7,389,131	—	—	—	—	7,389,131
Interest receivable – investments	413,899	—	77,089	15,389	155,132	661,509
Mortgage loans held for sale	1,671,773	—	—	—	—	1,671,773
Mortgage and other loans receivable	1,709,255	—	53,037,121	23,266,525	74,597,156	152,610,057
Interest receivable – mortgage and other loans	1,075,486	—	15,790,875	2,922,923	19,651,152	39,440,436
Other real estate owned	—	—	23,576,926	1,192,086	11,995,760	36,764,772
Housing Choice Voucher contributions receivable	271,482	—	—	—	—	271,482
Other assets	12,002,090	—	752,520	3,654,847	810,178	17,219,635
Total current assets	<u>346,896,212</u>	<u>—</u>	<u>279,359,699</u>	<u>74,899,781</u>	<u>533,404,871</u>	<u>1,234,560,563</u>
Noncurrent assets:						
Investments	52,252,017	—	30,779,700	905,197	5,449,117	89,386,031
Mortgage and other loans receivable	83,007,238	—	2,696,776,703	528,448,062	4,787,769,202	8,096,001,205
Less allowance for loan loss	3,866,996	—	29,349,190	7,068,481	40,873,539	81,158,206
Less net deferred loan fees	489,064	—	38,726,934	3,528,599	(16,770,927)	25,973,670
Mortgage and other loans receivable, net	<u>78,651,178</u>	<u>—</u>	<u>2,628,700,579</u>	<u>517,850,982</u>	<u>4,763,666,590</u>	<u>7,988,869,329</u>
Investment in rental property, net	771,482	—	15,969,066	4,389,142	—	21,129,690
Property, furniture, and equipment, less accumulated depreciation and amortization of \$25,190,157	8,206,870	—	7,010,521	9,237,338	—	24,454,729
Unamortized bond issuance expenses	403,224	—	4,365,062	1,711,119	1,434,297	7,913,702
Other assets	557,791	—	—	9,527	422,560	989,878
Total noncurrent assets	<u>140,842,562</u>	<u>—</u>	<u>2,686,824,928</u>	<u>534,103,305</u>	<u>4,770,972,564</u>	<u>8,132,743,359</u>
Total assets	<u>\$ 487,738,774</u>	<u>—</u>	<u>2,966,184,627</u>	<u>609,003,086</u>	<u>5,304,377,435</u>	<u>9,367,303,922</u>

E-32

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Assets

June 30, 2009

Liabilities and Net Assets	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Current liabilities:						
Notes and bonds payable	\$ 122,605,000	—	59,805,000	10,870,000	238,563,820	431,843,820
Accrued interest payable on notes and bonds	12,837	—	38,897,809	9,519,679	66,415,918	114,846,243
Escrows	37,946,204	—	—	—	—	37,946,204
Accounts payable and other liabilities	7,364,446	—	1,280,934	110,307	13,392,919	22,148,606
Total current liabilities	<u>167,928,487</u>	<u>—</u>	<u>99,983,743</u>	<u>20,499,986</u>	<u>318,372,657</u>	<u>606,784,873</u>
Noncurrent liabilities:						
Bonds payable, net	—	—	2,408,304,990	455,419,116	3,581,420,797	6,445,144,903
Project reserves	168,015,080	—	—	—	—	168,015,080
Other liabilities	(2,188,997)	—	25,167,148	2,581,487	2,385,446	27,945,084
Total noncurrent liabilities	<u>165,826,083</u>	<u>—</u>	<u>2,433,472,138</u>	<u>458,000,603</u>	<u>3,583,806,243</u>	<u>6,641,105,067</u>
Total liabilities	<u>333,754,570</u>	<u>—</u>	<u>2,533,455,881</u>	<u>478,500,589</u>	<u>3,902,178,900</u>	<u>7,247,889,940</u>
Net assets:						
Invested in capital assets, net of related debt	7,361,915	—	3,652,389	(8,878,847)	—	2,135,457
Restricted by bond indentures	(15,934)	—	429,076,357	139,381,344	1,402,198,535	1,970,640,302
Unrestricted	146,638,223	—	—	—	—	146,638,223
Total net assets	<u>153,984,204</u>	<u>—</u>	<u>432,728,746</u>	<u>130,502,497</u>	<u>1,402,198,535</u>	<u>2,119,413,982</u>
Total liabilities and net assets	<u>\$ 487,738,774</u>	<u>—</u>	<u>2,966,184,627</u>	<u>609,003,086</u>	<u>5,304,377,435</u>	<u>9,367,303,922</u>

See accompanying independent auditors' report.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)
Combining Schedule of Revenues, Expenses, and Changes in Net Assets
Year ended June 30, 2009

	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Operating revenues:						
Interest on mortgage and other loans	\$ 4,459,646	36,619,121	154,665,698	38,815,719	283,974,333	518,534,517
Pass-through grants income	69,579,819	—	—	—	—	69,579,819
Housing Choice Voucher program income	61,143,049	—	—	—	—	61,143,049
Investment in rental property income	—	—	11,510,320	2,676,580	—	14,186,900
Gains and recoveries on sale of other real estate owned	850,554	—	421,070	7,959	207,005	1,486,588
Other	6,613,034	37,890	206,514	980,954	44,728	7,883,120
Total operating revenues	142,646,102	36,657,011	166,803,602	42,481,212	284,226,066	672,813,993
Operating expenses:						
Interest on notes and bonds	2,005,470	18,718,568	122,920,752	23,306,883	188,218,652	355,170,325
Salaries and related employee benefits	32,086,533	—	—	—	—	32,086,533
General operating expenses	17,885,133	—	217,226	651,829	—	18,754,188
Note and bond expenses	538,224	—	—	—	—	538,224
Amortization of bond issuance expenses	10,083	62,630	133,834	53,997	158,202	418,746
Pass-through grants expenses	69,579,819	—	—	—	—	69,579,819
Housing Choice Voucher program expenses	70,642,377	—	—	—	—	70,642,377
External mortgage servicing expenses	475	—	—	5,458	1,425,218	1,431,151
Investment in rental property expenses	38,655	—	10,770,655	2,626,607	—	13,435,917
Losses and expenses on other real estate owned	370,313	—	—	991,501	8,597,956	9,959,770
Provision for loan losses	1,992,833	(4,318,555)	16,356,947	3,223,866	7,535,450	24,790,541
Total operating expenses	195,149,915	14,462,643	150,399,414	30,860,141	205,935,478	596,807,591
Operating income (expense)	(52,503,813)	22,194,368	16,404,188	11,621,071	78,290,588	76,006,402
Nonoperating revenues (losses):						
Investment income (loss)	(7,343,559)	2,879,217	(2,894,917)	677,523	8,259,617	1,577,881
Other, net	58,342	—	—	—	—	58,342
Total nonoperating revenues (losses)	(7,285,217)	2,879,217	(2,894,917)	677,523	8,259,617	1,636,223
Income (loss) before transfers	(59,789,030)	25,073,585	13,509,271	12,298,594	86,550,205	77,642,625
Transfers between funds	14,565,780	(293,169,973)	290,800,279	9,462,036	(21,658,122)	—
Change in net assets	(45,223,250)	(268,096,388)	304,309,550	21,760,630	64,892,083	77,642,625
Total net assets, beginning of year	199,207,454	268,096,388	128,419,196	108,741,867	1,337,306,452	2,041,771,357
Total net assets, end of year	\$ 153,984,204	—	432,728,746	130,502,497	1,402,198,535	2,119,413,982

See accompanying independent auditors' report.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Assets

June 30, 2008

Assets	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Current assets:						
Cash and cash equivalents	\$ 228,110,431	44,830,605	148,103,161	82,709,299	607,916,278	1,111,669,774
Investments	9,244,905	—	—	—	—	9,244,905
Interest receivable – investments	696,105	462,051	157,755	132,896	301,644	1,750,451
Mortgage loans held for sale	—	—	—	—	—	—
Mortgage and other loans receivable	3,049,981	15,089,587	33,614,459	20,805,771	69,619,092	142,178,890
Interest receivable – mortgage and other loans	1,019,085	3,507,540	11,791,866	2,844,426	18,544,931	37,707,848
Other real estate owned	—	—	10,785,903	938,950	5,244,593	16,969,446
Housing Choice Voucher contributions receivable	3,256,935	—	—	—	—	3,256,935
Other assets	4,263,349	54,158	961,305	2,874,767	59,958	8,213,537
Total current assets	<u>249,640,791</u>	<u>63,943,941</u>	<u>205,414,449</u>	<u>110,306,109</u>	<u>701,686,496</u>	<u>1,330,991,786</u>
Noncurrent assets:						
Investments	113,693,336	35,887,643	77,104,848	860,310	—	227,546,137
Mortgage and other loans receivable	102,224,165	575,501,881	1,980,890,577	480,307,276	4,664,111,785	7,803,035,684
Less allowance for loan loss	2,352,477	4,318,556	19,972,468	4,890,992	33,338,089	64,872,582
Less net deferred loan fees	558,727	8,233,589	29,853,598	3,926,540	(17,098,576)	25,473,878
Mortgage and other loans receivable – net	<u>99,312,961</u>	<u>562,949,736</u>	<u>1,931,064,511</u>	<u>471,489,744</u>	<u>4,647,872,272</u>	<u>7,712,689,224</u>
Investment in rental property – net	1,288,273	2,618,261	28,942,178	5,208,905	—	38,057,617
Property, furniture, and equipment, less accumulated depreciation and amortization of \$23,289,674	7,504,310	—	7,227,746	7,305,281	—	22,037,337
Unamortized bond issuance expenses	340,000	707,057	2,338,824	1,765,116	1,235,924	6,386,921
Other assets	6,115,646	—	—	981	498,166	6,614,793
Total noncurrent assets	<u>228,254,526</u>	<u>602,162,697</u>	<u>2,046,678,107</u>	<u>486,630,337</u>	<u>4,649,606,362</u>	<u>8,013,332,029</u>
Total assets	<u>\$ 477,895,317</u>	<u>666,106,638</u>	<u>2,252,092,556</u>	<u>596,936,446</u>	<u>5,351,292,858</u>	<u>9,344,323,815</u>

E-35

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Assets

June 30, 2008

Liabilities and Net Assets	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Current liabilities:						
Notes and bonds payable	\$ 61,330,000	35,260,000	51,870,000	10,640,000	173,043,055	332,143,055
Accrued interest payable on notes and bonds	11,671	3,864,807	33,185,940	9,668,833	60,776,810	107,508,061
Escrows	34,166,579	—	—	—	—	34,166,579
Accounts payable and other liabilities	9,468,311	508,236	638,224	171,970	10,394,582	21,181,323
Total current liabilities	104,976,561	39,633,043	85,694,164	20,480,803	244,214,447	494,999,018
Noncurrent liabilities:						
Bonds payable, net	—	356,431,413	2,019,696,396	465,625,293	3,766,420,631	6,608,173,733
Project reserves	171,525,076	—	—	—	—	171,525,076
Other liabilities	2,186,226	1,945,794	18,282,800	2,088,483	3,351,328	27,854,631
Total noncurrent liabilities	173,711,302	358,377,207	2,037,979,196	467,713,776	3,769,771,959	6,807,553,440
Total liabilities	278,687,863	398,010,250	2,123,673,360	488,194,579	4,013,986,406	7,302,552,458
Net assets:						
Invested in capital assets, net of related debt	8,278,375	1,114,874	(2,519,591)	(10,574,381)	—	(3,700,723)
Restricted by bond indentures	—	266,981,514	130,938,787	119,316,248	1,337,306,452	1,854,543,001
Unrestricted	190,929,079	—	—	—	—	190,929,079
Total net assets	199,207,454	268,096,388	128,419,196	108,741,867	1,337,306,452	2,041,771,357
Total liabilities and net assets	\$ 477,895,317	666,106,638	2,252,092,556	596,936,446	5,351,292,858	9,344,323,815

See accompanying independent auditors' report.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)
Combining Schedule of Revenues, Expenses, and Changes in Net Assets
Year ended June 30, 2008

	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Operating revenues:						
Interest on mortgage and other loans	\$ 6,411,768	47,408,723	131,330,859	39,292,249	263,179,436	487,623,035
Pass-through grants received	72,123,335	—	—	—	—	72,123,335
Housing Choice Voucher program income	62,895,029	—	—	—	—	62,895,029
Investment in rental property income	—	400,388	9,180,742	2,550,880	—	12,132,010
Gains and recoveries on sale of other real estate owned	16,370	—	—	838	66,871	84,079
Other	6,487,983	—	2,163	854,361	86,900	7,431,407
Total operating revenues	147,934,485	47,809,111	140,513,764	42,698,328	263,333,207	642,288,895
Operating expenses:						
Interest on notes and bonds	2,075,418	26,179,247	109,720,170	23,815,382	173,257,278	335,047,495
Salaries and related employee benefits	29,775,579	—	—	—	—	29,775,579
General operating expenses	15,588,743	—	179,985	667,012	—	16,435,740
Note and bond expenses	233,730	—	—	—	—	233,730
Amortization of bond issuance expenses	—	101,852	112,799	53,997	80,588	349,236
Pass-through grants disbursed	72,123,335	—	—	—	—	72,123,335
Housing Choice Voucher program expenses	65,096,118	—	—	—	—	65,096,118
External mortgage servicing expenses	1,554	—	—	9,609	1,360,744	1,371,907
Investment in rental property expenses	35,434	892,401	8,520,340	2,359,148	—	11,807,323
Losses and expenses on other real estate owned	1,879	—	—	594,695	1,830,855	2,427,429
Provision for loan losses	261,049	(495,227)	10,173,279	1,398,962	7,477,343	18,815,406
Total operating expenses	185,192,839	26,678,273	128,706,573	28,898,805	184,006,808	553,483,298
Operating income (expense)	(37,258,354)	21,130,838	11,807,191	13,799,523	79,326,399	88,805,597
Nonoperating revenues (losses):						
Investment income (loss)	(15,992,776)	4,910,129	(24,974,255)	1,608,851	17,119,500	(17,328,551)
Other, net	59,033	—	—	—	1,965	60,998
Total nonoperating revenues (losses)	(15,933,743)	4,910,129	(24,974,255)	1,608,851	17,121,465	(17,267,553)
Income (loss) before transfers	(53,192,097)	26,040,967	(13,167,064)	15,408,374	96,447,864	71,538,044
Transfers between funds	22,254,221	(23,495,446)	4,116,561	(1,241,920)	(1,633,416)	—
Change in net assets	(30,937,876)	2,545,521	(9,050,503)	14,166,454	94,814,448	71,538,044
Total net assets, beginning of year	230,145,330	265,550,867	137,469,699	94,575,413	1,242,492,004	1,970,233,313
Total net assets, end of year	\$ 199,207,454	268,096,388	128,419,196	108,741,867	1,337,306,452	2,041,771,357

See accompanying independent auditors' report.



KPMG LLP
Suite 2000
1021 East Cary Street
Richmond, VA 23219-4023

**Independent Auditors' Report on Internal Control
over Financial Reporting and on Compliance and
Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

The Board of Commissioners
Virginia Housing Development Authority:

We have audited the basic financial statements of the Virginia Housing Development Authority (the Authority), a component unit of the Commonwealth of Virginia, as of and for the year ended June 30, 2009, and have issued our report thereon dated September 21, 2009. That report recognizes that the Authority implemented a new accounting standard effective July 1, 2007. We conducted our audit 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.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing an opinion on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control over financial reporting, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.



Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's basic financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of basic financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Board of Commissioners, the Audit Committee, management, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

KPMG LLP

September 21, 2009

[THIS PAGE INTENTIONALLY LEFT BLANK]

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis,
Basic Financial Statements, and
Supplementary Information

September 30, 2009 and 2008

(Unaudited)

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Table of Contents

	Page
Management's Discussion and Analysis	1
Basic Financial Statements:	
Statements of Net Assets – September 30, 2009 and 2008	10
Statements of Revenues, Expenses, and Changes in Net Assets – Three months ended September 30, 2009 and 2008	11
Statements of Cash Flows – Three months ended September 30, 2009 and 2008	12
Notes to Basic Financial Statements	14
Required Supplementary Information	
1 Virginia Housing Development Authority Retiree Healthcare Plan – Schedule of Funding Progress by Plan Valuation Date	41
Other Supplementary Information	
2 Combining Schedule of Net Assets – September 30, 2009	42
3 Combining Schedule of Revenues, Expenses, and Changes in Net Assets – Three months ended September 30, 2009	44
4 Combining Schedule of Net Assets – September 30, 2008	45
5 Combining Schedule of Revenues, Expenses, and Changes in Net Assets – Three months ended September 30, 2008	47

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

September 30, 2009 and 2008

Management of the Virginia Housing Development Authority (the Authority) offers readers of its financial report this overview and analysis of the Authority's financial performance for the three months ended September 30, 2009 and 2008. Readers are encouraged to consider this information in conjunction with the Authority's financial statements, accompanying footnotes, and supplemental information, which follow this section.

Organization Overview

The Authority is a political subdivision of the Commonwealth of Virginia, created under the Virginia Housing Development Authority Act (the Act) enacted by the General Assembly in 1972, as amended. The Act empowers the Authority to finance the acquisition, construction, rehabilitation, and ownership of affordable housing for home ownership or occupancy by low-or moderate-income Virginians. To raise funds for its mortgage loan operations, the Authority sells tax-exempt and taxable notes and bonds to investors. Such notes, bonds, and other indebtedness are not obligations of the Commonwealth of Virginia (the Commonwealth) and the Commonwealth is not liable for repayments of such obligations. Furthermore, as a self-sustaining organization, the Authority does not draw upon the general taxing authority of the Commonwealth. Operating revenues are generated primarily from interest on mortgage loans, program administration fees, and investment income from bond proceeds and earnings accumulated since inception.

In addition to its major mortgage loan programs, the Authority also administers, on a fee basis, various other programs related to its lending activities. Such programs include the Housing Choice Voucher program, which provides rental subsidies from federal funds, and the federal Low Income Housing Tax Credit program, which awards income tax credits for the purpose of developing low-income multifamily housing projects. The Authority also underwrites Resources Enabling Affordable Community Housing (REACH Virginia) initiatives, in which the interest rates on loans are subsidized by the Authority, principally for the elderly, disabled, homeless, and other low-income persons. The amount of net assets used to provide reduced interest rates on mortgage loans or otherwise subsidize its programs is equal to 15% of the average of the Authority's change in net assets, as unadjusted for the effect of Governmental Accounting Standards Board (GASB) No. 31 *Certain Investments and External Investment Pools*, for the preceding three fiscal years. The Authority may use a higher amount if determined to be appropriate. The amounts made available to provide reduced interest rates on mortgage loans or otherwise provide housing subsidies under its programs are subject to review by the Authority of the impact on its financial position. The Authority finances some, but not all, of such subsidized mortgage loans, in whole or in part, with funds under its various bond resolutions.

Financial Statements

The basic financial statements consist of a Statement of Net Assets, a Statement of Revenues, Expenses and Changes in Net Assets, a Statement of Cash Flows and the accompanying notes.

The *Statement of Net Assets* reports all of the Authority's assets and liabilities, both financial and capital, presented in order of liquidity and using the accrual basis of accounting in conformity with U.S. generally accepted accounting principles. The difference between assets and liabilities is presented as net assets, and is displayed in three components: capital assets, net of related debt; restricted net assets; and unrestricted net assets. Net assets are restricted when external constraints are placed upon their use, such as bond indentures, legal agreements or statutes. Over time, changes in net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

September 30, 2009 and 2008

The *Statement of Revenues, Expenses, and Changes in Net Assets* identify all the Authority's revenues and expenses for the reporting period, distinguishing between operating and nonoperating activities. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all of its costs through mortgage loans, externally funded programs and other revenue sources.

The *Statement of Cash Flows* provides information about the Authority's cash receipts and cash payments during the reporting period. This statement reports cash transactions, including receipts, payments, and net changes resulting from operations, noncapital financing, capital financing, and investing activities. These statements provide information regarding the sources and uses of cash and the change in cash during the reporting period.

The *Notes to Financial Statements* provide additional information that are essential for understanding financial data that may not be displayed on the face of the financial statements and as such, are an integral part of the Authority's basic financial statements.

Financial Highlights

Overview

The Authority maintained a sound financial position during the quarter following a year of severe upheaval in the housing and financial markets. Efforts were primarily aimed toward loan loss mitigation, advancement of the GNMA securities funding source established in the spring of 2009, and continual review of bond market opportunities. As a result, profitability and services were maintained at high levels.

The Authority's homeownership education, underwriting and loss mitigation practices helped keep delinquency and foreclosure rates below those for Virginia and the nation. The Authority promoted its Borrower Assistance Program to prevent foreclosure through loan modification for otherwise responsible borrowers encountering financial hardships beyond their control. The Authority services substantially all of its single family loans, affording flexibility in working with troubled borrowers.

During the quarter, 586 single-family mortgage loans valued at \$67.12 million were securitized by GNMA, bringing the securitized loan total to \$72.02 million. In September, Rental Housing bonds were issued for \$52.19 million.

Operating income for the quarter ended September 30, 2009 was \$21.0 million, a decrease of \$3.0 million from the prior year. With the inclusion of nonoperating losses, consisting primarily of investment losses, net assets increased for the quarter by \$20.9 million compared to a \$35.3 million increase last year.

Three Months Ended September 30, 2009

Homeownership loan originations totaled 1,111 in the first quarter of fiscal year (FY) 2010 compared to 1,449 for the same period last year. Mortgage loan production decreased by 338 or 23.3% as a consequence of market aversion to taxable bond resources.

As of September 30, 2009, the Authority serviced 50,753 first and second homeownership mortgage loans with outstanding balances totaling \$5.14 billion. The number of loans serviced, net of prepayments, increased 2,935 or 6.1% since September 30, 2008 while outstanding loan balances increased \$104.11 million or 2.1% as of the

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

September 30, 2009 and 2008

same date. In the first quarter of FY 2010, there were 159 foreclosures valued at \$22.4 million or 0.45% of the homeownership loan portfolio, compared to a year ago with 48 foreclosures valued at \$6.5 million or 0.13% of loan amounts. Delinquency rates on the portfolio loan count of first mortgage loans averaged 9.09% for the first quarter of FY 2010, compared to 6.35% a year ago. Delinquency rates based on outstanding loan balances averaged 5.17% and 2.47% in the first quarter of FY 2010 and FY 2009, respectively. The recovery rate on foreclosed houses has averaged 75% over the last twelve months.

Financing commitments were made for 10 rental housing projects during the quarter, representing 783 units totaling \$68.13 million, compared to 17 projects and 827 units totaling \$62.7 million for the same quarter a year ago. Volatility in interest rates coupled with diminishing property available for developing affordable rental housing stock constrained FY 2010 activity.

As of September 30, 2009 the Authority serviced 1,457 rental mortgage loans with outstanding balances totaling \$3.26 billion. Compared to September 30, 2008, the number of loans in the portfolio increased 62 or 4.4% and the loan balances increased \$122.20 million or 3.9%. Delinquency rates based on portfolio loan count averaged 1.54% and 1.17% in the first quarter of FY 2010 and FY 2009, respectively. The average delinquency rates in the first quarter based on outstanding loan balances were 0.40% or \$12.79 million compared to 0.22% or \$6.73 million in FY 2009.

Three Months Ended September 30, 2008

Homeownership loan originations totaled 1,449 in first quarter of fiscal year (FY) 2009 compared to 1,953 in the first quarter a year ago. Mortgage loan production decreased quarter over quarter by 510 or 26% as a consequence of market aversion to taxable bond resources and managing available tax-exempt bond resources. Such market conditions prompted the Authority to suspend availability of taxable products, effective April 2008.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

September 30, 2009 and 2008

As of September 30, 2008, the Authority serviced 47,818 first and second homeownership mortgage loans with outstanding balances totaling \$5.0 billion. The number of loans serviced, net of prepayments, increased 4,868 or 11% since September 30, 2007 while outstanding loan balances increased \$651 million or 15% as of the same date. In the first quarter of FY 2009, there were 48 foreclosures representing 0.13% of the homeownership loan portfolio, compared to the first quarter a year ago with 26 foreclosures worth 0.12% of loan amounts. Delinquency rates on the portfolio loan count of first mortgage loans averaged 6.35% for the quarter compared to 4.46% in the first quarter a year ago. Delinquency rates based on outstanding loan balances averaged 2.47% and 1.62% in the first quarters of FY 2009 and FY 2008, respectively.

Financing commitments were made during the quarter for 17 rental housing projects, representing 827 units and worth \$62.7 million, compared to 19 projects and 1,271 units worth \$44.7 million for the same period a year ago. Decreased investor interest in tax credits coupled with diminishing property available for developing affordable rental housing stock has resulted in funding of smaller projects with fewer rental units.

As of September 30, 2008, the Authority serviced 1,395 rental mortgage loans with outstanding balances totaling \$3.1 billion. Compared to September 30, 2007, the number of loans in the portfolio increased 62 or 4.7% and the loan balances increased \$171.9 million or 5.8%. Delinquency rates based on portfolio loan count were 1.17% and 0.80% as of September 30, 2008 and 2007, respectively. The average delinquency rates based on outstanding loan balances for the first quarters of FY 2009 and FY 2008 were 0.22% and 0.19%, respectively.

Financial Analysis of the Authority

Cash is held by the trustees and banks in depository accounts and investments for a variety of purposes, including: debt service reserve funds required by bond indenture, escrow and reserve funds held for the benefit of single-family mortgagors and multi-family projects, funding for new mortgage loan originations, working capital for operating costs of the Authority, governmental funds held for disbursement toward Section 8 projects, and other funds held in a fiduciary capacity to support other housing initiatives. Monies on deposit in Virginia banks are secured under the Virginia Security for Public Deposits Act of the Code of Virginia.

Investment objectives are to invest all monies at favorable rates to maximize returns while maintaining short-term liquidity and to manage investments in a prudent manner to enable the Authority to fulfill its financial commitments. Precautions are taken to minimize the risk associated with investments, including monitoring creditworthiness of the investment, as determined by ratings provided by Standard & Poor's and Moody's, concentration risk, and maturity risk. The Authority does not enter into short sales or futures transactions for which a bona fide hedging purpose has not been established.

Mortgage and other loan receivables represent the Authority's principal asset. Mortgage loans are financed through a combination of proceeds of notes and bonds and net assets accumulated since inception. Mortgage loan payments received from mortgagors are used to pay debt service due on outstanding bonds.

The largest component of the Authority's liabilities is outstanding bonds payable, the majority of which is fixed rate to maturity dates that may extend into the future as much as forty years. The Authority continues to maintain strong long-term ratings of Aa1 from Moody's Investors Services and AA+ from Standard & Poor's Rating Services for its general credit rating as well as all bond indentures other than the Commonwealth Mortgage Bonds indenture, which is rated Aaa and AAA, from Moody's and Standard & Poor's, respectively. Net assets comprise capital assets, net of related debt, and restricted and unrestricted net assets. *Capital assets, net of*

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

September 30, 2009 and 2008

related debt represents office buildings, land, furniture and equipment, vehicles and an investment in rental property, less the current outstanding applicable debt. *Restricted net assets* represent the portion of net assets held in trust accounts for the benefit of the respective bond owners, subject to the requirements of the various bond indentures. *Unrestricted net assets* represent a portion of net assets that have been designated for a broad range of initiatives, such as administration of the Housing Choice Voucher program, support for REACH Virginia initiatives, contributions to bond issues and bond reserve funds, working capital, future operating and capital expenditures, and general financial support to the Authority's loan programs.

Condensed Statement of Net Assets

(In millions)

	September 30		
	2009	2008	2007
Cash and cash equivalents	\$ 990.5	948.1	641.9
Investments	101.7	236.6	483.2
Mortgage loans held for sale	8.5	—	—
Mortgage and other loans receivable, net	8,108.4	8,024.1	7,264.1
Other assets	148.4	146.8	132.2
Total assets	<u>9,357.5</u>	<u>9,355.6</u>	<u>8,521.4</u>
Notes and bonds payable, net	6,845.9	6,900.5	6,154.8
Other liabilities	371.3	378.1	366.3
Total liabilities	<u>7,217.2</u>	<u>7,278.6</u>	<u>6,521.1</u>
Invested in capital assets, net of related debt	3.7	3.9	(2.1)
Restricted by bond indentures	1,973.3	2,023.2	1,836.2
Unrestricted	163.3	49.9	166.2
Net assets	<u>\$ 2,140.3</u>	<u>2,077.0</u>	<u>2,000.3</u>

September 30, 2009 Compared to September 30, 2008

Total assets increased slightly by \$1.9 million from the prior year. Cash and cash equivalents, and investments, combined, decreased \$92.5 million, or 7.8% from the prior year. Mortgage and other loans receivables increased by \$84.3 million, or 1.1%, largely as a result of new homeownership loan originations less mortgage loan transfers to GNMA.

Total liabilities decreased \$61.4 million, or 0.8% from the prior year. Notes and bonds payable decreased \$54.6 million, or 0.8% from the prior year. Over the last twelve months, the Authority issued \$255.5 million in single-family homeownership bonds, \$502.2 million in rental housing bonds, the majority of which was used to finance the redemption of the Multifamily Housing bonds, and repaid a net \$29.6 million on lines of credit. Proceeds from bond issues and lines of credit were a principal source of funding for mortgage loan originations.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

September 30, 2009 and 2008

Total assets exceeded total liabilities by \$2,140.3 million, representing an increase in net assets of \$63.3 million, or 3.0% from the prior year. As of September 30, 2009, net assets invested in capital assets, net of related debt, consisted of \$45.9 million in investments in rental property, net of depreciation and amortization and \$22.7 million in property, furniture, and equipment, net of depreciation and amortization, less related bonds payable of \$64.9 million. Net assets restricted by bondholders totaled \$1,973.3 million, a decrease of \$49.9 million, or 2.5% from the prior year. Unrestricted net assets totaled \$163.3 million, an increase of \$113.4 million, or 227.3% from the prior year.

September 30, 2008 Compared to September 30, 2007

Total assets increased \$834.2 million, or 9.8% from the prior year. Cash and cash equivalents, and investments, combined, increased \$59.6 million, or 5.3% from the prior year. Mortgage and other loans receivables increased by \$760.0 million, or 10.5%, as a result of new homeownership loan originations and a decreased level of mortgage loan prepayments.

Total liabilities increased \$757.5 million, or 11.6% from the prior year due to net additional draws on lines of credit and issuances of bonds. The Authority issued \$789 million in single-family homeownership bonds (including \$269 million of taxable bonds) and \$200 million in rental housing bonds, and drew a net additional \$170 million on lines of credit. Proceeds from bond issues and lines of credit were the principal source of funding for mortgage loan originations.

Total assets exceeded total liabilities by \$2,077.0 million, representing an increase in net assets of \$76.7 million, or 3.8% from the prior year. As of September 30, 2008, net assets invested in capital assets, net of related debt, consisted of \$49.2 million in investments in rental property, net of depreciation and amortization and \$21.0 million in property, furniture, and equipment, net of depreciation and amortization, less related bonds payable of \$66.3 million. Net assets restricted by bondholders totaled \$2,023.2 million, an increase of \$187.0 million, or 10.2% from the prior year. Unrestricted net assets totaled \$49.9 million, a decrease of \$116.3 million, or 70.0% from the prior year, as a result of replacing bonds with a general line of credit.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

September 30, 2009 and 2008

Condensed Statement of Revenues, Expenses and Changes in Net Assets
(In millions)

	Three months ended September 30		
	2009	2008	2007
Operating revenues:			
Interest on mortgage and other loans	\$ 128.5	128.3	117.5
Pass-through grants received	17.8	16.9	18.2
Housing Choice Voucher program income	16.3	14.2	16.4
Other operating revenues	6.3	4.4	4.2
Total operating revenues	168.9	163.8	156.3
Operating expenses:			
Interest on notes and bonds payable	87.1	87.5	78.0
Pass-through grants disbursed	17.8	16.9	18.2
Housing Choice Voucher program expense	17.7	17.0	15.7
Other operating expenses	25.3	18.4	19.6
Total operating expenses	147.9	139.8	131.5
Net operating income	21.0	24.0	24.8
Nonoperating revenues:			
Investment income (loss)	(0.1)	11.3	5.2
Other nonoperating revenues	—	—	—
Total nonoperating revenues (losses)	(0.1)	11.3	5.2
Change in net assets	\$ 20.9	35.3	30.0

The principal determinants of the Authority's change in net assets (more commonly referred to as excess revenues) are operating revenues less operating expenses plus nonoperating revenues.

Operating revenues consist primarily of interest earnings on mortgage loans and operating expenses consist predominantly of interest expense on notes and bonds payable and operating expenses of the Authority. Nonoperating revenues consist of investment earnings as well as realized and nonrealized gains or losses on the sale of investments.

Three months ended September 30, 2009

Operating revenues increased \$5.1 million or 3.1% from the prior year. The increase was primarily attributable to higher federal funding in the Housing Choice Voucher program (\$2.1 million) and Pass-through grants (\$0.9 million). Interest on mortgage and other loans increased \$0.2 million reflecting significantly fewer loan originations held compared to the previous year and a shift toward increased securitization of loans through GNMA. Interest as a percent of average loans outstanding was 6.33% compared to 6.43% the previous year.

Operating expenses increased \$8.1 million or 5.8% compared to the first quarter of FY 2009. Interest expense on notes and bonds payable decreased \$0.4 million or 0.5% from the prior year. Loan losses and expenses, included in operating expenses, increased \$9.1 million compared to the same quarter in FY 2009. Conversely,

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Management's Discussion and Analysis

September 30, 2009 and 2008

administrative costs decreased \$2.2 million. Expenses for the Housing Choice Voucher program increased \$0.7 million or 4.1% over last year.

Nonoperating revenues decreased \$11.4 million or 100.9% compared to the prior year, due to realized investment losses and reduced investment income resulting from lower interest rates.

Three months ended September 30, 2008

Operating revenues increased \$7.5 million or 4.8% from the prior year. The increase was primarily attributable to interest earnings on mortgage and other loan receivables, which increased \$10.8 million, or 9.2%, due to growth in the volume of mortgage loans serviced during the year, a reduction in mortgage loan prepayments as compared to previous years and a slight increase in mortgage rates.

Operating expenses increased \$8.3 million or 6.3% from the prior year. Interest expense on notes and bonds payable increased \$9.5 million or 12.2% from the prior year, due to net increases in the amount of notes and bonds outstanding. Other operating expenses consisting primarily of administrative costs decreased \$1.2 million or 6.1% below last year.

Nonoperating revenues increased \$6.1 million or 117.3% from the prior year, due primarily to a slight recovery of prior year negative mark-to-market adjustments resulting from interest rate risk and credit risk of investments held.

Other Economic Factors

The Authority's mortgage loan financing activities are sensitive to the general level of interest rates, the interest rates and other characteristics of the Authority's loans compared to loan products available in the conventional mortgage markets, and the availability of affordable housing in the Commonwealth. The availability of long-term tax-exempt and taxable financing on favorable terms is a key element in providing the funding necessary for the Authority to continue its mortgage financing activities.

The Authority's main sources of revenues include mortgage loan activity and investment interest income. Short-term investment rates in the United States have been restrained at historically low levels and declined further from approximately 0.90% in September 2008 to less than 0.15% in September 2009.

Delinquency and foreclosure rates in the single family loan portfolio, and to a lesser extent the multifamily loan portfolio, are influenced by unemployment. Virginia's average unemployment rate increased from 4.1% in September 2008 to 6.6% in September 2009.

Additional Information

If you have questions about this report or need additional information, please visit the Authority's Web site, www.vhda.com, or contact the Finance Division of the Virginia Housing Development Authority.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Net Assets
September 30, 2009 and 2008

Assets	<u>2009</u>	<u>2008</u>
Current assets:		
Cash and cash equivalents (note 5)	\$ 990,491,115	948,086,308
Investments (note 5)	8,576,041	4,478,855
Interest receivable – investments	705,423	1,774,317
Mortgage loans held for sale	8,527,788	—
Mortgage and other loans receivable (note 4)	155,650,164	145,481,379
Interest receivable – mortgage and other loans	38,916,484	38,686,187
Other real estate owned	20,115,869	15,500,295
Other assets	9,793,665	7,418,691
Total current assets	<u>1,232,776,549</u>	<u>1,161,426,032</u>
Noncurrent assets:		
Investments (note 5)	93,146,161	232,135,477
Mortgage and other loans receivable (note 4)	8,067,835,138	7,970,174,425
Less allowance for loan loss	88,383,786	66,308,576
Less net deferred loan fees	26,725,028	25,219,743
Mortgage and other loans receivable, net	<u>7,952,726,324</u>	<u>7,878,646,106</u>
Investment in rental property, net	45,940,029	49,296,186
Property, furniture, and equipment, less accumulated depreciation and amortization of \$25,671,526 and \$23,879,659, respectively (note 6)	24,489,967	21,583,669
Unamortized bond issuance expenses	7,463,237	6,399,984
Other assets	967,478	6,737,253
Total noncurrent assets	<u>8,124,733,196</u>	<u>8,194,798,675</u>
Total assets	<u>\$ 9,357,509,745</u>	<u>9,356,224,707</u>
Liabilities and Net Assets		
Current liabilities:		
Notes and bonds payable (note 7)	\$ 473,851,588	516,233,473
Accrued interest payable on notes and bonds	104,445,811	106,962,429
Escrows (note 8)	57,531,492	51,646,277
Accounts payable and other liabilities (notes 5 and 9)	17,304,743	21,953,795
Total current liabilities	<u>653,133,634</u>	<u>696,795,974</u>
Noncurrent liabilities:		
Bonds payable, net (note 7)	6,372,027,458	6,384,284,534
Project reserves (notes 8 and 13)	165,006,734	170,400,656
Other liabilities (notes 5, 9, 11, and 13)	27,056,362	27,712,010
Total noncurrent liabilities	<u>6,564,090,554</u>	<u>6,582,397,200</u>
Total liabilities	<u>7,217,224,188</u>	<u>7,279,193,174</u>
Net assets (note 10):		
Invested in capital assets, net of related debt	3,718,858	3,936,951
Restricted by bond indentures (note 3)	1,973,297,579	2,023,152,486
Unrestricted	163,269,120	49,942,096
Total net assets	<u>2,140,285,557</u>	<u>2,077,031,533</u>
Total liabilities and net assets	<u>\$ 9,357,509,745</u>	<u>9,356,224,707</u>

See accompanying notes to basic financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Revenues, Expenses, and Changes in Net Assets

Three months ended September 30, 2009 and 2008

	2009	2008
Operating revenues:		
Interest on mortgage and other loans	\$ 128,547,053	128,259,790
Pass-through grants income	17,826,248	16,909,151
Housing Choice Voucher program income	16,343,726	14,226,773
Investment in rental property income	3,432,792	3,206,316
Gains and recoveries on sale of other real estate owned	81,937	37,786
Other	2,670,495	1,135,528
Total operating revenues	168,902,251	163,775,344
Operating expenses:		
Interest on notes and bonds	87,099,287	87,524,413
Salaries and related employee benefits (note 11)	7,205,483	8,452,364
General operating expenses	3,467,380	3,822,574
Note and bond expenses	52,985	57,312
Amortization of bond issuance expenses	106,343	143,118
Pass-through grants expenses	17,826,248	16,909,151
Housing Choice Voucher program expenses	17,733,165	16,969,730
External mortgage servicing expenses	341,970	373,907
Investment in rental property expenses	2,948,871	3,510,758
Losses and expenses on other real estate owned	3,924,579	638,361
Provision for loan losses	7,241,890	1,435,994
Total operating expenses	147,948,201	139,837,682
Operating income	20,954,050	23,937,662
Nonoperating revenues (losses):		
Investment income (loss) (note 9)	(92,680)	11,308,404
Other, net	10,205	14,110
Total nonoperating revenues (losses)	(82,475)	11,322,514
Change in net assets	20,871,575	35,260,176
Total net assets, beginning of year	2,119,413,982	2,041,771,357
Total net assets, end of three months	\$ 2,140,285,557	2,077,031,533

See accompanying notes to basic financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY

(A Component Unit of the Commonwealth of Virginia)

Statements of Cash Flows

Three months ended September 30, 2009 and 2008

	<u>2009</u>	<u>2008</u>
Cash flows from operating activities:		
Cash payments for mortgage and other loans	\$ (249,952,110)	(298,333,787)
Principal repayments on mortgage and other loans	280,454,641	119,570,817
Interest received on mortgage and other loans	128,497,555	126,636,641
Pass-through grants received	17,826,248	16,909,151
Pass-through grants disbursed	(17,826,248)	(16,909,151)
Housing Choice Voucher payments received	16,563,317	18,045,905
Housing Choice Voucher payments disbursed	(17,763,839)	(16,948,643)
Escrow and project reserve payments received	62,401,266	63,353,284
Escrow and project reserve payments disbursed	(45,829,395)	(47,027,088)
Other operating revenues	10,312,611	1,277,211
Cash received for loan origination fees	2,028,228	1,975,116
Cash paid for loan origination fees	(1,679,183)	(2,132,514)
Cash payments for salaries and related benefits	(9,654,139)	(8,554,996)
Cash payments for general operating expenses	(7,351,399)	(3,834,395)
Cash payments for mortgage servicing expenses	(316,822)	(343,907)
Proceeds from sale of other real estate owned	4,040,666	1,544,999
Investment in rental property	(25,332,819)	(1,507,991)
Net cash provided by (used in) operating activities	<u>146,418,578</u>	<u>(46,279,348)</u>
Cash flows from noncapital financing activities:		
Proceeds from sale of notes and bonds	120,103,000	158,800,000
Principal payments on notes and bonds	(153,313,175)	(200,811,756)
Interest payments on notes and bonds	(94,625,185)	(85,846,567)
Cash payments for bond issuance expenses	(429,913)	(166,685)
Net cash provided by (used in) noncapital financing activities	<u>(128,265,273)</u>	<u>(128,025,008)</u>
Cash flows from capital and related financing activities:		
Purchases of property, furniture, and equipment	<u>(738,950)</u>	<u>(188,152)</u>
Cash flows from investing activities:		
Purchases of investments	(134,339,156)	(32,010,712)
Proceeds from sales or maturities of investments	127,788,453	36,156,124
Interest received on investments	1,095,695	6,763,630
Net cash provided by investing activities	<u>(5,455,008)</u>	<u>10,909,042</u>
Net increase (decrease) in cash and cash equivalents	11,959,347	(163,583,466)
Cash and cash equivalents, at beginning of year	<u>978,531,768</u>	<u>1,111,669,774</u>
Cash and cash equivalents, at end of three months	<u>\$ 990,491,115</u>	<u>948,086,308</u>

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Statements of Cash Flows

Three months ended September 30, 2009 and 2008

	2009	2008
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	\$ 20,954,049	23,937,664
Adjustments to reconcile operating income to net cash provided by (used in) operating activities:		
Depreciation of property, furniture, and equipment	702,776	641,513
Other depreciation and amortization	614,003	685,929
Interest on notes and bonds	87,099,286	87,524,414
Decrease in investment in rental property, net	(25,317,996)	(11,781,381)
Increase in mortgage and other loans receivable	18,269,946	(170,441,230)
Increase in allowance for loan loss	7,225,580	1,435,994
Increase (decrease) in net deferred loan fees	751,357	(254,136)
Increase in interest receivable – mortgage and other loans	523,951	(978,338)
Increase in other real estate owned	16,648,903	1,469,151
Decrease in Housing Choice Voucher contributions receivable	219,591	3,819,132
(Increase) decrease in other assets	7,511,401	686,802
Increase (decrease) in accounts payable and other liabilities	(5,356,140)	648,942
(Decrease) increase in escrows and project reserves	16,571,871	16,326,196
Net cash provided by (used in) operating activities	\$ 146,418,578	(46,279,348)
Supplemental disclosure of noncash investing activity:		
Increase in other real estate owned as a result of loan foreclosures	\$ 10,166,392	10,096,751

See accompanying notes to basic financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

(1) **Organization and Summary of Significant Accounting Policies**

(a) **Organization**

The Virginia Housing Development Authority (the Authority) was created under the Virginia Housing Development Authority Act, as amended (the Act) enacted by the 1972 Session of the Virginia General Assembly. The Act empowers the Authority, among other authorized activities, to finance the acquisition, construction, rehabilitation and ownership of housing intended for occupancy or ownership, or both, by families of low or moderate income. Mortgage loans are generally made with the proceeds of notes, bonds, or other debt obligations issued by the Authority. The notes, bonds and other debt obligations do not constitute a debt or grant or loan of credit of the Commonwealth of Virginia (the Commonwealth), and the Commonwealth is not liable for the repayment of such obligations.

For financial reporting purposes, the Authority is a component unit of the Commonwealth. The accounts of the Authority, along with other similar types of funds, are combined to form the Enterprise Funds of the Commonwealth. The Authority reports all of its activities as one enterprise fund, in accordance with U.S. generally accepted accounting principles (GAAP). See note 2 for further discussion.

(b) **Measurement Focus and Basis of Accounting**

The Authority utilizes the economic resources measurement focus and accrual basis of accounting in preparing its basic financial statements where revenues are recognized when earned and expenses when incurred. The accounts are organized on the basis of funds and groups of funds, which are set up in accordance with the authorizing act and the various note and bond resolutions. As provided for in Governmental Accounting Standards Board (GASB) Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that Use Proprietary Fund Accounting*, the Authority has elected not to apply Financial Accounting Standards Board pronouncements issued after November 30, 1989.

(c) **Use of Estimates**

The preparation of basic financial statements, in conformity with GAAP, requires management to make estimates and judgments that affect reported amounts of assets and liabilities and the disclosures of contingencies at the date of the basic financial statements and revenues and expenses recognized during the reporting period. Actual results could differ from those estimates.

(d) **Investments**

Investments are reported at fair market value on the Statements of Net Assets, with changes in fair market value recognized in investment income in the Statements of Revenues, Expenses, and Changes in Net Assets. Fair market value is determined by reference to published market prices and quotations from national security exchanges and securities pricing services.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

(e) **Investment in Rental Property**

Investment in rental property represents several multi-family apartment complexes, including the related property, furniture, and equipment. These assets are recorded at cost and are depreciated using the straight-line method over the estimated useful lives, which are 30 years for buildings, 15 years for building improvements and from 5 to 10 years for furniture and equipment. The investments are carried net of accumulated depreciation of \$12,156,577 as of September 30, 2009 and \$10,037,420 as of September 30, 2008. These investments are also tested for impairment when triggers are identified.

(f) **Mortgage and Other Loans Receivable**

Mortgage loans held for sale are recorded at the lower of cost or fair value. These loans are in the process of being transferred to Ginnie Mae in return for investment securities which the Authority intends to sell. Mortgage and other loans receivable are stated at their unpaid principal balance, net of deferred loan fees and costs and an allowance for loan losses. The Authority charges loan fees to mortgagors. These fees, net of direct costs, are deferred and amortized, using the interest method, over the contractual life of the loans as an adjustment to yield. The interest method is computed on a loan-by-loan basis and any unamortized net fees on loans fully repaid or restructured are recognized as income in the year in which such loans are repaid or restructured.

(g) **Allowance for Loan Losses**

The Authority provides for losses when a specific need for an allowance is identified. The provision for loan losses charged or credited to operating expense is the amount necessary, in management's judgment, to maintain the allowance at a level it believes sufficient to cover losses in collection of loans. Estimates of future losses involve the exercise of management's judgment and assumptions with respect to future conditions. The principal factors considered by management in determining the adequacy of the allowance are the composition of the loan portfolio, historical loss experience and delinquency statistics, economic conditions, the value and adequacy of collateral, and the current level of the allowance. The provision for loan losses was \$7,241,890 and \$1,435,994 for the three months ended September 30, 2009 and 2008, respectively.

(h) **Property, Furniture, and Equipment**

Capital assets are capitalized at cost and depreciation is provided on the straight-line basis over the estimated useful lives, which are 30 years for buildings and from 3 to 10 years for furniture and equipment. The capitalization threshold for property, furniture, and equipment is \$1,000.

(i) **Bond Issuance Expense**

Costs related to issuing bonds are capitalized in the related bond group and are amortized on the straight-line basis over the lives of the bonds.

(j) **Other Real Estate Owned**

Other real estate owned represents current investments in rental property, acquired primarily through foreclosure, and is stated at the lower of cost or fair value less estimated disposal costs. Gains and

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

losses from the disposition of other real estate owned are reported separately in the Statements of Revenues, Expenses, and Changes in Net Assets.

(k) **Notes and Bonds Payable**

Notes and bonds payable are stated at their unpaid balance less any unamortized premiums or discounts. Bond premiums and discounts are amortized over the lives of the issues using the interest method. The Authority generally has the right to specially redeem bonds, without premium, upon the occurrence of certain specified events, such as the prepayment of a mortgage loan. The Authority also generally has the right to optionally redeem the various bonds at premiums ranging from 0% to 2%. The optional redemptions generally cannot be exercised until the bonds have been outstanding for approximately ten years. All issues generally have term bonds, which will be subject to partial redemption, without premium, from mandatory sinking fund installments.

(l) **Retirement Plans**

The Authority has three defined contribution employees' retirement savings plans covering substantially all employees. Retirement expense is fully funded as incurred. To the extent terminating employees are less than 100% vested in the Authority's contributions, the unvested portion is forfeited and redistributed to the remaining participating employees.

The Authority also provides postretirement healthcare benefits under a defined benefit plan to all employees who have met the years of service requirement and who retire from the Authority on or after attaining age 55 or become permanently disabled.

The Authority adopted GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions (OPEB)*, at July 1, 2007. GASB Statement No. 45 provisions consist of standards for the measurement, recognition, and disclosure of OPEB expenses and actuarially accrued liabilities associated with OPEB as well as the extent to which progress has been made in funding the plan. Additional details on the implementation of GASB Statement No. 45 are disclosed in note 12.

(m) **Compensated Absences**

Authority employees are granted vacation and sick pay in varying amounts as services are provided. Employees may accumulate, subject to certain limitations, unused vacation and sick pay earned and, upon retirement, termination, or death, may be compensated for certain amounts at their then current rates of pay. The amount of vacation and sick pay recognized as expense is the amount earned each year.

(n) **Pass-Through Revenues and Expenses**

U.S. Department of Housing and Urban Development – Project Based Section 8

As the Commonwealth administrator for the Department of Housing and Urban Development's (HUD) Section 8 New Construction and Substantive Rehabilitation program, the Authority requisitions Section 8 funds, makes disbursements of Housing Assistance Payments (HAP) funds to landlords of eligible multi-family developments, and recognizes administrative fee income. The

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Authority received and disbursed pass-through grants totaling \$17,826,248 and \$16,909,151 during the three months ended September 30, 2009 and 2008, respectively.

U.S. Department of Housing and Urban Development – Housing Counseling Assistance Program

The Authority serves as an administrator for twenty eight HUD-approved Housing Counseling Agencies in Virginia. The Housing Counseling Assistance Program provides counseling to consumers on seeking, financing, maintaining, renting, or owning a home. There were no Housing Counseling Assistance Program pass-through revenues and expenses during the three months ended September 30, 2009 and 2008.

NeighborWorks America

The Authority is an administrator for NeighborWorks America, a national nonprofit organization created by Congress to provide financial support, technical assistance, and training for community-based revitalization efforts. Thirteen nonprofit agencies are assisted by NeighborWorks funds administered by the Authority. There were no NeighborWorks America pass-through revenues and expenses during the three months ended September 30 2009 and 2008.

(o) **Housing Choice Voucher Program**

As the Commonwealth administrator for HUD's Section 8 Housing Choice Voucher program, the Authority requisitions Section 8 funds, makes disbursements of HAP funds to eligible tenants, and recognizes administrative fee income.

Upon receipt or disbursement of HAP and administrative funds related to Section 8, corresponding revenues or expenses are recorded in Housing Choice Voucher program income or Housing Choice Voucher program expense in the Statements of Revenues, Expenses and Changes in Net Assets. Housing Choice Voucher contributions receivable are stated at the balance of funds obligated and available from HUD but not yet disbursed to the Authority. Excess HAP or administrative funds disbursed to the Authority are recorded in unrestricted net assets in the Statements of Net Assets. Cumulative excess HAP and administrative funds totaled \$2,184,828 and \$1,209,521, respectively, as of September 30, 2009 and \$9,689,429 and \$1,850,731 respectively, as of September 30, 2008. HUD monitors the utilization of these excess funds and adjusts funding levels prospectively to assure all funds are being used to serve as many families up to the number of vouchers authorized by the program.

(p) **Commonwealth Priority Housing Fund**

The Commonwealth Priority Housing Fund, established by the 1988 Session of the Virginia General Assembly, uses funds provided by the state to provide loans and grants for a wide variety of housing initiatives. The Department of Housing and Community Development develops the program guidelines and the Authority acts as administrator for the Funds. The balances associated with the Commonwealth Priority Housing Fund are recorded in assets and liabilities in the amounts of \$8,294,761 and \$8,349,199 as of September 30, 2009 and 2008, respectively.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

(q) Cash Equivalents

For purposes of the Statements of Cash Flows, cash equivalents consist of investments with original maturities of three months or less from the date of purchase.

(r) Rebatable Arbitrage

Rebatable arbitrage involves the investment of proceeds from the sale of tax-exempt debt in a taxable investment that yields a higher rate than the rate of the debt. This results in investment income in excess of interest costs. Federal law requires such income be rebated to the government if the yield from these earnings exceeds the effective yield on the related tax-exempt debt issued. Arbitrage must be calculated, reported and paid every five years or at maturity of the debt, whichever is earlier. However, the potential liability is calculated annually for financial reporting purposes.

(s) Statement of Net Assets

The assets presented in the Statement of Net Assets represent the total of similar accounts of the Authority's various groups (note 2). Since the assets of certain of the groups are restricted by the related debt resolutions, the total does not indicate that the combined assets are available in any manner other than that provided for in the resolutions for the separate groups. When both restricted and unrestricted resources are available for use, the Authority's policy is to use restricted resources first, and thereafter unrestricted resources as needed.

(t) Operating and Nonoperating Revenues and Expenses

The Authority's Statements of Revenues, Expenses, and Changes in Net Assets distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally are a result from financing the acquisition, construction, rehabilitation, and ownership of housing intended for occupancy and ownership, by families of low or moderate income or as a result from the ownership of certain multi-family housing rental properties. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(u) Reclassifications

Certain reclassifications have been made in the September 30, 2008 basic financial statements to conform to the September 30, 2009 presentation.

(2) Basis of Presentation

The accounts of the Authority are presented in a single proprietary fund set of basic financial statements consisting of various programs. The Authority's activities include the following programs:

(a) General Operating Accounts

The General Operating Accounts consist of a group of accounts used to record the receipt of income not directly pledged to the repayment of specific notes and bonds and the payment of expenses related to the Authority's administrative functions.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

(b) Multi-Family Housing Bond and Rental Housing Bond Groups

The proceeds of the Multi-Family Housing Bonds and Rental Housing Bonds are used to finance construction and permanent loans on multi-family development projects, as well as, permanent financing for owned rental property.

All outstanding bonds in the Multi-Family Housing Bond Group were redeemed on May 1, 2009. There are no anticipated future bond issuances to be made from the Multi-Family Housing Bond Group. Substantially all of the residual assets of the Multi-Family Housing Bond Group were transferred to the Rental Housing Bond Group and are available for funding related housing projects.

(c) VHDA General Purpose Bond Group

The proceeds of the General Purpose Bonds are used to finance construction and permanent loans on multi-family projects, loans on single-family dwellings, as well as, permanent financing for owned rental property and the Authority's office facilities.

(d) Commonwealth Mortgage Bond Group

The proceeds of Commonwealth Mortgage Bonds are used to purchase or make long-term loans to owner occupants of single-family dwelling units, as well as, temporary financing for other real estate owned.

(3) Restricted Assets

Restricted assets are primarily assets held for the benefit of the respective bond owners and include mortgage loans, debt service and debt reserves, and investments. Certain assets are held on behalf of Federal programs or housing initiatives of the Commonwealth.

Restricted assets as of September 30, 2009 and 2008 were as follows:

	September 30	
	2009	2008
Current assets:		
Cash and cash equivalents	\$ 766,621,001	847,070,498
Investments	8,576,041	4,478,855
Interest receivable – investments	182,013	1,093,694
Mortgage loans held for sale	8,527,788	—
Mortgage and other loans receivable	153,592,734	142,350,761
Interest receivable – mortgage and other loans	37,760,382	37,671,749
Other real estate owned	19,021,735	14,867,305
Other assets	6,300,029	5,951,518
Total current assets	1,000,581,723	1,053,484,380

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

	September 30	
	2009	2008
Noncurrent assets:		
Investments	\$ 56,620,582	191,143,800
Mortgage and other loans receivable	8,007,989,927	7,876,366,587
Less allowance for loan loss	85,650,574	61,853,399
Less net deferred loan fees	26,258,966	24,651,312
Mortgage and other loans receivable, net	<u>7,896,080,387</u>	<u>7,789,861,876</u>
Investment in rental property, net	45,173,660	48,017,577
Property, furniture, and equipment, less accumulated depreciation and amortization of \$12,628,180 and \$11,654,091, respectively	16,432,207	14,277,520
Unamortized bond issuance expenses	7,076,324	6,046,717
Other assets	359,534	469,147
Total noncurrent assets	8,021,742,694	8,049,816,637
Total assets	<u>\$ 9,022,324,417</u>	<u>9,103,301,017</u>

(4) Mortgage and Other Loans Receivable

Substantially all mortgage and other loans receivable are secured by first liens on real property within the Commonwealth. The following are the interest rates and typical loan terms by loan program or bond group for the major loan programs:

Loan program/bond group	Interest rates	Initial loan terms
General Operating Accounts	0% to 9.14%	Thirty to forty years
Multi-Family Housing Bond Group	3.5% to 12.36%	Thirty to forty years
Rental Housing Bond Group	0% to 13.13%	Thirty to forty years
VHDA General Purpose Bond Group	0% to 13.92%	Thirty to forty years
Commonwealth Mortgage Bond Group	1.12% to 13.85%	Thirty years

Commitments to fund new loans and monies available to provide future loans were as follows at September 30, 2009:

	Committed	Uncommitted
General Operating Loan Programs	\$ 5,032,654	70,139,573
VHDA General Purpose Bond Group	2,070,000	26,192,491
Rental Housing Bond Group	110,589,899	—
Commonwealth Mortgage Bond Group	15,587,665	44,460,667
Total	<u>\$ 133,280,218</u>	<u>140,792,731</u>

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

(5) Cash, Cash Equivalents and Investments

Cash includes cash on hand and amounts in checking accounts, which are insured by the Federal Depository Insurance Corporation or are collateralized under provisions of the Virginia Security for Public Deposits Act. At September 30, 2009 and 2008, the carrying amount of the Authority's deposits was \$61,581,646 and \$49,170,096, respectively, and checks drawn in excess of bank balances, included in accounts payable and other liabilities were \$7,926,845 and \$9,909,494, respectively. The associated bank balance of the Authority's deposits was \$61,201,004 and \$46,552,190 at September 30, 2009 and 2008, respectively. The difference between the carrying amount and the bank balance is due to outstanding checks, deposits in transit, and other reconciling items.

Cash equivalents include investments with original maturities of three months or less from date of purchase. Investments consist of U.S. Government and agency securities, municipal tax-exempt securities, corporate notes, and various other investments for which there are no securities as evidence of the investment. Investments in the bond funds consist of those permitted by the various resolutions adopted by the Authority. At September 30, 2009 and 2008, total cash equivalents were \$928,909,469 and \$898,916,212, respectively.

Investments are classified in the statements of net assets as follows:

	September 30	
	2009	2008
Current investments	\$ 8,576,041	4,478,855
Noncurrent investments	93,146,160	232,135,476
Total investments	<u>\$ 101,722,201</u>	<u>236,614,331</u>

The Investment of Public Funds Act of the Code of Virginia permits political subdivisions of the Commonwealth to invest in open repurchase agreements and money market securities that are collateralized with securities that are approved for direct investment. Within the permitted statutory framework, the Authority's investment policy requires securities collateralizing repurchase agreements to maintain a fair value at least equal to 102% of the cost and accrued interest of the repurchase agreement, and no more than 2% of the Authority's total assets may be invested in any one entity, exclusive of overnight repurchase agreements and short term investments with a maturity not to exceed six months.

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy is to hold all investments to maturity and to limit the length of an investment at purchase, to coincide with expected timing of its use.

(a) Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of debt instruments will adversely affect the fair value of an investment. Investments with interest rates that are fixed for longer periods are likely to be subject to more variability in their fair values as a result of future changes in interest rates. As a means of communicating interest rate risk, the Authority has elected the segmented time distribution

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

September 30, 2009 and 2008

method of disclosure, which requires the grouping of investment cash flows into sequential time periods in tabular form.

As of September 30, 2009, the Authority had the following investments (including cash equivalents) and maturities:

Investment type	Less than 1 year	1 – 5 years	6 – 10 years	Over 10 years	Fair value
Corporate notes	\$ 2,501,000	919,040			3,420,040
Municipal securities	9,357,940	16,477,265			25,835,205
Asset-backed securities	—			46,063,124	46,063,124
Agency-mortgage backed securities	—			28,004,430	28,004,430
Money market securities	736,423,000				736,423,000
Other interest-bearing securities	190,885,882				190,885,882
Total investments	\$ 939,167,822	17,396,305	—	74,067,554	1,030,631,681

As of September 30, 2008, the Authority had the following investments (including cash equivalents) and maturities:

Investment type	Less than 1 year	1 – 5 years	6 – 10 years	Over 10 years	Fair value
Corporate notes	\$ —	3,289,391	—	—	3,289,391
Repurchase agreements	312,774,296	—	—	—	312,774,296
Municipal securities	11,453,971	16,643,607	—	—	28,097,578
Asset-backed securities	—	4,861,816	—	129,830,554	134,692,370
Agency-mortgage backed securities	—	1,239,857	2,355,674	19,437,293	23,032,824
U.S. government and agency securities	—	28,671,948	684,690	25,120,648	54,477,286
Money market securities	523,572,853	—	—	—	523,572,853
Other interest-bearing securities	55,593,946	—	—	—	55,593,946
Total investments	\$ 903,395,066	54,706,619	3,040,364	174,388,495	1,135,530,544

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

September 30, 2009 and 2008

(b) Credit Risk

Credit risk is the risk that an issuer or other counterparts to an investment will not fulfill its obligations. The Authority places emphasis on securities of high credit quality and marketability. The following table presents investment exposure to credit risk by investment type as of September 30, 2009:

Investment type	Amount	S & P/ Moody's rating	Percentage of total investments
Money Market Securities	\$ 736,423,000	P-1	71.45%
Other Interest Bearing Instruments	190,885,882	Aaa	18.52%
Agency Mortgage Backed Securities	28,004,430	Aaa	2.72%
Asset Backed Securities	9,113,070	Ba2	0.88%
Municipal Securities	8,858,123	Aaa	0.86%
Asset Backed Securities	7,175,402	A2	0.70%
Asset Backed Securities	4,647,051	Baa2	0.45%
Asset Backed Securities	4,487,657	B3	0.44%
Asset Backed Securities	4,438,699	Aa1	0.43%
Asset Backed Securities	4,172,812	Ba1	0.40%
Asset Backed Securities	3,708,292	B1	0.36%
Asset Backed Securities	3,329,201	Caa2	0.32%
Asset Backed Securities	2,800,317	Aaa	0.27%
Municipal Securities	2,685,433	Aa2	0.26%
Municipal Securities	2,551,882	A2	0.25%
Corporate Notes	2,501,000	Baa1	0.24%
Municipal Securities	2,359,545	Aa3	0.23%
Municipal Securities	2,240,682	A1	0.22%
Municipal Securities	1,783,817	Aa1	0.18%
Municipal Securities	1,600,587	NR	0.16%
Municipal Securities	1,372,589	MIG-1	0.13%
Municipal Securities	1,088,490	Baa1	0.11%
Corporate Notes	919,040	A2	0.09%
Asset Backed Securities	772,247	Ba3	0.07%
Asset Backed Securities	682,276	Ca	0.07%
Municipal Securities	651,365	SP-1+	0.06%
Asset Backed Securities	644,479	Aa3	0.06%
Municipal Securities	642,692	A-	0.06%
Asset Backed Securities	91,621	Baa1	0.01%
Total investments	\$ 1,030,631,681		100.00%

E-59

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

(6) Property, Furniture, and Equipment

Activity in the property, furniture, and equipment accounts for the three months ended September 30, 2009 was as follows:

	Balance June 30, 2009	Additions	Deletions	Transfers	Balance September 30, 2009
Land	\$ 2,935,815				2,935,815
Building	28,734,001			1,016	28,735,017
Furniture and equipment	15,934,392	479,671	(222,342)		16,191,721
Motor vehicles	392,118				392,118
Construction in progress	1,648,560	259,279		(1,016)	1,906,823
	<u>\$ 49,644,886</u>	<u>738,950</u>	<u>(222,342)</u>	<u>—</u>	<u>50,161,494</u>

Activity in the related accumulated depreciation and amortization accounts during the three months ended September 30, 2009 was as follows:

	Balance June 30, 2009	Additions	Deletions	Balance September 30, 2009
Building	\$ (12,873,086)	(170,261)		(13,043,347)
Furniture and equipment	(12,078,808)	(521,601)	221,408	(12,379,001)
Motor vehicles	(238,263)	(10,916)		(249,179)
	<u>\$ (25,190,157)</u>	<u>(702,778)</u>	<u>221,408</u>	<u>(25,671,527)</u>

Activity in the property, furniture, and equipment accounts for the three months ended September 30, 2008 was as follows:

	Balance June 30, 2008	Additions	Deletions	Transfers	Balance September 30, 2008
Land	\$ 2,935,815	—	—	—	2,935,815
Building	26,150,115	—	—	—	26,150,115
Furniture and equipment	14,592,511	8,689	(51,835)	—	14,549,365
Motor vehicles	423,447	—	—	—	423,447
Construction in progress	1,225,122	179,464	—	—	1,404,586
	<u>\$ 45,327,010</u>	<u>188,153</u>	<u>(51,835)</u>	<u>—</u>	<u>45,463,328</u>

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Activity in the related accumulated depreciation and amortization accounts during the three months ended September 30, 2008 was as follows:

	Balance June 30, 2008	Additions	Deletions	Balance September 30 2008
Building	\$ (12,004,031)	(221,537)	—	(12,225,568)
Furniture and equipment	(10,976,593)	(409,435)	51,530	(11,334,498)
Motor vehicles	(309,050)	(10,543)	—	(319,593)
	<u>\$ (23,289,674)</u>	<u>(641,515)</u>	<u>51,530</u>	<u>(23,879,659)</u>

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

(7) Notes and Bonds Payable

Notes and bonds payable at June 30, 2009 and September 30, 2009 and changes for the three months were as follows:

Description	Balance at June 30, 2009	Issued (Amounts shown in thousands)	Retired	Balance at September 30, 2009
General operating accounts:				
Federal Home Loan Bank floating daily rate (rate of 0.08 % at September 30, 2009) no fixed maturity	122,605	67,918	—	190,523
Total general operating accounts	<u>122,605</u>	<u>67,918</u>	<u>—</u>	<u>190,523</u>
Rental housing bond group:				
1999 Series C/D/E/F, dated May 20, 1999, 5.89% effective interest rate, final due date May 1, 2022	35,560	—	—	35,560
1999 Series G/H, dated August 19, 1999, 6.70% effective interest rate, final due date May 1, 2022	44,075	—	—	44,075
1999 Series I/J, dated November 4, 1999, 6.83% effective interest rate, final due date February 1, 2023	29,520	—	—	29,520
1999 Series K/L, dated December 16, 1999, 6.41% effective interest rate, final due date February 1, 2023	28,515	—	—	28,515
2000 Series A/B, dated May 10, 2000, 7.14% effective interest rate, final due date August 1, 2024	52,820	—	1,910	50,910
2000 Series C, dated August 3, 2000, 8.18% effective interest rate, final due date April 1, 2024	14,235	—	—	14,235
2000 Series D/E, dated August 3, 2000, 5.98% effective interest rate, final due date April 1, 2024	36,660	—	—	36,660

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Description	Balance at June 30, 2009	Issued (Amounts shown in thousands)	Retired	Balance at September 30, 2009
2000 Series F/G/H, dated October 12, 2000, 6.90% effective interest rate, final due date October 1, 2024	\$ 53,950	—	—	53,950
2001 Series A/B, dated January 9, 2001, 7.02% effective interest rate, final due date March 1, 2025	52,585	—	—	52,585
2001 Series C/D, dated March 22, 2001, 5.87% effective interest rate, final due date June 1, 2024	11,640	—	—	11,640
2001 Series E/F/G, dated April 26, 2001, 5.94% effective interest rate, final due date June 1, 2025	16,795	—	—	16,795
2001 Series H/I, dated July 31, 2001, 6.56% effective interest rate, final due date July 1, 2025	42,375	—	1,520	40,855
2001 Series J/K/L, dated October 23, 2001, 6.06% effective interest rate, final due date December 1, 2025	53,710	—	—	53,710
2001 Series M, dated December 18, 2001, 6.78% effective interest rate, final due date January 1, 2027	37,505	—	—	37,505
2001 Series N/O, dated December 18, 2001, 5.40% effective interest rate, final due date January 1, 2027	32,010	—	—	32,010
2002 Series A, dated April 11, 2002, 6.70% effective interest rate, final due date April 1, 2027	20,905	—	—	20,905
2002 Series B, dated April 11, 2002, 5.30% effective interest rate, final due date April 1, 2027	38,030	—	—	38,030
2002 Series C/D, dated June 27, 2002, 6.45% effective interest rate, final due date September 1, 2027	57,310	—	1,645	55,665

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Description	Balance at June 30, 2009	Issued (Amounts shown in thousands)	Retired	Balance at September 30, 2009
2002 Series E/F/G, dated December 19, 2002, 5.45% effective interest rate, final due date January 1, 2028	\$ 68,155	—	—	68,155
2003 Series A/B, dated April 24, 2003, 5.04% effective interest rate, final due date June 1, 2028	48,920	—	—	48,920
2003 Series C/D, dated August 5, 2003, 3.87% effective interest rate, final due date November 1, 2028	52,200	—	—	52,200
2003 Series E, dated August 5, 2003, 4.84% effective interest rate, final due date November 1, 2028	70,680	—	—	70,680
2003 Series F/G, dated December 23, 2003, 5.42% effective interest rate, final due date April 1, 2030	46,970	—	—	46,970
2004 Series A/B, dated March 17, 2003, 5.25% effective interest rate, final due date March 1, 2030	15,830	—	—	15,830
2004 Series C, dated April 29, 2004, 5.53% effective interest rate, final due date May 1, 2029	67,525	—	—	67,525
2004 Series D/E, dated April 29, 2004, 4.72% effective interest rate, final due date May 1, 2029	48,160	—	—	48,160
2004 Series F/G, dated September 2, 2004, 5.78% effective interest rate, final due date September 1, 2030	53,275	—	1,320	51,955
2004 Series H/I/J, dated December 16, 2004, 5.10% effective interest rate, final due date December 1, 2029	36,600	—	—	36,600
2005 Series A, dated April 26, 2005, 5.37% effective interest rate, final due date May 1, 2030	37,790	—	—	37,790

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Description	Balance at June 30, 2009	Issued (Amounts shown in thousands)	Retired	Balance at September 30, 2009
2005 Series B/C, dated April 26, 2005, 4.58% effective interest rate, final due date May 1, 2031	\$ 58,805	—	—	58,805
2005 Series D, dated June 14, 2005, 5.52% effective interest rate, final due date September 1, 2033	40,420	—	875	39,545
2005 Series E/F, dated June 14, 2005, 4.60% effective interest rate, final due date September 1, 2039	44,120	—	725	43,395
2005 Series G, dated October 20, 2005, 5.30% effective interest rate, final due date December 1, 2030	88,260	—	—	88,260
2005 Series H/I, dated October 20, 2005, 4.45% effective interest rate, final due date December 1, 2030	37,930	—	—	37,930
2005 Series J/K, dated December 14, 2005, 5.30% effective interest rate, final due date February 1, 2035	38,960	—	—	38,960
2006 Series A, dated May 23, 2006, 4.89% effective interest rate, final due date April 1, 2033	8,500	—	—	8,500
2006 Series B, dated October 31, 2006, 4.68% effective interest rate, final due date November 1, 2038	23,390	—	—	23,390
2006 Series C, dated December 12, 2006, 5.95% effective interest rate, final due date January 1, 2039	44,735	—	—	44,735
2006 Series DEF, dated December 12, 2006, 4.52% effective interest rate, final due date January 1, 2039	82,020	—	575	81,445

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Description	Balance at June 30, 2009	Issued (Amounts shown in thousands)	Retired	Balance at September 30, 2009
2007 Series A, dated June 12, 2007, 6.03% effective interest rate, final due date July 1, 2039	\$ 119,760	—	1,050	118,710
2007 Series B/C, dated September 20, 2007, 6.16% effective interest rate, final due date November 1, 2038	23,650	—	—	23,650
2008 Series A, dated March 27, 2008, 5.63% effective interest rate, final due date October 1, 2038	200,000	—	—	200,000
2009 Series A, dated February 26, 2009, 6.86% effective interest rate, final due date March 1, 2039	72,915	—	—	72,915
2009 Series B, dated March 26, 2009, 5.53% effective interest rate, final due date June 1, 2043	29,050	—	—	29,050
2009 Series CD, dated March 30, 2009, 5.81% effective interest rate, final due date February 1, 2021	348,000	—	—	348,000
2009 Series E, dated September 24, 2009, 4.17% effective interest rate, final due date October 1, 2044.	—	52,185	—	52,185
Unamortized premium	2,464,820	52,185	9,620	2,507,385
Total rental housing bonds	3,290	—	—	3,662
	<u>2,468,110</u>			<u>2,511,047</u>
General purpose bonds group:				
2002 Series W, dated October 31, 2002, 5.91% effective interest rate, final due date January 1, 2028	69,275	—	2,005	67,270
2002 Series X/Y/Z, dated October 31, 2002, 4.82% effective interest rate, final due date January 1, 2043	245,710	—	1,410	244,300
2003 Series Q, dated October 30, 2003, 5.65% effective interest rate, final due date October 1, 2028	26,395	—	—	26,395

30

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Description	Balance at June 30, 2009	Issued (Amounts shown in thousands)	Retired	Balance at September 30, 2009
2003 Series R/S/T/U, dated October 30, 2003 4.62% effective interest rate, final due date October 1, 2038	\$ 82,430	—	—	82,430
2003 Series V, dated June 26, 2003 4.52% effective interest rate, final due date October 1, 2029	40,770	—	—	40,770
	464,580	—	3,415	461,165
Unamortized (discount) premium	1,709	—	—	1,852
Total VHDA general purpose bonds	<u>466,289</u>			<u>463,017</u>
Commonwealth mortgage bonds group:				
2001 Series A, dated January 30, 2001, 6.75% effective interest rate, final due date February 25, 2030	2,604	—	96	2,508
2001 Series B, dated May 4, 2001, 6.58% effective interest rate, final due date May 25, 2031	4,191	—	4,191	—
2001 Series C/D, dated June 13, 2001, 4.08% effective interest rate, final due date January 1, 2014	17,110	—	17,110	—
2001 Series F, dated July 31, 2001, 6.57% effective interest rate, final due date September 25, 2031	5,035	—	5,035	—
2001 Series G, dated October 17, 2001, 6.27% effective interest rate, final due date December 25, 2031	5,745	—	5,745	—
2001 Series H, dated October 18, 2001, 5.37% effective interest rate, final due date July 1, 2036	223,000	—	—	223,000
2001 Series I/J, dated October 18, 2001, 4.13% effective interest rate, final due date July 1, 2011	40,880	—	40,880	—

31

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Description	Balance at June 30, 2009	Issued (Amounts shown in thousands)	Retired	Balance at September 30, 2009
2002 Series A, dated January 14, 2002, 6.52% effective interest rate, final due date February 25, 2032	\$ 7,745	—	742	7,003
2002 Series B, dated March 20, 2002, 6.17% effective interest rate, final due date August 25, 2030	29,582	—	1,202	28,380
2002 Series CD, dated June 27, 2002, 6.00% effective interest rate, final due date June 25, 2032	8,718	—	1,200	7,518
2002 Series E/F/G, dated December 17, 2002, 5.12% effective interest rate, final due date December 25, 2032	29,550	—	1,704	27,846
2003 Series A/B, dated April 3, 2003, 3.87% effective interest rate, final due date July 1, 2026	97,140	—	1,400	95,740
2003 Series C, dated October 1, 2003, 5.08% effective interest rate, final due date August 25, 2033	1,927	—	9	1,918
2004 Series A, dated March 18, 2004, 4.30% effective interest rate, final due date October 1, 2029	135,460	—	4,060	131,400
2004 Series B, dated June 10, 2004, 5.61% effective interest rate, final due date June 25, 2034	7,539	—	636	6,903
2004 Series C, dated November 2, 2004, 4.21% effective interest rate, final due date January 1, 2031	142,130	—	4,000	138,130
2005 Series A, dated April 21, 2005, 4.31% effective interest rate, final due date October 1, 2031	378,200	—	12,000	366,200
2005 Series B, dated April 21, 2005, 4.92% effective interest rate, final due date July 1, 2042	46,120	—	—	46,120

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Description	Balance at June 30, 2009	Issued (Amounts shown in thousands)	Retired	Balance at September 30, 2009
2005 Series C/D/E, dated November 3, 2005, 4.41% effective interest rate, final due date October 1, 2032	\$ 400,190	—	7,100	393,090
2006 Series AB, dated April 27, 2006, 5.87% effective interest rate, final due date March 25, 2036	9,913	—	392	9,521
2006 Series C, dated June 8, 2006, 6.13% effective interest rate, final due date June 25, 2034	54,588	—	4,455	50,133
2006 Series DEF, dated July 13, 2006 4.60% effective interest rate, final due date January 1, 2033	596,400	—	7,000	589,400
2007 Series ABCD, dated May 18, 2007 4.96% effective interest rate, final due date January 1, 2036	1,080,535	—	7,155	1,073,380
2008 Series A, dated March 25, 2008, 6.05% effective interest rate, final due date March 25, 2038	90,823	—	4,542	86,281
2008 Series B, dated April 10, 2008, 6.08% effective interest rate, final due date March 25, 2038	135,890	—	7,649	128,241
2008 Series C, dated November 18, 2008, 6.37% effective interest rate, final due date June 25, 2038	51,992	—	1,975	50,017
2008 Series DE, dated December 16, 2008, 6.10% effective interest rate, final due date January 1, 2036	200,000	—	—	200,000
	3,803,007	—	140,278	3,662,729
Unamortized premium	16,978	—	—	18,563
Total commonwealth mortgage bonds group	3,819,985	—	—	3,681,292
Total	\$ 6,876,989	—	—	6,845,879

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

Notes and bonds payable at June 30, 2008 and September 30, 2008 and changes for the three months were as follows (amounts in thousands):

	June 30, 2008	Issued	Retired	Change in unamortized premium and compound interest payable	September 30, 2008
General operating accounts	\$ 61,330	158,800	—	—	220,130
Multi-family housing bond group	391,691	—	—	(20)	391,671
Rental housing bond group	2,071,566	—	7,470	462	2,064,558
VHDA General purpose bond group	476,265	—	3,285	181	473,161
Commonwealth mortgage bond group	3,939,465	—	190,057	1,590	3,750,998
Total	\$ 6,940,317	158,800	200,812	2,213	6,900,518

Current and noncurrent amounts of notes and bonds payable at September 30, 2009 and 2008 were as follows:

	September 30,	
	2009	2008
	(Amount in thousands)	
Notes and bonds payable – current	\$ 473,852	516,233
Bonds payable – noncurrent	6,372,027	6,384,285
Total	\$ 6,845,879	6,900,518

The Authority has participated in current refundings, in which new debt is issued and the proceeds are used to redeem, generally within ninety days, previously issued debt. Related discounts or premiums previously deferred are recognized in income or expense, respectively. Effective May 1, 2009, all outstanding bonds in the Multi-Family Housing Bond Group were redeemed. The call premium of \$3,098,850 less unamortized premiums and cost of issuance on the retired bonds of \$999,673, is being amortized through October 2019. There were no refundings for the three months ended September 30, 2009 and 2008.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements
September 30, 2009 and 2008

The principal payment obligations and associated interest related to all note and bond indebtedness (excluding the effect of unamortized discounts and premium) commencing October 1, 2009 and thereafter are as follows:

Period ending September 30	Original principal	Current interest	Total debt service
2010	\$ 473,851,588	333,780,700	807,632,288
2011	268,500,000	321,681,397	590,181,397
2012	278,225,000	310,451,882	588,676,882
2013	278,415,000	298,632,851	577,047,851
2014	276,945,000	286,346,019	563,291,019
2015 - 2019	1,375,135,000	1,234,060,707	2,609,195,707
2020 - 2024	1,238,330,000	889,189,472	2,127,519,472
2025 - 2029	1,066,180,000	579,703,872	1,645,883,872
2030 - 2034	855,719,823	324,272,066	1,179,991,889
2035 - 2039	640,825,388	119,063,265	759,888,653
2040 - 2044	68,210,000	8,106,095	76,316,095
2045 - 2049	1,465,000	36,625	1,501,625
2050 - 2054	—	—	—
Total	\$ 6,821,801,799	4,705,324,951	11,527,126,750

The Authority has a \$200 million revolving credit agreement with Bank of America to provide funds for general corporate purposes. The term of the agreement was for 364 days, and at the end of each day, was automatically extended for 364 days, up to a final expiration date. On November 25, 2008, Bank of America provided notice of their election to terminate the credit agreement as of November 24, 2009. Interest on any advances is charged at a rate equal to the daily floating LIBOR rate for deposits with one month maturity plus 23 basis points per annum, 30 basis points per annum or 40 basis points per annum based upon the Authority's long-term credit ratings of AA or higher, A, or BBB or lower, respectively. All amounts outstanding at a given time are due and payable on the termination date. The Authority is in compliance with all debt covenant requirements. At September 30, 2009 there was zero outstanding and at September 30, 2008, \$165 million was outstanding.

The Authority has a \$150 million revolving credit agreement with the Bank of Nova Scotia to provide funds for general corporate purposes. The term of the agreement expires on November 29, 2013. Interest on any advances is charged at rate equal to the daily floating LIBOR rate for deposits with one month maturity plus a margin ranging from 25 basis points to 150 basis points, based upon the Authority's long-term credit ratings and the duration outstanding. All amounts outstanding at in given time are due and payable on the termination date. At September 30, 2009 and 2008 there were no amounts outstanding.

The Authority maintains a credit agreement with the Federal Home Loan Bank (FHLB) of Atlanta, whereby FHLB of Atlanta may advance funds that are secured by government securities held in FHLB of Atlanta. Interest on any advance is charged under a floating daily rate, which amounted to 0.08% on September 30, 2009 and there is a maximum maturity for any advance of twenty-four months. The

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

September 30, 2009 and 2008

Authority is in compliance with all debt covenant requirements. At September 30, 2009, \$190.5 million was outstanding and \$55.1 million was outstanding at September 30, 2008.

(8) Escrows and Project Reserves

Escrows and project reserves represent amounts held by the Authority as escrows for insurance, real estate taxes and completion assurance, and as reserves for replacement and operations (note 12). The Authority invests these funds and, for project reserves, allows earnings to accrue to the benefit of the mortgagor. At September 30, 2009 and 2008, these escrows and project reserves were presented in the Authority's statements of net assets as follows:

	September 30,	
	2009	2008
Escrows – current	\$ 57,531,492	51,646,277
Project reserves – noncurrent	165,006,734	170,400,656
Total	\$ 222,538,226	222,046,933

E-66

(9) Investment Income and Arbitrage Liabilities

The amount of investment income the Authority may earn with respect to certain tax-exempt bond issues in the Commonwealth Mortgage Bond Group, Multi-Family Housing Bond Group, Rental Housing Bond Group, and VHDA General Purpose Bond Group is limited by certain federal legislations. Earnings in excess of the allowable amount must be rebated to the U.S. Department of the Treasury. These excess earnings are recorded in accounts payable and other liabilities. Rebates paid were zero and \$284,483 for the three months ended September 30, 2009 and 2008, respectively. Remaining liability balances were \$2,236,658 and \$3,969,413 at September 30, 2009 and 2008, respectively.

(10) Net Assets

Capital assets, net of related debt, represent property, furniture, and equipment, as well as an investment in rental property, less the current outstanding applicable debt. Restricted net assets represent those portions of the total net assets in trust accounts established by the various bond resolutions for the benefit of the respective bond owners. Restricted net assets are generally required reserve funds, mortgage loans and funds held for placement into mortgage loans, investments, and funds held for scheduled debt service.

Unrestricted net assets represent those portions of the total net assets set aside to reflect current utilization and tentative plans for future utilization of such net assets. As of September 30, 2009 and 2008, such plans included funds to be available for other loans and loan commitments; for over commitments and over allocations in the various bond issues; for support funds and contributions to bond issues; and for working capital and future operating and capital expenditures. Additional unrestricted net assets commitments include contractual obligations for additional contributions to bond reserve funds; maintenance of the Authority's obligation with regard to the general obligation pledge on its bonds; contributions to future bond issues other than those scheduled during the next year; self-insurance on the uninsured, unsubsidized multi-family conventional loan program and any unanticipated losses in connection with the uninsured portions of the balance of the single-family and multi-family loans; self-insurance on the liability exposure

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

September 30, 2009 and 2008

of commissioners and officers; the cost of holding foreclosed property prior to resale; costs incurred with the redemption of bonds; single-family loan prepayment shortfalls; and other risks and contingencies.

(11) Employee Benefits Plans

The Authority incurs employment retirement savings expense under two defined contribution plans equal to 8% of full-time employees' compensation. Total retirement savings expense for the three months ended September 30, 2009 and 2008 was \$362,634 and \$443,524 respectively.

The Authority sponsors a deferred compensation plan available to all employees created in accordance with Internal Revenue Section 457. The Plan permits participants to defer a portion of their salary or wage until future years. The deferred compensation is not available to employees until termination, retirement, or death. The assets of the Plan are in an irrevocable trust with an external trustee and, accordingly, no assets or liabilities are reflected in the Authority's basic financial statements.

As of September 30, 2009 and 2008, included in other liabilities is an employee compensated absences accrual of \$3,276,236 and \$3,075,750, respectively (note 13).

(12) Other Post-Employment Benefits

At the sole discretion of the Authority, eligible employees may participate in the Virginia Housing Development Authority Retiree Health Care Plan (RHC), a single-employer defined benefit plan. The Authority administers the RHC through the Virginia Housing Development Authority Retiree Health Care Plan Trust (RHC Trust), an irrevocable trust to be used solely for providing benefits to eligible participants in the RHC. Assets of the RHC Trust are irrevocable and legally protected from creditors and dedicated to providing post-employment reimbursement of eligible medical and dental expenses to current and eligible future retirees and their spouses in accordance with the terms of the RHC. Employer contributions are recorded in the year in which they are earned and become measurable. Investments are reported at fair value and are based on published prices and quotations.

Effective January 1, 2006, eligible retirees must be at least 55 years of age with 15 years of service, (or at least 55 years of age with 10 years of service if employed by the Authority prior to such date). RHC participants receive an annual benefit based on age and years of service at retirement and based on a matrix, updated annually for cost-of-living plus 2% not to exceed 150% of the annual premium for preferred provider organization medical plan offered that year if the participant under age 65 or not to exceed 75% or the annual premium if the participant is age 65 or over. The annual benefit may be used to pay for health insurance purchased through the Authority's group plan or elsewhere, and for other eligible medical and dental expenses. For the three months ended September 30, 2009, there were approximately 50 participating retirees and 300 active employees earning service credits in the RHC.

The Authority currently contributes amounts to the RHC Trust sufficient to fully fund the annual required contribution (ARC), an actuarially determined rate in accordance with GAAP. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal costs each year plus an amortized amount of unfunded actuarial liabilities (or fund excess) over a period not to exceed thirty years. The ARC for the fiscal year ended June 30, 2009 of \$889,263 was approximately 4.1% of covered payroll.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

September 30, 2009 and 2008

The actuarially determined values for disclosure in accordance with GASB 45 are as follows:

Fiscal year-end	Beginning net OPEB obligation (asset)	ARC	Interest on OPEB liability	ARC adjustment	Amortization factor	OPEB cost
June 30, 2008	\$ —	753,288	—	—	12.41	\$ 753,288
June 30, 2009	(29,736)	895,410	(2,082)	(2,316)	12.84	891,013

The OPEB cost to the Authority and its contributions and changes in the RHC plan for fiscal years 2008 and 2009 are as follows:

Fiscal year-end	Beginning net OPEB obligation (asset)	OPEB cost	Contribution	Charge in net OPEB obligation	Net OPEB obligation (asset) balance
June 30, 2008	\$ —	753,288	(783,024)	(29,736)	(29,736)
June 30, 2009	(29,736)	891,013	(971,913)	(80,900)	(110,636)

For the year ended June 30, 2009, the Authority's Annual OPEB cost was \$891,013; the percentage of Annual OPEB Cost Contribution was 100%; and the ending Net OPEB asset was \$110,636. For the year ended June 30, 2008, the Authority's Annual OPEB cost was \$753,288; the percentage of Annual OPEB Cost Contribution was 100%; and the ending Net OPEB asset was \$29,736.

As of December 31, 2008, the unfunded actuarial accrued liability (UAAL) for benefits was \$4,135,976. The covered payroll (annual payroll of active employees covered by the RHC) was \$21,830,868 and the ratio of the UAAL to the covered payroll was 18.9%. As of December 31, 2008, the actuarial value of net assets held by the RHC Trust was \$7,880,680, the actuarial accrued liability was \$12,016,655, and the funded ratio was 65.6%. As of June 30, 2009, the RHC Trust had \$8,075,612 in net assets.

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Examples include assumptions about mortality and healthcare cost trends. Actuarially determined amounts are based on the types of benefits provided under the terms of the substantive plan at the time of each valuation and are subject to continual revisions as actual results are compared with past expectations and revised estimates are made about the future. In the actuarial valuation, the projected-unit-credit-cost method was used. The actuarial assumptions included a 7% investment rate of return per annum (compounded annually, that includes a 4.5% inflation rate and 2.5% real rate of return). The projected healthcare cost trend is 11% initially, reduced by decrements to an ultimate rate of 5% after ten years. The UAAL is being amortized as a level dollar amount over 30 years.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

September 30, 2009 and 2008

(13) Other Long-Term Liabilities

Activity in the Authority's noncurrent liability accounts, other than bonds payable, for the three months ended September 30, 2009 was as follows:

	Balance at June 30, 2009	Additions	Decreases	Balance at September 30, 2009
Project reserves	\$ 168,015,080	10,884,380	13,892,726	165,006,734
Commonwealth Priority Housing Fund liability	8,197,185	5,365	26,671	8,175,879
Other liabilities	16,195,980	2,921,185	3,512,917	15,604,248
Compensated absences payable	3,551,919	254,195	529,879	3,276,235
Total	\$ 195,960,164	14,065,125	17,962,193	192,063,096

Activity in the Authority's noncurrent liability accounts, other than bonds payable, for the three months ended September 30, 2008 was as follows:

	Balance at June 30, 2008	Additions	Decreases	Balance at September 30, 2008
Project reserves	\$ 171,525,076	16,039,683	17,164,101	170,400,658
Commonwealth Priority Housing Fund liability	8,216,186	25,018	498	8,240,706
Other liabilities	16,512,384	808,760	925,592	16,395,552
Compensated absences payable	3,126,061	414,159	464,470	3,075,750
Total	\$ 199,379,707	17,287,620	18,554,661	198,112,666

(14) Contingencies and Other Matters

Certain claims, suits, and complaints arising in the ordinary course of business have been filed and are pending against the Authority. In the opinion of management, all such matters are adequately covered by insurance or, if not so covered, are without merit or are of such kind or involve such amounts as would not have a material adverse effect on the basic financial statements of the Authority.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

September 30, 2009 and 2008

The Authority participates in several Federal financial assistance programs, principal of which is the HUD Section 8 programs. Although the Authority's administration of Federal grant programs has been audited in accordance with the provisions of the United States Office of Management and Budget Circular A-133, these programs are still subject to financial and compliance audits. The amount, if any, of expenses which may be disallowed by the granting agencies cannot be determined at this time, although the Authority expects such amounts, if any, to be immaterial in relation to its financial statements.

The Authority is exposed to various risks of loss such as theft of, damage to, and destruction of assets, injuries to employees, and natural disasters. The Authority carries commercial insurance for their risks. There have been no significant reductions in insurance coverage from coverage in the prior year, and settled claims have not exceeded the amount of insurance coverage in any of the past three fiscal years.

[THIS PAGE INTENTIONALLY LEFT BLANK]

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit Of The Commonwealth of Virginia)

Required Supplementary Information

Retiree Healthcare Plan – Schedule of Funding Progress by Plan Valuation Date

Actuarial valuation date	Actuarial value of assets	Actuarial accrued liability	Unfunded actuarial accrued liability	Funded ratio	Covered payroll	Unfunded as a percent of covered payroll
December 31, 2007	\$ 8,631,596	10,747,191	2,115,595	80.3%	\$ 20,479,198	10.3%
December 31, 2008	7,880,680	12,016,655	4,135,976	65.6%	\$ 21,830,868	18.9%

The required schedule of funding progress presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits. As of December 31, 2008, the unfunded actuarial accrued liability (UAAL) for benefits was \$4,135,976. The covered payroll (annual payroll of active employees covered by the RHC) was \$21,830,868 and the ratio of the UAAL to the covered payroll was 18.9%. The Authority established the RHC Trust fund in November 2006 and as of the actuarial valuation date of December 31, 2009, the actuarial value of net assets held by the RHC Trust was \$7,880,680. As of June 30, 2009, the RHC Trust had \$8,075,612 in net assets.

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Examples include assumptions about mortality and healthcare cost trends. Actuarially determined amounts are based on the types of benefits provided under the terms of the substantive plan at the time of each valuation and are subject to continual revisions as actual results are compared with past expectations and revised estimates are made about the future. The Schedule of Funding Progress, which provides multi-year trend information about whether the actuarial value of plan assets are increasing or decreasing over time in relation to the actuarial accrued liability for benefits, is presented as required supplementary information for the RHC as of December 31, 2008 and 2007. In this actuarial valuation, the projected-unit-credit-cost method was used. The actuarial assumptions included a 7% investment rate of return per annum (compounded annually, that includes a 4.5% inflation rate and 2.5% real rate of return). The projected healthcare cost trend is 11% initially, reduced by decrements to an ultimate rate of 5% after ten years. The UAAL is being amortized as a level dollar amount over 30 years.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Assets

September 30, 2009

Assets	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Current assets:						
Cash and cash equivalents	\$ 417,637,706	-	218,643,106	45,820,889	308,389,414	990,491,115
Investments	8,576,041	-	-	-	-	8,576,041
Interest receivable – investments	524,868	-	79,840	27,756	72,959	705,423
Mortgage loans held for sale	8,515,415	-	-	-	12,373	8,527,788
Mortgage and other loans receivable	2,057,430	-	54,246,769	23,631,072	75,714,893	155,650,164
Interest receivable – mortgage and other loans	1,190,307	-	15,887,183	2,885,714	18,953,280	38,916,484
Other real estate owned	1,094,134	-	312,000	1,764,725	16,945,010	20,115,869
Other assets	5,400,915	-	772,312	2,596,353	1,024,085	9,793,665
Total current assets	<u>444,996,816</u>	<u>—</u>	<u>289,941,210</u>	<u>76,726,509</u>	<u>421,112,014</u>	<u>1,232,776,549</u>
Noncurrent assets:						
Investments	66,199,704	-	26,027,417	919,040	-	93,146,161
Mortgage and other loans receivable	64,732,074	-	2,729,854,023	527,514,790	4,745,734,251	8,067,835,138
Less allowance for loan loss	2,733,212	-	34,864,644	8,862,153	41,923,777	88,383,786
Less net deferred loan fees	466,062	-	39,311,752	3,420,511	(16,473,297)	26,725,028
Mortgage and other loans receivable, net	<u>61,532,800</u>	<u>—</u>	<u>2,655,677,627</u>	<u>515,232,126</u>	<u>4,720,283,771</u>	<u>7,952,726,324</u>
Investment in rental property, net	766,369	-	40,298,756	4,874,904	-	45,940,029
Property, furniture, and equipment, less accumulated depreciation and amortization of \$25,671,526	8,411,353	-	6,956,214	9,122,400	-	24,489,967
Unamortized bond issuance expenses	386,913	-	3,991,263	1,697,619	1,387,442	7,463,237
Other assets	557,891	-	-	9,527	400,060	967,478
Total noncurrent assets	<u>137,855,030</u>	<u>—</u>	<u>2,732,951,277</u>	<u>531,855,616</u>	<u>4,722,071,273</u>	<u>8,124,733,196</u>
Total assets	<u>\$ 582,851,846</u>	<u>—</u>	<u>3,022,892,487</u>	<u>608,582,125</u>	<u>5,143,183,287</u>	<u>9,357,509,745</u>

E-70

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Assets

September 30, 2009

Liabilities and Net Assets	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Current liabilities:						
Notes and bonds payable	\$ 190,523,000	-	90,185,000	11,020,000	182,123,588	473,851,588
Accrued interest payable on notes and bonds	18,998	-	43,330,293	7,343,554	53,752,966	104,445,811
Escrows	57,531,492	-	-	-	-	57,531,492
Accounts payable and other liabilities	3,866,038	-	860,293	113,884	12,464,528	17,304,743
Total current liabilities	251,939,528	—	134,375,586	18,477,438	248,341,082	653,133,634
Noncurrent liabilities:						
Bonds payable, net	-	-	2,420,862,403	451,997,138	3,499,167,917	6,372,027,458
Project reserves	165,006,734	-	-	-	-	165,006,734
Other liabilities	(4,661,946)	-	26,632,917	3,334,951	1,750,440	27,056,362
Total noncurrent liabilities	160,344,788	—	2,447,495,320	455,332,089	3,500,918,357	6,564,090,554
Total liabilities	412,284,316	—	2,581,870,906	473,809,527	3,749,259,439	7,217,224,188
Net assets:						
Invested in capital assets, net of related debt	7,369,883	-	4,842,845	(8,493,870)	-	3,718,858
Restricted by bond indentures	(71,473)	-	436,178,736	143,266,468	1,393,923,848	1,973,297,579
Unrestricted	163,269,120	-	-	-	-	163,269,120
Total net assets	170,567,530	—	441,021,581	134,772,598	1,393,923,848	2,140,285,557
Total liabilities and net assets	\$ 582,851,846	—	3,022,892,487	608,582,125	5,143,183,287	9,357,509,745

See accompanying notes to financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)
Combining Schedule of Revenues, Expenses, and Changes in Net Assets
Three months ended September 30, 2009

	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Operating revenues:						
Interest on mortgage and other loans	\$ 1,103,350	-	48,795,149	9,568,792	69,079,762	128,547,053
Pass-through grants income	17,826,248	-	-	-	-	17,826,248
Housing Choice Voucher program income	16,343,726	-	-	-	-	16,343,726
Investment in rental property income	-	-	2,792,566	640,226	-	3,432,792
Gains and recoveries on sale of other real estate owned	(1)	-	-	1,928	80,010	81,937
Other	2,154,124	-	144,797	351,449	20,125	2,670,495
Total operating revenues	<u>37,427,447</u>	<u>—</u>	<u>51,732,512</u>	<u>10,562,395</u>	<u>69,179,897</u>	<u>168,902,251</u>
Operating expenses:						
Interest on notes and bonds	55,600	-	35,470,683	5,742,392	45,830,612	87,099,287
Salaries and related employee benefits	7,205,483	-	-	-	-	7,205,483
General operating expenses	3,297,120	-	54,306	115,954	-	3,467,380
Note and bond expenses	52,985	-	-	-	-	52,985
Amortization of bond issuance expenses	15,125	-	30,865	13,499	46,854	106,343
Pass-through grants expenses	17,826,248	-	-	-	-	17,826,248
Housing Choice Voucher program expenses	17,733,165	-	-	-	-	17,733,165
External mortgage servicing expenses	3,256	-	-	2,946	335,768	341,970
Investment in rental property expenses	5,114	-	2,443,921	499,836	-	2,948,871
Losses and expenses on other real estate owned	(63)	-	-	187,709	3,736,933	3,924,579
Provision for loan losses	(1,133,784)	-	5,531,764	1,793,672	1,050,238	7,241,890
Total operating expenses	<u>45,060,249</u>	<u>—</u>	<u>43,531,539</u>	<u>8,356,008</u>	<u>51,000,405</u>	<u>147,948,201</u>
Operating income (expense)	<u>(7,632,802)</u>	<u>—</u>	<u>8,200,973</u>	<u>2,206,387</u>	<u>18,179,492</u>	<u>20,954,050</u>
Nonoperating revenues (losses):						
Investment income (loss)	(2,565,865)	-	1,201,471	56,865	1,214,849	(92,680)
Other, net	10,205	-	-	-	-	10,205
Total nonoperating revenues (losses)	<u>(2,555,660)</u>	<u>—</u>	<u>1,201,471</u>	<u>56,865</u>	<u>1,214,849</u>	<u>(82,475)</u>
Income (loss) before transfers	<u>(10,188,462)</u>	<u>—</u>	<u>9,402,444</u>	<u>2,263,252</u>	<u>19,394,341</u>	<u>20,871,575</u>
Transfers between funds	26,771,788	-	(1,109,609)	2,006,849	(27,669,028)	—
Change in net assets	16,583,326	—	8,292,835	4,270,101	(8,274,687)	20,871,575
Total net assets, beginning of year	153,984,204	—	432,728,746	130,502,497	1,402,198,535	2,119,413,982
Total net assets, end of year	<u>\$ 170,567,530</u>	<u>—</u>	<u>441,021,581</u>	<u>134,772,598</u>	<u>1,393,923,848</u>	<u>2,140,285,557</u>

See accompanying notes to financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Assets

September 30, 2008

Assets	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Current assets:						
Cash and cash equivalents	\$ 275,464,133	43,413,452	112,804,783	32,646,160	483,757,780	948,086,308
Investments	4,478,855	0	0	0	0	4,478,855
Interest receivable – investments	688,438	773,722	182,252	36,029	93,876	1,774,317
Mortgage loans held for sale	0	0	0	0	0	—
Mortgage and other loans receivable	3,130,618	15,008,258	34,396,791	21,838,222	71,107,490	145,481,379
Interest receivable – mortgage and other loans	1,047,196	3,364,373	11,863,554	3,015,886	19,395,178	38,686,187
Other real estate owned	632,990	0	6,874,898	1,590,931	6,401,476	15,500,295
Other assets	3,001,452	26,452	876,253	2,853,985	660,549	7,418,691
Total current assets	<u>288,443,682</u>	<u>62,586,257</u>	<u>166,998,531</u>	<u>61,981,213</u>	<u>581,416,349</u>	<u>1,161,426,032</u>
Noncurrent assets:						
Investments	104,072,197	61,172,297	66,055,067	835,916	—	232,135,477
Mortgage and other loans receivable	105,382,724	563,529,067	2,026,309,114	527,898,981	4,747,054,539	7,970,174,425
Less allowance for loan loss	4,455,177	4,085,685	20,133,653	5,359,548	32,274,513	66,308,576
Less net deferred loan fees	568,431	8,084,335	29,996,741	3,827,695	(17,257,459)	25,219,743
Mortgage and other loans receivable, net	<u>100,359,116</u>	<u>551,359,047</u>	<u>1,976,178,720</u>	<u>518,711,738</u>	<u>4,732,037,485</u>	<u>7,878,646,106</u>
Investment in rental property, net	1,278,609	2,693,266	40,027,127	5,297,184	—	49,296,186
Property, furniture, and equipment, less accumulated depreciation and amortization of \$23,879,659	7,272,179	—	7,173,440	7,138,050	—	21,583,669
Unamortized bond issuance expenses	353,267	688,965	2,352,260	1,751,616	1,253,876	6,399,984
Other assets	6,268,106	—	—	981	468,166	6,737,253
Total noncurrent assets	<u>219,603,474</u>	<u>615,913,575</u>	<u>2,091,786,614</u>	<u>533,735,485</u>	<u>4,733,759,527</u>	<u>8,194,798,675</u>
Total assets	<u>\$ 508,047,156</u>	<u>678,499,832</u>	<u>2,258,785,145</u>	<u>595,716,698</u>	<u>5,315,175,876</u>	<u>9,356,224,707</u>

E-73

VIRGINIA HOUSING DEVELOPMENT AUTHORITY
(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Net Assets

September 30, 2008

Liabilities and Net Assets	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Current liabilities:						
Notes and bonds payable	\$ 220,130,000	36,215,000	54,020,000	10,770,000	195,098,473	516,233,473
Accrued interest payable on notes and bonds	64,098	9,662,009	37,138,133	7,466,351	52,631,838	106,962,429
Escrows	51,646,277	—	—	—	—	51,646,277
Accounts payable and other liabilities	7,288,105	11,889	1,128,794	212,989	13,312,018	21,953,795
Total current liabilities	<u>279,128,480</u>	<u>45,888,898</u>	<u>92,286,927</u>	<u>18,449,340</u>	<u>261,042,329</u>	<u>696,795,974</u>
Noncurrent liabilities:						
Bonds payable, net	—	355,456,144	2,010,538,717	462,391,022	3,555,898,651	6,384,284,534
Project reserves	170,400,656	—	—	—	—	170,400,656
Other liabilities	627,720	2,310,909	19,368,193	2,240,924	3,164,264	27,712,010
Total noncurrent liabilities	<u>171,028,376</u>	<u>357,767,053</u>	<u>2,029,906,910</u>	<u>464,631,946</u>	<u>3,559,062,915</u>	<u>6,582,397,200</u>
Total liabilities	<u>450,156,856</u>	<u>403,655,951</u>	<u>2,122,193,837</u>	<u>483,081,286</u>	<u>3,820,105,244</u>	<u>7,279,193,174</u>
Net assets:						
Invested in capital assets, net of related debt	7,948,204	1,189,877	5,425,584	(10,626,714)	—	3,936,951
Restricted by bond indentures	—	273,654,004	131,165,724	123,262,126	1,495,070,632	2,023,152,486
Unrestricted	49,942,096	—	—	—	—	49,942,096
Total net assets	<u>57,890,300</u>	<u>274,843,881</u>	<u>136,591,308</u>	<u>112,635,412</u>	<u>1,495,070,632</u>	<u>2,077,031,533</u>
Total liabilities and net assets	<u>\$ 508,047,156</u>	<u>678,499,832</u>	<u>2,258,785,145</u>	<u>595,716,698</u>	<u>5,315,175,876</u>	<u>9,356,224,707</u>

See accompanying notes to financial statements.

VIRGINIA HOUSING DEVELOPMENT AUTHORITY

(A Component Unit of the Commonwealth of Virginia)

Combining Schedule of Revenues, Expenses, and Changes in Net Assets

Three months ended September 30, 2008

	General Operating Accounts	Multi-Family Housing Bond Group	Rental Housing Bond Group	VHDA General Purpose Bond Group	Commonwealth Mortgage Bond Group	Total
Operating revenues:						
Interest on mortgage and other loans	\$ 1,087,546	11,388,490	35,941,621	9,913,008	69,929,125	128,259,790
Pass-through grants income	16,909,151	—	—	—	—	16,909,151
Housing Choice Voucher program income	14,226,773	—	—	—	—	14,226,773
Investment in rental property income	—	155,038	2,400,280	650,998	—	3,206,316
Gains and recoveries on sale of other real estate owned	—	—	—	—	37,786	37,786
Other	808,939	37,890	127,060	158,312	3,327	1,135,528
Total operating revenues	33,032,409	11,581,418	38,468,961	10,722,318	69,970,238	163,775,344
Operating expenses:						
Interest on notes and bonds	355,114	5,776,930	29,155,443	5,873,474	46,363,452	87,524,413
Salaries and related employee benefits	8,452,364	—	—	—	—	8,452,364
General operating expenses	3,601,037	—	54,306	167,231	—	3,822,574
Note and bond expenses	57,312	—	—	—	—	57,312
Amortization of bond issuance expenses	—	18,092	28,653	13,499	82,874	143,118
Pass-through grants expenses	16,909,151	—	—	—	—	16,909,151
Housing Choice Voucher program expenses	16,969,730	—	—	—	—	16,969,730
External mortgage servicing expenses	241	—	—	3,796	369,870	373,907
Investment in rental property expenses	9,664	209,436	2,523,678	767,980	—	3,510,758
Losses and expenses on other real estate owned	—	—	—	78,177	560,184	638,361
Provision for loan losses	2,102,700	(232,871)	161,185	468,556	(1,063,576)	1,435,994
Total operating expenses	48,457,313	5,771,587	31,923,265	7,372,713	46,312,804	139,837,682
Operating income (expense)	(15,424,904)	5,809,831	6,545,696	3,349,605	23,657,434	23,937,662
Nonoperating revenues (losses):						
Investment income (loss)	4,740,520	946,174	2,095,231	216,574	3,309,905	11,308,404
Other, net	14,110	—	—	—	—	14,110
Total nonoperating revenues (losses)	4,754,630	946,174	2,095,231	216,574	3,309,905	11,322,514
Income (loss) before transfers	(10,670,274)	6,756,005	8,640,927	3,566,179	26,967,339	35,260,176
Transfers between funds	(130,646,880)	(8,512)	(468,815)	327,366	130,796,841	—
Change in net assets	(141,317,154)	6,747,493	8,172,112	3,893,545	157,764,180	35,260,176
Total net assets, beginning of year	199,207,454	268,096,388	128,419,196	108,741,867	1,337,306,452	2,041,771,357
Total net assets, end of quarter	\$ 57,890,300	274,843,881	136,591,308	112,635,412	1,495,070,632	2,077,031,533

See accompanying notes to financial statements.

[THIS PAGE INTENTIONALLY LEFT BLANK]

SUMMARY OF CONTINUING DISCLOSURE AGREEMENT

Certain provisions of the Continuing Disclosure Agreement between the Authority and the Trustee (the “Continuing Disclosure Agreement”) not previously discussed in this Official Statement are summarized below. This summary does not purport to be complete or definitive and is qualified in its entirety by reference to the full terms of the Continuing Disclosure Agreement.

The Continuing Disclosure Agreement between the Authority and the Trustee was executed and delivered for the benefit of the Holders and Beneficial Owners of the Subject Bonds and in order to assist the Participating Underwriters in complying with SEC Rule 15c2-12(b)(5). The Offered Bonds are Subject Bonds.

Certain Definitions

Defined terms used in the Continuing Disclosure Agreement and not otherwise defined therein have the meanings set forth in the Bond Resolution.

“Annual Financial Information” means the information to be provided by the Authority described under the caption “Content of Annual Financial Information.”

“Beneficial Owner” means a beneficial owner of Subject Bonds as determined pursuant to the Rule.

“Bonds” means, at any time, all of the Authority’s then Outstanding Homeownership Mortgage Bonds, collectively.

“Fiscal Year” means that period established by the Authority with respect to which its, as applicable, Audited Financial Statements or Unaudited Financial Statements are prepared. As of the date of the Continuing Disclosure Agreement, the Authority’s Fiscal Year begins on July 1 and ends on June 30 of the next calendar year.

“Holders” means the registered owners of the Subject Bonds.

“Listed Event” means any of the events listed below under the heading “Reporting of Significant Events.”

“MSRB” means the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934.

“Participating Underwriter” means the respective underwriters in connection with the offering of a series of Bonds which are Subject Bonds.

“Rule” means the applicable provisions of Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as amended, as in effect on the date of the Continuing Disclosure Agreement, including any official interpretations thereof.

“SEC” means the United States Securities and Exchange Commission.

“Subject Bonds” means those Bonds which are expressly made subject to the Continuing Disclosure Agreement in the Authority documents related to the issuance of such Bonds.

Provision of Annual Financial Information

The Authority will, not later than 180 days after the end of the Authority’s Fiscal Year, provide to the MSRB the Annual Financial Information.

The Continuing Disclosure Agreement requires the Authority to provide, in a timely manner, notice to the MSRB of any failure by the Authority to provide Annual Financial Information to the MSRB on or before the date described in the first paragraph under this heading and also of any change in the Authority’s fiscal year.

Content of Annual Financial Information

The Authority’s Annual Financial Information shall contain or include by reference information of the following type:

(a) the audited financial statements, if available, or unaudited financial statements of the Authority for the Fiscal Year ended on the previous June 30, prepared in accordance with generally accepted accounting principles, applied on a consistent basis; provided, however, that the Authority may from time to time, in order to comply with federal or state legal requirements, modify the basis upon which its financial statements are prepared;

(b) the amount of General Fund assets made or expected to be made available to originate mortgage loans with yields which are, at the time such loans are originated, substantially less than the yields of U.S. government or agency-securities of similar maturity;

(c) the delinquency status of single family mortgage loans originated under the Authority's bond financed single family programs, including, the outstanding balance of such mortgage loans, the outstanding balance of such mortgage loans that are delinquent, the percentage of delinquent mortgage loans, the outstanding balance of such mortgage loans in foreclosure, and the percentage of such mortgage loans in foreclosure;

(d) the amount of any allowance for loan losses;

(e) the original principal amounts, outstanding principal amounts, and effective interest rates (if fixed to maturity) on the outstanding general obligation notes and bonds of the Authority;

(f) the percentages of outstanding principal balance of bond financed single family mortgage loans, by primary insurance provider; and

(g) the percentage of the Authority's bond financed single family mortgage loan portfolio serviced by the Authority, overall and newly originated, and the remaining percentage of such portfolio serviced by its principal external servicers.

If the Authority's Annual Financial Information does not include its audited financial statements, when and if such audited financial statements become available the Authority shall provide them to the MSRB.

Any of the items (b) through (i) above will not be provided separately if included in the Authority's financial statements. In addition, any or all of the items listed above may be included by specific reference to documents, including official statements of debt issues of the Authority or related public entities, previously either (i) provided to the MSRB, or (ii) filed with the SEC (if such document is a final official statement within the meaning of the Rule, it must also be available from the MSRB). Annual Financial Information may be provided in one document or multiple documents, and at one time or in part from time to time.

In addition to items (a) through (i) above, the Authority's Annual Financial Information shall include information regarding amendments to the Continuing Disclosure Agreement as described below in the last two paragraphs under the heading "Amendment of Continuing Disclosure Agreement."

Reporting of Significant Events

The Authority will give notice, in a timely manner, to the MSRB of the occurrence of any of the following events with respect to the Subject Bonds, if material:

- (1) principal and interest payment delinquencies;
- (2) non-payment related defaults;
- (3) modification to rights of Holders;
- (4) Subject Bond calls;
- (5) unscheduled draws on credit enhancements reflecting financial difficulties;
- (6) substitution of credit or liquidity providers, or their failure to perform;
- (7) defeasances;
- (8) rating changes;
- (9) adverse tax opinions or events adversely affecting the tax-exempt status (if applicable) of any Subject Bonds;
- (10) unscheduled draws on debt service reserves reflecting financial difficulties; or
- (11) release, substitution or sale of property securing repayment of the Subject Bonds.

Notwithstanding the foregoing, unless the Rule requires otherwise, notice of Listed Events described in items (4) and (7) need not be given any earlier than, if applicable, the date notice is required to be given to Holders of applicable Subject Bonds pursuant to the Bond Resolution or the Authority's documents authorizing the issuance of such Subject Bonds.

The Continuing Disclosure Agreement requires the Trustee to promptly give notice to the Authority whenever, in the course of performing its duties as Trustee under the Bond Resolution, the Trustee identifies a Listed Event; provided, however, that the failure of the Trustee so to advise the Authority shall not constitute a breach by the Trustee of any of its duties and responsibilities under the Continuing Disclosure Agreement and the Bond Resolution.

Amendment of Continuing Disclosure Agreement

The Continuing Disclosure Agreement may be amended by written agreement of the Authority and the Trustee, and any provision of the Continuing Disclosure Agreement may be waived, without the consent of the Holders or Beneficial Owners (except to the extent required as described in clause 4 (ii) below), under the following conditions: (1) the Authority determines that such amendment or waiver is made in connection with a change in circumstances that arises from a change in legal (including regulatory) requirements, a change in law (including rules or regulations) or in interpretations thereof, or a change in the identity, nature or status of the Authority or the type of business conducted thereby or is made to facilitate compliance with the Rule and any future amendments to the Rule, (2) the Continuing Disclosure Agreement as so amended or waived would have complied with the requirements of the Rule as of the date of each primary offering of Subject Bonds affected by the amendment or waiver, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances, (3) the Authority shall have delivered to the Trustee an opinion of legal counsel expert in federal securities laws ("Securities Counsel"), addressed to the Authority and the Trustee, to the same effect as set forth in clause (2) above, (4) either (i) a party unaffiliated with the Authority (such as the Trustee or bond counsel) acceptable to the Authority and the Trustee has determined that the amendment or waiver does not materially impair the interests of the Beneficial Owners, or (ii) the Holders consent to the amendment or waiver of the Continuing Disclosure Agreement pursuant to the same procedures as are required for amendments to the General Bond Resolution with consent of Holders; and (5) the Authority shall have delivered copies of such amendment or waiver to the MSRB.

In addition to the foregoing, the Authority and the Trustee may amend the Continuing Disclosure Agreement, and any provision of the Continuing Disclosure Agreement may be waived, if the Trustee shall have received an opinion of Securities Counsel, addressed to the Authority and the Trustee, to the effect that the adoption and the terms of such amendment or waiver would not, in and of themselves, cause the undertakings in the Continuing Disclosure Agreement to violate the Rule, taking into account any subsequent change in or official interpretation of the Rule.

To the extent any amendment to the Continuing Disclosure Agreement results in a change in the type of financial information or operating data provided pursuant to the Continuing Disclosure Agreement, the first Annual Financial Information provided thereafter shall include a narrative explanation of the reasons for the amendment and the impact of the change.

If an amendment is made to the basis on which financial statements are prepared, the Annual Financial Information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. Such comparison shall include a qualitative and, to the extent reasonably feasible, quantitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information.

Enforcement

The obligation of the Authority to comply with the provisions of the Continuing Disclosure Agreement are enforceable (i) in the case of enforcement of obligations to provide financial statements, financial information, operating data and notices, by any Beneficial Owner of Outstanding Subject Bonds, or by the Trustee on behalf of the Holders of Outstanding Subject Bonds, or (ii), in the case of challenges to the adequacy of the financial statements, financial information and operating data so provided, by the Trustee on behalf of the Holders of Outstanding Subject Bonds or by any Beneficial Owner; provided, however, that a Beneficial Owner may not take any enforcement action pursuant to clause (ii) without the consent of the Holders of not less than 25% in aggregate principal amount of the Subject Bonds at the time Outstanding; provided, further, that the Trustee shall not be required to take any enforcement action except at the direction of the Holders of not less than 25% in aggregate principal amount of the Subject Bonds at the time Outstanding who shall have provided the Trustee with adequate security and indemnity. The Holders', the Beneficial Owners' and the Trustee's right to enforce the provisions of the Continuing Disclosure Agreement are limited to a right, by action in mandamus or for specific performance, to compel performance of the Authority's obligations under the Continuing Disclosure Agreement. Any failure by the Authority or the Trustee to perform in accordance with the Continuing Disclosure Agreement will not constitute a default or any Event of Default under the Bond Resolution, and the rights and remedies provided by the Bond Resolution upon the occurrence of a default or an Event of Default will not apply to any such failure.

Termination

The Authority's and the Trustee's obligations under the Continuing Disclosure Agreement with respect to the Subject Bonds terminate upon legal defeasance pursuant to the Bond Resolution, prior redemption or payment in full of all of the Subject Bonds.

The Continuing Disclosure Agreement, or any provision thereof, shall be null and void in the event that the Authority (1) delivers to the Trustee an opinion of Securities Counsel, addressed to the Authority and the Trustee, to the effect that those portions of the Rule which require the provisions of the Continuing Disclosure Agreement, or any of such provisions, do not or no longer apply to the Subject Bonds, whether because such portions of the Rule are invalid, have been repealed, or otherwise, as shall be specified in such opinion, and (2) delivers notice to such effect to the MSRB.

Manner of Reporting

All notices and filings required to be made to the MSRB hereunder shall be made in the manner prescribed by the MSRB.

Governing Law

The Continuing Disclosure Agreement must be construed and interpreted in accordance with the laws of the Commonwealth, and any suits and actions arising out of the Continuing Disclosure Agreement must be instituted in a court of competent jurisdiction in the Commonwealth, provided that, to the extent the Continuing Disclosure Agreement addresses matters of federal securities law, including the Rule, the Continuing Disclosure Agreement must be construed in accordance with such federal securities laws and the official interpretation thereof.

**Proposed Form of Approving Opinion of
Hunton & Williams LLP
Bond Counsel to the Authority to be
Delivered on the Date of Issuance of the Offered Bonds**

..., 2010

Virginia Housing Development Authority
Richmond, Virginia

Commissioners:

We have examined a record of proceedings relating to the delivery of \$107,330,000 Homeownership Mortgage Bonds, 2010 Series A-Non-AMT (the "Bonds") by the Virginia Housing Development Authority (the "Authority"), a political subdivision of the Commonwealth of Virginia (the "Commonwealth") created by the Virginia Housing Development Authority Act, being Chapter 1.2 of Title 36 of the Code of Virginia, 1950, as amended (the "Act"), and organized and existing under the Act and other laws of the Commonwealth.

The Bonds are authorized to be issued pursuant to the Act and a resolution of the Authority adopted December 2, 2009, entitled "A Resolution Providing for the Issuance of Homeownership Mortgage Bonds of the Virginia Housing Development Authority and for the Rights of the Owners Thereof" (the "Resolution"); a resolution of the Authority adopted December 2, 2009 entitled "Bond Limitations Resolution" (the "Bond Limitations Resolution"); and the Written Determinations of an Authorized Officer of the Authority dated January 28, 2010 executed and delivered in accordance therewith. Such Written Determinations, the Bond Limitations Resolution and the Resolution are collectively herein referred to as the "Bond Resolution." The Bonds are authorized to be issued pursuant to the Resolution for the purpose of providing funds to carry out the Authority's Program of making Mortgage Loans. All capitalized terms used herein and not otherwise defined have the meanings set forth in the Bond Resolution.

Based upon the foregoing, we are of the opinion that:

1. Under the Constitution and laws of the Commonwealth, the Act is valid and the Authority has been duly created and validly exists as a political subdivision with such political and corporate powers as set forth in the Act with lawful authority, among other things, to carry out the Program of making Mortgage Loans, to provide funds therefor and to perform its obligations under the terms and conditions of the Bond Resolution.
2. The Bond Resolution has been duly adopted by the Authority and is valid and binding upon the Authority and is enforceable in accordance with its terms.
3. The Bonds are valid and legally binding general obligations of the Authority secured by a pledge in the manner and to the extent set forth in the Resolution and are entitled to the equal benefit, protection and security of the provisions, covenants and agreements of the Resolution. The Resolution creates a valid pledge of, and the lien that it purports to create upon, the Assets held or set aside or to be held and set aside pursuant to the Resolution, subject only to the provisions of the Resolution permitting the use and payment thereof for or to the purposes and on the terms and conditions set forth in the Resolution.

The foregoing opinion is qualified to the extent that the enforceability of the Bonds and the Bond Resolution may be limited by bankruptcy, moratorium or insolvency or other laws affecting creditors' rights or remedies generally and is subject to general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law).

Our services as bond counsel to the Authority have been limited to delivery of the foregoing opinion based upon our review of such proceedings and documents as we deem necessary to approve the validity of the Bonds and the related Bond Resolution. We express no opinion herein as to the tax-exempt status of the interest on any of the Bonds, the financial resources of the Authority, the adequacy of the Assets pledged to payment of the Bonds, the ability of the Authority to provide for the payment of the Bonds, or the accuracy or completeness of any information that may have been relied on by anyone in making a decision to purchase the Bonds, including the Authority's Preliminary Official Statement dated January 19, 2010 and its Official Statement dated January 28, 2010.

Very truly yours,

[THIS PAGE INTENTIONALLY LEFT BLANK]

**Proposed Form of Tax Opinion of
Hawkins Delafield & Wood LLP
Special Tax Counsel to the Authority to be
Delivered on the Date of Issuance of the Offered Bonds**

..., 2010

Virginia Housing Development Authority
Richmond, Virginia

Commissioners:

We have acted as Special Tax Counsel to the Virginia Housing Development Authority (herein called the "Authority") in connection with the offering of the Homeownership Mortgage Bonds, 2010 Series A-Non-AMT (herein called the "Bonds") of the Authority. In connection with rendering the opinion below, we have examined the provisions of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations promulgated thereunder and have also examined the following:

- (1) the resolution of the Authority adopted December 2, 2009 entitled "A Resolution Providing for the Issuance of Homeownership Mortgage Bonds of the Virginia Housing Development Authority and for the Rights of the Owners Thereof", as amended and supplemented to the date hereof (herein called the "General Bond Resolution"), the resolution of the Authority adopted December 2, 2009, entitled "Bond Limitations Resolution" (herein called the "Bond Limitations Resolution") and the Written Determinations of an Authorized Officer of the Authority executed and delivered in accordance therewith (such Written Determinations, the Bond Limitations Resolution and the General Bond Resolution are collectively herein called the "Bond Resolution");
- (2) the opinion of even date herewith of Hunton & Williams LLP, Bond Counsel, approving the legality of the Bonds and other matters;
- (3) the Authority's Tax Certification and the Arbitrage Certificate, of even date herewith (the "Certificates"), of authorized officers of the Authority, to the effect that the Bonds are not "arbitrage bonds" within the meaning of the Code and as to other matters affecting the tax-exempt status of such Bonds; and
- (4) the relevant provisions of such other documents and such other matters of fact and law as we have deemed relevant to the rendering of this opinion.

In such examination, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals and the conformity with originals of all documents submitted to us as copies thereof. We have relied, to the extent we deemed such reliance proper, on certificates and opinions provided to us. In rendering the opinion expressed below, we have relied, without independent investigation, upon the opinion of counsel referred to above as to all matters not related to federal income taxation, and have assumed that the Bonds are valid and legally binding obligations of the Authority.

The Code establishes certain ongoing requirements that must be met subsequent to the issuance and delivery of the Bonds in order that interest on the Bonds be and remain excluded from gross income under Section 103 of the Code. These requirements include, but are not limited to, requirements relating to use and expenditure of gross proceeds of the Bonds, yield and other restrictions on investments of gross proceeds, and the arbitrage rebate requirement that certain excess earnings on gross proceeds be rebated to the federal government. Noncompliance with such requirements may cause interest on the Bonds to become included in gross income for federal income tax purposes retroactive to their issue date, irrespective of the date on which such noncompliance occurs or is discovered.

Based upon the foregoing, we are of the opinion that under existing statutes and court decisions and assuming continuing compliance with certain tax covenants described herein, (i) interest on the Bonds is excluded from gross income for federal income tax purposes pursuant to Section 103 of the Code and (ii) interest on the Bonds is not treated as a preference item in calculating the alternative minimum tax imposed on individuals and corporations under the Code and is not included in the adjusted current earnings of corporations for the purpose of calculating the alternative minimum tax. In rendering our opinion, we have relied on certain representations, certifications of fact, and statements of reasonable expectations made by the Authority in connection with the Bonds, and we have assumed compliance by the Authority with certain ongoing covenants to comply with applicable requirements of the Code to assure the exclusion of interest on the Bonds from gross income under Section 103 of the Code.

Except as stated in the paragraph above, we express no opinion as to any other matter with respect to the exemption of interest on the Bonds from federal income taxation or as to the treatment of any such Bonds for tax purposes by any state, city, county or other jurisdiction. We render our opinion under existing statutes and court decisions as of the date hereof, and we assume no obligation to update, revise or supplement this opinion to reflect any action hereafter taken or not taken, or any

facts or circumstances that may hereafter come to our attention, or changes in law or in interpretations thereof that may hereafter occur, or for any other reason. We express no opinion on the effect of any action hereafter taken or not taken in reliance upon an opinion of other counsel on the exclusion from gross income for federal income tax purposes of interest on the Bonds, or under state and local tax law.

As Special Tax Counsel we were not retained to pass on, and assume no responsibility for, matters other than those covered by the specific opinion above.

Very truly yours,

