



MEETINGS SCHEDULED FOR JUNE

Date: 06/27/24, 1 p.m.

HYBRID OPTION AVAILABLE:

In Person: Minnesota Housing, Lake Superior Conference Room, 400 Wabasha Street N. Suite 400 St. Paul, MN 55102

Conference Call: Toll Free: 1.877.309.2071 Access Code: 891-675-846

NOTE:

The information and requests for approval contained in this packet of materials are being presented by Minnesota Housing staff to the Minnesota Housing Board of Directors for its consideration on Thursday, June 27, 2024.

Items requiring approval are neither effective nor final until voted on and approved by the Minnesota Housing Board.

The Agency may conduct a meeting by telephone or other electronic means, provided the conditions of Minn. Stat. §462A.041 are met. In accordance with Minn. Stat. §462A.041, the Agency shall, to the extent practical, allow a person to monitor the meeting electronically and may require the person making a connection to pay for documented marginal costs that the Agency incurs as a result of the additional connection.

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Agenda: Minnesota Housing Board Meeting

Date: 06/27/2024, 1 p.m.

Our Mission and Vision

Mission: Housing is foundational to a full life and a thriving state, so we equitably collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

Vision: All Minnesotans live and thrive in a stable, safe and accessible home they can afford in a community of their choice.

1. Call to Order

2. Roll Call

3. Agenda Review

4. Approval of Minutes

- a. (page 5) Regular meeting of May 23, 2024

5. Reports

- Chair
- Commissioner
- Committee

6. Consent Agenda

- A. (page 13) Impact Fund Award Modifications

7. Action Items

- A. (page 19) Approval of Submission of the HUD 2024 Annual Action Plan
- B. (page 35) Approval, 2024 Publicly Owned Housing Program (POHP) Selection Recommendations
- C. (page 47) Funding Modification, Rental Rehabilitation Deferred Loan (RRDL) – Southside Square, D1364, Roseau
- D. (page 51) Funding Modification, Rental Rehabilitation Deferred Loan (RRDL) – Mountain Manor, D8276, Mountain Iron
- E. (page 55) Funding Modification, Rental Rehabilitation Deferred Loan (RRDL) - Ghent Housing, D0573, Ghent
- F. (page 61) Approval, Resolution Authorizing the Issuance and Sale of Rental Housing Bonds, Series 2024D
- G. (page 143) Approval, Series Resolution Authorizing the Issuance and Sale of Variable Rate Residential Housing Finance Bonds (RHFB)
- H. (page 337) Approval, Commitment, Pool 2 First Mortgage Refinance Loan - Five Lakes Cooperative, Fairmont D7842

8. Discussion Items

- A. (page 347) Minnesota Housing Administrative Budget, Fiscal Year 2025
- B. (page 351) Financial Update for Quarter 3, Fiscal Year 2024
- C. (page 359) Board Risk Assessment for 2023 and 2024

9. Information Items

- A. (page 373) Post Sale Report, Residential Housing Finance Bonds, Series 2024 FGHI
- B. (page 391) Post Sale Report, Rental Housing Bonds, Series 2024 A-1 and A-2 (Walnut Towers)

10. Other Business

None.

11. Adjournment

None.



Meeting Minutes: Minnesota Housing Board Meeting

Date: Thursday, May 23, 2024, at 1 p.m.

1. Call Attendance

Chair DeCramer called to order the regular meeting of the Board of Minnesota Housing Finance Agency at 1:01 p.m.

2. Roll Call

Members present via hybrid: Chief Executive Benjamin, Auditor Blaha, Eric Cooperstein, Chair DeCramer, Stephanie Klinzing, and Stephen Spears.

Minnesota Housing staff present in person: Anbar Ahmed, Tal Anderson, Tom Anderson, Ryan Baumtrog, Jennifer Bergman, Susan Bergmann, Sondra Breneman, Laura Bolstad-Grafstrom, Cassandra Busch, Ji-Young Choi, Matt Dieveney, Michelle Doyal, Allison Ehlert, Kathy Engstrom, Jennifer Finnesgard, Sarah Foley, Jessica Fowler, Rachel Franco, Emily Fulton-Foley, Rachel Ganani, Shannon Gerving, Shannon Gerving, , Vanessa Haight, Jody Hanson, Amanda Hedlund, Anne Heitlinger, Darryl Henchen, Adam Himmel, Jennifer Ho, Jon Holmseth, Karin Holmstrand, Heidi Hovis, Summer Jefferson, Aaron Keniski, Katey Kinley, Dan Kitzberger, Greg Krenz, Sue Ladehoff, Janine Langsjoen, Tresa Larkin, Debbi Larson, Song Lee, Ger Lee, James Lehnhoff, Ed LeTourneau, Dylan Mato, Don McCabe, Leighann McKenzie, Colleen Meier, Benjamin Miles, Rudi Mohamed, Jonathan Moler, Gary Mortensen, Annie Reiersen, Brittany Rice, Paula Rindels, Cheryl Rivinius, Rachel Robinson, Danielle Salus, Joel Salzer, Kayla Schuchman, Mike Solomon, Kimberly Stuart, Tom Sullivan, Jodell Swenson, Mike Thone, Monica Tucker, Ted Tulashie, Nancy Urbanski, Que Vang, Kayla Vang, Teresa Vaplon, Manire Vaughn, Nicole Viana, Amanda Welliver, Alyssa Wetzels-Moore, Beverly Wilharm, Kelly Winter, Carole Wohlk, and Kristy Zack.

Others present via hybrid: Michelle Adams, Kutak Rock; Ramona Advani, Office of the Minnesota State Auditor; Melanie Johnson, Piper Sandler & Co.

3. Agenda Review

None.

4. Approval

Regular Meeting Minutes of April 25, 2024

Motion: Stephanie Klinzing moved to approve the April 25, 2024, Regular Meeting Minutes. Seconded by Eric Cooperstein. Roll call was taken. Stephen Spears was not present for the vote. Motion carries 5-0. All were in favor.

5. Reports

Chair

None.

Commissioner

Commissioner Ho shared the following with the Board:

- Welcome new employees
- Meetings
- Program Updates
- Legislative Update

Committee

None.

6. Consent Agenda

A. Approval, HousingLink Contract Amendment

B. Approval, Additional Funding and Extension, Regional Planning Grant to Prevent and End Homelessness

C. Approval, Amendments to the Home Improvement Loan Programs Procedural Manual to Implement Energy Loan Plus

Motion: Auditor Blaha moved the Consent Agenda Items. Seconded by Chief Executive Benjamin. Roll call was taken. Motion carries 6-0. All were in favor.

7. Action Items

A. Resolution Approving the Amendment of the Rental Housing Bond Resolution

Mike Solomon presented to the board a request for approval of the amendment to the existing Rental Housing Bond (RHB). The resolution authorizes the Agency's bond issuance for most of its multifamily lending. Michelle Adams joined the meeting to review the resolution. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Eric Cooperstein moved Resolution Approving the Amendment of the Rental Housing Bond Resolution. Seconded by Stephanie Klinzing. Roll call was taken. Motion carries 6-0. All were in favor.

B. Adoption, Series Resolution Authorizing the Issuance and Sale of Fixed Rate Residential Housing Finance Bonds (RHFB)

Mike Solomon presented to the board a request for approval of a series resolution authorizing the issuance and sale of fixed rate residential housing finance bonds (RHFB). Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Eric Cooperstein moved Adoption, Series Resolution Authorizing the Issuance and Sale of Fixed Rate Residential Housing Finance Bonds. Seconded by Stephanie Klinzing. Roll call was taken. Motion carries 6-0. All were in favor.

C. Adoption, Resolution Authorizing the Issuance and Sale of Rental Housing Bonds, Series 2024C-1 and 2024 C-2 (Carver)

Mike Solomon presented to the board a request for authorization to issue fixed rate bonds under the existing rental housing bond resolution. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Eric Cooperstein moved Adoption, Resolution Authorizing the Issuance and Sale of Rental Housing Bonds, Series 2024 C-1 and 2024 C-2. Seconded by Auditor Blaha. Roll call was taken. Motion carries 6-0. All were in favor.

D. Adoption, Resolution Approving the Amendment of the Revolving Credit Agreement with Royal Bank of Canada

Mike Solomon presented to the board a request for authorization to negotiate and enter into an amendment to the Revolving Credit Agreement between Minnesota Housing and Royal Bank of Canada (RBC). The Revolving Credit Agreement provides a revolving line of credit (LOC) for the purpose of financing the purchase of mortgage-backed securities prior to issuance of long-term bonds. The proposed amendment would expand the eligible uses of the LOC to include financing multifamily loans prior to purchase of the loan by the Federal Financing Bank (FFB). Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Stephanie Klinzing moved Adoption, Resolution Approving the Amendment of the Revolving Credit Agreement with Royal Bank of Canada. Seconded by Eric Cooperstein. Roll call was taken. Motion carries 6-0. All were in favor.

E. Approval, Selection and Commitment, Capacity Building Funds to HOME Line

Ji-Young Choi presented to the board a request for adoption of a resolution authorizing the commitment of \$300,000 from Minnesota Housing Capacity Building funds. This will allow the Agency to execute a Grant Contract Agreement with HOME Line from July 1, 2024 to September 30, 2025 to assist Minnesota renters with legal and educational services across the state through their free and statewide tenant hotline. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Auditor Blaha moved Approval, Selection and Commitment, Capacity Building Funds to HOME Line. Seconded by Eric Cooperstein. Roll call was taken. Motion carries 6-0. All were in favor.

F. Approval, Selection and Commitment, 2024 Housing Tax Credit (HTC) Program Round 2

Tim Sullivan presented to the board a request for approval of 2024 Housing Tax Credit (HTC) Program Round 2 selections: 1. Adoption of a resolution approving the selection and allocation of 2024 HTC Round 2 competitive federal 9% Low Income Housing Tax Credits, the applicable waivers and the creation of a waiting list. 2. Adoption of a resolution approving the selection of projects and units for further processing under the United States Department of Housing and Urban Development Section 811 Project- Based Rental Assistance (HUD Section 811 PRA) Program and, subject to final underwriting and due diligence to execute the Rental Assistance Contract (RAC). Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Chief Executive Benjamin moved Approval, Selection and Commitment, 2024 Housing Tax Credit (HTC) Program Round 2. Seconded by Auditor Blaha. Roll call was taken. Stephen Spears abstained. Motion carries 5-0. All were in favor.

G. Approval, Funding Modification, HOME Investment Partnerships program (HOME) - Wadena West Apartments, D8501, Duluth

Ted Tulashie presented to the board a request for approval, funding modification, HOME Investment Partnerships program Wadena West Apartments, D8501, Duluth. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Eric Cooperstein Approval, Funding Modification, HOME Investment Partnerships program- Wadena West Apartments, D8501, Duluth. Seconded by Stephanie Klinzing. Roll call was taken. Motion carries 6-0. All were in favor.

H. Approval, Funding Modification, Housing Infrastructure Appropriation (HIA) Loan - Mayowood II D8520, Rochester

Ted Tulashie presented to the board a request for adoption of a resolution modifying the loan under the HIA program, from \$5,636,000 to a maximum of \$6,458,000. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Stephanie Klinzing moved Approval, Funding Modification, Housing Infrastructure Appropriation Loan – Mayowood II, D8520, Rochester. Seconded by Chief Executive Benjamin. Roll call was taken. Motion carries 6-0. All were in favor.

I. Approval, Funding Modification, Housing Infrastructure Appropriation (HIA) Loan - North Place Apartments, D0649, Hutchinson

Adam Himmel presented to the board a request for approval of a resolution modifying the loan under the HIA program, from \$2,228,000 to a maximum of \$3,695,600. Chair DeCramer opened up the discussion. There were no questions from board members.

Motion: Eric Cooperstein moved Approval, Funding Modification, Housing Infrastructure Appropriation Loan - North Place Apartments, D0649, Hutchinson. Seconded by Stephanie Klinzing. Roll call was taken. Motion carries 6-0. All were in favor.

J. Approval, Commitment, Low and Moderate Income Rental (LMIR) Loan and Bridge Loan (BL) - Gladstone Village, D8209, Maplewood

Tom Anderson presented to the board a request for adoption of a resolution authorizing the issuance of a LMIR program commitment in the amount of up to \$6,506,000; and 2. Adoption of a resolution authorizing the issuance of a BL commitment not to exceed \$9,735,000 for Gladstone Village, D8209, Maplewood. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Eric Cooperstein moved Approval, Commitment, Low and Moderate Income Rental (LMIR) Loan and Bridge Loan (BL) - Gladstone Village, D8209, Maplewood. Seconded by Stephen Spears. Roll call was taken. Motion carries 6-0. All were in favor.

K. Approval, Commitment, Low and Moderate Income Rental (LMIR) Loan, Bridge Loan (BL) and Funding Modification, HOME Investment Partnership (HOME) Loan - Carver Place, D8293, Carver

Tom Anderson presented to the board a request for adoption of the following resolutions: 1. Resolution authorizing the issuance of a LMIR program commitment in the amount of up to \$4,625,000; 2. Resolution authorizing the issuance of a BL commitment not to exceed \$5,195,000; and 3. Resolution modifying the loan funding of under the HOME Program from \$2,000,000 to up to \$2,500,000. Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Eric Cooperstein moved Approval, Commitment, Low and Moderate Income Rental (LMIR) Loan, Bridge Loan (BL) and Funding Modification, HOME Investment Partnership (HOME) Loan - Carver

Place, D8293, Carver. Seconded by Stephanie Klinzing. Roll call was taken. Stephen Spears was not present for the vote. Motion carries 5-0. All were in favor.

L. Approval, Motion First Generation Homebuyer Definition, Start Up Ownership Definition, and Start Up Manual Revision

Laura Bolstad Grafstrom presented to the board a request for approval of the following:

- For the Start Up First-Time Homebuyer eligibility and the First-Generation Homebuyer definition, revise the definition of ownership to include marital interest in real estate.
- The corresponding Start Up Procedural Manual edits (see attached revised language).
- Any additional non-substantive edits deemed necessary by the Legal division to effectively implement the proposed substantive changes.

Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Eric Cooperstein moved Approval, First-Generation Homebuyer Loan Definition, and Start Up Manual Revision. Seconded by Chief Executive Benjamin. Roll call was taken. Stephen Spears was not present for the vote. Motion carries 5-0. All were in favor.

M. Modification, Board Policy No. 7 (Meetings)

Irene Kao presented to the board a request to modify Board Policy No. 7 (Meetings) by removing Policy 7.5 (Public Appearance at Meetings). Chair DeCramer opened up the discussion. Board members asked questions, and staff provided answers.

Motion: Auditor Blaha moved Modification, Board Policy No. 7 (Meetings). Seconded by Eric Cooperstein. Roll call was taken. Stephen Spears was not present for the vote. Motion carries 5-0. All were in favor.

8. Discussion Items

A. 2024 State Legislative Update

B. Proposed Changes to the State of Minnesota 2026-2027 Low-Income Housing Tax Credit Qualified Allocation Plan and Self-Scoring Worksheet for Public Comment Release

9. Information Items

A. Second Quarter 2024 Progress Report: 2024-2027 Strategic Plan and 2024-2025 Affordable Housing Plan

10. Other Business

None.

11. Adjournment

The meeting was adjourned at 3:32 p.m.

John DeCramer, Chair

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Item: Impact Fund Award Modifications

Consent Item: 6.A
Date: 06/27/2024
Staff Contacts: Amanda Hedlund, 651.284.0465, amanda.hedlund@state.mn.us
Request Type: Approval, Resolution and Approval, Motion

Request Summary

Staff requests approval of changes to three 2023 Single Family Request for Proposals (RFP) awards approved by the board of directors in December 2023 and one 2022 Single Family RFP award.

Fiscal Impact

The 2023 Single Family RFP awards with recommended changes include Housing Infrastructure Appropriations (HIA), Workforce and Affordable Homeownership Development (Workforce Homeownership) funds and Interim Loan funds. The 2022 Single Family RFP award with recommended changes includes Economic Development and Housing Challenge (EDHC) funds and Housing Infrastructure Bond (HIB) proceeds. HIA, EDHC and Workforce Homeownership funds are state-appropriated resources provided in the form of grants or deferred loans that do not earn interest for the Agency. HIB proceeds are provided in the form of forgivable loans that do not earn interest for the Agency. Interim Loan funds are provided in the form of repayable loans that earn interest for the Agency.

Agency Priorities

- | | |
|---|--|
| <input type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Request Details
- Resolution

Background

On December 14, 2023, the board of directors approved funding for the Community Homeownership Impact Fund (Impact Fund) for 78 recommended proposals received through the 2023 Single Family RFP, with awards totaling \$120,841,644. On December 15, 2022, the board of directors approved funding for the Impact Fund for 37 recommended proposals received through the 2022 Single Family RFP, with awards totaling \$20,017,914.

The Impact Fund is available statewide and offers significant flexibility in the type of funds available, including grants, deferred loans and interim construction loans. The program also offers significant flexibility in eligible uses, including acquisition, rehabilitation and resale of existing homes; new construction; owner-occupied rehabilitation; stand-alone affordability gap; and the Tribal Indian Housing Program.

Three administrators have requested modifications to their Impact Fund awards made through the 2023 Single Family RFP. Additionally, an administrator funded through the 2022 Single Family RFP has requested a contract modification to change the geographic target area in their contract.

Request Details

Staff requests approval of the following changes to projects awarded through the 2022 and 2023 Single Family RFPs as described below:

- **Blaine Economic Development Authority** (*Blaine Manufactured Home Improvement Program*)

The Agency awarded a 2023 Single Family RFP award of \$357,000 in Housing Infrastructure Appropriations grant funds to Blaine Economic Development Authority (EDA) to provide deferred forgivable loans for homeowners to rehabilitate their manufactured homes. The City of Blaine committed leverage dollars for this project. Blaine EDA originally proposed to serve 42 households with each household receiving a combination of both City of Blaine and Agency funds. Blaine EDA had assumed they would combine City of Blaine funds and Agency funds into one loan for a total of \$10,000 per loan. However, since the Agency funds will be used to make deferred, forgivable loans that will be assigned to Minnesota Housing, there will need to be a separate and distinct loan for Agency funds. Funds provided by the City of Blaine to make forgivable loans will not be assigned to Minnesota Housing, so they too will require a separate loan. This structure would result in two loans for each homeowner – one funded by the City of Blaine for \$2,500 and the other funded by the Agency for \$7,500. Having two loans per project doubles the loan origination work for the administrator and creates concern for the borrower due to having to take on two loans, even if the total amount is the same.

To address this, staff recommends reducing the unit count for Agency funds to enable Blaine EDA to increase the Agency's per-unit subsidy to the \$10,000 intended to be provided to each household, and to allow the City's leverage funds to support separate households. As a result, each homeowner will need only one loan to fund the total amount required for a rehabilitation project. The City of Blaine will still commit the same leverage to the broader program, and as a result, the City of Blaine funds combined with Agency funds are still expected to serve 42 total households as originally proposed.

This grant contract has not yet been executed. Any changes approved by the board of directors will be reflected in the grant contract terms.

Recommendation: Reduce the number of units awarded from 42 units to 32 units, remove the \$1,000 Administration Fee for the ten cut units, and increase the per-unit subsidy from \$7,500 to \$10,000. Total funding amount will be reduced by \$10,000 from \$357,000 to \$347,000. The reduction is equal to the sum of ten \$1,000 Administration Fees from the removed units.

- **Josh Hanson** (*Lawrence Lake Acres*)

The Agency awarded a 2023 Single Family RFP award of \$116,232 in Workforce and Affordable Homeownership Development grant funds for value gap to Josh Hanson to develop new construction homes in Otter Tail County. They are a first-time Impact Fund applicant. They received updated Comparative Market Analysis information from their realtor and found that the anticipated appraised value had decreased significantly, so their initial value gap estimate had become insufficient to build six homes. The total funds requested is sufficient to develop only one unit. A value gap subsidy of \$116,232 per unit is below the average Impact Fund value gap of \$125,088 per unit requested in the 2023 Single Family RFP. Had the project been proposed with the revised numbers, staff would still have recommended funding the project. Josh Hanson is prepared to start development on the unit this summer and may apply for funding for additional units through the 2024 Single Family RFP.

This grant contract has not yet been executed. Any changes approved by the board of directors will be reflected in the grant contract terms.

Recommendation: Reduce the number of units awarded from six units to one unit and increase the per unit value gap subsidy amount from \$19,372 to \$116,232. Total funding amount will remain the same.

- **Otter Tail Community Development Agency** (*Pelican Rapids Housing Development Program*)

The Agency awarded a 2023 Single Family RFP award of \$762,000 in Workforce and Affordable Homeownership Development grant funds for value gap to Otter Tail Community Development Agency (CDA) and \$950,000 in Interim Loan funds to develop new construction homes in the City of Pelican Rapids. The income limit was incorrectly noted as 80% AMI in the December 2023 board report. It should have been 115% AMI as Otter Tail CDA proposed and was considered by the Selections Committee in November 2023. Otter Tail CDA flagged this for the Agency when contracts went out on April 29, 2024.

This grant contract has been executed. Any changes approved by the board of directors will be reflected as a grant contract amendment.

Recommendation: Increase the income limit from 80% AMI to 115% AMI.

- **West Central Minnesota Communities Action** (*West Central Community Land Trust*)

The Agency awarded a 2022 Single Family RFP award of \$250,000 in Economic Development and Housing Challenge grant funds and \$50,000 in HIB loan funds for West Central Minnesota Communities Action (WCMCA) to provide affordability gap for homeowners to purchase homes that will be placed into WCMCA's community land trust (CLT). The administrator has been in discussion with Grant County commissioners and the commissioners have allocated \$50,000 per home for two homes, totaling \$100,000, to be used as CLT subsidy in Grant County. They would like to be able to leverage the Grant County subsidy with their 2022 award to serve households in Grant County. The current target area for their award includes the counties of Otter Tail, Douglas and Pope. Grant County is located in the same geographic area, south of and adjacent to Otter Tail County and west of and adjacent to Douglas County.

This grant contract has been executed. Any changes approved by the board of directors will be reflected as a grant contract amendment.

Recommendation: Expand the target area in the contract to include Grant Count

MINNESOTA HOUSING FINANCE AGENCY

**400 Wabasha Street North, Suite 400
St. Paul, Minnesota 55102**

RESOLUTION NO. MHFA 24-XXX

**RESOLUTION APPROVING MODIFICATION FOR HOUSING INFRASTRUCTURE APPROPRIATIONS (HIA)
GRANT**

WHEREAS, the Board has previously authorized a commitment for Blaine Economic Development Authority herein named by its Resolution No. MHFA 23-075; and

WHEREAS, the project continues to be in compliance with Minn. Stat. ch. 462A and Agency's rules, regulations and policies; and

WHEREAS, Agency staff have determined that there is a reduced need for grant funds for the rehabilitation of homes.

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to modify the commitment under its Resolution No. 23-075 for the indicated project, subject to the revisions noted:

1. The HIA Grant shall be reduced from \$357,000 to a revised HIA commitment amount of \$347,000;
2. All other terms and conditions of MHFA Resolution No. MHFA 23-075 remain in effect.

Adopted this 27th day of June 2024

CHAIR

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Item: Approval of Submission of the HUD 2024 Annual Action Plan

Action Item: 7.A
Date: 06/27/2024
Staff Contacts: Rachel Ganani, 651.297.3120, Rachel.ganani@state.mn.us
Nellie Siers, 651.296.0749, nellie.siers@state.mn.us
Request Type: Approval, Motion

Request Summary

Staff seeks approval of the State of Minnesota's Annual Action Plan for Federal Fiscal Year (FFY) 2024. The attached executive summary and selected sections for the Plan provide details of the annual goals and objectives for the Agency's HOME Investment Partnerships (HOME), National Housing Trust Fund (NHTF) and Housing Opportunities for Persons with AIDS (HOPWA) programs.

Fiscal Impact

The Plan includes FFY 2024 allocations and available funds: \$8,203,543 for HOME, \$3,144,833 for NHTF, and \$455,194 for HOPWA.

Agency Priorities

- | | |
|---|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Background
- AAP Executive Summary
- AAP Annual Goals and Objectives
- AAP Public Comments

Background

Minnesota Housing, along with the Department of Employment and Economic Development (DEED) and Department of Human Services (DHS), has developed its Annual Action Plan for Federal Fiscal Year (FFY) 2024. The Annual Action Plan (AAP) provides details of the State's plan for funds received through the U.S. Department of Housing and Urban Development's Community Planning and Development Division (HUD CPD). Of the various programs the State receives through HUD CPD, Minnesota Housing administers the HOME Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the National Housing Trust Fund (NHTF) programs. This Plan is required to receive these funds.

Minnesota Housing will receive an allocation of \$8,203,543 for the HOME program and anticipates approximately an additional \$1,000,000 in program income to be utilized in FFY 2024. The Agency will also receive \$3,144,833 in NHTF funds and \$455,194 for the HOPWA program. Note that the HOME and NHTF allocations for this year are substantially smaller than the FFY 2023 allocations, where Minnesota Housing received \$9,689,578 for HOME and \$4,881,843 for NHTF. For HOME, this decrease can be attributed to a smaller congressional allocation in HOME dollars overall to Participating Jurisdictions across the country. For NHTF, the State's allocation is not tied to congressional appropriations; instead, the authorizing statute requires Fannie Mae and Freddie Mac to transfer a modest percentage of their new business to finance the Housing Trust Fund. Each year, the State's allocation is determined through a statutory formula based on the money in the Housing Trust Fund.

HOME and NHTF will be available statewide through the Agency's Multifamily Consolidated RFP. It is anticipated that these funds will result in new construction or rehabilitation of an estimated 115 units of affordable rental housing. Through the HOME and NHTF programs, the 115 housing opportunities will be made available to extremely low-income, low-income and moderate-income families. NHTF funds are required to serve extremely low-income households (with incomes less than 30% of AMI). HOME funds are required to be occupied by households with low income (80% AMI), but for projects with more than four HOME units (as is typical for rental projects funded through Minnesota Housing), the requirement is for at least 20% of units to be 50% AMI or lower. In addition to capital financing, the NHTF program may also be used for a small portion of operating cost assistance (up to 30% of the grant may be used in this manner).

For HOPWA, the Agency anticipates serving 190 persons with short term rent, mortgage and utility assistance in Greater Minnesota. Two nonprofits were previously selected to administer the program on Minnesota Housing's behalf, Clare Housing and Rainbow Health.

The draft AAP was available for public comment April 8 – May 22, 2024. The State received 17 comments and/or questions in response to the draft. Comments were responded to, and one comment was rejected as a request for housing assistance rather than a response to the Annual Action Plan. The commenter was referred to Minnesota Housing's FHPAP program.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires consolidated planning, application, reporting and citizen participation processes, together called the Consolidated Plan, for the following formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships Program (HOME), National Housing Trust Fund (NHTF), Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). The Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers communities the opportunity to shape these housing and community development programs into effective, coordinated housing and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort. Guided by the Consolidated Plan, an Annual Action Plan is created to detail the proposed funded activities that will assist housing and community development initiatives throughout the State. As the lead agency for the Consolidated Plan for the State of Minnesota, the Minnesota Department of Employment and Economic Development (DEED), in coordination with the Minnesota Housing Finance Agency (Minnesota Housing) and the Department of Human Services (DHS), hereby follows HUD's guidelines for citizen and community involvement. Furthermore, these agencies are responsible for overseeing these citizen participation requirements, those that accompany the Consolidated Plan and the CDBG, HOME, HOPWA, NHTF and ESG programs, as well as those that complement the DEED planning processes already at work in the state.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the Plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The strategies of the programs administered by the DEED, Minnesota Housing and DHS are to provide decent housing, a suitable living environment and expanded economic opportunities for the state's low- and moderate-income residents. The agencies strive to accomplish these strategies by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the state. By addressing needs and creating opportunities at the individual and local government levels, the agencies hope to improve the quality of life for all residents of the state. These strategies are further explained as follows:

- Providing decent housing requires helping homeless persons obtain appropriate housing and assisting those at risk of homelessness, preserving the affordable housing stock, increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination and increasing the supply of supportive housing.

- Providing a suitable living environment entails improving the safety and livability of neighborhoods, increasing access to quality facilities and services and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons, making mortgage financing available for low- and moderate-income persons at reasonable rates, providing access to credit for development activities that promote long-term economic and social viability of the community, and empowering low-income persons to achieve economic stability.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The State's evaluation of its past performance has been completed in a thorough Consolidated Annual Performance and Evaluation Report (CAPER). This document states the objectives and outcomes identified in the first year of the State's 2022-2026 Consolidated Plan and includes an evaluation of past performance through measurable goals and objectives compared to actual performance. The past year Consolidated Plan and CAPER can be found on the Small Cities Development Program (<https://mn.gov/deed/government/financial-assistance/community-funding/small-cities.jsp>) and Minnesota Housing (<http://www.mnhousing.gov>) websites.

4. Summary of citizen participation process and consultation process

Summary from citizen participation section of Plan.

As part of the Consolidated Planning process, the lead agency must consult with a wide variety of organizations to gain understanding of the housing and community development stage. This Annual Action Plan represents a collective effort from a broad array of entities in Minnesota including private, non-profit, and public organizations; non-entitled communities; county governments; Continuum of Care organizations; and various other state agencies. The public participation process included focus groups, outreach committees and public input sessions.

The public was notified of the availability of the draft Annual Action Plan in the State Register and through our state social media outlets and eNews listservs, including to organizations that work directly with underserved populations, limited or non-English speaking persons and persons with disabilities. For example, per our Citizen Participation Plan, we reached out to a wide network of councils and coalitions focusing on specific populations, including the Council on Asian Pacific Minnesotans, Central Cultural Chicano, CLUES, Council for Minnesotans of African Heritage, Minnesota Council on Latino Affairs and the Upper Midwest American Indian Center. In addition, our eNews distribution includes an extensive network of providers for persons with disabilities, through the Olmstead Implementation Office. Public comment narratives are attached.

This year, two hybrid (in person and virtual attendance) public hearings were held to provide information on proposed activities and receive public comment.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Citizen input received during the first public hearing and comments received during the second public hearing period are listed in the 2024 Annual Action Plan Comments and Responses documents in the unique appendices.

6. Summary of comments or views not accepted and the reasons for not accepting them

One comment received during the first public hearing regarding a program not managed by DEED, Minnesota Housing and DHS was not accepted as that program's requirements and staff are not covered by this Plan. Additionally, a comment regarding the structure of a board and how information is processed was not accepted as this Plan cannot address the structure and process of other entities.

One comment received during the second public hearing requesting for housing assistance was directed to MN Housing website for Housing Assistance <https://mnhousing.gov/housing-help.html> and provided contact information for Family Homeless Prevention and Assistance Program (FHPAP).

7. Summary

The 2024 Action Plan has the following goals. These goals will use HOME, ESG, HOPWA, NHTF and CDBG funds.

- Provide Decent Affordable Housing - DEED

Fund housing rehabilitation activities for low- to moderate-income homeowner and rental households through CDBG funds, DEED

- Enhance Affordable Housing Opportunities - Minnesota Housing

Fund housing activities for low-to-moderate income households, including the rehabilitation and new construction of rental housing using HOME and NHTF funds. In addition to the income priority, Minnesota Housing also considers special needs populations as a priority in the state, and will allow, when appropriate, a limitation or preference to those populations. Two special needs populations allowed with regards to HOME and NHTF funding are permanent supportive housing for "High Priority Homeless" and people with disabilities. High Priority Homeless means (i) households experiencing long-term homeless; (ii) households at significant risk of experiencing long-term homelessness; or (iii) households prioritized for permanent supportive housing by the Coordinated Entry System adopted by the local continuums of care. For persons with disabilities, the limitation or preference will be limited to the population of families (including individuals) with a member whose disability significantly interferes with their ability to obtain and maintain housing. In accordance with the regulatory requirements of HOME and NHTF, any limitation or preference will not violate nondiscrimination requirements.

- Promote Economic Development - DEED

Encourage robust economic growth through the development and retention of businesses and jobs in non-entitlement (e.g., cities and counties that do not receive funding directly from HUD) areas of the State.

- Facilitate Housing and Service for the Homeless - Minnesota Housing and DHS

Provide funds for service providers to meet the various housing and service needs of the homeless population in Minnesota.

- Provide Funds for Special-Needs Housing and Services - Minnesota Housing

Continue to fund programs that provide housing and services to special needs populations, including those with HIV/AIDS.

- Address Public Facility Needs - DEED

Address community needs through improvements to public facilities and streetscape.

AAP Annual Goals and Objectives

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Address Housing Rehabilitation Needs	2022	2026	Affordable Housing	Non-Entitlement	Retain Decent Housing for LMI Renters/Owners	CDBG: \$7,534,038	Rental Units Rehabilitated: 132 units Homeowner Housing Rehabilitated: 201 units
Increase Affordable Housing Opportunities	2022	2026	Affordable Housing	Statewide	Unit Production for LMI Renter Households	HOME: \$8,203,543 NHTF: \$3,144,833	Rental Units Constructed: 90 units Rental Units Rehabilitated: 25 units
Support Economic Development and Workforce Needs	2022	2026	Non-Housing Community Development	Non-Entitlement	Economic Opportunities	CDBG: \$2,599,400	Façade Treatment/Business Building Rehabilitation: 62 businesses Jobs Created/Retained: 0 Businesses Assisted: 0
Facilitate Housing and	2022	2026	Homeless	Statewide	Homelessness	ESG: \$2,235,077	Tenant-Based Rental Assistance/Rapid Rehousing: 150 persons

Services for the Homeless						Homeless Person Overnight Shelter: 3,750 persons	
Provide Funds for Special Needs Housing & Services	2022	2026	Non-Homeless Special Needs	Non-Entitlement	Community Services for Vulnerable People	HOPWA: \$455,194	Homelessness Prevention: 190 persons
Improve Public Facilities and Infrastructure	2022	2026	Non-Housing Community Development	Non-Entitlement	Public Facilities and Infrastructure	CDBG: \$10,699,031	Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,740 persons assisted Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 4,686 persons assisted

Goal Descriptions

1	Goal Name	Address Housing Rehabilitation Needs - DEED
	Goal Description	Fund housing rehabilitation activities for low- to moderate-income homeowner and rental households through CDBG funds, DEED.
2	Goal Name	Increase Affordable Housing Opportunities - Minnesota Housing
	Goal Description	Fund housing activities for low-to-moderate income rental households, including renovation and new construction, and operating subsidy.
3	Goal Name	Support Economic Development and Workforce Needs
	Goal Description	Encourage robust economic growth through commercial building rehabilitation activities, the development and retention of businesses and jobs.
4	Goal Name	Facilitate Housing and Service for the Homeless
	Goal Description	Provide funds for service providers to meet the various housing and service needs of the homeless population in Minnesota.
5	Goal Name	Provide Funds for Special-Needs Housing & Services
	Goal Description	Continue to fund programs that provide housing and services to special needs populations, including those with HIV/AIDS.
6	Goal Name	Improve Public Facilities & Infrastructure - DEED
	Goal Description	Address community needs through improvements to public facilities and infrastructure.

Estimate the number of extremely low-income, low-income and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

Through the HOME and NHTF programs, an estimated 115 housing opportunities will be made available to extremely low-income, low-income and moderate-income families. NHTF funds are required to serve extremely low-income households. HOME funds are required to be occupied by households with low incomes (80% AMI), but for projects with more than four HOME units (as typical for rental projects funded through Minnesota Housing), the requirement is for at least 20% of units to be 50% AMI or lower.

Over the past several years, Minnesota Housing has been receiving more applications for new construction compared to rehabilitation of existing rental homes. Accordingly, Minnesota Housing's use of HOME funds has shifted from smaller per-unit investment amounts to larger per-unit investment amounts in a fewer number of developments. Because of larger number of

requests for new construction resources and the greater availability of other state resources over this time—and an expectation of an even greater state investment—Minnesota Housing has been able to focus HOME funds in new construction projects that have larger financing gaps that otherwise would not have moved forward. While this has allowed Minnesota Housing to complete these projects, it has also directly impacted the number of units that have been assisted with HOME and NHTF funds.

Notice of Public Hearing Comments

Summary of Comments/Discussion:

- Request for Minnesota Housing to focus federal funds on homeownership.
 - *Staff discussed that with limited federal funding, State dollars are utilized to assist with homeownership while federal funds with more stringent requirements are focused on undertaking the high rental housing need.*
- Question on the flexibility of federal funds.
 - *Staff explained the State of Minnesota's five-year Consolidated Plan planning process. The State is currently in year three of the 2022 – 2026 State of Minnesota Consolidated Plan. Funding is focused on the activities listed in the five-year Plan.*
- Question on Minnesota Housing's strategic planning to assist homeowner with aging population.
 - *Staff discussed a myriad of Minnesota Housing program utilizing both state and federal dollars that are available on Minnesota Housing website, in particular the three-year affordable housing plan and the Minnesota Housing Fix Up Home Improvement Loan program.*
- Question on advocacy being conducted for additional federal funds.
 - *Staff informed that agencies have built strong relationships with local advocacy groups and is part of a consortium of State Housing Finance Agencies, advocating for a much bigger investment from the federal government and national housing issues. Communities are also urged to voice their concerns to their local legislators.*
- Question on potentially utilizing current HUD allocation on housing activities for the elderly.
 - *Staff explained that the programs currently being implemented consist of a list of activities that were based on community-wide and stakeholder input incorporated into the Five-Year Consolidated Plan. Other housing programs are being implemented by agencies with state dollars which are more flexible.*
- Comment on utilizing youth apprentice programs, sweat equity and recycled building materials to stretch dollars for programs.
 - *Thank you for your comment.*
- Question regarding the total amount appropriated to the State of Minnesota.
 - *Staff informed that the current allocation to the State of Minnesota is \$32.8 million for all five programs listed in the draft 2024 Annual Action Plan. There are*

additional federal funds that HUD had allocated to localities in the entitlement communities. These additional funds are not included in the draft 2024 Annual Action Plan. Entitlement communities should be contacted with questions on the use of their HUD allocated funds.

- Question on if any of the dollars appropriated by HUD, even if those funds are not being discussed in this meeting, are required to house the homeless population via shelters or a placement in an apartment.
 - *Staff responded yes. ESG funds assist with emergency shelters and rapid rehousing for those experiencing homelessness to secure housing.*
- Question on what is the federal fiscal year for the funds received, how much of a lag time occurs between appropriation and dispersal of funds, and if all the funds be dispersed immediately.
 - *Staff informed that the funding covered by this Plan would be for the 2024 federal fiscal year and described briefly how each agency's programs are structured. Included in the discussion were the timing anticipated for the grant agreement from HUD after the Annual Action Plan is approved, the performance period for each program, and the method of distribution which includes the application and the Request for Proposal process. A discussion was also held on how material cost has increased and the different financing mechanism available.*
- Question on if any of the funds are being appropriated to house individuals with disabilities.
 - *Staff describes Minnesota Housing's point scoring system for the Consolidated RFP. Additional points are given based on preferences for projects that would be assisting a certain population, senior housing, persons with disabilities, very low income or other high priority homelessness. However, funds are not set aside or appropriated for these preferences.*
- Question on if other populations such as active military, veterans, first responders, firefighters or other populations in crisis could be included in the preferences for a point scoring system.
 - *Staff informed that preferences are reevaluated every year as part of Minnesota Housing's Affordable Housing Plan strategy.*
- Question on whether the funds can be shifted to address homelessness or if funds may be encumbered by programs.
 - *Staff informed that a set amount of dollars are appropriated for specific programs by Congress and cannot be shifted within programs. Each program has a variety of uses based on the Five-Year Consolidated Plan.*

Written Public Comments were received by:

- ❖ Private citizens
- ❖ Habitat for Humanity
- ❖ Building Science Institute (BSI)

1. Resident

Need affordable place for senior citizens & veterans.

- *Thank you for your comment. The State recognizes the need for safe and affordable housing for its senior citizens and veterans, and Minnesota Housing's Request for Proposal process for selecting affordable housing projects includes a preference for senior housing as well as preferences for other high-need populations. We do acknowledge that the housing needs of senior citizens and veterans exceed available funding.*

2. Resident

We need more sect 8 vouchers in Mora housing authority, it's been a long time and we are hurting here in northern Minnesota.

- *Thank you for your comments. Please note, the State does not issue any Section 8 vouchers. Section 8 vouchers are administered through local government agencies called Public Housing Authorities (PHAs) and Housing Redevelopment Authorities (HRAs).*

3. Resident

I don't know if Section 8 housing is included in this or should be. I am on section 8 in Stearns Cty. It was easy to find the apartment I am currently in for I was already here and the landlord said he would accept section 8. But wanting and needing to move, for my health issues, I am not able to find another apartment that does not ask for a deposit and a fee for administration fees. The building also often only lets you know a month the apartment is open, not the 2-month notice that I am required to give to my landlord. The other thing I have noticed is the pre 90's or much more dated buildings without much of the newer amenities.

It is hard to see so many open apartments, new ones being built, and know that would be a good fit for you, but the landlord does not accept section 8. I don't know if there is something that the landlords know and the individuals don't know about section 8, causing them not to want to expand their apartments to the program.

- *Thank you for your comments. Please note, the State does not issue any Section 8 vouchers. Section 8 vouchers are administered through local government agencies called Public Housing Authorities (PHAs) and Housing Redevelopment Authorities (HRAs).*

Building Science Institute (BSI) – Connor Dillon

The State of Minnesota has been an incredibly progressive ally in improving the conditions of its citizens. The most recent Housing and Community Development Action Plan is a testament to the hard work of people like you to help individuals most in need.

With that in mind, there are some minor enhancements which would better align the State of Minnesota with national standards.

First, under the Enhanced Sustainability section, it references the ENERGY STAR Residential New Construction Program, then specifies the ENERGY STAR Multifamily New Construction (MFNC), ENERGY STAR Manufactured Homes, and ENERGY STAR Certified Homes programs. The later has been renamed as the “ENERGY STAR Single Family New Homes (SFNH)”. This is an editorial change that would bring the State of Minnesota in alignment with the language used by the ENERGY STAR Program.

Second, under Tier 3 of the Enhanced Sustainability pathways, it references a proprietary variant of the American National Standards Institute (ANSI) Energy Rating Index (ERI) calculation, called the “HERS Index”. To avoid tying the State of Minnesota to a proprietary system, the language should only reference the Energy Rating Index (ANSI 301 calculation methodology). The fix is simple- instead of “HERS Index”, just say “ERI” or “Energy Rating Index”. This change in language would align the State of Minnesota with the language used in the ENERGY STAR and Zero Energy Ready Home programs to show compliance with performance targets.

This change would also allow other nationally recognized entities like ourselves to provide oversight services to rating companies in the State of Minnesota. As it stands, the language mandating a HERS Index entrenches a monopoly that has allowed bad apples far too much leeway (see: Department of Justice settlement v. SMC Systems³). Our system values transparency, and we have a standing offer to allow authority having jurisdictions (AHJs) and program managers read-only access to projects within their area that occur through our home energy rating system.

And simply as an informational note - projects receiving an Energy Rating Index must receive mandatory quality management oversight to complete them. You can find national EPA⁴ and Department of Energy recognized 5 Home Certification Organizations (HCOs) on their websites, which maintain a list of approved home energy rating systems. For ENERGY STAR⁶ and Zero Energy Ready Home⁷ multifamily programs, they have two compliance options (the Prescriptive and ASHRAE 90.1) which require review from a Multifamily Review Organization (MRO), rather than from an HCO.

- *Thank you for your letter. Minnesota Housing is working to remove references to the HERS Index in our RFP documentation to better align with Energy Star standards. The reference to the HERS Index in the Self-Scoring Worksheet will be removed with the next iteration for 2025 – 2026.*

Habitat for Humanity - Cristen Incitti

Habitat for Humanity of Minnesota is a statewide support organization for 24 local Habitat organizations throughout the state, 23 of which work in over 50 counties in Greater Minnesota. These 24 organizations create affordable homeownership through new construction, affordable mortgage programs, and financial counseling. As part of the Annual Action Plan review, Habitat for Humanity of Minnesota, Inc. encourages DEED to expand eligible uses of CDBG to include activities that support affordable homeownership as part of the next Consolidated Plan process or, sooner, as part of engagement efforts with the new receipt of \$5.5 billion in additional funds allocated for affordable housing and community development nationally earlier this May, or with the 2024 Annual Action Plan. The additional \$3.3 billion in CDBG funding the state of Minnesota will receive comprises most of the new federal funding recently announced. In Minnesota, with this new CDBG funding, the state has over \$52 million in CDBG funds.

As the state continues to grapple with an affordable homeownership crisis that disproportionately impacts lower-income, income-restricted, and Black, Indigenous and households of color, expanding allowable CDBG eligible activities to support homeownership assistance is critical to supporting an equitable housing infrastructure within the state.

There are two specific types of CDBG eligible activities we encourage DEED to expand CDBG eligible uses for:

1. Broadening the allowable uses of CDBG for homeownership assistance to include the following activities: interest rate subsidies and principal reduction, closing cost and mortgage insurance premium coverage, and down payment assistance would contribute to making homeownership more accessible to low- and moderate-income Minnesotans throughout Greater Minnesota.
2. Expanding eligible uses to permit the acquisition of real property, including the acquisition of land or sites on which buildings will be constructed.

According to the CDBG Accomplishment report for Program Year 2022, DEED served 4,947 through the CDBG program. Just over six percent of households/people served were served by housing activities (215 households who benefited from single-family rehabilitation and 113 from multi-family rehabilitation), with the remainder served through public facilities investments.

The Draft 2024 Annual Action Plan anticipates a total investment of over \$42 million in the state for affordable housing and community development purposes. Of this, DEED will allocate \$24 million in CDBG funding; Minnesota Housing expects to allocate \$10.6 million in HOME funding, \$448,000 in HOPWA, and \$4.8 million in NHTF; and DHS will allocate \$2.2 million in ESG in the 2024 Action Plan alone. While this funding supports housing and community development needs throughout the state, the bulk of the CDBG funding, nearly 67% as DEED outlines in its AP-20 goals, will support public facilities and small business facades and rehabilitation. None of the federal programs and investments outlined in the Consolidated Plan support affordable homeownership.

Minnesota, which has one of the largest racial homeownership disparity gaps in the nation, now more than 50 percentage points wide (Black homeownership is 25.3% compared with White homeownership at 76.9%)¹, can support lower-income Minnesotans in accessing homeownership with CDBG funding as a critical catalyst. While the Minnesota Housing Finance Agency supports first time homebuyers through its independent programs, eligible CDBG homeownership assistance activities including interest-rate buydowns, downpayment and closing cost assistance, and mortgage principal assistance, are critical tools to be able to serve a segment of the market with demonstrated ability to repay, but that continues to be left behind given the high cost of housing and the interest rate environment.

As noted by Vice President Kamala Harris in the recent press release announcing \$5.5 billion in grants for affordable housing and community development, “Homeownership is an essential part of the American Dream that represents so much more than a roof over our heads. For people all across our nation, a home represents financial security, the opportunity to build wealth and equity, and a foundation for a better future for themselves, their children, and future generations.” We urge DEED to expand CDBG resources to support an investment in affordable homeownership, and to expand the beneficiaries of CDBG assistance to reflect the racial and ethnic demographics of our state. According to the PR54 report on the CDBG Grant Performance Profile, over 96% of CDBG beneficiaries in 2022 were White.

We welcome the opportunity to connect and collaborate on opportunities to expand this funding throughout Greater Minnesota to make affordable homeownership accessible to lower- income communities.

- *Thank you for your comments. DEED’s CDBG allocation for the 2024 federal fiscal year is \$18.8 million and this allocation is exclusively for the non-entitlement communities. The activities listed in the Action Plan was based on an extensive community-wide outreach and stakeholder meetings held for during the 2022 – 2026 Consolidated Plan planning process. Currently, DEED is receiving applications exceeding the annual allocation for the activities listed in the Action Plan. Minnesota Housing offers a variety of loan programs for first-time, repeat homebuyers and a refinancing loan program to assist in homeownership. DEED continues to make positive movements in recognizing and helping to address disparities but limited use by our diverse population continues due to the demographics in the Greater Minnesota area. DEED encourages community outreach and facilitate technical assistance session to grantees to brainstorm ideas/methods to engage with underserved communities to create a more active participation in the Small Cities Development Program grant.*

The State of Minnesota welcomes comments and suggestions for the next 5-year Plan.



Item: 2024 Publicly Owned Housing Program (POHP) Selection Recommendations

Action Item: 7.B
Date: 06/27/2024
Staff Contacts: Susan Bergmann, 651.296.3797, susan.bergmann@state.mn.us
Janine Langsjoen, 651.296.6354, janine.langsjoen@state.mn.us
Dani Salus, 651.284.3178, danielle.salus@state.mn.us
Request Type: Approval, Resolution

Request Summary

Staff requests approval and adoption of the attached resolution authorizing the selection of 2024 Publicly Owned Housing Program (POHP) applicants. If approved, the selection would fully fund 11 developments and partially fund seven developments, for a total amount of up to \$39,529,500. Selections are subject to final underwriting and the terms and conditions of the POHP Program Guide and loan documents.

Fiscal Impact

The 2024 POHP loans are financed by State of Minnesota General Obligation (GO) Bond proceeds and the loans do not earn interest for the Agency.

Agency Priorities

- | | |
|---|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Background and 2024 POHP Selections Recommendations
- Maps of 2024 Funding Recommendations and 2018-2020 Funded Developments
- Resolution

Background

The 2023 Minnesota Legislature allocated \$41 million in state General Obligation (GO) Bond proceeds to Minnesota Housing and, in January 2024, Minnesota Housing released the 2024 POHP Request for Proposals (RFP) to finance loans for the rehabilitation of public housing.

Applications for the 2024 POHP RFP were due in March 2024. POHP applications are concept based for the primary purpose of reducing the costs to borrowers of gathering third-party reports, such as architectural or engineer designs/specifications or contractor bids. Because of this, staff is recommending initial funding awards of up to \$39,529,500 and reserving approximately \$3.7 million for potential cost changes when designs and third-party reports are complete.

By definition in the GO bond authorizing language, "public housing" means housing for low-income people and households that is financed by the federal government and owned and operated by a city or county public entity such as a public housing agency (PHA), housing and redevelopment authority (HRA) or community development agency (CDA). (Note: for simplicity within this board report, the acronym PHA will be used when referring to applicants even though some applicants may be legally designated as HRA or CDA.)

Twenty-seven different PHAs applied for funding under Minnesota Housing's 2024 POHP Request for Proposals (RFP) and submitted funding requests for 42 developments. Seven funding requests were from the Metro area and 35 were from Greater Minnesota. Of the PHAs who applied for this round, six were new to the program. The 2024 POHP RFP received requests for more than \$92 million.

Minnesota Housing staff provided each applicant with an individual technical assistance session prior to the application deadline. During these technical assistance sessions, POHP staff explained general program guidelines, learned more about each applicant's proposed rehabilitation project, and provided tips on how to submit a competitive application.

Because applications are concept based, selected applicants only have provided preliminary construction and development costs. Minnesota Housing program staff will work closely with selected applicants to refine their project scope of work and will require certain applicants to engage a professional architect and/or engineer based on their specific rehabilitation needs. Agency staff will also review and approve final development budgets, including funds reserved for construction contingency. Given this approach, staff withheld funds from the GO Bond allocation to account for potential cost increases due to changes in scope of work or increased fees.

Since POHP loans are funded by proceeds from state GO Bonds, Minnesota Housing staff assessed the applications to ensure that the proposed renovations were of a capital nature, as required by Minnesota Statute 16A.695. Items that meet this threshold include a significant building system or systems that is/are either failing or near the end of their intended useful life.

Along with this threshold, Minnesota Housing staff reviewed and ranked applications based on the amount of work that fell into one of the following categories:

- a. Health and Life Safety (for example, environmental remediation of mold, radon or asbestos)
- b. Critical Physical Need (for example, replacement or repair of items that have outlived their expected useful life or are inoperable)
- c. Energy, Water Conservation, Climate Resiliency and Sustainability (for example, lighting, water conservation measures)
- d. Accessibility Improvements (for example, building and unit access features)

POHP scoring was based on eligible costs that met one of the eligibility categories, as well as the immediacy of the need. An important goal in making selection recommendations was to fund scope items that were in the worst condition and that had the most time-sensitive need among all applications. Some recommendations were modified to remove items that were ineligible, or that were eligible but less critical based on Minnesota Housing architect team’s recommendation and compared to other applications; therefore, each funding recommendation is based upon both objective and comparative analysis.

The POHP loan is structured as a 20-year, forgivable loan with a 35-year compliance period. Annual compliance reporting is required.

2024 POHP Application Summary and Process

Applications Received	Applications Recommended for Funding	Applications Not Recommended
42 applications submitted by 27 PHAs	18 developments selected (seven of which are partial awards of the amount requested)	24 developments not recommended for funding
3,259 housing units	1,641 housing units	1,618 housing units
\$92,790,689 requested	\$39,529,500 recommended	\$43,830,717 requested but not recommended for selection
<ul style="list-style-type: none"> • 7 Metro developments (17% of total applicants) • 35 Greater Minnesota developments (83% of total applicants) 	<ul style="list-style-type: none"> • 3 Metro developments (17% of those recommended) • 15 Greater Minnesota developments (83% of those recommended) 	<ul style="list-style-type: none"> • 4 Metro developments (17% of those not recommended) • 20 Greater Minnesota developments (83% of those not recommended)

POHP staff reviewed all developments for:

- Compliance with POHP statutes, rules and priorities
- Overall project feasibility
- Demonstration of financial need
- Organizational capacity

Minnesota Housing architectural staff reviewed the proposed work scope, taking the following into consideration:

- PHA work scope priorities
- Critical health and safety requests
- Water and energy conservation measures to reduce operating expenses
- Accessibility improvements
- Immediacy of need
- Consequences of the work not being completed

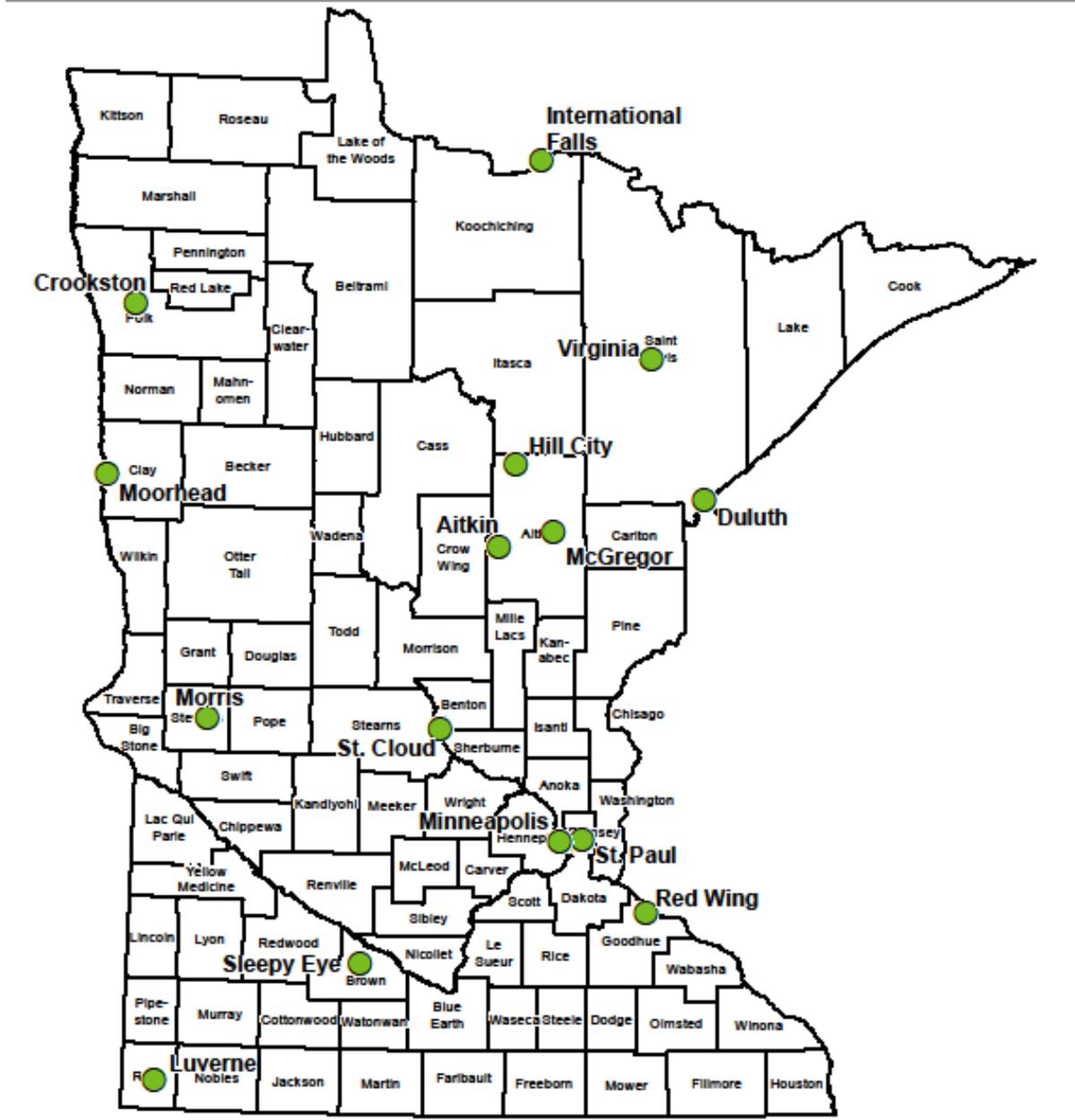
The proposals recommended for selection are set forth on the following pages.

2024 POHP Selection Recommendations

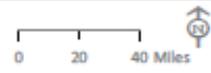
D#	Applicant	Development	City	Units	Recommended Award
D7775	Aitkin County HRA	Maryhill Manor	Aitkin	60	\$ 351,000
D8682	HRA of Red Wing	Red Wing Scattered Site	Red Wing	18	\$ 1,509,700
D7777	Aitkin County HRA	Pioneer Villa	McGregor	30	\$ 244,000
D8051	HRA of Virginia	Columbia Rouchleau	Virginia	147	\$ 5,752,600
D7810	Stevens County HRA	Grandview Apartments	Morris	60	\$ 792,300
D5973	HRA of Luverne	The Blue Mound Tower	Luverne	70	\$ 947,800
D7814	Saint Paul PHA	Edgerton Hi-Rise	Saint Paul	221	\$ 2,000,000
D7630	HRA of Red Wing	Jordan Tower I	Red Wing	100	\$ 6,275,500
D7776	Aitkin County HRA	Hill Lake Manor	Hill City	30	\$ 244,000
D6180	HRA of Sleepy Eye	Ross Park Apartments	Sleepy Eye	45	\$ 1,362,400
D8681	Saint Paul PHA	Mt. Airy Hi-Rise	Saint Paul	153	\$ 6,482,900
D7613	Saint Cloud HRA	Empire Apartments	Saint Cloud	89	\$ 350,000
D8678	International Falls HRA	Woodland Park Apartments	International Falls	80	\$ 2,182,800
D7837	Saint Cloud HRA	Wilson Apartments	Saint Cloud	126	\$ 4,800,000
D8048	Moorhead PHA	Sharp View	Moorhead	47	\$ 1,407,500
D8401	Minneapolis PHA	Cedar High Apartments – 630	Minneapolis	191	\$ 1,351,500

D#	Applicant	Development	City	Units	Recommended Award
D7770	HRA of Crookston	Oak Court	Crookston	66	\$ 595,400
D8691	HRA of Duluth	Midtowne Manor II	Duluth	108	\$ 2,880,100
TOTAL:	13	18		1,641	\$ 39,529,500

2024 Publicly Owned Housing Program (POHP) Selection Recommendations



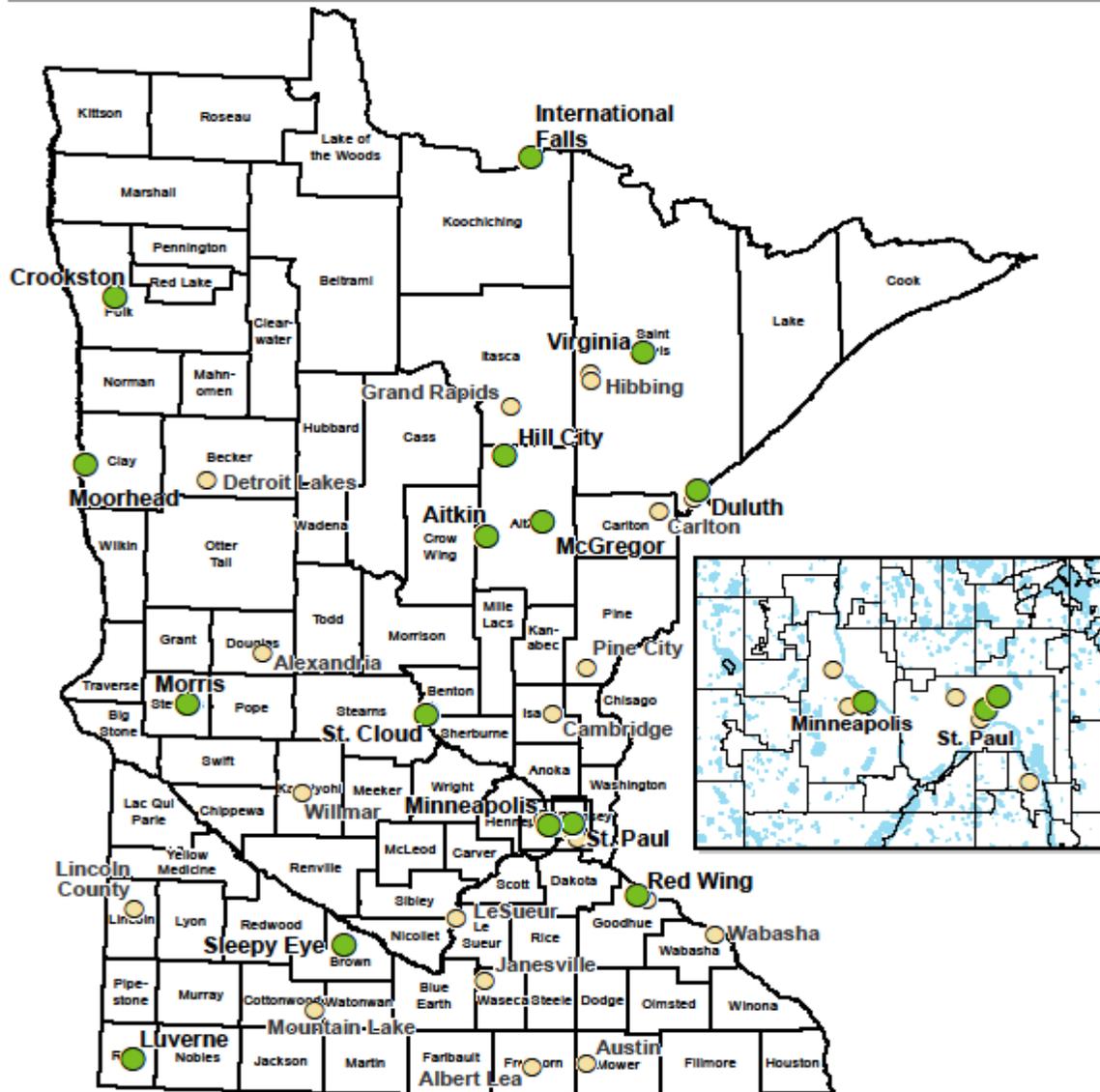
● Selection Recommendation



Source: Minnesota Housing; 5/29/2024



2018-2024 Publicly Owned Housing Program (POHP) Selections



- 2024 Selection Recommendation
- 2018 and 2020 Publicly Owned Housing Program (POHP) Selections



Source: Minnesota Housing, 5/29/2024



MINNESOTA HOUSING FINANCE AGENCY

**400 Wabasha Street North, Suite 400
St. Paul, MN 55102**

**RESOLUTION NO. MHFA 24-XXX
RESOLUTION APPROVING MORTGAGE LOAN COMMITMENTS
PUBLICLY OWNED HOUSING PROGRAM (POHP)**

WHEREAS, the Minnesota Housing Finance Agency (Minnesota Housing) received applications to provide loans financed by state General Obligation (GO) bond proceeds for the purpose of addressing critical health and safety needs and to fund conservation measures for public housing developments occupied by persons and families of low- and moderate-incomes; and

WHEREAS, Minnesota Housing staff has determined that 18 such developments are eligible applicants under Minnesota Housing's rules, regulations and policies; that such loans are not otherwise available, wholly or in part, from private lenders upon equivalent terms and conditions; and that the rehabilitation of the developments will assist in fulfilling the purpose of Minnesota Statute Chapter 462A.

NOW THEREFORE, BE IT RESOLVED:

1. The Board hereby authorizes Minnesota Housing staff to enter into loan agreements and to make loans using state GO bond proceeds to the following 18 developments, in the amounts and in compliance with the conditions set forth below:

D#	Applicant	Development	Recommended Award
D7775	Aitkin County HRA	Maryhill Manor	\$ 351,000
D8682	HRA of Red Wing	Red Wing Scattered Site	\$ 1,509,700
D7777	Aitkin County HRA	Pioneer Villa	\$ 244,000
D8051	HRA of Virginia	Columbia Rouchleau	\$ 5,752,600
D7810	Stevens County HRA	Grandview Apartments	\$ 792,300
D5973	HRA of Luverne	The Blue Mound Tower	\$ 947,800

D#	Applicant	Development	Recommended Award
D7814	Saint Paul PHA	Edgerton Hi-Rise	\$ 2,000,000
D7630	HRA of Red Wing	Jordan Tower I	\$ 6,275,500
D7776	Aitkin County HRA	Hill Lake Manor	\$ 244,000
D6180	HRA of Sleepy Eye	Ross Park Apartments	\$ 1,362,400
D8681	Saint Paul PHA	Mt. Airy Hi-Rise	\$ 6,482,900
D7613	Saint Cloud HRA	Empire Apartments	\$ 350,000
D8678	International Falls HRA	Woodland Park Apartments	\$ 2,182,800
D7837	Saint Cloud HRA	Wilson Apartments	\$ 4,800,000
D8048	Moorhead PHA	Sharp View	\$ 1,407,500
D8401	Minneapolis PHA	Cedar High Apartments – 630	\$ 1,351,500
D7770	HRA of Crookston	Oak Court	\$ 595,400
D8691	HRA of Duluth	Midtowne Manor II	\$ 2,880,100
TOTAL:	13	18	\$ 39,529,500

2. Conditions of lending:

- a) The issuance of a loan commitment in form and substance acceptable to Minnesota Housing staff and the closing of all loans shall occur no later than 30 months from the adoption date of this resolution. If a development elects the End Loan, the End Loan Commitment shall occur no later than 30 months from the adoption date of this resolution, and construction of the development shall be completed within 18 months from the date of the End Loan Commitment; and
- b) The interest rate on each loan shall be 0%; the maturity date of the loan shall be 20 years from the date of closing, at which time the loan may be forgiven; and

- c) POHP loan commitments, and any future commitments, are subject to the ability of the state of Minnesota to sell GO bonds on terms and conditions and in a time and manner acceptable to the state; and
- d) The mortgagors and such other parties as Minnesota Housing staff in their sole discretion deems necessary shall execute all such documents relating to said loans.

Adopted this 27th day of June 2024

CHAIR

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Item: Funding Modification, Rental Rehabilitation Deferred Loan (RRDL) – Southside Square, D1364, Roseau

Action Item: 7.C
Date: 06/27/2024
Staff Contacts: Susan Bergmann, 651.296.3797, susan.bergmann@state.mn.us
Janine Langsjoen, 651.296.6354, janine.langsjoen@state.mn.us
Request Type: Approval, Resolution

Request Summary

At Minnesota Housing’s March 26, 2020 board meeting, Southside Square was selected for a Rental Rehabilitation Deferred Loan (RRDL) program commitment of \$500,000 under Resolution No. MHFA 20-009. Agency staff requests board adoption of a resolution authorizing a funding modification to increase the RRDL commitment from \$500,000 to \$694,000 for Southside Square.

Fiscal Impact

The RRDL program is funded with state appropriations. The Agency will not earn interest on the RRDL loan, as the loan’s term is approximately a 20-year term at 0% interest.

Agency Priorities

- | | |
|---|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Maps
- Resolution

Background

Southside Square consists of three two-story buildings, all built in 1994. There is a total of 23 units, 22 with rental assistance. They are owned by Southside Square of Roseau Limited Partnership and are managed by D. W. Jones Management, Inc.

On March 26, 2020, the Minnesota Housing board selected Southside Square for funding as part of the 2019 Rental Rehabilitation Deferred Loan Rural Development Request for Proposals (RRDL RD RFP). The board approved this project for \$500,000 in RRDL funding without conditions through Resolution MHFA 20-009. Then, on October 28, 2021, the board approved a change to the RRDL Program Guide to increase the maximum loan amount from \$500,000 to \$700,000, under certain conditions. These conditions include the amount of the proposed increase, the amount of development reserves, availability of other funding, ability to value engineer the scope of work without eliminating critical needs, and the ability to rebid the project.

Several factors compounded the delayed start to this project, primarily the COVID-19 pandemic soon after selection and the resulting volatile construction market. This delayed start resulted in the bids and cost of materials coming in higher than anticipated in the original concept-based application. The project has total development costs above the original committed loan amount of \$500,000. To address this issue, the borrower prioritized their scope of work, value engineered and chose to remove some items. Our staff architect reviewed and approved their choices, leaving the current scope of work to include replacing boilers and water heaters, windows, unit water shut-off valves, laundry/unit/exterior doors; upgrading to LED lighting; sealing/stripping parking lot; and replacing sidewalks.

Staff is recommending an increase in the RRDL Loan amount of \$194,000. Staff anticipates the project will close late summer/early fall 2024. The loan commitment expires September 30, 2024 for this project.

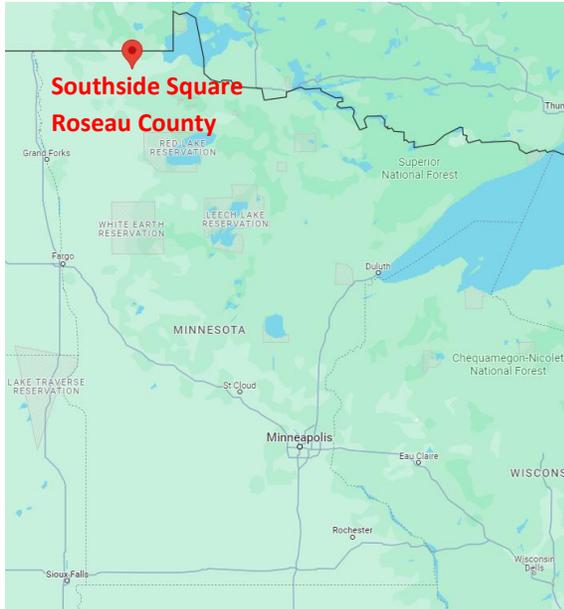
The following Sources and Uses table summarizes the changes in the proposal since selection:

Sources and Uses

Sources	Amount at Selection	Proposed Amount
RRDL Loan	\$ 500,000	\$ 694,000
TOTAL	\$ 500,000	\$ 694,000
Uses	Amount at Selection	Proposed Amount
Construction	\$ 420,000	\$ 596,265
Contingency	\$ 29,400	\$ 47,735
Soft Costs	\$ 50,600	\$ 50,000
Total Development Costs	\$ 500,000	\$ 694,000

Maps

The following map shows where the development is located within the state. Southside Square is located in Roseau County, far north and west of center, 11 miles from the Canadian border.



The following map shows the development is three buildings (one apartment building, two four-plexes) within a mix of residential and commercial properties.



**MINNESOTA HOUSING FINANCE AGENCY
400 Wabasha Street North, Suite 400
St. Paul, Minnesota 55102**

**RESOLUTION NO. MHFA 24-XXX
Modifying Resolution No. MHFA 20-009**

**RESOLUTION APPROVING MORTGAGE LOAN COMMITMENT MODIFICATION RENTAL
REHABILITATION DEFERRED LOAN (RRDL)**

WHEREAS, the Minnesota Housing Finance Agency board (Board) at its March 26, 2020 meeting, previously authorized a commitment for the development Southside Square hereinafter named by its Resolution No. 20-009; and

WHEREAS, the deadline to close the established loan by Resolution No. MHFA 20-009 was extended pursuant to Resolution No. MHFA 23-065 and is now September 30, 2024; and

WHEREAS, this development continues to be in compliance with Minnesota Statute chapter 462A and Agency rules, regulations and policies; and

WHEREAS, Agency staff have determined a modification to the previously approved financial structure is appropriate and the project meets the required conditions found in the October 2021 Rental Rehabilitation Deferred Loan Program Guide to increase the loan amount.

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to modify Resolution No. MHFA 20-009 to increase the funding commitment on the development noted above and hereby confirms the renewal of said commitment, subject to any revisions noted:

1. The Rental Rehabilitation Deferred Loan (RRDL) shall not exceed \$694,000; and
2. All other terms and conditions of Resolution No. MHFA 20-009 remain in effect.

Adopted this 27th day of June 2024

CHAIR



Item: Funding Modification, Rental Rehabilitation Deferred Loan (RRDL) – Mountain Manor, D8276, Mountain Iron

Action Item: 7.D
Date: 06/27/2024
Staff Contacts: Susan Bergmann, 651.296.3797, susan.bergmann@state.mn.us
Janine Langsjoen, 651.296.6354, janine.langsjoen@state.mn.us
Request Type: Approval, Resolution

Request Summary

At Minnesota Housing’s March 26, 2020 board meeting, Mountain Manor was selected for a Rental Rehabilitation Deferred Loan (RRDL) program commitment of \$500,000 under Resolution No. MHFA 20-009. Agency staff requests board adoption of a resolution authorizing a funding modification to increase the RRDL commitment from \$500,000 to \$682,400 for Mountain Manor.

Fiscal Impact

The RRDL program is funded with state appropriations. The Agency will not earn interest on the RRDL loan as the loan’s term is 20 years at 0% interest.

Agency Priorities

- | | |
|---|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Maps
- Resolution

Background

Mountain Manor is a two-story building, built in 1980. There is a total of 39 units, 36 with RD rental assistance. The property is owned by the Housing and Redevelopment Authority of Mountain Iron (HRA) and is managed by D. W. Jones Management, Inc.

On March 26, 2020, the Minnesota Housing board selected Mountain Manor for funding as part of the 2019 Rental Rehabilitation Deferred Loan Rural Development Request for Proposals (RRDL RD RFP). The board approved this project for \$500,000 in RRDL funding without conditions through Resolution MHFA 20-009. Then, on October 28, 2021, the board approved a change to the RRDL Program Guide to increase the maximum loan amount from \$500,000 to \$700,000, under certain conditions. These conditions include the amount of the proposed increase, the amount of development reserves, availability of other funding, ability to value engineer the scope of work without eliminating critical needs, and the ability to rebid the project.

Several factors compounded the delayed start to this project, primarily the COVID-19 pandemic soon after selection and the resulting volatile construction market. This delayed start resulted in the bids and cost of materials coming in higher than anticipated in the original concept-based application. The project has total development costs above the original committed loan amount of \$500,000. To address this issue, the borrower prioritized their scope of work, value engineered and selected to remove some items. Our staff architect reviewed and approved their choices, leaving the current scope of work to include new water heaters for each unit, elevator modernization, security camera, upgrading to LED lighting, and replacing parking lot and sidewalks.

Staff is recommending an increase in the RRDL loan amount of \$182,400. Staff anticipates the project will close late summer/early fall 2024. This property's loan commitment expires September 30, 2024.

The following Sources and Uses table summarizes the changes in the proposal since selection:

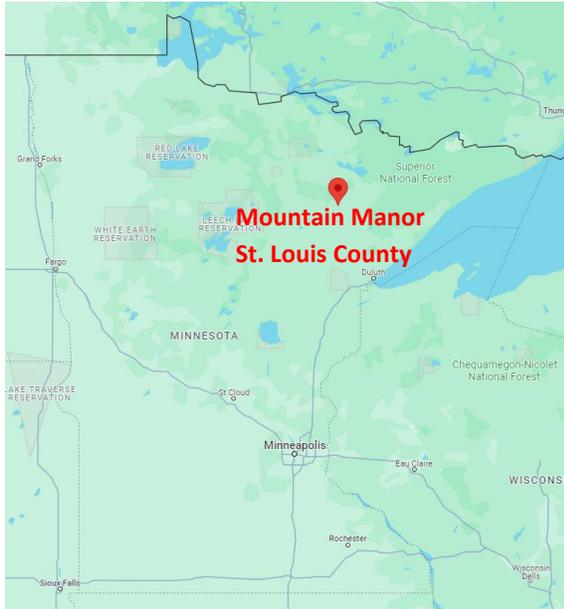
Sources and Uses

Sources	Amount at Selection	Proposed Amount
RRDL Loan	\$ 500,000	\$ 682,400
Total	\$ 500,000	\$ 682,400
Uses	Amount at Selection	Proposed Amount
Construction	\$ 457,900	\$ 598,031
Contingency	\$ 32,053	\$ 41,854
Soft Costs	\$ 51,632	\$ 42,515
Total Development Costs	\$ 541,585	\$ 682,400
Funding Gap	\$ 41,585*	\$ 0

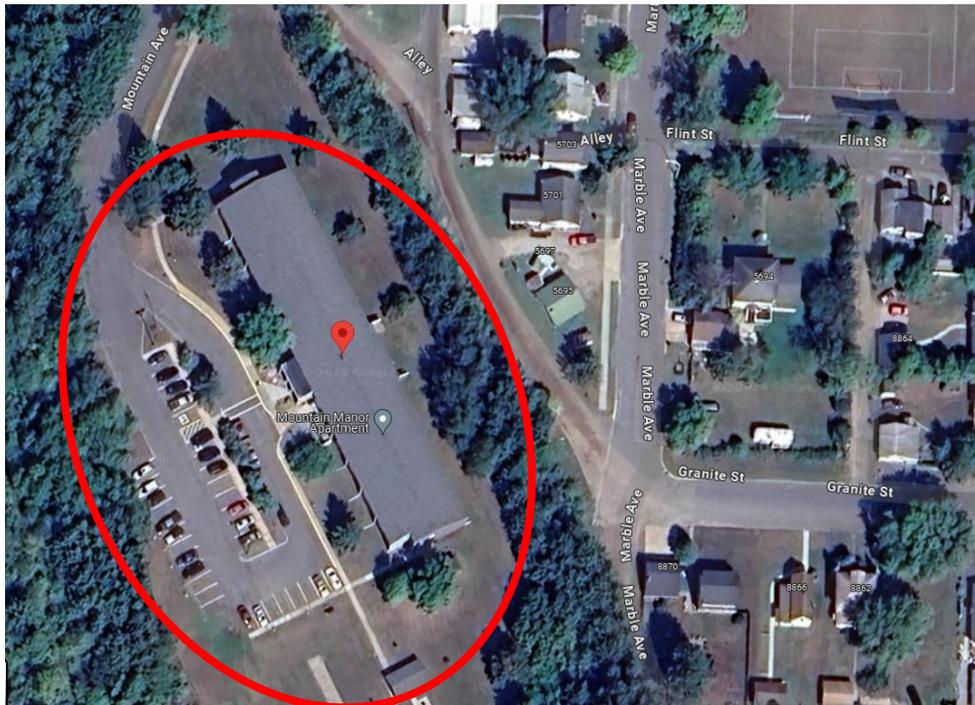
*As a concept-based application, the funding gap was noted, agreeing it would be corrected once bids accepted.

Maps

The following map shows that the development is located within the northeast quadrant of the state. Mountain Manor is in the city of Mountain Iron, in the center of St. Louis county. This is in the heart of the Mesabi Range.



The following map shows the development is on the outer edge of the residential area, adjacent to a forested area.



**MINNESOTA HOUSING FINANCE AGENCY
400 Wabasha Street North, Suite 400
St. Paul, Minnesota 55102**

**RESOLUTION NO. MHFA 24-XXX
Modifying Resolution No. MHFA 20-009**

**RESOLUTION APPROVING MORTGAGE LOAN COMMITMENT MODIFICATION RENTAL
REHABILITATION DEFERRED LOAN (RRDL)**

WHEREAS, the Minnesota Housing Finance Agency board (Board) at its March 26, 2020 meeting, previously authorized a commitment for the development Mountain Manor hereinafter named by its Resolution No. MHFA 20-009; and

WHEREAS, the deadline to close the established loan by Resolution No. MHFA 20-009 was extended pursuant to Resolution No. MHFA 23-065 and is now September 30, 2024; and

WHEREAS, this development continues to be in compliance with Minnesota Statute chapter 462A and Agency rules, regulations and policies; and

WHEREAS, Agency staff have determined a modification to the previously approved financial structure is appropriate and the project meets the required conditions found in the October 2021 Rental Rehabilitation Deferred Loan Program Guide to increase the loan amount.

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to modify Resolution No. MHFA 20-009 to increase the funding commitment on the development noted above and hereby confirms the renewal of said commitment, subject to any revisions noted:

1. The Rental Rehabilitation Deferred Loan (RRDL) shall not exceed \$682,400; and
2. All other terms and conditions of Resolution No. MHFA 20-009 remain in effect.

Adopted this 27th day of June 2024

CHAIR



Item: Funding Modification, Rental Rehabilitation Deferred Loan (RRDL) - Ghent Housing, D0573, Ghent

Action Item: 7.E
Date: 06/27/2024
Staff Contacts: Janine Langsjoen, 651.296.6354, Janine.langsjoen@state.mn.us
Request Type: Approval, Resolution

Request Summary

At Minnesota Housing's March 26, 2020, board meeting, Ghent Housing was selected for a Rental Rehabilitation Deferred Loan (RRDL) program commitment of \$420,000 under Resolution No. MHFA 20-010. Agency staff requests board adoption of a resolution authorizing a funding modification to increase the RRDL commitment from \$420,000 to \$600,000 for Ghent Housing.

Agency staff also requests board adoption of a resolution authorizing a change in the term of the Rental Rehabilitation Deferred Loan (RRDL) from 20 to 22 years for Ghent Housing.

Fiscal Impact

The RRDL program is funded with state appropriations. The Agency will not earn interest on the RRDL loan, as the loan's term will not exceed a 22-year term at 0% interest.

Agency Priorities

- | | |
|---|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Maps
- Resolution

Background

Funding Modification:

Ghent Housing is a 12-unit, two-story apartment building located in Ghent, Minnesota. It was built in 1976. It is owned by Ghent Housing Investors, LLC and is managed by SMR Management.

On March 26, 2020, the Minnesota Housing board selected Ghent Housing for funding as part of the 2019 Rental Rehabilitation Deferred Loan Rural Development Request for Proposals (RRDL RD RFP). The board approved this project for \$420,000 in RRDL funding with conditions through Resolution MHFA 20-010. The conditions for approval have been resolved and the project has moved through Minnesota Housing's Mortgage Credit Committee for approval prior to going before the board.

On October 28, 2021, the board approved a change to the RRDL Program Guide to increase the maximum loan amount from \$500,000 to \$700,000 (or \$50,000 per unit), under certain conditions. These conditions include the amount of the proposed increase, the amount of development reserves, availability of other funding, ability to value engineer the scope of work without eliminating critical needs, and the ability to rebid the project.

Several factors compounded the delayed start to this project, primarily the COVID-19 pandemic soon after selection and the resulting volatile construction market. This delayed start resulted in the bids and cost of materials coming in higher than anticipated in the original concept-based application. The project has total development costs above the original committed loan amount of \$420,000. To address this issue, the borrower prioritized their scope of work, value engineered and selected to remove some items. Our staff architect reviewed and approved their choices, leaving the current scope of work to include exterior improvements such as site grading, window replacement, siding replacements, gutter installation, concrete sidewalk replacement and parking lot overlay. Interior improvements include kitchen cabinet replacement.

Staff is recommending an increase in the RRDL Loan amount of \$180,000. Per the revised Rental Rehabilitation Deferred Loan Program Guide that was approved by Minnesota Housing's board on October 28, 2021, \$600,000 is the maximum amount for a 12-unit project. Staff anticipates the project will close late summer or early fall 2024.

RRDL Loan Term Change:

Rental Rehabilitation Deferred Loans commonly, but not exclusively, have 20-year terms and a prior Minnesota Housing board approval referenced a 20-year term. However, staff requests amending the loan term from 20 to 22 years to be coterminous with the United States Department of Agriculture Rural Development (USDA RD) loan for Ghent Housing. Since this is a deferred loan, the longer term does not have a financial impact on the Agency. With the longer term, there will also be an additional two years of affordability and UDA RD rental assistance on the project.

The following Sources and Uses table summarizes the changes in the proposal since selection:

Sources and Uses

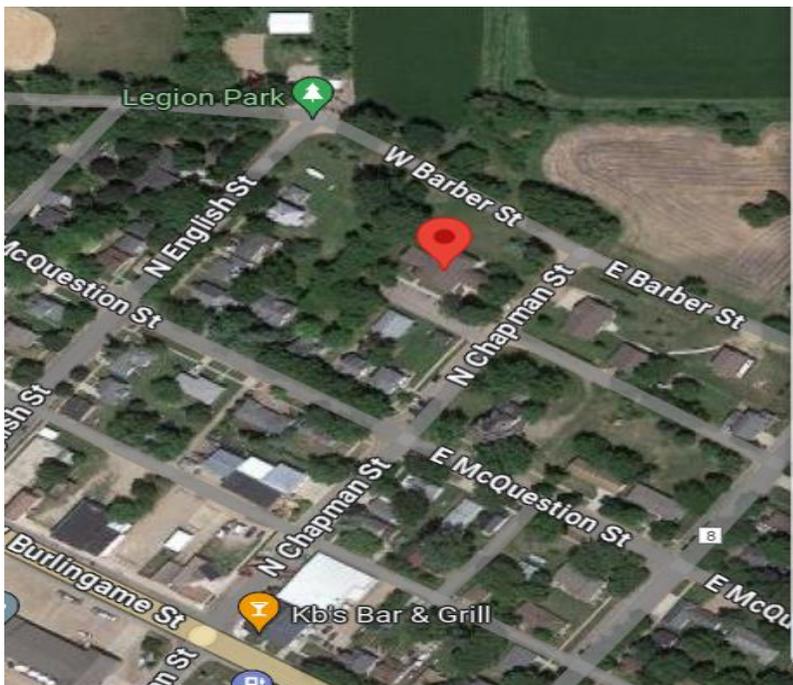
Sources	Amount at Selection	Proposed Amount
RRDL Loan	\$ 420,000	\$ 600,000
Owner Contribution	\$ 550	\$ 0
TOTAL	\$ 420,550	\$ 600,000
Uses	Amount at Selection	Proposed Amount
Construction	\$ 345,000	\$ 514,257
Contingency	\$ 24,150	\$ 36,243
Soft Costs	\$ 51,400	\$ 49,500
Total Development Costs	\$ 420,550	\$ 600,000

Maps

The following map shows the where the development is located within the state. Ghent Housing is in Lyon County, near the western edge of the state, toward the border of South Dakota.



This map indicates where the project is located within the city of Ghent, Minnesota.



**MINNESOTA HOUSING FINANCE AGENCY
400 Wabasha Street North, Suite 400
St. Paul, Minnesota 55102**

**RESOLUTION NO. MHFA 24-XXX
Modifying Resolution No. MHFA 20-010 and 23-065**

**RESOLUTION APPROVING MORTGAGE LOAN COMMITMENT MODIFICATION RENTAL
REHABILITATION DEFERRED LOAN (RRDL)**

WHEREAS, the Minnesota Housing Finance Agency Board (Board) at its March 26, 2020 meeting, previously authorized a commitment for the development Ghent Housing hereinafter named by its Resolution No. 20-010; and

WHEREAS, on September 8, 2021, the Mortgage Credit Committee extended the loan commitment for this development to November 26, 2022, pursuant to Board Delegation No. 009 (per Resolution No. MHFA 18-021); and

WHEREAS, on October 27, 2022, the Board further extended the loan commitment for this development to December 31, 2023, through Resolution No. MHFA 22-081; and

WHEREAS, the Board further extended the deadline to close the established loan by Resolution No. MHFA 20-010 to September 30, 2024, through Resolution No. MHFA 23-065; and

WHEREAS, this development continues to be in compliance with Minnesota Statute chapter 462A and Agency rules, regulations and policies; and

WHEREAS, Agency staff have determined a modification to the previously approved financial structure is appropriate and the project meets the required conditions found in the October 2021 Rental Rehabilitation Deferred Loan Program Guide to increase the loan amount.

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to modify Resolution No. MHFA 20-010 to increase the funding commitment on the development noted above and hereby confirms the renewal of said commitment, subject to any revisions noted:

1. The Rental Rehabilitation Deferred Loan (RRDL) term shall be 22 years; and
2. The Rental Rehabilitation Deferred Loan (RRDL) shall not exceed \$600,000; and
3. All other terms and conditions of Minnesota Housing Resolution Nos. 20-010 and 23-065 remain in effect.

Adopted this 27th day of June 2024

CHAIR



Item: Approval, Resolution Authorizing the Issuance and Sale of Rental Housing Bonds, Series 2024D

Action Item: 7.F
Date: 06/27/2024
Staff Contacts: Michael Solomon, 651.297.4009, michael.solomon@state.mn.us
Paula Rindels, 651.296.2293, paula.rindels@state.mn.us
Request Type: Approval, Resolution

Request Summary

Agency staff seek approval of the attached resolution authorizing the issuance of bonds under the Rental Housing Bond resolution as amended at the May 2024 board meeting. The issuance will fund the purchase of loan assets that had been originally funded by other sources and are currently held by the Housing Investment Fund, Pool 2. The Bonds are expected to price and close in July 2024 and are described in more detail in the attached Preliminary Official Statement.

Fiscal Impact

The issuance of bonds will increase the Agency's interest costs. However, the Pool 2 loans anticipated to be selected for purchase by RHB carry interest rates that may offset some of the expected interest cost on the Agency's bonds, leading to an efficient source of liquidity for the Agency. The use of RHB proceeds to purchase assets in other Agency funds will increase liquidity in those funds providing capital to reinvest in new lending in existing loan programs at current market interest rates.

Agency Priorities

- | | |
|---|--|
| <input type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Resolution
- Preliminary Official Statement

Background

As discussed previously with the board, Finance and Audit Committee and at the Agency's annual Finance team meeting, the need for the Agency's resources has grown and our programs have been successful in meeting some of these needs. This has led to increased lending activity, especially in the Housing Investment Fund, Pool 2, programs including monthly payment loans, home improvement loans and multifamily mortgage loans. Coupled with slowing prepayments resulting from a persistent high interest rate environment, the Agency is focused on a new strategy to finance a majority of loan production, rather than the past practice of relying on loan repayments and cash on hand to fund lending.

The amendment to the Rental Housing Bond (RHB) approved at the May 2024 board meeting provides a new tool to leverage the strength of the (RHB) resolution to finance the purchase of existing multifamily loans to provide liquidity and fund new lending as a part of a larger strategy. The current resolution proposed would authorize the issuance of bonds under the amended RHB resolution as anticipated. The proceeds of the bonds would be used to purchase multifamily mortgage loans previously funded by the Agency with other sources and held as assets in Pool 2. This would have the effect of reducing loan assets but increasing Pool 2's cash position to fund new lending and increase the assets and debt in the RHB resolution, growing its balance sheet. While the Pool 2 loans anticipated to be selected for purchase by RHB may carry interest rates equal to or below on aggregate than the expected interest rate on the Agency's bonds, work with CSG, the Agency's financial advisor has identified this strategy as the most efficient cost of borrowing to finance new loans that bear market interest rates and generate positive interest rate spread and ongoing income to Pool 2. Due to the current overcollateralization of the RHB resolution, with more assets than debt, and other factors this issuance does not impact credit ratings carried by the RHB resolution or the Agency's General Obligation rating.

The Agency's financial advisor and senior underwriter have identified this issuance as a part of a larger strategy around sustaining the success our programs. The structure of the bonds to be sold and assets to be purchased are described in more detail in the attached preliminary official statement and have been specifically planned to meet the Agency's goals.

RESOLUTION NO. MHFA 24-044

RESOLUTION RELATING TO RENTAL HOUSING BONDS; AUTHORIZING THE ISSUANCE AND SALE THEREOF TO FINANCE MORTGAGE LOANS PREVIOUSLY MADE BY THE AGENCY FROM MONEYS IN ITS HOUSING INVESTMENT FUND FOR MULTIFAMILY HOUSING DEVELOPMENTS IN MINNESOTA

BE IT RESOLVED BY THE MINNESOTA HOUSING FINANCE AGENCY:

Section 1. Background and Recitals. By Resolution No. MHFA 88-12, adopted February 25, 1988, as heretofore amended and supplemented (as so amended and supplemented and as from time to time hereafter amended or supplemented in accordance with its terms, the “Bond Resolution”), the Agency has provided the terms and conditions for the issuance and the covenants and agreements for the security of its Rental Housing Bonds to be issued for the purposes of its Program of making or purchasing Mortgage Loans to finance the acquisition, construction, rehabilitation and betterment of rental housing intended for occupancy primarily by persons of low and moderate income. It is now determined to be necessary and desirable to provide for the issuance of one series of Bonds pursuant to the Bond Resolution and Minnesota Statutes, Chapter 462A, as amended, to be used to finance first-lien Mortgage Loans (collectively, the “Mortgage Loans”) previously made to a related Mortgagor (collectively, the “Mortgagors”) by the Agency from moneys in its Housing Investment Fund; such Mortgage Loans were each made for the purposes of financing the acquisition, equipping, construction and/or rehabilitation of multifamily housing developments (collectively, the “Developments”). All terms defined in the Bond Resolution are used with like meaning in this resolution. This resolution is referred to herein as the “Series Resolution.” Each of the Mortgage Loans is respectively evidenced by a Mortgage Note executed by the related Mortgagor to the Agency and the related Mortgage entered into between the related Mortgagor and the Agency, and certain other documents referred to in the related Mortgage (collectively, the “Loan Documents”).

Section 2. Authorization of Series Bonds.

(a) *Purpose.* To provide sufficient funds to be used and expended for the purposes set forth in Section 1, it is now determined to be necessary to issue one series of Bonds pursuant to the Bond Resolution, which is designated as “Rental Housing Bonds, 2024 Series D (Taxable),” in the aggregate principal amount to be determined pursuant to Section 2(E) (the “Series Bonds”). The “2024” in the designation of the Bonds may be changed to “2025” and the “D” in the designation of the Bonds may be changed to “E” or such other uppercase letter, each as an Authorized Officer of the Agency (as hereinafter defined) shall so designate. Proceeds of the Series Bonds are to be used:

(i) For the financing of the Mortgage Loans previously made to the related Mortgagors by the Agency from moneys in its Housing Investment Fund; and

(ii) Incident to this purpose, for the funding of the deposit of amounts determined by and pursuant to Section 303 of the Bond Resolution to be paid into the Funds and Accounts referred to in Sections 302 and 402 thereof.

(b) *[Reserved]*

(c) *Pledge.* The pledge made and security interests granted in the Bond Resolution and all covenants and agreements made by the Agency therein, are made and granted for the equal benefit, protection and security of the Holders of all of the Series Bonds and other Outstanding Bonds issued and to be issued thereunder, without preference, priority or distinction of one Bond over any other of any Series, except as otherwise expressly provided for therein.

(d) *Debt Service Reserve Requirements.* Upon issuance of the Series Bonds, the Debt Service Reserve Requirement for the Series Bonds shall be as established in the Officer's Certificate delivered by an Authorized Officer to the Trustee pursuant to Sections 5 and 6 of this Series Resolution.

(e) *Sale and Offering Documents.* The Agency hereby authorizes the issuance and sale of the Series Bonds for the purposes described in Section 2(a). It is acknowledged that the final terms of the Series Bonds have not been determined as of this date.

The Series Bonds may be offered for sale by negotiating for the sale of the Series Bonds to RBC Capital Markets, LLC, as underwriter (the "Underwriter") pursuant to a preliminary official statement and a bond purchase agreement.

The Agency has received and examined a draft of the form of a Preliminary Official Statement (the "Preliminary Official Statement"), containing information relating to the Agency, the Bond Resolution, the Series Resolution, the Developments and the related Mortgage Loans, and the Series Bonds. Any of the Chair, the Commissioner, the Chief Financial Officer, or the Finance Director (each an "Authorized Officer") is hereby authorized to finalize the Preliminary Official Statement and establish the date of sale of the Series Bonds.

Any Authorized Officer is hereby authorized to approve the final terms of the Series Bonds as follows, subject to the following parameters:

(i) the principal amount of the Series Bonds; provided that the principal amount of the Series Bonds is not in excess of \$90,000,000;

(ii) the maturity schedule of the Series Bonds; provided that the Series Bonds mature at any time or times in such amount or amounts not later than 42 years from the Issue Date thereof;

(iii) the interest rates borne by the Series Bonds; provided that the yield on the Series Bonds shall not exceed 7.00%; and

(iv) the commission payable to the Underwriter of the Series Bonds; provided that the commission shall not exceed one percent of the principal amount of the Series Bonds.

Such approval shall be conclusively evidenced by the execution of a bond purchase

agreement with the Underwriter (the “Purchaser”) by such Authorized Officer. The terms of the Series Bonds, including any mandatory sinking fund provisions and the purchase price, shall be set forth in the Officer’s Certificate delivered by an Authorized Officer pursuant to Section 5(c) hereof.

Following a negotiated sale of the Series Bonds to the Underwriter, preparation and distribution of an Official Statement, substantially in the form of the Preliminary Official Statement, except for revisions required or approved by counsel for the Agency, and insertion of the final terms of such Series Bonds, is approved and the final Official Statement is authorized to be signed by the Chair or the Commissioner, and furnished to the Underwriter in a reasonable quantity for distribution to investors.

The Agency has received and examined a draft of the form of the bond purchase agreement (the “Bond Purchase Agreement”). An Authorized Officer is authorized to execute and deliver in the name and on behalf of the Agency the Bond Purchase Agreement with the Purchaser reflecting the terms of sale authorized pursuant to this Section 2(e).

(f) *Approval of Continuing Disclosure Undertaking.* The Agency has also examined the form of a Continuing Disclosure Undertaking relating to the Series Bonds, wherein the Agency will covenant for the benefit of the beneficial owners of the Series Bonds to provide annually certain financial information and operating data relating to the Agency and to provide notices of the occurrence of certain enumerated events. The Continuing Disclosure Undertaking is approved substantially in the form submitted and is authorized to be signed on behalf of the Agency by an Authorized Officer.

Section 3. Forms.

(a) *Generally.* The Series Bonds shall be issuable only in the form of fully registered Bonds, subject to transfer, re-registration and exchange as provided in Article VI of the Bond Resolution. The Series Bonds shall be numbered serially and no Series Bonds, whether issued initially or upon re-registration, transfer or exchange, shall bear the same number as any other Series Bond of the same series which is contemporaneously outstanding.

(b) *Form of Series Bonds.* The Series Bonds shall be in substantially the form of Exhibit A hereto (which is hereby incorporated herein and made a part hereof), with such additions, deletions or modifications as are permitted or required by the Bond Resolution or this Series Resolution, including but not limited to changes required as a result of the sale of the Series Bonds in accordance with Section 2(e) and the spacing and rearrangement of the text to facilitate machine entry of data upon registration, transfer and exchange.

Section 4. Terms of Series Bonds.

(a) *Issue Date, Denominations, and Interest Payment Dates.* The Issue Date of the Series Bonds shall be the date of original delivery of the Series Bonds or such other date as shall be approved by an Authorized Officer and as set forth in the Officer’s Certificate delivered by an Authorized Officer pursuant to Section 5(c) hereof. The Series

Bonds shall be issued in denominations of \$5,000 principal amount or any integral multiple thereof, not exceeding the principal amount maturing on any maturity date. Interest on the Series Bonds shall be payable each February 1 and August 1, commencing February 1, 2025, or a subsequent August 1 or February 1 as set forth in the Official Statement of the Agency furnished to the Underwriter pursuant to Section 2(e) of this Series Resolution or the Officer's Certificate delivered by an Authorized Officer pursuant to Section 5(c) hereof, as the case may be.

(b) *Maturities, Interest Rates and Redemption.* The Series Bonds shall mature on the date or dates and in the principal amounts, shall bear interest at the rate or rates per annum, and shall be subject to redemption as set forth in the Official Statement of the Agency furnished to the Underwriter pursuant to Section 2(e) of this Series Resolution or in the Officer's Certificate delivered by an Authorized Officer pursuant to Section 5(c) hereof, as the case may be, all subject to the limitations in Section 2(e).

(c) *Procedure for Redemption.* All actions taken by the Agency and the Trustee in the redemption of Series Bonds shall conform to the provisions of Article VII of the Bond Resolution, save and except as otherwise expressly provided in this paragraph. Upon selection of a Series Bond or Bonds or portions thereof to be redeemed, the Trustee shall give notice, in the name of the Agency, of the redemption of such Bonds, which notice shall contain the information required by Section 702 of the Bond Resolution. The Trustee shall mail such notice, postage prepaid, not less than thirty (30) days before the redemption date, to the registered Holder of any Series Bond all or a portion of which is to be redeemed, at the Holder's last address appearing on the registry books as of the Record Date. Notice having been so mailed, the Series Bond or Bonds or portion thereof therein specified shall be due and payable at the specified redemption date and price, with accrued interest, and funds for such payment being held by or on behalf of the Trustee so as to be available therefor, interest thereon shall cease to accrue, and such Series Bonds or portions thereof shall no longer be considered Outstanding under the Bond Resolution.

(d) *Trustee.* The principal amount of and interest and any redemption premium on the Series Bonds shall be payable in lawful money of the United States by check drawn to the order of the registered owner, or other agreed means of payment, by Computershare Trust Company, National Association, in St. Paul, Minnesota, the successor Trustee and Paying Agent under the Bond Resolution, or its successor, and shall be payable to the registered owner as shown on the registry books as of the Record Date. The principal amount of and any redemption premium on a Series Bond shall be payable only upon surrender of the Series Bond at the Principal Office of the Trustee (subject to the provisions of Section 607 of the Bond Resolution in the case of Bonds which are mutilated, destroyed, stolen, or lost), except as otherwise provided in Section 5(b) herein.

(e) *Record Date.* For purposes of this Series Resolution, where the Trustee is required to establish a Record Date hereunder, said Record Date for (i) payment of principal of and interest on the Series Bonds shall be the fifteenth (15th) day (whether or not a business day) of the month immediately preceding the payment date and (ii) for purposes of giving notice of redemption or other notice pursuant to the provisions of the

Bond Resolution or Series Resolution, the last business day of the month preceding the month in which such notice is mailed.

Section 5. Issuance and Delivery.

(a) *Preparation and Execution.* The Series Bonds shall be prepared in substantially the form incorporated herein, in denominations requested by the Purchaser, and shall be executed in the manner provided in Article VI of the Bond Resolution, by the facsimile signatures of the Chair and Commissioner of the Agency and shall be authenticated by the Trustee by manual signature of an authorized representative and shall be delivered to the Purchaser after compliance with the conditions set forth in this Section and upon deposit of the proceeds with the Trustee.

(b) *Securities Depository.*

(i) For purposes of this section the following terms shall have the following meanings:

“Beneficial Owner” shall mean, whenever used with respect to a Series Bond, the person in whose name such Series Bond is recorded as the beneficial owner of such Series Bond by a Participant on the records of such Participant, or such person’s subrogee.

“Cede & Co.” shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Series Bonds.

“Participant” shall mean any broker-dealer, bank or other financial institution for which DTC holds Series Bonds as securities depository.

(ii) The Series Bonds shall be initially issued as separately authenticated fully registered bonds, and one Series Bond shall be issued in the principal amount of each stated maturity of the Series Bonds. Upon initial issuance, the ownership of the Series Bonds shall be registered in the bond register in the name of Cede & Co., as nominee of DTC. The Trustee and the Agency may treat DTC (or its nominee) as the sole and exclusive owner of the Series Bonds registered in its name for the purposes of payment of the principal of, premium, if any, and interest on the Series Bonds, selecting the Series Bonds or portions thereof to be redeemed, if any, giving any notice permitted or required to be given to registered owners of Series Bonds under the Bond Resolution or this Series Resolution, registering the transfer of Series Bonds, and for all other purposes whatsoever, and neither the Trustee nor the Agency shall be affected by any notice to the contrary. Neither the Trustee nor the Agency shall have any responsibility or obligation to any Participant, any person or entity claiming a beneficial ownership interest in the Series Bonds under or through DTC or any Participant, or any other person or entity which is not shown on the bond register as being a registered owner of any Series Bonds, with respect to the accuracy of any records maintained by DTC or any Participant, with respect to the payment by DTC or any Participant of any amount with respect to the principal of, premium, if any, and interest on the Series Bonds, with respect to any

notice which is permitted or required to be given to owners of Series Bonds under the Bond Resolution or this Series Resolution, with respect to the selection by DTC or any Participant of any person or entity to receive payment in the event of a partial redemption of the Series Bonds, or with respect to any consent given or other action taken by DTC as registered owner of the Series Bonds. So long as any Series Bond is registered in the name of Cede & Co., as nominee of DTC, the Trustee shall pay all principal of, premium, if any, and interest on such Series Bond, and shall give all notices with respect to such Series Bond, only to Cede & Co. in accordance with DTC's Operational Arrangements, and all such payments shall be valid and effective to fully satisfy and discharge the Agency's obligations with respect to the principal of, premium, if any, and interest on the Series Bonds to the extent of the sum or sums so paid. Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the Series Bonds will be transferable to such new nominee in accordance with subsection (4) hereof.

(iii) In the event the Agency determines to discontinue the book-entry-only system through DTC with respect to the Series Bonds, the Agency may notify DTC and the Trustee, whereupon DTC shall notify the Participants of the availability through DTC of the Series Bonds, in the form of certificates. In such event, the Series Bonds will be transferable in accordance with subsection (iv) hereof. DTC may determine to discontinue providing its services with respect to the Series Bonds at any time by giving notice to the Agency and the Trustee and discharging its responsibilities with respect thereto under applicable law. In such event, the Series Bonds will be transferable in accordance with subsection (iv) hereof.

(iv) In the event that any transfer or exchange of Series Bonds is permitted under subsection (ii) or (iii) hereof, such transfer or exchange shall be accomplished upon receipt by the Trustee of the Series Bonds to be transferred or exchanged and appropriate instruments of transfer to the permitted transferee in accordance with the provisions of the Bond Resolution and this Series Resolution. In the event Series Bonds in the form of certificates are issued to registered owners other than Cede & Co., its successor as nominee for DTC as registered owner of all the Series Bonds, or another securities depository as registered owner of all the Series Bonds, the provisions of the Bond Resolution and this Series Resolution shall also apply to all matters relating thereto, including, without limitation, the printing of such Series Bonds in the form of bond certificates and the method of payment of principal of, redemption premium, if any, and interest on such Series Bonds.

(c) *Opinion and Officer's Certification.* The Trustee has been furnished a copy of the Bond Resolution. Before delivery of the Series Bonds, the Agency shall furnish to the Trustee a certified copy of this Series Resolution, together with an Opinion of Counsel to the Agency and an Officer's Certificate executed by an Authorized Officer, in form and substance as required in Section 203 of the Bond Resolution and Sections 2(e), 4(a), 4(b) and 6 of this Series Resolution, and shall obtain from the Trustee the certification required in Section 203(C) of the Bond Resolution.

Section 6. Application of Proceeds; Funds and Accounts. Proceeds of the Series Bonds, and funds of the Agency, if required, shall be deposited to accounts in the Debt Service Reserve Fund and the Bond Fund relating to such Series Bonds, to the Cost of Issuance Account relating to such Series Bonds, and to the Housing Investment Fund, all as set forth in the Officer's Certificate delivered by an Authorized Officer pursuant to Section 5(c) of this Series Resolution. Upon such deposit to the Housing Investment Fund, Mortgage Loans credited to the Housing Investment Fund in the principal amount as set forth in that Officer's Certificate, which will include the Mortgage Loans described in Appendix A to the Official Statement, shall become allocable to the Series Bonds and be pledged to and secure all Bonds issued under the Bond Resolution.

Section 7. Tax Status of Interest on the Series Bonds. The Series Bonds are not intended to be tax-exempt bonds.

Section 8. Discretion of Authorized Officer. Notwithstanding anything contained in the foregoing sections of this Series Resolution, if an Authorized Officer, upon consultation with the Chair and upon the advice of bond counsel or counsel to the Agency, determines that it is not in the best interests of the Agency to issue and sell the Series Bonds or any portion thereof (subject to any applicable provisions of any bond purchase agreement theretofore executed or the terms and conditions of the public sale of the Series Bonds following the award thereof), then such Series Bonds shall not be issued or sold in accordance with this Series Resolution.

[Remainder of page intentionally left blank]

Adopted by the Minnesota Housing Finance
Agency this 27th day of June, 2024.

By: _____
Chair

Attest: _____
Commissioner

[Signature page to Resolution No. MHFA 24-044]

EXHIBIT A

FORM OF 2024 SERIES D BONDS

No. _____ \$ _____

UNITED STATES OF AMERICA - STATE OF MINNESOTA

MINNESOTA HOUSING FINANCE AGENCY

RENTAL HOUSING BOND
[2024] SERIES [D] (TAXABLE)

Interest Rate **Maturity** **Date of Original Issue** **CUSIP**

The Minnesota Housing Finance Agency, a public body corporate and politic organized and existing under the provisions of Minnesota Statutes, Chapter 462A, as amended, for value received promises to pay to

CEDE & CO.

or registered assigns, the principal sum of _____ DOLLARS

on the maturity date specified above, with interest thereon from the date hereof at the annual rate specified above (computed on the basis of a 360-day year composed of twelve 30-day months), payable on February 1 and August 1 in each year, commencing [February 1, 2025], until said principal amount is paid, subject to the provisions referred to herein with respect to the redemption of principal before maturity. The interest hereon and, upon presentation and surrender hereof, the principal and any redemption premium with respect to this Series Bond are payable in lawful money of the United States of America by check or draft, or other agreed means of payment, to the order of the registered owner hereof as shown on the registry books of the Trustee as of the Record Date by Computershare Trust Company, National Association, in St. Paul, Minnesota, successor Trustee under the Bond Resolution referred to below, or its successor. For the prompt and full payment thereof when due the full faith and credit of the Agency are irrevocably pledged. This Series Bond is a general obligation of the Agency, payable out of any of its moneys, assets or revenues, subject to the provisions of resolutions or indentures now or hereafter pledging particular moneys, assets or revenues to particular notes or bonds, and state laws heretofore or hereafter enacted appropriating particular funds for a specified purpose. The Agency has no taxing power. The State of Minnesota is not liable hereon, and this Series Bond is not a debt of the State.

This Series Bond is one of a duly authorized series of Rental Housing Bonds, [2024] Series [D], issued in the original aggregate principal amount of \$_____ (the "Series Bonds"), to provide funds needed to finance Mortgage Loans previously made by the Agency for the

acquisition, equipping, construction and/or rehabilitation of multifamily housing developments in Minnesota (collectively, the “Developments”). The Series Bonds are issued under and pursuant to the Agency’s Bond Resolution, No. MHFA 88-12, dated February 25, 1988, as amended and supplemented, and its Series Resolution, No. MHFA 24-044, adopted June 27, 2024, to which resolutions, including all supplemental resolutions adopted pursuant to the provisions thereof, reference is made for a description of the revenues, money, securities, funds and accounts pledged to the Trustee for the security of the Holders of the Bonds, including the Series Bonds, the respective rights thereunder of the Agency, the Trustee and other fiduciaries and the Holders of the Bonds, including the Series Bonds, and the terms upon which the Bonds, including the Series Bonds, are issued, delivered and secured.

The Series Bonds are issuable only in fully registered form. The Series Bonds are issued in denominations of \$5,000 principal amount or integral multiples thereof not exceeding the principal amount maturing in any year.

The Series Bonds maturing on [_____], are required to be redeemed (unless previously purchased or redeemed) by the application of sinking fund installments on the dates and in the amounts specified pursuant to the Series Resolution, at a redemption price equal to the principal amount thereof plus accrued interest, without premium.

The Series Bonds are subject to special redemption at the option of the Agency, in whole or in part, on any date, at a price equal to the principal amount thereof, plus accrued interest to the date of redemption, without premium, from Recovery Payments and Prepayments (each as defined in Section 103 of the Bond Resolution) relating to the Developments allocable to the Series Bonds. If said Recovery Payments and Prepayments allocable to the Series Bonds are not sufficient to redeem all Outstanding Series Bonds, the Agency may apply other funds to the special redemption of the Series Bonds in addition to the allocable amount of Recovery Payments.

The Series Bonds are subject to redemption at the option of the Agency, in whole or in part, on any date on or after [_____], at a redemption price equal to the principal amount thereof plus accrued interest to the date of redemption, without premium.

[Upon redemption of any of the Series Bonds, the years in which and the amounts by which the sinking fund installments are to be reduced will be determined by the Agency in such manner that the aggregate reductions of sinking fund installments shall equal the aggregate principal amount of Series Bonds redeemed.] Upon any redemption of the Series Bonds or portions thereof, the Trustee will select them in a manner specified by the Agency. Upon partial redemption of the Series Bonds, a new Series Bond or Series Bonds will be delivered to the Holder without charge, representing the remaining principal amount outstanding.

Notice of any redemption of Series Bonds will be mailed to the registered Holders of the Series Bonds (or portions thereof) to be redeemed, at their last addresses on the registry books as of the Record Date, not less than thirty (30) days before the redemption date, stating (i) the principal amount to be redeemed, (ii) the maturities of the Series Bonds to be redeemed, (iii) that on the redemption date the redemption price of the Series Bonds or portions thereof to be redeemed will be payable, with accrued interest, and (iv) that thereafter interest will cease to accrue or be payable thereon. No failure to give such notice or defect in the notice shall affect the validity of

the proceedings for the redemption of Series Bonds not affected by such failure or defect. Notice having been so mailed, the Series Bonds or portions of Series Bonds therein specified shall be due and payable at the specified redemption date and price, with accrued interest, and funds for such payment being held by or on behalf of the Trustee so as to be available therefor, interest thereon shall cease to accrue, and such Series Bonds or portions thereof shall no longer be considered Outstanding under the Bond Resolution.

The Agency has issued Bonds and the Bond Resolution also authorizes additional Series of Bonds to be issued and secured by the pledge made and security interest granted therein, all of which, regardless of the times of issue or maturity, will be of equal rank with Outstanding Bonds without preference, priority or distinction of any Bond of any series over any other except as expressly provided or permitted in the Bond Resolution, subject to conditions specified in the Bond Resolution, including conditions (a) that after each such issuance there will be scheduled payments of principal and interest on Mortgage Loans then held by the Agency or to be made or purchased by the Agency from the proceeds of such Series of Bonds (or from the proceeds of notes paid or to be paid from the proceeds of the Bonds) which, with any other legally enforceable payments with respect to such Mortgage Loans, and with interest or other income estimated by the Agency to be derived from the investment or deposit of money available therefor in all funds and accounts created by the Bond Resolution, will be sufficient to pay the principal installments of and interest on the Bonds then Outstanding and the additional Series of Bonds; and (b) that the balance in the Debt Service Reserve Fund immediately prior to the issuance of such Bonds is not less than the Debt Service Reserve Requirement computed with reference to the Outstanding Bonds (except Outstanding Bonds which are to be refunded by such additional Bonds) and shall be increased, if necessary, by the deposit of Bond proceeds or other funds to the Debt Service Reserve Requirement effective after the issuance of the Bonds, as computed by the Trustee.

The Bond Resolution permits, with certain exceptions, the modification or amendment thereof and of the rights and obligations of the Agency and of the Holders of the Bonds thereunder, by a supplemental bond resolution adopted with the written consent, filed with the Trustee, of the Holders of at least a majority in principal amount of the Bonds Outstanding at the time the consent is given. Any such resolution shall be binding upon the Agency and all fiduciaries and Holders of Bonds at the expiration of thirty days after filing with the Trustee of proof of mailing of notice that the required consent has been given. Supplemental resolutions may also be adopted, effective immediately, for the purpose of adding restrictions on or covenants by or surrendering privileges of the Agency, authorizing additional Bonds, or making provisions affecting only Bonds not yet issued, and may also be adopted, effective upon consent of the Trustee, for the purpose of curing or correcting an ambiguity, omission, defect or inconsistency, or inserting provisions not inconsistent with the Bond Resolution, clarifying matters or questions arising under it. Every Holder hereof is deemed by purchase and retention of this Series Bond to consent to be bound by every supplemental resolution and every modification and amendment adopted in accordance with the provisions of the Bond Resolution, whether or not noted or endorsed hereon or incorporated herein.

No Holder of any Bond may 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 thereunder or for any other remedy thereunder except upon the conditions therein provided, but nothing therein shall affect or impair the right of any Bondholder to enforce the payment of the

principal of and interest on each Bond, or the obligation of the Agency to pay the same at the time and place expressed in the Bond.

IT IS CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to exist, to happen and to be performed precedent to and in the issuance of this Series Bond in order to make it a valid and binding general obligation of the Agency in accordance with its terms do exist, have happened and have been performed in due form, time and manner as so required; and that the issuance of this Series Bond does not cause the indebtedness of the Agency to exceed any constitutional or statutory limitation.

As provided in the Bond Resolution and subject to certain limitations set forth therein, this Series Bond is transferable upon the books of the Minnesota Housing Finance Agency at the designated corporate trust office of Computershare Trust Company, National Association, in St. Paul, Minnesota, the successor Trustee thereunder, by the registered owner hereof in person or by the owner's attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Trustee, duly executed by the registered owner or the owner's duly authorized attorney. Upon such transfer the Agency will issue in the name of the transferee a new Series Bond or Bonds of the same aggregate principal amount, Series, interest rate and maturity as the surrendered Series Bond, subject to reimbursement for any tax, fee or governmental charge required to be paid by the Agency or the Trustee with respect to such transfer.

The Agency and the Trustee under the Bond Resolution may deem and treat the person in whose name this Series Bond is registered upon the books of the Agency as the absolute owner hereof, whether this Series Bond is overdue or not, for the purpose of receiving payment of or on account of the principal, redemption price or interest and for all other purposes, and all such payments so made to the registered owner or upon the owner's order shall be valid and effectual to satisfy and discharge the liability upon this Series Bond to the extent of the sum or sums so paid, and neither the Agency nor the Trustee shall be affected by any notice to the contrary.

Notwithstanding any other provisions of this Series Bond, so long as this Series Bond is registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Trustee shall pay all principal of, premium, if any, and interest on this Series Bond, and shall give all notices with respect to this Series Bond, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or other securities depository as agreed to by the Agency.

[Remainder of page intentionally left blank]

Unless the Trustee’s Certificate hereon has been manually executed by or on behalf of the Trustee, this Series Bond shall not be entitled to any benefit under the Bond and Series Resolutions or be valid or obligatory for any purpose.

IN WITNESS WHEREOF, the Agency has caused this Series Bond to be executed by the facsimile signatures of its Chair and Commissioner, the Agency having no corporate seal, and has caused this Series Bond to be dated as of the date set forth below.

Date of Authentication: _____

Trustee’s Certificate

MINNESOTA HOUSING FINANCE
AGENCY

This is one of the Series Bonds delivered pursuant to the Bond and Series Resolution mentioned within.

By: _____
Chair (Facsimile Signature)

COMPUTERSHARE TRUST COMPANY,
NATIONAL ASSOCIATION, St. Paul,
Minnesota, as successor trustee

By: _____
Authorized Representative

Attest: _____
Commissioner (Facsimile Signature)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

(please print or type name and address of transferee)

the within Bond and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

NOTICE: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever

Signature Guaranteed: _____

Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Trustee, which requirements include membership or participation in STAMP or such other "signature guaranty program" as may be determined by the Trustee in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Please insert social security or other identifying number of assignee:

NEW ISSUE

**Ratings: Moody's: “__”
S&P: “__”**

Minnesota Housing Finance Agency has prepared this Official Statement to provide information about the Series Bonds. Selected information is presented on this cover page for the convenience of the user. To make an informed decision regarding the Series Bonds, a prospective investor should read all of this Official Statement. Capitalized terms used on this cover page have the meanings given in this Official Statement.



\$86,500,000*
MINNESOTA HOUSING FINANCE AGENCY
Rental Housing Bonds, 2024 Series D (Taxable)

Dated: Date of Delivery

Due: as shown on inside front cover

<i>Tax Matters</i>	Interest on the Series Bonds is includable in gross income for purposes of federal income taxation and is includable in the taxable net income of individuals, trusts and estates for state of Minnesota (the “State”) income tax purposes. (For additional information, see “Tax Matters” herein.)
<i>Redemption</i>	The Agency may redeem all or a portion of the Series Bonds by optional, special and sinking fund redemption as described under “The Series Bonds” herein.
<i>Security</i>	Payment of principal and interest on the Series Bonds is secured, on an equal basis with payment of principal and interest on all Outstanding Bonds that the Agency has issued, and may subsequently issue, under the Bond Resolution, by a pledge of Bond proceeds, Mortgage Loans, Investments, Revenues and other assets held under the Bond Resolution. The Series Bonds are also general obligations of the Agency, payable out of any of its generally available moneys, assets or revenues. THE AGENCY HAS NO TAXING POWER. THE STATE OF MINNESOTA IS NOT LIABLE FOR THE PAYMENT OF THE SERIES BONDS AND THE SERIES BONDS ARE NOT A DEBT OF THE STATE. (See “Security for the Bonds.”)
<i>Interest Payment Dates</i>	February 1 and August 1, commencing February 1, 2025.*
<i>Denominations</i>	\$5,000 or any integral multiple thereof.
<i>Closing/Settlement</i>	On or about July __, 2024* through the facilities of DTC in New York, New York.
<i>Bond Counsel</i>	Kutak Rock LLP.
<i>Underwriter’s Counsel</i>	Dorsey & Whitney LLP.
<i>Trustee</i>	Computershare Trust Company, National Association, in Minneapolis, Minnesota.
<i>Book-Entry-Only System</i>	The Depository Trust Company. (See Appendix E herein.)

The Series Bonds are offered, when, as and if issued, subject to withdrawal or modification of the offer without notice and to the opinion of Kutak Rock LLP, Bond Counsel, as to the validity of the Series Bonds.

RBC Capital Markets

The date of this Official Statement is
_____, 2024.

*Preliminary; subject to change.

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. The issuer has deemed this Preliminary Official Statement final, as of its date, except for information permitted to be omitted by Rule 15c2-12 of the Securities and Exchange

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND PRICES*

\$86,500,000* 2024 Series D Bonds

\$_____,000 Serial Bonds							
Due*	Principal Amount*	Interest Rate	CUSIP**	Due*	Principal Amount*	Interest Rate	CUSIP**

Price of Serial Bonds — ___%

\$_____,000* ___% Term Bonds Due August 1, _____* (CUSIP **)

\$_____,000* ___% Term Bonds Due August 1, _____* (CUSIP **)

\$_____,000* ___% Term Bonds Due August 1, _____* (CUSIP **)

\$_____,000* ___% Term Bonds Due August 1, _____* (CUSIP **)

*Preliminary, subject to change.

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Neither Minnesota Housing Finance Agency nor the Underwriter has authorized any dealer, broker, salesman or other person to give any information or representations, other than those contained in this Official Statement. Prospective investors must not rely on any other information or representations as being an offer to buy. No person may offer or sell Series Bonds in any jurisdiction in which it is unlawful for that person to make that offer, solicitation or sale. The information and expressions of opinion in this Official Statement may change without notice. Neither the delivery of the Official Statement nor any sale of the Series Bonds will, under any circumstances, imply that there has been no change in the affairs of the Agency since the date of this Official Statement.

This Official Statement contains statements that, to the extent they are not recitations of historical fact, constitute “forward-looking statements.” In this respect, the words “estimate,” “intend,” “expect,” and similar expressions are intended to identify forward-looking statements. A number of important factors affecting the Agency, the Program and the Series Bonds could cause actual results to differ materially from those contemplated in the forward-looking statements.

The Underwriter has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of the information.

In connection with this offering, the Underwriter may over-allot or effect transactions that stabilize or maintain the market price of the Series Bonds at a level above that which might otherwise prevail in the open market. This stabilizing, if commenced, may be discontinued.

NO FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY HAS RECOMMENDED THESE SECURITIES. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

TABLE OF CONTENTS

INTRODUCTION	4	<u>APPENDIX B-2</u>	
THE AGENCY	5	FINANCIAL STATEMENTS OF CERTAIN FUNDS OF	
THE DEVELOPMENTS	13	THE AGENCY (EXCLUDING STATE APPROPRIATED	
THE SERIES BONDS	14	AND FEDERAL APPROPRIATED FUNDS) AS OF	
SECURITY FOR THE BONDS	16	MARCH 31, 2024 AND FOR THE NINE MONTHS	
THE RENTAL HOUSING PROGRAM	19	THEN ENDED (UNAUDITED).....	B-2-1
OTHER PROGRAMS	27	<u>APPENDIX C</u>	
TAX MATTERS	27	SUMMARY OF CONTINUING DISCLOSURE	
LITIGATION	30	UNDERTAKING.....	C-1
LEGAL MATTERS	31	<u>APPENDIX D</u>	
FINANCIAL ADVISOR	31	SUMMARY OF CERTAIN PROVISIONS OF THE	
RATINGS	31	BOND RESOLUTION	D-1
TRUSTEE.....	31	<u>APPENDIX E</u>	
UNDERWRITING	31	BOOK-ENTRY-ONLY SYSTEM.....	E-1
MISCELLANEOUS	32	<u>APPENDIX F</u>	
<u>APPENDIX A</u>		FORM OF OPINION OF BOND	
DESCRIPTION OF OUTSTANDING MORTGAGE		COUNSEL.....	F-1
LOANS AND DEVELOPMENTS PREVIOUSLY			
FINANCED BY RENTAL HOUSING BONDS AND			
MORTGAGE LOANS AND DEVELOPMENTS			
PLEGGED AS ADDITIONAL SECURITY UNDER THE			
RENTAL HOUSING BOND RESOLUTION			
INCLUDING THOSE INTENDED TO BE FINANCED			
WITH PROCEEDS OF THE SERIES BONDS	A-1		
<u>APPENDIX B-1</u>			
AUDITED FINANCIAL STATEMENTS OF THE			
AGENCY AS OF JUNE 30, 2023	B-1-1		

OFFICIAL STATEMENT

relating to \$86,500,000* MINNESOTA HOUSING FINANCE AGENCY Rental Housing Bonds, 2024 Series D (Taxable)

This Official Statement (which includes the Appendices) provides certain information concerning the issuance and sale by Minnesota Housing Finance Agency (the “Agency”) of its Rental Housing Bonds, 2024 Series D in the principal amount of \$86,500,000* (the “Series Bonds”). The Agency is issuing the Series Bonds pursuant to Minnesota Statutes, Chapter 462A, as amended (the “Act”), a resolution of the Agency adopted February 25, 1988 (as amended and supplemented in accordance with its terms, the “Bond Resolution”), and a series resolution of the Agency adopted June 27, 2024 (the “Series Resolution”). (The Bond Resolution and the Series Resolution are herein sometimes referred to as the “Resolutions.”)

The Rental Housing Bonds Outstanding in the aggregate principal amount of \$79,545,000 as of May 31, 2024, the Series Bonds and any additional Rental Housing Bonds issued pursuant to the Bond Resolution (collectively referred to as the “Bonds”), are and will be equally and ratably secured under the Bond Resolution.

The Resolutions should be referred to for the definitions of capitalized terms used herein, some of which are reproduced in this Official Statement. The summaries and references herein to the Act, the Resolutions and other documents are only brief outlines of certain provisions and do not purport to summarize or describe all the provisions thereof. All references herein to the Act, the Bond Resolution and the Series Resolution are qualified in their entirety by reference to the Act and the Resolutions, copies of which are available from the Agency, and all references to the Series Bonds are qualified in their entirety by reference to the definitive forms thereof and the information with respect thereto contained in the Resolutions.

INTRODUCTION

The Agency is a public body corporate and politic, constituting an agency of the State of Minnesota. The Act authorizes the Agency to issue bonds for the purpose, among other purposes, of making mortgage loans to sponsors of residential housing for occupancy by persons and families of low and moderate income if the Agency determines that those loans are not otherwise available from private lenders with equivalent terms and conditions.

Since its creation in 1971, the Agency has issued bonds to purchase single family mortgage loans, to purchase home improvement loans and to finance multifamily developments. In addition to financing loans through the issuance of debt, the Agency finances grants and loans through State and federal appropriations and its Alternative Loan Fund in the Residential Housing Finance Bond Fund. Please refer to the information in the notes to the financial statements included in Appendix B-1 to this Official Statement at pages 69 and 70 under the heading “Net Position — Restricted by Covenant.”

The Agency uses proceeds of Bonds it issues pursuant to the Bond Resolution to finance a portion of the activities undertaken pursuant to the Rental Housing Program (the “Program”). The multifamily division of the Agency administers the Program. The purpose of the Program is to increase the supply of, and to maintain and improve, the rental housing stock in Minnesota that is affordable to low and moderate income households. The Program has also provided financing for nonprofit group homes for the developmentally disabled. Through the use of bond financing and other funding sources, the Agency intends that the Program will provide both short-term and long-term, fixed rate, first lien (or second lien if the Agency also holds the first lien) mortgage loans (“Mortgage Loans”), and, under certain circumstances, subordinate mortgage loans (“Subordinate Mortgage Loans”), to finance the

*Preliminary, subject to change.

construction, acquisition, rehabilitation or refinancing of multifamily rental housing and group home developments (the “Developments”). The Bond Resolution authorizes, upon conditions set forth therein, the issuance of additional series of Bonds on a parity with the Outstanding Bonds, including the Series Bonds.

In recognition of certain risks inherent in mortgage lending, the Agency has adopted policies and review procedures for detailed evaluation of the Developments that it finances prior to making Mortgage Loan commitments. To assure completion of rehabilitation, construction and proper maintenance, the Agency has established reserve and escrow requirements and procedures for regulating and monitoring operations with respect to the Developments. The procedures the Agency presently uses to reduce those risks are described more fully herein under the heading “The Rental Housing Program.”

The Agency intends to use the proceeds of the Series Bonds to finance long-term first lien mortgage loans previously made by the Agency from moneys in its Housing Investment Fund to acquire, construct, rehabilitate and equip multifamily housing developments in the State. (See “The Developments.”) The Series Bonds are general obligations of the Agency payable from any of its moneys, assets or revenues, subject to the provisions of other resolutions and indentures now or hereafter pledging particular moneys, assets or revenues, to particular notes or bonds, and federal or State laws heretofore or hereafter enacted appropriating funds to the Agency for a specified purpose. The net position of the General Reserve and the Alternative Loan Fund are legally available if needed to pay debt service on any obligations of the Agency, including the Series Bonds. (For purposes of the Resolutions, the General Reserve is designated as the General Reserve Account.) (See “The Agency — Net Position Restricted By Covenant and Operations to Date – General Reserve; Alternative Loan Fund.”)

The Agency has further pledged as security for the payment of the Series Bonds (on an equal basis with the Outstanding Bonds issued and that may be issued under the Bond Resolution) amounts on deposit and investments in certain accounts and funds established pursuant to the Resolutions, including the Debt Service Reserve Fund established pursuant to the Bond Resolution in accordance with the Act. Under the Act, upon certification by the Agency, the State Legislature may, but is not required to, appropriate amounts that may be necessary to restore the Debt Service Reserve Fund to an amount equal to the Debt Service Reserve Requirement. (See “Security for the Bonds.”)

Although the State has appropriated amounts to the Agency for various specific purposes (see “The Agency — State Appropriations”), the Agency generally pays its general and administrative expenses from certain interest earnings and fees charged in connection with its bond-funded programs. For programs funded through State appropriations, the Agency recovers the costs of administering the programs only to the extent of interest earnings on the appropriations. The appropriations are not available to pay debt service on the Bonds.

The Agency has no taxing power. Neither the State of Minnesota nor any political subdivision thereof is or will be obligated to pay the principal or redemption price of, or interest on, the Series Bonds and neither the faith and credit nor the taxing power of the State or any political subdivision thereof is pledged to that payment.

THE AGENCY

Purpose

The Agency was created in 1971 by the Act as a public body corporate and politic, constituting an agency of the State of Minnesota, in response to legislative findings that there existed in Minnesota a serious shortage of decent, safe, and sanitary housing at prices or rentals within the means of persons and families of low and moderate income, and that the then present patterns of providing housing in the State limited the ability of the private building industry and the investment industry to produce that housing without assistance and resulted in a failure to provide sufficient long-term mortgage financing for that housing.

Structure

Under the Act, the membership of the Agency consists of the State Auditor and six public members appointed by the Governor with the advice and consent of the Senate for terms of four years. Pursuant to the Act, each member continues to serve until a successor has been appointed and qualified. The Chair of the Agency is designated by the Governor from among the appointed public members. Pursuant to state law, the State Auditor may delegate duties and has delegated her duties as a member of the Agency in the event that the Auditor is unable to attend a meeting of the Agency.

The present members of the Agency, who serve without compensation (except for per diem allowance and expenses for members not otherwise compensated as public officers), are listed below.

John DeCramer, Chair — Term expired January 2024,* Marshall, Minnesota – Magnetics Engineer

The Honorable *Julie Blaha* — *Ex officio*, St. Paul, Minnesota – State Auditor

Melanie Benjamin, Member — Term expires January 2025, Onamia, Minnesota – Consultant

Eric Cooperstein, Member — Term expires January 2027, Edina, Minnesota – Attorney

Stephanie Klinzing, Member — Term expires January 2027, Elk River, Minnesota – Writer and Publisher

Stephen Spears, Member — Term expires January 2026, Plymouth, Minnesota – Banker

Terri Thao, Vice Chair — Term expired January 2024,* St. Paul, Minnesota – Program Director

*Continues to serve until a successor is appointed and qualified.

Staff

The staff of the Agency presently consists of approximately 300 persons, including professional staff members and contractors who have responsibilities in the fields of finance, law, mortgage underwriting, architecture, construction inspection and housing management. The Attorney General of the State of Minnesota provides certain legal services to the Agency.

The Commissioner is appointed by the Governor. The Act authorizes the Commissioner of the Agency to appoint the permanent and temporary employees as the Commissioner deems necessary subject to the approval of the Commissioner of Management and Budget.

The principal officers and staff related to the Program are as follows:

Jennifer Ho — Commissioner-Designee, appointed effective January 2019. When Governor Tim Walz took office on January 7, 2019, Ms. Ho was appointed Commissioner and has all of the powers and will perform all of the duties of the office. The appointment of Ms. Ho as Commissioner may be confirmed or rejected by the advice and consent of the state of Minnesota Senate. Prior to her appointment, Ms. Ho was the Senior Policy Advisor for Housing and Services at the U.S. Department of Housing and Urban Development during the Obama Administration. Prior to that, she served as deputy director at the United States Interagency Council on Homelessness (USICH), shepherding the creation of Opening Doors, the nation's first-ever comprehensive federal plan to prevent and end homelessness. Ms. Ho worked with former First Lady Michelle Obama to launch the Mayors Challenge to End Veteran Homelessness that resulted in reducing the number of veterans experiencing homelessness on any night by nearly half. In 1999, as Executive Director of Hearth Connection, a Minnesota non-profit, she began her work to end homelessness by managing a nationally-recognized demonstration project on supportive housing and long-term homelessness for single adults, youth and families in Ramsey and Blue Earth counties. Ms. Ho oversaw the replication of that project in 34 additional counties in partnership with the Fond du Lac, Bois Fort and Grand Portage Tribal Bands. She has served on the Boards of Directors for West Side Community Health Services in St. Paul, and nationally for the Corporation

for Supportive Housing and the Melville Charitable Trust. Ms. Ho received a Bachelor of Arts Degree in philosophy from Bryn Mawr College.

Rachel Robinson — Deputy Commissioner, appointed effective March 2019. Prior to this position, Ms. Robinson was Fund Manager for the NOAH Impact Fund, a subsidiary of the Greater Minnesota Housing Fund, a certified Community Development Financial Institution, from 2016 to 2019, responsible for securing investment commitments, structuring transactions, developing investor and partner relations, and ensuring that social impact goals and compliance requirements were met. She has worked in affordable housing development and finance for over 15 years, including with CommonBond Communities from 2011 to 2015, where as Vice President she developed and led enterprise asset management systems, and as Senior Housing Development Manager from 2008 to 2011. Ms. Robinson was also Director of Property Development at Artspace Projects, Inc. from 2015 to 2016. She holds a Master's degree in Urban and Regional Planning from the University of Minnesota Humphrey School of Public Affairs and a Bachelor of Arts degree in Urban Studies from Macalester College, St. Paul, Minnesota.

Michael Solomon — Chief Financial Officer, appointed effective August 2022. In this position, Mr. Solomon leads the finance and accounting teams of the Agency and provides strategic direction regarding the organization's financial resources. Prior to this position he served as Treasurer of the City of Saint Paul overseeing financial operations including cash, investment and debt management in addition to significant work in economic development and financial empowerment. He held other roles in the City's Office of Financial Services from 2012 to 2017 including Debt Manager leading the issuance of debt obligations from a variety of credits utilizing innovative financing tools. Mr. Solomon worked for a local municipal financial advisory and consulting firm from 2008 to 2012 specializing in the issuance and management of municipal debt. He received his degree in Financial Management from the University of St. Thomas in Saint Paul, Minnesota and is an active member of the Government Finance Officers Association, serving on its Treasury and Investment Management committee contributing to best practices and guidance used across the industry.

Debbi Larson — Director of Finance appointed effective December 2019. Ms. Larson was Controller and Director of Financial Operations for the Agency from August 2015 to December 2019. Prior to that position, she was Director of Finance and Information Technology for a subsidiary of Taylor Corporation and responsible for domestic and international locations and, prior to that, was the Chief Financial Officer for a division of the Minnesota Department of Corrections. Ms. Larson previously held various accounting positions of increasing responsibility. Ms. Larson holds a Bachelor of Science degree with a concentration in Accounting from the University of Phoenix, and an MMBA (accelerated MBA program) Executive Leadership certification from the University of St. Thomas.

Irene Kao — General Counsel, appointed effective November 2022. Prior to this position, Ms. Kao was the Intergovernmental Relations Counsel at the League of Minnesota Cities where she served as legislative legal counsel and lobbyist representing cities on issues related to land use and zoning, data practices, Open Meeting Law, procurement, and civil liability. She also serves as adjunct faculty at Mitchell Hamline School of Law. Ms. Kao earned a law degree from Mitchell Hamline School of Law, a Master of Arts degree in College Student Personnel from the University of Maryland College Park and a Bachelor of Arts degree in English and Psychology from the University of Minnesota Twin Cities.

James Lehnhoff — Assistant Commissioner, Multifamily, appointed effective March 2019. Mr. Lehnhoff was most recently the Director of Portfolio Strategy at CommonBond Communities. He has more than 16 years of local government, municipal finance, and real estate development experience, including extensive work in affordable housing development, Pro Forma analysis, land use planning, economic development, community engagement, and project management. Mr. Lehnhoff has successfully implemented complex and nationally recognized affordable housing development projects to advance community goals. Prior to joining CommonBond, he was a municipal advisor at Ehlers & Associates from October 2016 to September 2018, served as the Vice President of Real Estate at Aeon from August 2010 to October 2016, and was the Community Development Director for the City of Arden Hills from January 2006 to August 2010. Mr. Lehnhoff earned a Master's degree in Urban and Regional Planning from the University of Minnesota Hubert H. Humphrey School of Public Affairs and a Bachelor of Arts degree in Geography from the University of Minnesota Duluth.

The Agency's offices are located at 400 Wabasha Street North, St. Paul, Minnesota 55102, and its general telephone number is (651) 296-7608. The Agency's website address is <http://www.mnhousing.gov>. No portion of the Agency's website is incorporated into this Official Statement.

Independent Auditors

The financial statements of the Agency as of and for the year ended June 30, 2023, included in this Official Statement as Appendix B-1, have been audited by RSM US LLP, independent auditors, as stated in their report appearing herein. RSM US LLP has not been engaged to perform, and has not performed, any procedures on the financial statements after June 30, 2023. RSM US LLP also has not performed any procedures relating to this Official Statement.

Financial Statements of the Agency

The Agency financial statements included in this Official Statement as Appendix B-1 as of and for the fiscal year ended June 30, 2023 are presented in combined “Agency-wide” form followed by “fund” financial statements presented for its major funds in order to comply with the requirements of Statement No. 34 of the Governmental Accounting Standards Board (“GASB”).

Information regarding the Minnesota State Retirement System (“MSRS”), to which the Agency contributes, is included in Appendix B-1 in the Notes to Financial Statements at pages 71 through 74 under the heading “Defined Benefit Pension Plan.” The Agency’s allocable portion of net pension liability reported at June 30, 2023, with respect to MSRS was \$11.271 million. The Agency’s total net pension liability and post-employment benefits liability was \$13.428 million as of June 30, 2023.

In Appendix B-2 to this Official Statement, the Agency has included certain unaudited financial statements of the Agency (excluding State Appropriated and Federal Appropriated Funds) as of and for the nine months ended March 31, 2024. The Agency has prepared the information in Appendix B-2 and, in the opinion of the Agency, that information reflects all normal recurring adjustments and information necessary for a fair statement of the financial position and results of operations of the Agency (excluding State and Federal Appropriated Funds) for the period, subject to year-end adjustments. The information in Appendix B-2 is not accompanied by a statement from the independent auditors.

Disclosure Information

The Agency will covenant in a Continuing Disclosure Undertaking for the benefit of the Owners and Beneficial Owners (as defined in Appendix C hereto) of the Series Bonds to provide annually certain financial information and operating data relating to the Agency (the “Agency Annual Report”) and to provide notices of the occurrence of certain enumerated events. (There is no other obligated person under the Continuing Disclosure Undertaking.) The Agency must file the Agency Annual Report no later than 120 days after the close of each fiscal year, commencing with the fiscal year ended June 30, 2024, with the Municipal Securities Rulemaking Board, at its EMMA internet repository. The Agency also must file notices of the occurrence of the enumerated events, if any, with EMMA. (See “Appendix C — Summary of Continuing Disclosure Undertaking.”)

During the prior five years, one disclosure report timely filed with EMMA was not timely linked to all outstanding CUSIPs for the associated Bonds of the Agency. The Agency timely filed the Agency Annual Report for its fiscal year ended June 30, 2019 with EMMA; however, that Agency Annual Report was not specifically linked to two CUSIPs for the Agency’s Residential Housing Finance Bonds, 2014 Series C, and three CUSIPs for the Agency’s Residential Housing Finance Bonds, 2014 Series E. The Agency posted that Annual Report to CUSIP 60416SHP8, the only one of the five omitted CUSIPs with respect to bonds still outstanding, on February 1, 2021. In addition, the Agency failed to file with EMMA within 10 business days of the occurrence of a May 22, 2023, downgrade of the short-term rating by S&P of the Agency’s Residential Housing Finance Bonds, 2019 Series H. The Agency did not receive any notice from S&P of that downgrade, which was triggered by the downgrade by S&P of the liquidity provider for those bonds. Upon discovery of the downgrade on July 6, 2023, the Agency that same day posted notice with EMMA of both the downgrade and failure to file to CUSIP 60416SP61. Also, on June 29, 2023, and July 27, 2023, the Agency entered into derivative agreements with The Bank of New York Mellon in connection with the Agency’s Residential Housing Finance Bonds, 2023 Series I, with an issuance date of July 26, 2023, and Residential Housing Finance Bonds, 2023 Series K, with an issuance date of August 24, 2023, respectively. On August 23, 2023, the day after the Agency discovered that it had failed to file event notices regarding each of these financial obligations within 10 business days of their respective incurrence, the Agency posted notice of both the incurrence of those

financial obligations and its failure to file to all CUSIPS of its bonds for which it had an obligation to report these events.

The specific nature of the information to be contained in the Agency Annual Report or the notices of events, and the manner in which these materials are to be filed, are summarized in “Appendix C — Summary of Continuing Disclosure Undertaking.” The Agency has made these covenants to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5) (the “Rule”).

In addition to the information required by the Continuing Disclosure Undertaking, the Agency also uses its best efforts to prepare a semiannual disclosure report for the Bond Resolution and a quarterly disclosure report for its single family bond resolutions. Recent reports are available at the Agency’s website at <http://www.mnhousing.gov/investors/disclosure.html>, but no information on the Agency’s website is incorporated into this Official Statement. The Agency is also committed to providing appropriate credit information as requested by any rating agency rating the Bonds at the Agency’s request.

Net Position Restricted By Covenant and Operations to Date—General Reserve; Alternative Loan Fund

In addition to its bond funds pledged to the payment of particular bonds by bond resolutions of the Agency, the Agency has also established certain other funds that it has restricted by covenant. Currently, the restricted funds are the General Reserve and the Alternative Loan Fund. The General Reserve contains the Housing Endowment Fund (also referred to as “Pool 1”) and the Agency’s net investment in capital assets. The Alternative Loan Fund, which is held under the Residential Housing Finance Bond Resolution but is not pledged to pay bonds issued thereunder, comprises the Housing Investment Fund (also referred to as “Pool 2”) and the Housing Affordability Fund (also referred to as “Pool 3”). The net position of the General Reserve and the Alternative Loan Fund is not pledged to the payment of the Bonds or any other debt obligations of the Agency but, to the extent funds are available therein, are generally available to pay any debt obligations of the Agency, including the Bonds.

Subject to the restrictions in the Bond Resolution and its other bond resolutions, the Agency may withdraw excess assets from bond funds held thereunder. To the extent the Agency withdraws excess assets from bond funds, the Agency has pledged to deposit those excess assets in the General Reserve or the Alternative Loan Fund, except for any amounts as may be necessary to reimburse the State for money appropriated to restore a deficiency in any debt service reserve fund.

The Agency has further covenanted that it will use the money in the General Reserve and the Alternative Loan Fund only to administer and finance programs in accordance with the policy and purpose of the Act. This includes creating reserves for the payment of bonds and for loans made from the proceeds thereof, and accumulating and maintaining a balance of funds and investments as will be sufficient for that purpose. To ensure that assets available in the General Reserve and the Alternative Loan Fund provide security for the Agency’s bondowners as covenanted in the bond resolutions, the Agency has established investment guidelines for Pools 1 and 2. The investment guidelines are subject to change by the Agency from time to time in its discretion.

Under the net position requirements and investment guidelines effective January 23, 2014, the required size of Pool 1 (which is intended to be a liquidity reserve) is 1 percent of gross loans receivable (excluding mortgage-backed securities, appropriated loans and loans credited to Pool 3) and the required size of Pool 2 is an amount that would cause the combined net position (exclusive of unrealized gains and losses resulting from marking to market investment securities, including mortgage-backed securities, and swaps entered into by the Agency for which the unrealized loss or gain will not be realized if the security or swap is held to maturity or its optional termination date; and realized gains and losses resulting from the purchase and sale of investment securities between Agency funds) in the General Reserve, in Pool 2, and in the funds pledged under bond resolutions to be at least equal to the combined net position of the same funds as of the immediately preceding fiscal year end. Currently, this amount is \$492.196 million, representing the combined net position of these funds so calculated as of June 30, 2023. Pool 2 is intended to comprise amortizing interest-bearing housing loans or investment grade securities. Pool 1 and Pool 2 represent, with assets pledged to pay bonds of the Agency, the sustainable lending operations of the Agency. Pool 3 represents the more mission-intensive operations of the Agency and is intended to comprise deferred, zero percent and low interest-rate loans and grants and, for unapplied funds, investment grade securities. Pool 3 is not subject to the investment guidelines. Loan activity related to loans financed by funds in Pool 2 and Pool 3 is recorded as part of the Alternative Loan Fund. The Agency approves all interfund transfers. A further discussion of Pools 1, 2 and 3 and the amounts

credited thereto as of June 30, 2023 appears in the Notes to Financial Statements of the Agency included in Appendix B-1 to this Official Statement at pages 69 and 70 under the heading “Net Position — Restricted by Covenant.”

The following summary indicates the revenues earned, the expenses paid, and funds transferred to and from the General Reserve (which contains Pool 1 and net investment in capital assets), for the two most recent audited fiscal years of the Agency and for the nine-month period ended March 31, 2024 (unaudited) (in thousands):

	Nine months Ended March 31, 2024 <u>(unaudited)</u>	Fiscal Year Ended <u>June 30, 2023</u>	Fiscal Year Ended <u>June 30, 2022</u>
Revenues			
Fees earned and other income ⁽¹⁾	\$13,031	\$14,901	\$12,372
Interest earned on investments	925	823	157
Unrealized gain (loss) on investments	--	--	--
Administrative reimbursement ^{(2), (3)}	<u>37,450</u>	<u>34,949</u>	<u>31,161</u>
Total revenues	51,406	50,673	43,690
Expenses			
Salaries and benefits	30,083	29,219	17,676
Other general operating expenses	3,217	5,574	4,282
Interest	<u>228</u>	<u>359</u>	<u>423</u>
Total expenses	33,528	35,152	22,381
Revenues over expenses	17,878	15,521	21,309
Non-operating transfer of assets between funds ⁽⁴⁾	(18,064)	(14,922)	(22,153)
Change in net position	(186)	599	(844)
Net position beginning of period	<u>9,490</u>	<u>8,891</u>	<u>9,735⁽⁵⁾</u>
Net position end of period	<u>\$9,304</u>	<u>\$9,490</u>	<u>\$8,891</u>

(1) Fees earned consist primarily of fees collected in conjunction with the administration of the low income housing tax credit program and HUD contract administration of certain non-Agency financed Section 8 developments.

(2) The Agency transfers bond funds to the General Reserve for administrative reimbursement in accordance with the Agency’s Affordable Housing Plan based on the adjusted assets of the bond funds. Adjusted assets are defined generally as total assets (excluding the reserve for loan loss), unrealized gains or losses on investments (including mortgage-backed securities and interest rate swap agreements), deferred loss on interest rate swap agreements and assets relating to escrowed debt.

(3) Reimbursement from appropriated accounts consists of the portion of direct and indirect costs of administering the programs funded by the appropriations. The Agency recovers costs associated with administering state appropriations only to the extent of interest earnings on the appropriations. Costs associated with administering federal appropriations generally are recovered from the appropriations.

(4) The Agency may transfer excess assets from bond funds to the General Reserve to the extent permitted by the resolution or indenture securing bonds of the Agency. In addition, the Agency may transfer funds in excess of the requirement for Pool 1 from the General Reserve to the Alternative Loan Fund. See the comments under the headings “Interfund Transfers” and “Net Position Restricted by Covenant” in the Notes to Financial Statements of the Agency in Appendix B-1 to this Official Statement for additional information.

(5) Adjusted pursuant to required GASB 87 treatment of Leases as of July 1, 2021.

State Appropriations

Over the years, the State Legislature has appropriated funds to the Agency to be used for low interest loans, grants, programs for low and moderate income persons and families and other housing related program costs. The Agency generally does not pay its general or administrative expenses from appropriated funds, although it can recover its allocable costs of administering State appropriations from investment earnings thereon. The State Legislature has appropriated funds to the Agency for its programs in every biennium since 1975. The Agency has expended or committed most of the appropriations.

Over the biennial periods ended June 30, 2015, through June 30, 2023, the total appropriations to the Agency aggregated approximately \$562.1.5 million. For the biennial period ending June 30, 2025, the Legislature has appropriated approximately \$1.075 billion to the Agency.

The appropriations are not available to pay debt service on the Bonds.

Agency Indebtedness

The principal amount of general obligation bonds and notes of the Agency that are outstanding at any time (excluding the principal amount of any refunded bonds and notes) is limited to \$9,000,000,000 by State statute. The following table lists the principal amounts of general obligation indebtedness of the Agency outstanding as of May 31, 2024:

	Number of Series*	Final Maturity	Original Principal Amount* (in thousands)	Principal Amount Outstanding (in thousands)
Rental Housing Bonds.....	12	2054	\$ 80,340	\$ 79,545
Residential Housing Finance Bonds.....	96	2054	5,222,140	3,734,095
Homeownership Finance Bonds.....	59	2052	2,674,572	953,770
Multifamily Housing Bonds (Treasury HFA Initiative)	1	2051	15,000	12,300
General Purpose Bonds.....	1	2039	60,000	60,000
Totals.....	169		\$8,052,052	\$4,839,710

*Does not include series of bonds or the original principal amount of any bonds that had been, as of May 31, 2024, defeased or paid in full, whether at maturity or earlier redemption.

The payment of principal of and interest on general obligations of the Agency as shown above may be made, if necessary, from the General Reserve or the Alternative Loan Fund. (See “Net Position Restricted By Covenant and Operations to Date—General Reserve; Alternative Loan Fund” above.)

The Agency has entered into liquidity facilities and interest rate swap agreements in respect of its outstanding Residential Housing Finance Bonds that bear interest at a variable rate or floating rate and may be subject to optional and mandatory tender. Certain information related to those variable rate demand bonds, floating rate term bonds, liquidity facilities and swap agreements is included in the Notes to Financial Statements contained in Appendix B-1 to this Official Statement and in the unaudited financial statements contained in Appendix B-2 to this Official Statement. The Agency does not make any representation as to the creditworthiness of any provider or counterparty on facilities and agreements relating to its variable rate bonds.

Certain of the swap agreements obligate the Agency to make periodic fixed rate payments and entitled the Agency to receive periodic payments based on the United States dollar-denominated London Interbank Offered Rate (“USD LIBOR”); as of July 1, 2023, all of such swap agreements have been amended in accordance with industry protocols to replace USD LIBOR with the secured overnight financing rate (“SOFR”), a rate published by the Federal Reserve Bank of New York, but otherwise retaining the same computational periods.

In 2009, the Agency issued \$13,270,000 in aggregate principal amount of its Nonprofit Housing Bonds (State Appropriation), Series 2009, to finance permanent supportive housing in two different multifamily housing developments. In 2011, the Agency issued \$21,750,000 in aggregate principal amount of its Nonprofit Housing Bonds

(State Appropriation), Series 2011, to finance permanent supportive housing in five additional multifamily housing developments. Both series of bonds were issued under a separate indenture of trust, are not general obligations of the Agency and are not payable from any funds or assets of the Agency other than the appropriations the Agency expects to receive from the State General Fund pursuant to a standing appropriation made by the Legislature in 2008.

From time to time, beginning in 2012, the Legislature has authorized the Agency to issue housing infrastructure bonds (the “Housing Infrastructure Bonds”) for various purposes payable, like the Nonprofit Housing Bonds, solely from a standing appropriation from the State General Fund and not from any other funds or assets of the Agency. The aggregate principal amount of Housing Infrastructure Bonds that the Agency may issue is \$515,000,000. The Agency has issued 32 series of its State Appropriation Bonds (Housing Infrastructure) in 2013 through 2023 in an aggregate principal amount of \$498,130,000 under a separate indenture of trust.

On December 23, 2021, the Agency issued its Third Amended and Restated Bank Note (the “Amended Bank Note”) to Royal Bank of Canada (the “Bank”), pursuant to a Revolving Credit Agreement dated as of June 1, 2018, as amended by a First Amendment to Revolving Credit Agreement dated as of October 28, 2019, a Second Amendment to Revolving Credit Agreement dated as of November 22, 2019, a Third Amendment to Revolving Credit Agreement dated as of November 12, 2020, a Fourth Amendment to Revolving Credit Agreement dated as of February 25, 2021, a Fifth Amendment to Revolving Credit Agreement dated as of December 23, 2021, a Sixth Amendment to Revolving Credit Agreement dated as of December 14, 2022 and a Seventh Amendment to Revolving Credit Agreement dated as of December 22, 2023 (the “Amended Revolving Credit Agreement”), and as further amended from time to time, for the purpose of preserving current private activity bond volume cap by refunding the maturing principal or redemption price, as the case may be, of portions of Homeownership Finance Bonds and Residential Housing Finance Bonds previously issued by the Agency (collectively, the “Single Family Housing Bonds”). Upon the refunding of Single Family Housing Bonds with amounts advanced to the Agency pursuant to the Amended Revolving Credit Agreement as evidenced by the Amended Bank Note, funds representing prepayments and repayments of mortgage loans financed with Single Family Housing Bonds, and other amounts available under the applicable bond resolution for the payment of those Single Family Housing Bonds, will be deposited into a cash collateral fund established under a separate amended and restated indenture of trust, as amended (the “2018 Revolving Credit Indenture”), between the Agency and Computershare Trust Company, National Association, as successor trustee, as security for the repayment of the principal amount of the Amended Bank Note that has been advanced to the Agency. The Bank agrees to make advances until December 27, 2024, a later date if extended by the Bank or an earlier date upon an event of default or a termination pursuant to the terms of the Amended Revolving Credit Agreement or if the Agency elects an earlier termination. The amount of the advances outstanding and not repaid with respect to the Amended Bank Note bear interest at a variable interest rate equal to the forward looking Term SOFR Reference Rate for the following one month interest period plus a spread (currently 0.65%) and may not exceed \$75,000,000 at any time, and the cumulative amount of the advances made may not exceed \$1,700,000,000. The obligation of the Agency to pay the interest on, but not the principal of, the Amended Bank Note is a general obligation of the Agency. The Agency has requested advances in the aggregate principal amount of \$[1,239,746,888, \$17,348,257] of which is outstanding.

Agency Continuity of Operations Plan

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

Cybersecurity

The Agency relies on a complex technology environment to conduct its operations. As a recipient and provider of personal, private and sensitive information, the Agency faces multiple cyber threats including, but not limited to, hacking, viruses, malware, ransomware, phishing, business email compromise, and other attacks on computers and other sensitive digital networks, systems, and assets. Housing finance agencies and other public finance entities have been targeted by outside third parties, including technologically sophisticated and well-resourced actors, attempting to misappropriate assets or information or cause operational disruption and damage. Further, third parties, such as hosted solution providers, that provide services to the Agency, could also be a source of security risk in the event of a failure of their own security systems and infrastructure.

The Agency uses a layered approach that employs sound operational strategies and security technology solutions to secure against, detect, and mitigate the effects of cyber threats on its infrastructure and information assets. The Agency conducts regular information security and privacy awareness training that is mandatory for all Agency staff. The Agency's Business Technology Support group has management responsibility for all information technology and leads the efforts of the Agency to keep its cyber assets secure. The Agency's Business Technology Support group and contracted services from the Office of MN.IT Services, an agency of the executive branch of the State, regularly conduct risk assessments, audits and tests of the Agency's cybersecurity systems and infrastructure.

Despite its efforts, no assurances can be given that the Agency's security and operational control measures will be successful in guarding against any and each cyber threat and attack, especially because the techniques used by perpetrators are increasingly sophisticated, change frequently, are complex, and are often not recognized until launched. To date, cyber attacks have not had a material impact on the Agency's financial condition, results or business; however, the Agency is not able to predict future attacks or their severity. The results of any attack on the Agency's computer and information technology systems could impact its operations for an unknown period of time, damage the Agency's digital networks and systems, and damage the Agency's reputation, financial performance, and customer or vendor relationships. Such an attack also could result in litigation or regulatory investigations or actions, including regulatory actions by state and federal governmental authorities. The costs of remedying any such damage could be substantial and such damage to the Agency's reputation and relationships could adversely affect the Agency's ability to conduct its programs and operations in the future.

THE DEVELOPMENTS

The Developments

The Agency intends to use the proceeds of the Series Bonds to finance long-term first lien mortgage loans previously made by the Agency from moneys in its Housing Investment Fund to acquire, construct, rehabilitate and equip multifamily housing developments in the State.

Each Mortgage Loan that will be acquired is a first lien mortgage loan for a Development the proceeds of which have been fully disbursed to complete the acquisition, construction, rehabilitation and equipping of the Development. Appendix A to this Official Statement contains a brief summary of the characteristics of each Mortgage Loan that will be acquired with the proceeds of the Series Bonds.

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Estimated Sources and Uses of Series Bond Proceeds and Agency Funds

The estimated sources and uses of proceeds of the Series Bonds and funds to be provided by the Agency are as follows:

<i>Sources:</i>	
Principal Amount of Series Bonds	\$86,500,000*
Funds Available to the Agency	_____
Total Sources of Funds.....	<u>\$ _____.</u>
<i>Uses:</i>	
Purchase Mortgage Loans from Housing Investment Fund	
Revenue Fund	
Debt Service Reserve Fund	
Costs of Issuance	
Total Uses of Funds	<u>\$ _____.</u>

THE SERIES BONDS

The Series Bonds will be fully registered bonds initially registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”) which will act as securities depository for the Series Bonds. Computershare Trust Company, National Association, Minneapolis, Minnesota, serves as successor Trustee under the Bond Resolution.

The Series Bonds will be issued in the denominations of \$5,000 or any integral multiple thereof each of a single stated maturity. The Series Bonds mature, subject to redemption as herein described, on the dates and in the amounts set forth on the inside front cover hereof.

The Series Bonds bear interest from their dated date, payable semiannually on February 1 and August 1 of each year, commencing February 1, 2025,* at the respective rates set forth on the inside front cover hereof until payment of the principal or redemption price of those Series Bonds. As long as a series of the Series Bonds is in book-entry form, interest on those Series Bonds will be paid by moneys wired by the Trustee to DTC, or its nominee, as registered owner of the Series Bonds, and DTC will redistribute that interest. (See Appendix E – “Book-Entry-Only System.”)

For every exchange or transfer of Series Bonds, whether temporary or definitive, the Agency 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 that exchange or transfer.

Sinking Fund Redemption

The Series Bonds maturing on August 1, ____ are subject to mandatory redemption in part on each February 1 and August 1, commencing ____ 1, ____* and concluding ____ 1, ____* at their principal amount plus accrued interest, without premium, from funds in the Sinking Fund Account, in the years and in the principal amounts as follows:

<u>Date*</u>	<u>Principal Amount*</u>	<u>Date*</u>	<u>Principal Amount*</u>
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*Preliminary, subject to change.

The Series Bonds maturing on August 1, ____* are subject to mandatory redemption in part on each February 1 and August 1, commencing ____ 1, ____* and concluding ____ 1, ____,* at their principal amount plus accrued interest, without premium, from funds in the Sinking Fund Account, in the years and in the principal amounts as follows:

<u>Date*</u>	<u>Principal Amount*</u>	<u>Date*</u>	<u>Principal Amount*</u>
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The Series Bonds maturing on August 1, ____ are subject to mandatory redemption in part on each February 1 and August 1, commencing ____ 1, ____* and concluding ____ 1, ____,* at their principal amount plus accrued interest, without premium, from funds in the Sinking Fund Account, in the years and in the principal amounts as follows:

<u>Date*</u>	<u>Principal Amount*</u>	<u>Date*</u>	<u>Principal Amount*</u>
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The Series Bonds maturing on August 1, ____ are subject to mandatory redemption in part on each February 1 and August 1, commencing ____ 1, ____* and concluding ____ 1, ____,* at their principal amount plus accrued interest, without premium, from funds in the Sinking Fund Account, in the years and in the principal amounts as follows:

<u>Date*</u>	<u>Principal Amount*</u>	<u>Date*</u>	<u>Principal Amount*</u>
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Upon optional redemption of Series Bonds or any purchase and cancellation thereof by the Agency, the principal amount of such Series Bonds so redeemed or purchased may be credited toward one or more Sinking Fund Installments thereafter to become due on Series Bonds in the manner specified by the Agency. The portion of any Sinking Fund Installment remaining after the deductions credited to such payments is the unsatisfied balance of such Sinking Fund Installment with respect to the Series Bonds for the purpose of calculating the payment due on or scheduled for a future date.

Special Redemption at Par

The Agency may redeem the Series Bonds, at its option, in whole or in part on any date, at a redemption price equal to the principal amount thereof plus accrued interest, without premium, (i) in the event the Agency receives or recovers Recovery Payments (as defined in Appendix D) relating to a Development; and (ii) in the event the Agency receives a Prepayment relating to the Development upon a determination by HUD that such Prepayment will avoid a

*Preliminary, subject to change.

mortgage insurance claim and is therefore in the best interests of the federal government. The Agency will apply any Recovery Payments or Prepayments to the redemption of Series Bonds, as determined by the Agency.

Optional Redemption

The Agency may redeem the Series Bonds at its option, in whole or in part, on any date on or after August 1, 2032,* in amounts as the Agency may designate, at a redemption price equal to the principal amount thereof plus accrued interest to the date of redemption, without premium.

General Redemption Provisions

Any Series Bonds to be redeemed other than upon mandatory sinking fund redemption will be redeemed only upon receipt by the Trustee of a certificate signed by an authorized officer of the Agency stating the series and principal amount of the Series Bonds to be redeemed. If less than all Series Bonds of a series are to be redeemed, the Series Bonds to be redeemed are to be selected in \$5,000 principal amounts at random by the Trustee. The Agency will not at any time cause Series Bonds to be optionally redeemed if this would have any material adverse effect on its ability to pay when due the principal of and interest on the Bonds Outstanding after the redemption.

The Trustee is required to mail a copy of the notice of redemption to the registered owner of any Series Bond called for redemption at least 30 days prior to the redemption date. Any defect in or failure to give the required mailed notice of redemption will not affect the validity of any proceedings for the redemption of Series Bonds not affected by that defect or failure.

SECURITY FOR THE BONDS

Outstanding Bonds, including the Series Bonds, are secured as provided in the Bond Resolution by a pledge and a grant of a security interest in (a) all proceeds of the sale of Bonds (other than proceeds deposited in trust for the retirement of outstanding bonds and notes), (b) all Mortgage Loans and Investments made or purchased from the proceeds, (c) all Revenues as defined in the Bond Resolution, and (d) money, Investments, and other assets and income held in and receivables of Funds established by or pursuant to the Bond Resolution. The Bonds, including the Series Bonds, are also general obligations of the Agency, payable out of any of its moneys, assets or revenues, subject only to the provisions of other resolutions or indentures now or hereafter pledging and appropriating particular moneys, assets or revenues to particular notes or Bonds, and federal or State laws heretofore or hereafter enacted pledging particular funds for a specified purpose. The pledge and security interests granted by the Bond Resolution are for the equal benefit, protection and security of Holders of all Bonds, including the Series Bonds.

The Agency has no taxing power. The State of Minnesota is not liable for the payment of the Bonds, including the Series Bonds, and the Series Bonds are not a debt of the State.

Mortgage Loans

The Bond Resolution requires, except in certain circumstances hereinafter described, that each Mortgage Loan be secured by a first mortgage lien (subject to permitted encumbrances) on the real property, or leasehold interest of the Mortgagor in the real property under a lease with a term at least twice the length of the term of the Bonds, that is the site of the Development financed by that Mortgage Loan, and all improvements thereon. At the initial closing for each Development, the Agency receives a recorded Mortgage and a mortgagee's title insurance policy in the amount of the Mortgage Loan. The Agency may also participate with other parties in the making of a Mortgage Loan if the Agency's mortgage lien, in proportion to its participation, is on a parity with or superior to that of all other parties, but the interest rate and time and rate of amortization of that part of the Mortgage Loan made by the Agency and that made by others need not be equal. The Bond Resolution also permits the Agency, if it holds a Mortgage that constitutes a first mortgage lien on a Development, to make an additional Mortgage Loan for the Development

*Preliminary, subject to change.

and secure the additional Mortgage Loan by a Mortgage on a parity with or junior and subordinate to the first lien Mortgage held by the Agency. In addition, the Bond Resolution allows the Agency to make Subordinate Mortgage Loans with respect to a Development upon the terms and conditions as the Agency may deem appropriate, but solely from amounts that would otherwise be available to be removed by the Agency from the lien of the Bond Resolution.

Under the Bond Resolution, there will at all times be scheduled payments of principal and interest on Mortgage Loans pledged under the Bond Resolution that, when added to any other legally enforceable payments on Mortgage Loans or with respect to the Bond Resolution (including Counterparty Hedge Payments), and interest and other income estimated by the Agency to be derived from the investment or deposit of money available therefor in any Fund or Account created by the Bond Resolution, will be sufficient to pay the Principal Installments of and interest on all Outstanding Bonds (excluding from the calculations all amounts scheduled to be received pursuant to the provisions of Subordinate Mortgage Loans). In making a determination as of any date that this covenant is met, the Agency may make assumptions as to future events (including, as applicable, assumptions as to the amounts of Agency Hedge Payments and Counterparty Hedge Payments and the amount of interest payable on Variable Rate Bonds), which assumptions must be based upon the Agency's reasonable expectations as of the date of the determination. The Agency may forgive a portion of the interest on any Mortgage Loan provided that, after giving effect to the reduction and all similar reductions then in effect, the Agency continues to comply with the covenant.

The scheduled payments of the Principal Installments of and interest on the Bonds are generally based on the receipt of scheduled payments by the Agency on the Mortgage Loans and any Subordinate Mortgage Loans, together with capitalized interest and estimated investment income of certain Funds and Accounts established by the Bond Resolution, to the extent provided therein. The ability of the Mortgagors to make scheduled payments to the Agency depends, among other things, on the Developments achieving and sustaining occupancy and rental levels necessary to generate rental income that, together with any applicable subsidies, the Agency expects will be sufficient to meet the required loan payments, to fund required reserves and escrows and to meet operating expenses. Under the Bond Resolution, the Agency (unless otherwise required by any agency of the United States guaranteeing, insuring or otherwise assisting in the payment of the Mortgage Loan or Subordinate Mortgage Loan) may give its consent to Prepayment of a Mortgage Loan or Subordinate Mortgage Loan only if certain conditions as described under the caption "Summary of Certain Provisions of the Bond Resolution — Mortgage Provisions and Conditions — Prepayments" in Appendix D hereto have been met. If any Mortgage Loan or Subordinate Mortgage Loan goes into default or investment income differs from the amounts estimated to be received, the amount of money available for the payment of Principal Installments of and interest on the Bonds may be adversely affected; however, as is described elsewhere in this Official Statement, moneys may be available from other sources, including the Debt Service Reserve Fund.

Appendix A to this Official Statement contains a brief description of the Mortgage Loans outstanding as of December 31, 2023 that have been financed by Bonds or that have been pledged as additional security under the Bond Resolution for the payment of Outstanding Bonds.

Debt Service Reserve Fund

The Debt Service Reserve Requirement for the Series Bonds is \$_____,* which is equal to the maximum annual debt service payable on Outstanding Series Bonds in any future fiscal year of the Agency. Upon issuance of the Series Bonds, cash or Investment Obligations valued at not less than \$_____,* as calculated under the Bond Resolution, and acquired with Agency funds, not proceeds of the Series Bonds, will be deposited into the Debt Service Reserve Fund to meet the Debt Service Reserve Requirement for the Series Bonds.

Upon issuance of the Series Bonds, the aggregate Debt Service Reserve Requirement for the Bond Resolution will be approximately \$_____* and the value of the investments in the Debt Service Reserve Fund as calculated under the Bond Resolution will not be less than the aggregate Debt Service Reserve Requirement. The Debt Service Reserve Fund secures all Bonds issued under the Bond Resolution, including the Series Bonds, on an equal basis.

*Preliminary, subject to change.

The Act provides that the Agency may create and establish one or more debt service reserve funds for the security of its bonds. The Agency will use moneys held in or credited to a debt service reserve fund solely for the payment of principal of bonds of the Agency as the same mature, the purchase of those bonds, the payment of interest thereon or the payment of any premium required when the bonds are redeemed before maturity, provided that the moneys in that fund must not be withdrawn therefrom at any time in an amount as would reduce the amount reasonably necessary for the purposes of the fund, except for the purpose of paying principal and interest due on the bonds secured by the fund for the payment of which other moneys of the Agency are not available. The Agency may not issue any additional bonds or notes that are secured by a debt service reserve fund if the amount in that debt service reserve fund or any other debt service reserve fund at the time of that issuance does not equal or exceed the minimum amount required by the resolution creating that fund unless the Agency deposits in each fund at the time of the issuance from the proceeds of the bonds or otherwise an amount that, together with the amount then in the fund, will be no less than the minimum amount so required. The Act further provides that:

In order to assure the payment of principal and interest on bonds and notes of the agency and the continued maintenance of all debt service reserve funds created and established therefor, the agency shall annually determine and certify to the governor, on or before December 1, (a) the amount, if any, then needed to restore each debt service reserve fund to the minimum amount required by the resolution or indenture establishing the fund, not exceeding the maximum amount of principal and interest to become due and payable in any subsequent year on all bonds or notes which are then outstanding and secured by such fund; and (b) the amount, if any, determined by the agency to be needed in the then immediately ensuing fiscal year, with other funds pledged and estimated to be received during that year, for the payment of the principal and interest due and payable in that year on all then outstanding bonds and notes secured by a debt service reserve fund the amount of which is then less than the minimum amount agreed. The governor shall include and submit to the legislature, in the budget for the following fiscal year, or in a supplemental budget if the regular budget for that year has previously been approved, the amounts certified by the agency

. . . .

In the opinion of Bond Counsel and counsel to the Agency, the Legislature is legally authorized, *but not legally obligated*, to appropriate those amounts to the Debt Service Reserve Fund.

Additional Bonds

The Bond Resolution permits the Agency to issue additional Bonds, upon the adoption of a series resolution, to provide funds for the purpose of financing the making of Mortgage Loans for Developments, or financing Mortgage Loans previously made from moneys in the Housing Investment Fund, under the Agency’s programs of making Mortgage Loans and, in addition, to refund outstanding Bonds or other obligations issued to finance Mortgage Loans, upon certain conditions contained therein (see Appendix D – “Summary of Certain Provisions of the Bond Resolution—Additional Bonds”), without limitation as to amount except as may from time to time be provided by law. Any additional Bonds issued under the Bond Resolution will be secured on an equal basis with the Series Bonds and the Outstanding Bonds and entitled to the equal benefit, protection and security of the provisions, covenants and agreements of the Bond Resolution.

Nothing in the Bond Resolution prohibits the financing of other multifamily housing developments under other bond resolutions.

State Pledge Against Impairment of Contracts

The State in the Act has pledged to and agreed with the Bondholders that it will not limit or alter the rights vested in the Agency to fulfill the terms of any agreements made with them or in any way impair the rights and remedies of the Bondholders until the Bonds, together with the interest thereon and on any unpaid installments of interest, and all costs and expenses in connection with any action or proceeding by or on behalf of those Holders, are fully met and discharged.

THE RENTAL HOUSING PROGRAM

The Bond Resolution is currently the primary source of funds borrowed by the Agency to fund its multifamily housing programs. The proceeds of Bonds issued under the Bond Resolution are lent by the Agency to for-profit, nonprofit and limited profit sponsors that agree to construct or rehabilitate the Developments and lease the dwelling units therein principally to persons and families with low and moderate incomes.

The precise nature of the multifamily housing programs financed under the Bond Resolution has varied over the years and is expected to continue to vary based on the housing needs of the State of Minnesota and resources available to address those needs. There follows a description of the housing programs for which there are loans outstanding that were either funded from Bond proceeds under the Bond Resolution or are pledged as additional security under the Bond Resolution. All of the Developments financed under the Bond Resolution in recent years have been processed under the Low and Moderate Income Rental Program, either as long-term loans or as bridge loans. Recently originated loans have included the acquisition and construction of rental properties that will be eligible for federal low-income housing tax credits and loans for the preservation of existing federal subsidies under the Section 8 program.

The existing Developments financed by Outstanding Bonds have been originated under the following programs:

- Low and Moderate Income Rental Program (including HUD Risk-Sharing Program)
- Section 8 Housing Assistance Payment New Construction/Substantial Rehabilitation Program (Uninsured Developments)/Asset Management Program

In addition to the programs listed above, loans contributed as additional security under the Bond Resolution have been financed under the following program:

- Market Rate Mortgage Loan Program

The following table provides summary data regarding the outstanding loans financed or pledged as a portion of the security for the Rental Housing Bond Resolution as of December 31, 2023 for the programs as listed above:

Rental Housing Program Mortgage Loan Program Summary as of December 31, 2023

Program	<u>Number of Loans</u>	<u>Number of Units</u>	<u>Outstanding Loan Amount</u>	<u>Percentage of Total Amount</u>
Section 8 Housing Assistance Payments/Asset Management Program*	9	656	\$17,252,925	9.14%
Low and Moderate Income Rental Program**	64	4,251	170,361,479	90.21
Market Rate Mortgage Loan Program ...	<u>2</u>	<u>163</u>	<u>1,228,523</u>	<u>0.65</u>
	<u>75</u>	<u>5,070</u>	<u>\$188,842,927</u>	<u>100.00%</u>

*Includes six HUD Risk-Sharing loans for Developments originally financed with loans originated under this program with 538 aggregate units and an aggregate outstanding loan amount of \$16,124,031.

**Includes 39 HUD Risk-Sharing loans for Developments with 2,696 aggregate units and an aggregate outstanding loan amount of \$77,893,212, including one loan for a Development with 30 units and an aggregate outstanding loan amount of \$1,771,843 that was a refinancing of an existing third-party loan, and eight bridge loans for Developments with 490 units and an aggregate outstanding loan amount of \$65,000,000, including one bridge loan for a Development with 52 units and an aggregate outstanding loan amount of \$10,640,000 that is not bridging a Low and Moderate Income end loan.

Low and Moderate Income Rental Program

The Low and Moderate Income Rental Program (the “LMIR Program”) is the program under which the Agency is currently making loans funded from the proceeds of Bonds issued under the Bond Resolution. Some of the loans involve the preservation of existing federal housing subsidies. The federal housing subsidies preserved in connection with loans under the LMIR Program have included Section 8 project-based assistance; this subsidy program is described below. Most recent developments financed under this program have also benefited from the receipt of federal low-income housing tax credits.

In the LMIR Program, which is administered by the Multifamily Division of the Agency, the Agency uses the proceeds of Bonds issued under the Bond Resolution to provide permanent and construction loan financing for the acquisition/rehabilitation or construction of multifamily housing Developments. The Agency, under the LMIR Program, may also use other available funds to provide permanent and construction loan financing for the acquisition/rehabilitation, refinance/rehabilitation or construction of multifamily housing Developments. The proceeds of the Bonds or other available funds are lent by the Agency to nonprofit or limited profit entities that agree to construct or rehabilitate the Developments and lease the dwelling units therein principally to persons and families of low and moderate income. Several of the loans made under the LMIR Program have been insured under the FHA Section 223(a)(7) and 241 insurance programs. Generally, loans to Developments financed under the LMIR Program also receive one or more low- or non-interest bearing, non-amortizing subordinate loans that facilitate keeping rents below market rate levels and reduce the amount of amortizing debt.

In the Agency’s administration of its LMIR Program, the Agency has made Mortgage Loans of up to 100 percent of total development costs. Mortgage Loans for Developments are generally made for terms of 30 to 40 years or are made as short-term loans payable when construction or rehabilitation is completed.

HUD Risk-Sharing Program

As part of the LMIR Program under the Bond Resolution, the Agency has made and expects to make Mortgage Loans under the Department of Housing and Urban Development Housing Finance Agency Risk-Sharing Program for Insured Affordable Multifamily Project Loans (“HUD Risk-Sharing Program”). Section 542(c) of the Housing and Community Development Act of 1992, as amended (the “Risk-Sharing Act”) authorized the Secretary of the Department of Housing and Urban Development (“HUD”) to enter into risk-sharing agreements with qualified state or local housing finance agencies (“HFAs”) to enable those HFAs to underwrite and process loans for which HUD, acting through the Federal Housing Administration (“FHA”), will provide full mortgage insurance for eligible projects. HUD has promulgated regulations at 24 C.F.R. Part 266 (the “Regulations”) pursuant to the Risk-Sharing Act. The HUD Risk-Sharing Program allows HFAs to carry out certain HUD functions, including the assumption of underwriting, loan management and property disposition functions and responsibility for defaulted loans, and provides for reimbursement of HUD for a portion of the loss from any defaults that occur while the HUD contract of mortgage insurance is in effect.

The HUD Risk-Sharing Program requires that an interested HFA first be approved as a qualified housing finance agency. Upon notification of approval as a qualified HFA, the HFA must execute a risk-sharing agreement between the Commissioner of FHA and the HFA. The risk-sharing agreement must state the agreed upon risk apportionment between HUD and the HFA, the number of units allocated to the HFA, a description of the HFA’s standards and procedures for underwriting and servicing loans, and a list of HFA certifications designed to assure its proper performance.

Projects eligible to be insured under the HUD Risk-Sharing Program include projects receiving Section 8 or other rental subsidies, single room occupancy projects, board and care/assisted living facilities and elderly projects. Transient housing or hotels, projects in military impact areas, retirement service centers, and nursing homes or intermediate care facilities are specifically excluded from eligibility for insurance under the program.

The Agency has been designated by HUD as a “qualified HFA” under the Risk-Sharing Act. The Agency has entered into a risk-sharing agreement with HUD dated as of May 3, 1994 (the “Risk-Sharing Agreement”) which sets out the terms for the Agency’s participation in the HUD Risk-Sharing Program. The Agency has a “Level I” and “Level II” approval under the regulations, which means the Agency agrees to reimburse HUD for 50 percent, or from

10 percent to 50 percent, of any losses incurred as a result of a default under a HUD Risk-Sharing Program loan. “Level I” approval permits the Agency to use its own underwriting standards and loan terms and conditions (as disclosed and submitted with its application) to underwrite and approve loans with review and approval by the local HUD office. Most of the Developments committed to be financed to date under the HUD Risk-Sharing Program have been insured based upon a 50/50 split of any losses.

Prior to funding of a Mortgage Loan by the Agency, HUD issues a Risk-Sharing Firm Approval Letter under which it agrees to endorse the Mortgage Note either at closing (in which case all advances are insured) or upon completion of construction and satisfaction of various conditions relating to the Mortgage Loan, including funding of all anticipated sources of funds. If the Mortgage Note is not endorsed until completion of construction, HUD is not obligated to reimburse the Agency for any losses that occur as a result of a default under the loan documents prior to completion of construction and endorsement of the Mortgage Note for insurance by HUD.

A mortgagee under an FHA-insured mortgage is entitled to receive the benefits of insurance after the mortgagor has defaulted and that default continues for a period of 30 days. If the default continues to exist at the end of the 30-day grace period, the mortgagee is required to give HUD written notice of the default within 10 days after that grace period and monthly thereafter, unless waived by HUD, until the default has been cured or the Agency has filed an application for an initial claim payment. Unless a written extension is granted by HUD, the Agency must file an application for initial claim payment (or, if appropriate, for partial claim payment) within 75 days from the date of default unless extended at the request of the HFA. The initial claim amount is based on the unpaid principal balance of the mortgage note as of the date of default, plus interest at the mortgage note rate from the date of default to the date of initial claim payment. HUD must make all claim payments in cash. The initial claim payment is equal to the initial claim amount, less any delinquent mortgage insurance premiums, late charges and interest assessment under the Regulations. Within 30 days of the initial claim payment, the HFA must use the proceeds of the initial claim payment to retire any bonds or any other financing mechanisms and must also issue to HUD a debenture, payable in five years unless extended, in an amount equal to the amount of the initial claim payment, representing the HFA’s reimbursement obligation to HUD under its Risk-Sharing Agreement.

The Regulations provide that not later than 30 days after either (1) foreclosure sale or sale after acceptance of a deed-in-lieu of foreclosure or (2) expiration of the term of the HFA debenture, loss on the mortgaged property is determined and allocated between HUD and the HFA in accordance with their respective percentages of risk specified in the Mortgage Note and the Risk-Sharing Agreement.

The Agency Regulatory Agreement

The uninsured Section 8-assisted Developments and Developments financed under the LMIR and HUD Risk-Sharing Programs are all subject to regulatory agreements with the Agency regulating their rents, distributions, occupancy, management and operation. The regulatory agreements are in effect during the entire term of the Mortgage Loan. Under the regulatory agreements, a limited-profit or nonprofit owner may not make distributions to its partners or members in any one year in excess of a percentage of its initial equity in a Development. The allowable percentage of equity ranges from 6 percent to 15 percent, depending on the program under which the Mortgage Loan was financed.

Section 8 Program

General Description

Under the Section 8 Program, HUD provides for the payment of a subsidy for the benefit of low income families, which are defined generally as those families whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD. Until recent years, almost all of the Developments with Section 8 subsidies financed by the Agency were financed from a set-aside from HUD under which the Developments were underwritten and financed by the Agency. The Agency entered into Traditional Contract Administration (“TCA”) Annual Contributions Contracts (“ACC”s) with HUD and Section 8 Housing Assistance Payments Contracts (“HAP Contracts”) with owners under which the subsidy payments were made on behalf of tenants in the Developments. Pursuant to the ACC for each Development, HUD committed funding through the entire term of the HAP Contract. The Agency receives monthly subsidy payments with respect to each assisted dwelling unit, and then in turn disburses or credits monthly housing assistance payments to the owner of the Development under the HAP Contract. In addition, several of these Developments also received an Agency first mortgage loan, some of which were insured under an

FHA insurance program. After the initial contract expiration, many of these HAP Contracts have been renewed for a period of 20 years. The owner has the option to renew for a shorter term. It is anticipated, but not assured, that HUD will continue to provide the opportunity for owners to renew expiring HAP Contracts under the provisions of Section 524 of the Multifamily Assisted Housing Reform and Affordability Act of 1997, as amended. In recent years, the Agency has provided new financing (deferred or amortizing) to Developments with HAP Contracts, many in conjunction with a Declaration of Covenants, Conditions and Restrictions pursuant to which the owner has agreed to continuously renew the HAP Contract through the maturity date of the Agency's Mortgage Loan. It is anticipated, but not assured, that the federal government will continue to provide these owners with the option to renew their HAP Contracts upon expiration. Renewals of HAP Contracts beyond the expiration of the initial contract term are subject to annual appropriations and spending authority in the federal budget. Contracts to convert tenant-based HUD vouchers or certificates into project-based assistance (as described below) are also subject to annual appropriation and spending authorization in the federal budget.

HAP Contract Term for State Agency Set-Aside Program

Under HUD regulations, the initial terms of the HAP Contracts for uninsured Developments financed under the state agency set-aside program were for either 30 or 40 years, with provisions for renewal for five-year periods within the 30- or 40-year term. The term of the initial ACC is the same as the initial HAP Contract term. Nonrenewal of the Section 8 HAP Contract under federal law and Minnesota state statutes requires proper notification to the residents, the applicable city, the Metropolitan Council Housing and Redevelopment Authority, the Agency and HUD. This nonrenewal (opt-out) of the HAP Contract is independent of the Development's existing first mortgage financing. (See "Certain Information Regarding Housing Assistance Payment Contracts – Certain Recent Developments.") Although the Section 8 housing assistance payments are made to the owner and in effect represent rental income, the HAP Contract may, with HUD's consent, be assigned as security by the owner to the first mortgage lender for the Development. All of the Developments with HAP Contracts within the Agency's first mortgage loan portfolio are assigned to the Agency as security for the Mortgage Loan. HAP Contracts may not be terminated by HUD if the Mortgage Loan on the Development goes into default, so long as the owner has not breached any of the owner's obligations under the HAP Contract. In the event of a breach of the HAP Contract by the owner, HUD may abate subsidy payments or terminate the HAP Contract after giving the owner reasonable opportunity to comply with the requirements of the HAP Contract. Under HUD regulations, the HAP Contract may be assigned to a new owner of the Development. HUD may also determine that the HAP Contract may be terminated or may reassign the Section 8 housing assistance payments subsidy to another development. If the Section 8 subsidy is assigned to another development, the HAP Contract and the ACC will continue in effect and housing assistance payments will continue in accordance with the terms of the HAP Contract. (See "Certain Information Regarding Housing Assistance Payment Contracts – Certain Recent Developments.")

Certain Information Regarding Housing Assistance Payment Contracts

General

The following discussion provides certain information with regard to the Section 8 program and HAP Contract requirements that may affect payments made by HUD pursuant to the HAP Contracts. That information is not comprehensive or definitive and, as appropriate, is qualified in its entirety by reference to the United States Housing Act of 1937, as amended (the "Housing Act"), and HUD Section 8 Program Guidebooks, Handbooks, Notices, and Memoranda.

Adjustments in Contract Rents

The HAP Contract defines the type of contract rent adjustment that the Development can request. For HAP Contracts in the Agency's Traditional Contract Administration portfolio that are in their original term, owners can request an Annual Adjustment Factor Rent Adjustment based on the annual adjustment factor published by HUD. Interim revisions may be made where market conditions warrant. The annual adjustment factor is applied on the anniversary date of each HAP Contract to contract rents, resulting in upward adjustment. Pursuant to federal legislation enacted in 1997, if the contract rents for a Development exceed the applicable HUD fair market rents, then contract rents may not be increased beyond comparable market rents (plus the initial differential between the initial contract rents and the comparable rents). The comparable rents are determined by independent appraisals of Developments in the form of a Rent Comparability Study submitted by the owner. In addition, special additional adjustments may be

granted to reflect increases in the actual and necessary expenses of owning and maintaining a Development resulting from substantial “and general increase in real property taxes, assessments, utility rates and hazard insurance increases, where the increased cost is not sufficiently covered by the annual AAF adjustment.” HUD Notice H 2002-10. Adjustments may not result in material differences between rents charged for assisted units and unassisted units of similar quality and age in the same market area, except to the extent of the initial difference at the time of contract execution. Under current law, “[t]he Secretary may not reduce the contract rents in effect on or after April 15, 1987, for newly constructed, substantially rehabilitated, or moderately rehabilitated projects assisted under this section, unless the project has been refinanced in a manner that reduces the periodic payments of the owner.” 42 U.S.C. § 1437f(c)(1)(C). There can be no assurance that increases in contract rents will result in revenues sufficient to compensate for increased operating expenses of the Developments. There can be no assurance that there will not be a decrease in contract rents. A rent decrease may affect the ability of the owners of the Developments to pay principal and interest on the Mortgage Loans, which in turn could adversely affect the ability of the Agency to make timely payments of interest and principal on the Bonds with amounts pledged under the Bond Resolution. (See “Certain Recent Developments.”)

Limitations on Increases in Housing Assistance Payments

An increase in contract rents, because of the application of an annual adjustment factor or a special additional adjustment, will normally result in an increase in Housing Assistance Payments payable to the owner under the HAP Contract. The annual maximum housing assistance payments are initially limited to the initial contract rents. A project account is required to be established and maintained by HUD, in an amount determined by HUD, and the account must be established and maintained consistent with its responsibilities under the Housing Act. Whenever the estimated annual housing assistance payment exceeds the annual maximum housing assistance commitment and would cause the amount in the project account to be less than 40 percent of that maximum commitment, HUD is required to take additional steps authorized by Section 8(c)(6) of the Housing Act to assure that housing assistance payments will be increased on a timely basis. Section 8(c)(6) of the Housing Act authorizes “the reservation of annual contributions authority for the purpose of amending housing assistance contracts, or the allocation of a portion of new authorizations for the purpose of amending housing assistance contracts.” Based on this guidance, HUD does not increase annual contributions contract authority until the project account has been exhausted.

Certain Recent Developments

In July 2002, HUD announced an interpretation of its Office of General Counsel with respect to the form of HAP Contract in use prior to 1979 (the “Old Regulation HAP Contract”). This interpretation provides that the HAP Contract terminates upon any prepayment of the original permanent financing of the related development, including any refinancing that included prepayment of the first Mortgage Loan. HUD also stated that it would agree to amend any HAP Contract to eliminate that termination. All of the first mortgage loans with this form of HAP Contract in the Agency’s TCA portfolio were provided by the Agency. There are many Developments with Agency mortgage loans that have been prepaid where HUD has continued to make payments under the HAP Contracts during the years since the Agency loans were prepaid. It is the Agency’s understanding that current HUD practice is to approve the continuation of HAP Contracts upon payment of the original financing when the owner has elected to remain in the Section 8 program. In 2015, HUD issued the final version of the Section 8 Renewal Policy Guide Book. Chapter 16 of the Guide Book reiterates the Office of General Counsel interpretation of the Old Regulation HAP Contract and gives prepaying owners the option to amend the HAP Contract to extend the term to the originally scheduled maturity date, renew the HAP contract under the Multifamily Assisted Housing Reform and Affordability Act (“MAHRA”), or opt out of the Section 8 program. Contracts that are subject to Chapter 16 will be renewed and amended as outlined in the newly revised chapter. At this time, the Agency cannot predict the potential risk for opt-outs under the provisions of Chapter 16; however, the Agency handles potential opt-outs proactively to support the Agency’s priority for preservation of federally assisted housing.

In recent years, there have been numerous pronouncements from HUD officials and various elected officials as to the future of HUD and the Section 8 program. The scope of these pronouncements has ranged from a total elimination of HUD and the Section 8 program to a restructuring of HUD and the reduction in funding of the Section 8 program. In addition, the consolidation and alignment of HUD’s programs and the transfer of certain administrative responsibilities for HUD programs to contract administrators, state and local governments and other entities continue to be proposed. (Note that HUD has contracted project-based Section 8 program administration services to state and

local governments and other entities since 1999.) Furthermore, Congress continues to propose reductions in all federal spending, including funding for HUD and its programs.

HUD officials have from time to time proposed to Congress that it repeal the provision of the Housing Act prohibiting the Secretary of HUD from reducing contract rents below the current contract rents in effect as of April 15, 1987. (See “Adjustments in Contract Rents.”) It is not clear whether such a repeal would withstand a constitutional challenge. The effect of repealing those provisions would be to permit HUD to reduce the contract rents for Section 8 Developments to “market rents,” but not lower than the initial contract rents, plus the initial difference, approved by HUD for the Development. Reductions in current contract rents have occurred and continue to occur due to HUD’s changes to its Section 8 Renewal Policy Guide Book and its 4350.1 Handbook (Chapter 7).

At this time, the Agency cannot predict the terms of the legislation, if any, that may be enacted with respect to HUD. Legislation could significantly change HUD’s structure, its administration and its programs (including the Section 8 program), and the funding of HUD and its programs. The Agency also cannot predict whether any legislation, if enacted, would adversely affect the ability of the Agency to make timely payments of interest and principal on the Bonds (including the Series Bonds) with amounts pledged under the Resolutions.

Over the years, there have been several court decisions with respect to the Section 8 program and HAP Contracts. The United States Supreme Court, in its 1993 decision, *Cisneros v. Alpine Ridge Group*, held that HAP Contracts between private landlords and HUD did not prohibit the use of comparability studies with private market rents to impose an independent cap on formula-based rent adjustments. In a January 1997 decision, *National Leased Housing Association v. United States*, the United States Court of Appeals for the Federal Circuit upheld a decision of the Court of Claims that the “overall limitation” provision contained in the rent adjustment section in HAP Contracts (which states, in effect, that notwithstanding any other provision of the HAP Contract, adjustments provided for in that section of the HAP Contract must not result in material differences between the rents charged for assisted and comparable unassisted units except to the extent that differences existed with respect to the contract rents set at contract execution or cost certification, as applicable) permits HUD to use comparability studies to decrease contract rents to eliminate material differences between rents charged for assisted and comparable unassisted units that are greater than the initial difference. In addition, the Court of Appeals affirmed the decision of the Court of Claims that HAP Contracts permit HUD to reduce rents below a previous year’s rent levels through the use of comparability studies, and that the “initial difference” referred to in the HAP Contract is determined by the initial dollar amount and not by a percentage of the initial rents. Based on guidance in HUD’s Section 8 Renewal Policy Guidebook, issued in 2000, as amended, HAP Contracts that are renewed under MAHRA may have their contract rents reduced to “market rents.” This Guidebook also provides the opportunity for debt restructuring by HUD’s Office of Affordable Housing Preservation in conjunction with the reduction in contract rents if a property is eligible.

At this time, the Agency is unable to predict what additional actions, if any, HUD or Congress will take in the future with respect to rent adjustments. Future policy changes for rent adjustments may be impacted by federal budget constraints. Beginning in federal fiscal year 2012, HUD implemented three primary cost cutting measures that affect all New Regulation (i.e., post-1979) HAP Contracts. These cost cutting measures, which have been continued for federal fiscal year 2015, include using residual receipts in lieu of rent increases, using residual receipts in lieu of subsidy payments, using the lesser of budget-based or Operating Cost Adjustment Factor (“OCAF”) rent adjustments, offering automatic OCAF rent adjustments that are limited to market rents including option 4 multi-year annual renewals, and short funding HAP Contracts. Old Regulation HAP Contracts that have not initially renewed under MAHRA have not been affected by the cost cutting measure of using residual receipts in lieu of subsidy payments. As noted above under “Adjustments in Contract Rents,” Congress has passed legislation and HUD has implemented procedures to restrict Annual Adjustment Factor rent increases above fair market rents for the 1997 and subsequent federal fiscal years for contracts that are in their original 20-, 30- or 40-year term. Upon initial renewal of the HAP Contract, the Development generally is not eligible for Annual Adjustment Factor rent adjustments under MAHRA, but is eligible for budget based, Operating Cost Adjustment Factor, mark-up-to-market, and mark-to-market (mark down to market) rent adjustments. HUD’s Section 8 Renewal Policy Guide Book, as amended, and its Handbook 4350.1, Chapter 7 do not allow for the use of initial differences, Financing Adjustments, or Financing Adjustment Factors when determining these rent adjustments; they are excluded from rent adjustment calculations. Also, HUD has proposed additional changes to the Section 8 HAP Contracts that include provisions around combining HAP Contracts and risk-based monitoring. Currently, guidance for combining HAP Contracts has been issued through a HUD memorandum. The Agency has not seen this tool leveraged by owners; however, the potential does exist. This measure would reduce the number of on-site inspections and the number of financial statements that owners must submit, as well as allow properties to share income and operating expenses. The 2014 cost cutting measures remain

in effect. Actions by HUD that limit options for contract renewals and restrict the definition of market rents in many cases result in a decrease in contract rents, which could negatively impact the ability of owners to pay principal and interest on the Mortgage Loans, which in turn could adversely affect the ability of the Agency to make timely payments of interest and principal on the Bonds from the amounts pledged under the Bond Resolution.

Project-Based Vouchers

Recently, the Agency has been working with local housing and redevelopment authorities and public housing authorities to provide for project-based Section 8 Housing Choice Vouchers for a portion of the units in a Development financed under the LMIR Program. Under this program, approximately 20 percent of the units in a Development receive year-to-year project-based Housing Choice Vouchers with the rents set at the Section 8 Existing Housing Fair Market Rent (“FMR”) or payment standard. The Agency has found that the HUD-published FMR or payment standard is typically less than the market rent that could be charged without the subsidy; therefore, staff considers there to be minimal risk in the event of nonrenewal of the year-to-year ACC.

Section 8 Contract Administration

In 2000, the Agency was awarded an Annual Contributions Contract (“ACC”) with HUD as a Performance-Based Contract Administrator (“PBCA”) for the contract administration of a portion of HUD’s project-based Section 8 portfolio. Under the ACC, HUD partners with qualified entities for the administration of Section 8 HAP Contracts made directly between HUD and owners of the affected developments. In 2011, HUD held a national competitive rebid to qualified entities for the work performed under the ACC. The Agency was one of 11 states that had only one bid and were awarded a contract uncontested. As a result, the Agency was awarded a new two-year PBCA contract for the State of Minnesota, which was originally set to expire on September 30, 2013. The Agency has been granted extensions of its ACC since September 30, 2013. The most recent extension is in effect through July 31, 2024. The 2011 national rebid process resulted in a number of bid protests. As a result of those protests and the resultant litigation, the U.S. Court of Appeals for the Federal Circuit ruled that the PBCA ACCs should be awarded through the federal procurement process rather than the Notice of Funding Availability and cooperative agreements that HUD used in making its 2011 contract awards. The Supreme Court declined to review the ruling.

HUD issued two draft Request for Funding Proposals (“RFPs”) that encapsulated the work conducted under the PBCA program in late 2017. The draft RFPs contemplated significant program changes, including dividing the work between a national contract and multiple regional contractors. In March of 2018, HUD cancelled the RFPs in light of the extensive comments that were submitted regarding the drafts. The cancellation notices indicate that HUD plans to undertake additional due diligence and expects to issue new RFPs at some point in the future. It is unclear when HUD may issue any more RFPs related to the work conducted under the PBCA program. Depending on the form and content of any RFPs, there may be bid protests and litigation with respect to the RFPs and any new awards of the PBCA contracts that result from the RFPs. The Agency intends to seek to retain the PBCA work in the State of Minnesota. There is, however, significant uncertainty in this area as it is unknown when HUD will release any subsequent RFPs, what the terms of those RFPs will be, and what impact any bid protests or litigation may have on the process. HUD reserved the right to terminate the ACC with 120 days’ notice if HUD completes or anticipates completing the RFP solicitation process before the end of the extension term.

Market Rate Mortgage Loan Program

In its Market Rate Mortgage Loan Program, which is administered by the Multifamily Division of the Agency, the Agency issues Bonds under the Bond Resolution to provide permanent and construction loan financing for the acquisition/rehabilitation or construction of multifamily housing Developments. The proceeds of the Bonds are lent by the Agency to nonprofit or limited profit sponsors that agree to construct the Developments and lease the dwelling units therein principally to persons and families of low and moderate income. The Agency is not presently making any new Mortgage Loans pursuant to this Program.

Monitoring of Developments

In an attempt to minimize the risk inherent in long-term Mortgage Loans, the Agency has established the following guidelines for the monitoring of Developments:

- The Agency's Accounting Division is responsible for monthly billing of principal and interest and escrows, and for paying insurance, property taxes and other expenses in a timely manner.
- The Agency's Multifamily Asset Management Section is responsible for the supervision of all Developments, beginning with the feasibility processing. Prior to loan closing the Asset Management Section works with the sponsors and their marketing and management agents to review marketing and management plans. The management plan of a Development includes information on the management agent's proposed method of operating the Development. That information relates to the organizational structure and on-site duties and staffing of the management agent, initial and on-going marketing plans, contents of an orientation handbook for residents and requirements for reporting operating expenses, budget and energy conservation information. Upon completion of construction or rehabilitation, the Asset Management Section begins to monitor the implementation of the management plan, rent up and ongoing occupancy and reviews periodic submissions of income and expense data.

The Asset Management Section generally monitors the operations of Developments on an ongoing basis in generally the following ways:

- *On-Site Inspections.* After initial marketing has been completed, on-site inspections are periodically made to check on management performance. Reports summarizing findings of inspections are submitted to the owner and management agent along with a timetable for correcting deficiencies, if necessary.
- *Reporting Requirements.* Management agents for each Development are required to submit regular accounting and occupancy reports to the Agency's Asset Management Section. Smaller, non-subsidized Developments have proven to be erratic in meeting the Agency's reporting requirements. The reports are reviewed by the Housing Management Officer assigned to each Development in order to identify significant deviations from the operating budget or change in occupancy.

The Agency generally receives the following financial information related to each Development:

- (i) Monthly Operating Report—due the 15th day of the following month;
- (ii) Analysis of Accounts Payable and Receivable—due the 15th day of the month following the end of each quarter;
- (iii) Analysis of Reserve Accounts—prepared monthly by Asset Management staff;
- (iv) Annual Budget—due 60 days prior to the beginning of the fiscal year to which the budget relates; and
- (v) Annual Audited Financial Statements—due not more than 90 days (60 days for HUD Risk Share) following the end of each fiscal year.

For seasoned, well-maintained, financially sound Developments, the Agency may only require annual operating reports in the future.

- *Training Sessions.* The Agency provides technical assistance when needed for new management agents and the on-site resident manager to acquaint them with Agency and HUD procedures and requirements. Technical assistance is provided, as needed, throughout the life of the Mortgage Loan.

Applicable Federal Law Requirements

Applicable federal tax law imposes significant limitations on the financing of Mortgage Loans for Developments with the proceeds of qualified residential rental property bonds, such as the Series Bonds. (See “Tax Exemption and Related Considerations.”)

OTHER PROGRAMS

In addition to the Program funded from the proceeds of the Bonds, the Agency finances other housing programs that provide loans for the purchase or improvement of single family housing and the acquisition, construction or rehabilitation of multifamily rental housing in the State of Minnesota. The assets devoted to these programs are briefly described in the notes to the Financial Statements in Appendix B-1.

TAX MATTERS

Federal Tax Matters

General. In the opinion of Bond Counsel, under existing laws, regulations, rulings and judicial decisions, interest on the Series Bonds is included in gross income for federal income tax purposes. The following is a summary of certain anticipated federal income tax consequences of the purchase, ownership, and disposition of the Series Bonds. The summary is based upon the provisions of the Code, the regulations promulgated thereunder and the judicial and administrative rulings and decisions now in effect, all of which are subject to change or possible differing interpretations. The summary does not purport to address all aspects of federal income taxation that may affect particular investors in light of their individual circumstances or certain types of investors subject to special treatment under the federal income tax laws. Potential purchasers of the Series Bonds should consult their own tax advisors in determining the federal, state or local tax consequences to them of the purchase, holding and disposition of the Series Bonds.

Although there are not any regulations, published rulings or judicial decisions involving the characterization for federal income tax purposes of securities with terms substantially the same as the Series Bonds, Bond Counsel has advised the Agency that the Series Bonds will be treated for federal income tax purposes as evidences of indebtedness of the Agency and not as an ownership interest in the trust estate securing the Series Bonds or as an equity interest in the Agency or any other party, or in a separate association taxable as a corporation. Interest on the Series Bonds will be fully subject to federal income taxation. In general, interest paid on the Series Bonds and recovery of accrued market discount, if any, will be treated as ordinary income to a bondholder, and principal payments will be treated as a return of capital. The Code contains special federal income tax rules for “real estate mortgage investment conduits.” The Agency does not intend to treat the arrangement by which the trust estate secures the Series Bonds as a “real estate mortgage investment conduit.”

Bond Premium. An investor that acquires a Series Bond for a cost greater than its remaining stated redemption price at maturity and holds that bond as a capital asset will be considered to have purchased that bond at a premium and, subject to prior election permitted by Section 171(c) of the Code, may generally amortize that premium under the constant yield method. Except as may be provided by regulation, amortized premium will be allocated between, and treated as an offset to, interest payments. The basis reduction requirements of Section 1016(a)(5) of the Code apply to amortizable bond premium that reduces interest payments under Section 171 of the Code. Bond premium is generally amortized over the bond’s term using constant yield principles, based on the purchaser’s yield to maturity. Investors of any Series Bonds purchased with a bond premium should consult their own tax advisors as to the effect of that bond premium with respect to their own tax situation and as to the treatment of bond premium for state or local tax purposes.

Market Discount; Original Issue Discount. An investor that acquires a Series Bond for a price less than the adjusted issue price of that bond (or an investor who purchases a Series Bond in the initial offering at a price less than the issue price) may be subject to the market discount rules of Sections 1276 through 1278 of the Code. Under these sections and the principles applied by the Regulations, “market discount” means (a) in the case of a Series Bond originally issued at a discount, the amount by which the issue price of that bond, increased by all accrued original issue discount (as if held since the issue date), exceeds the initial tax basis of the owner therein, less any prior payments

that did not constitute payments of qualified stated interest, and (b) in the case of a Series Bond not originally issued at a discount, the amount by which the stated redemption price of that bond at maturity exceeds the initial tax basis of the owner therein. Under Section 1276 of the Code, the owner of such a Series Bond will generally be required (i) to allocate each principal payment to accrued market discount not previously included in income and, upon sale or other disposition of the bond, to recognize the gain on that sale or disposition as ordinary income to the extent of the cumulative amount of accrued market discount as of the date of sale or other disposition of such a bond or (ii) to elect to include that market discount in income currently as it accrues on all market discount instruments acquired by that owner on or after the first day of the taxable year to which that election applies.

The Code authorizes the Treasury Department to issue regulations providing for the method for accruing market discount on debt instruments the principal of which is payable in more than one installment. Until such time as regulations are issued by the Treasury Department, certain rules described in the legislative history will apply. Under those rules, market discount will be included in income either (a) on a constant interest basis or (b) in proportion to the accrual of stated interest or, in the case of a Series Bond with original issue discount, in proportion to the accrual of original issue discount.

An owner of a Series Bond that acquired that bond at a market discount also may be required to defer, until the maturity date of that bond or its earlier disposition in a taxable transaction, the deduction of a portion of the amount of interest that the owner paid or accrued during the taxable year on indebtedness incurred or maintained to purchase or carry the bond in excess of the aggregate amount of interest (including original issue discount) includable in that owner's gross income for the taxable year with respect to that bond. The amount of the net interest expense deferred in a taxable year may not exceed the amount of market discount accrued on the Series Bond for the days during the taxable year on which the owner held the bond and, in general, would be deductible when the market discount is includable in income. The amount of any remaining deferred deduction is to be taken into account in the taxable year in which the Series Bond matures or is disposed of in a taxable transaction. In the case of a disposition in which gain or loss is not recognized in whole or in part, any remaining deferred deduction will be allowed to the extent gain is recognized on the disposition. This deferral rule does not apply if the owner elects to include the market discount in income currently as it accrues on all market discount obligations acquired by that owner in that taxable year or thereafter.

Attention is called to the fact that regulations implementing the market discount rules have not yet been issued. Therefore, investors should consult their own tax advisors regarding the application of these rules as well as the advisability of making any of the elections with respect thereto.

Unearned Income Medicare Contribution Tax. Pursuant to Section 1411 of the Code, as enacted by the Health Care and Education Reconciliation Act of 2010, an additional tax is imposed on individuals earning certain investment income. Holders of the Series Bonds should consult their own tax advisors regarding the application of this tax to interest earned on the Series Bonds and to gain on the sale of a Series Bond.

Sales or Other Dispositions. If an owner of a Series Bond sells the bond, the owner will recognize gain or loss equal to the difference between the amount realized on the sale and the owner's basis in that bond. Ordinarily, that gain or loss will be treated as a capital gain or loss. If the terms of a Series Bond were materially modified, in certain circumstances, a new debt obligation would be deemed created and exchanged for the prior obligation in a taxable transaction. Among the modifications that may be treated as material are those that relate to redemption provisions and, in the case of a nonrecourse obligation, those which involve the substitution of collateral. Each potential owner of a Series Bond should consult its own tax advisor concerning the circumstances in which that bond would be deemed reissued and the likely effects, if any, of that reissuance.

Defeasance. The legal defeasance of the Series Bonds may result in a deemed sale or exchange of those bonds under certain circumstances. Owners of Series Bonds should consult their tax advisors as to the federal income tax consequences of such a defeasance.

Foreign Investors. An owner of a Series Bond that is not a "United States person" (as defined below) and is not subject to federal income tax as a result of any direct or indirect connection to the United States of America in addition to its ownership of a Series Bond will generally not be subject to United States income or withholding tax in respect of a payment on a Series Bond, provided that the owner complies to the extent necessary with certain identification requirements (including delivery of a statement, signed by the owner under penalties of perjury, certifying that the owner is not a United States person and providing the name and address of that owner). For this

purpose the term “United States person” means a citizen or resident of the United States of America, a corporation, partnership or other entity created or organized in or under the laws of the United States of America or any political subdivision thereof, or an estate or trust whose income from sources within the United States of America is includable in gross income for United States of America income tax purposes regardless of its connection with the conduct of a trade or business within the United States of America.

Except as explained in the preceding paragraph and subject to the provisions of any applicable tax treaty, a 30% United States withholding tax will apply to interest paid and original issue discount accruing on Series Bonds owned by foreign investors. In those instances in which payments of interest on the Series Bonds continue to be subject to withholding, special rules apply with respect to the withholding of tax on payments of interest on, or the sale or exchange of Series Bonds having original issue discount and held by foreign investors. Potential investors that are foreign persons should consult their own tax advisors regarding the specific tax consequences to them of owning a Series Bond.

Tax-Exempt Investors. In general, an entity that is exempt from federal income tax under the provisions of Section 501 of the Code is subject to tax on its unrelated business taxable income. An unrelated trade or business is any trade or business that is not substantially related to the purpose that forms the basis for that entity’s exemption. However, under the provisions of Section 512 of the Code, interest may be excluded from the calculation of unrelated business taxable income unless the obligation that gave rise to that interest is subject to acquisition indebtedness. Therefore, except to the extent any owner of a Series Bond incurs acquisition indebtedness with respect to that bond, interest paid or accrued with respect to that owner may be excluded by that tax-exempt owner from the calculation of unrelated business taxable income. Each potential tax-exempt holder of a Series Bond is urged to consult its own tax advisor regarding the application of these provisions.

ERISA Considerations. The Employee Retirement Income Security Act of 1974, as amended (“ERISA”), imposes certain requirements on “employee benefit plans” (as defined in Section 3(3) of ERISA) subject to ERISA, including entities whose underlying assets are considered to include “plan assets” (within the meaning of 29 C.F.R. Section 2510.3 (as modified by Section 3(42) of ERISA)), such as collective investment funds and separate accounts whose underlying assets include the assets of those plans (collectively, “ERISA Plans,” and together with arrangements that are subject to Section 4975 of the Code or similar provisions under any other federal, state, local, non-United States or other laws or regulations or similar law, as applicable, “Plans”) and on those persons who are fiduciaries with respect to ERISA Plans. Investments by ERISA Plans are subject to ERISA’s general fiduciary requirements, including the requirement of investment prudence and diversification and the requirement that an ERISA Plan’s investments be made in accordance with the documents governing the ERISA Plan. The prudence of any investment by an ERISA Plan in the Series Bonds must be determined by the responsible fiduciary of the ERISA Plan by taking into account the ERISA Plan’s particular circumstances and all of the facts and circumstances of the investment. Government and non-electing church plans are generally not subject to ERISA. However, those plans may be subject to similar or other restrictions under state or local law.

In addition, ERISA and the Code generally prohibit certain transactions between an ERISA Plan or a qualified employee benefit plan under the Code and persons who, with respect to that plan, are fiduciaries or other “parties in interest” within the meaning of ERISA or “disqualified persons” within the meaning of the Code. In the absence of an applicable statutory, class or administrative exemption, transactions between an ERISA Plan and a party in interest with respect to an ERISA Plan, including the acquisition by one from the other of the Series Bonds, could be viewed as violating those prohibitions. In addition, Section 4975 of the Code prohibits transactions between certain tax-favored vehicles such as Individual Retirement Accounts and disqualified persons. Section 503 of the Code includes similar restrictions with respect to governmental and church plans. In this regard, the Agency or any dealer of the Series Bonds might be considered or might become a “party in interest” within the meaning of ERISA or a “disqualified person” within the meaning of the Code, with respect to an ERISA Plan or a plan or arrangement subject to Sections 4975 or 503 of the Code. Prohibited transactions within the meaning of ERISA and the Code may arise if the Series Bonds are acquired by those plans or arrangements with respect to which the Agency or any dealer is a party in interest or disqualified person.

In all events, fiduciaries of ERISA Plans and plans or arrangements subject to the above sections of the Code, in consultation with their advisors, should carefully consider the impact of ERISA and the Code on an investment in the Series Bonds. The sale of the Series Bonds to a Plan is in no respect a representation by the Agency or the Underwriter that such an investment meets the relevant legal requirements with respect to benefit plans generally or any particular Plan. Any ERISA Plan proposing to invest in the Series Bonds should consult with its counsel to

confirm that that investment is permitted under the plan documents and will not result in a non-exempt prohibited transaction and will satisfy the other requirements of ERISA, the Code and other applicable law.

Neither the Agency nor the Underwriter is acting as a fiduciary, or undertaking to provide impartial investment advice, or to give advice in a fiduciary capacity, to any purchaser or transferee with respect to the decision to purchase or hold the Series Bonds or an interest in the Series Bonds.

The foregoing discussion is general in nature and is not intended to be all-inclusive. Due to the complexity of these rules and the penalties that may be imposed on persons involved in non-exempt prohibited transactions, it is particularly important that fiduciaries, or other persons considering purchasing the Series Bonds on behalf of, or with the assets of, any Plan, consult with their counsel regarding the potential applicability of ERISA, Section 4975 of the Code and any similar laws to that investment and whether an exemption would be applicable to the purchase and holding of the Series Bonds.

State Tax Matters

Interest on the Series Bonds is includable in the taxable net income of individuals, trusts and estates for State income tax purposes, and that interest is also includable in the income of corporations and financial institutions for purposes of the State franchise tax.

Backup Withholding

An owner of a Series Bond may be subject to backup withholding at the applicable rate determined by statute with respect to interest paid with respect to the Series Bonds if the owner fails to provide to any person required to collect that information pursuant to Section 6049 of the Code with the owner's taxpayer identification number, furnishes an incorrect taxpayer identification number, fails to report interest, dividends or other "reportable payments" (as defined in the Code) properly, or, under certain circumstances, fails to provide those persons with a certified statement, under penalty of perjury, that the owner is not subject to backup withholding.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to above or adversely affect the market value of the Series Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted, it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the Series Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved or whether the Series Bonds or the market value thereof would be impacted thereby. Purchasers of the Series Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinion expressed by Bond Counsel is based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series Bonds, and Bond Counsel has not expressed any opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

PROSPECTIVE PURCHASERS OF THE SERIES BONDS ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS PRIOR TO ANY PURCHASE OF THE SERIES BONDS AS TO THE IMPACT OF THE CODE UPON THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE SERIES BONDS.

LITIGATION

There is not now pending or, to the best knowledge of the officers of the Agency, overtly threatened any litigation against the Agency seeking to restrain or enjoin the sale, issuance, execution or delivery of the Series Bonds or in any manner questioning or affecting the validity of the Series Bonds or the proceedings or authority pursuant to which they are to be issued and sold.

The Agency is a party to various litigation arising in the ordinary course of business. While the ultimate effect of those actions cannot be predicted with certainty, the Agency expects that the outcome of these matters will not result in a material adverse effect on the financial position or results of operations of the Agency.

LEGAL MATTERS

The validity of the Series Bonds is subject to the legal opinion of Kutak Rock LLP, Bond Counsel. A copy of the opinion of said firm, substantially in the form set forth in Appendix F hereto, will be available at the time of delivery of the Series Bonds. Certain legal matters will be passed upon for the Underwriter by its counsel, Dorsey & Whitney LLP.

FINANCIAL ADVISOR

CSG Advisors Incorporated (the “Financial Advisor”) is serving as financial advisor to the Agency with respect to the planning, structuring and sale of the Series Bonds. The Financial Advisor does not underwrite or trade bonds and will not engage in any underwriting activities with regard to the issuance and sale of the Series Bonds. The Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification, or to assume responsibility for the accuracy, completeness or fairness, of the information contained in this Official Statement and is not obligated to review or ensure compliance with continuing disclosure undertakings.

RATINGS

The Series Bonds are rated “___” by Moody’s Investors Service, Inc., and “___” by S&P Global Ratings, a division of Standard & Poor’s Financial Services LLC. The ratings reflect only the views of the applicable rating agency, and an explanation of the significance of that rating may be obtained only from the rating agency and its published materials. The ratings described above are not a recommendation to buy, sell or hold the Series Bonds. The Agency cannot give any assurance that any rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of the rating agency, circumstances so warrant. Therefore, after the date of this Official Statement, investors should not assume that the ratings are still in effect. A downward revision or withdrawal of either rating is likely to have an adverse effect on the market price and marketability of the Series Bonds. The Agency has not assumed any responsibility either to notify the owners of the Series Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Undertaking (see Appendix C to this Official Statement), or to contest any revision or withdrawal.

TRUSTEE

Computershare Trust Company, National Association (the “Trustee”), a national banking association, serves as successor Trustee under the Bond Resolution to Wells Fargo Bank, National Association (“WFBNA”). The Trustee also serves as bond trustee for other outstanding bonds of the Agency. As part of the sale of WFBNA’s corporate trust services to the Trustee, virtually all corporate trust services employees of WFBNA along with most existing corporate trust services systems, technology and offices, transferred to the Trustee, together with all duties, obligations and rights of WFBNA under the Bond Resolution.

Pursuant to the Bond Resolution, any successor Trustee, including a successor by sale or transfer of the corporate trust business, must be a bank or trust company or national banking association having trust powers and combined capital and surplus aggregating at least \$75,000,000.

UNDERWRITING

RBC Capital Markets, LLC (the “Underwriter”) will purchase the Series Bonds. The Underwriter is to be paid a fee of \$_____ with respect to its purchase of the Series Bonds. The Underwriter may offer and sell the Series Bonds to certain dealers and certain dealer banks at prices lower than the public offering prices stated on the inside front cover hereof.

The Underwriter is a full service financial institution engaged in various activities, which may include securities trading, commercial and investment banking, financial advisory, investment management, principal

investment, hedging, financing and brokerage activities. The Underwriter may have, from time to time, performed and may in the future perform, various investment banking services for the Agency, for which it may have received or will receive customary fees and expenses. In the ordinary course of its various business activities, the Underwriter may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (which may include bank loans and/or credit default swaps) for its own account and for the accounts of its customers and may at any time hold long and short positions in those securities and instruments. Those investment and securities activities may involve securities and instruments of the Agency.

The Underwriter is a subsidiary of Royal Bank of Canada.

MISCELLANEOUS

This Official Statement is submitted in connection with the offering of the Series Bonds and may not be reproduced or used, as a whole or in part, for any other purpose. Any statement made in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact. This Official Statement is not to be construed as a contract or agreement between the Agency and the purchasers or holders of any of the Series Bonds.

The execution and delivery of this Official Statement have been duly authorized by the Agency.

MINNESOTA HOUSING FINANCE AGENCY

_____, 2024.

By _____
Commissioner

APPENDIX A

**DESCRIPTION OF OUTSTANDING MORTGAGE LOANS AND DEVELOPMENTS
PREVIOUSLY FINANCED BY RENTAL HOUSING BONDS, AND MORTGAGE LOANS AND
DEVELOPMENTS PLEDGED AS ADDITIONAL SECURITY
UNDER THE RENTAL HOUSING BOND RESOLUTION,
INCLUDING THOSE INTENDED TO BE FINANCED
WITH PROCEEDS OF THE SERIES BONDS**

DESCRIPTION OF OUTSTANDING MORTGAGE LOANS AND DEVELOPMENTS PREVIOUSLY FINANCED BY RENTAL HOUSING BONDS AND PLEDGED AS ADDITIONAL SECURITY UNDER THE RENTAL HOUSING BOND RESOLUTION

AS OF DECEMBER 31, 2023

MORTGAGE LOANS AND DEVELOPMENTS PREVIOUSLY FINANCED BY RENTAL HOUSING BONDS

<u>Development Name</u>	<u>Location</u>	<u>Mortgage Loan Interest Rate</u>	<u>Outstanding Mortgage Loan Balance (1)</u>	<u>Undisbursed Mortgage Amount</u>	<u>Development Reserves (2)</u>	<u>Mortgage Note Maturity</u>	<u>Program Type</u>	<u>Subsidy Expiration</u>	<u>No. of Subsidized Units</u>	<u>Total No. of Units</u>
BOSSEN PARK APTS	Minneapolis	6.680 %	\$ 1,092,310	\$ -	\$ 115,464	02/01/30	LMIR/HRS	N/A	0	110
BREWERY CREEK	Duluth	4.300	10,640,000	8,029,867	-	01/01/25	BRIDGE	(3)	32	52
CALVARY CENTER APARTMENTS	Golden Valley	3.650	7,940,000	4,418,128	-	01/01/25	LMIR /BRIDGE	5/31/2029	80	80
CAMBRIDGE APARTMENTS	Cambridge	4.450	9,665,000	1,961,591	-	01/01/25	LMIR /BRIDGE	(3)	14	65
CONCORDIA ARMS	Maplewood	5.750	3,294,191	-	882,376	07/01/49	LMIR/HRS/HAP	12/31/32	125	125
GENEVA VILLAGE	Oakdale	7.210	1,295,469	-	763,906	01/01/28	LMIR	N/A	0	175
HILLSIDE TERRACE	Long Lake	6.720	1,149,234	-	358,308	08/01/34	LMIR/HRS	01/15/31	44	44
HORIZON HEIGHTS	Burnsville	4.150	5,150,000	-	-	01/01/25	LMIR /BRIDGE	05/31/29	25	25
JACKSON PLACE	Elk River	5.630	744,400	-	87,113	04/01/38	LMIR	N/A	0	32
LARSON COMMONS	Cloquet	6.520	1,814,999	-	1,023,709	06/01/37	HAP/HRS	03/31/40	85	85
MARSHALL SQUARE APTS	Marshall	6.450	1,035,989	-	17,544	02/01/36	LMIR/HRS/HAP	08/24/25	90	90
PHALEN VILLAGE	St Paul	3.875	5,720,000	2,809,370	-	07/01/25	LMIR /BRIDGE	(3)	21	76
RIVERTOWN COMMONS	Stillwater	6.150	2,442,016	-	216,968	03/01/38	LMIR/HRS	04/30/40	96	96
SPRING CREEK II	Northfield	3.300	7,190,000	-	-	07/01/24	LMIR/BRIDGE	(3)	24	32
THE CROSSROADS fka SOUTH PARK MANOR	Dodge Center	0.000	155,701	-	120,290	04/30/24	HAP/AMP	10/31/37	37	37
THE LUMIN AT HIGHLAND BRIDGE	St Paul	4.800	10,495,000	-	-	07/01/24	LMIR /BRIDGE	(3)	60	60
THE SQUARE ON 31ST fka ROCHESTER SQUARE	Rochester	5.750	1,719,804	-	350,811	07/01/44	LMIR/HRS/HAP	02/17/34	95	104
WHITTIER COOP	Minneapolis	0.000	892,400	-	-	07/09/44	HAP/AMP	09/14/30	45	45
WOTW THEODORE	Minneapolis	3.850	8,200,000	-	-	07/01/24	LMIR/BRIDGE	(3)	6	100
YORKDALE	Edina	5.000	3,567,661	-	350,988	06/01/48	HAP/HRS	06/30/39	90	90
Subtotal			\$ 84,204,174	\$ 17,218,956	\$ 4,287,479				969	1523

Footnotes and Program Type legend appear on the last page of this Appendix A.

DESCRIPTION OF OUTSTANDING MORTGAGE LOANS AND DEVELOPMENTS PREVIOUSLY FINANCED BY RENTAL HOUSING BONDS AND PLEDGED AS ADDITIONAL SECURITY UNDER THE RENTAL HOUSING BOND RESOLUTION

AS OF DECEMBER 31, 2023

MORTGAGE LOANS AND DEVELOPMENTS PLEDGED AS ADDITIONAL SECURITY UNDER THE RENTAL HOUSING BOND RESOLUTION

Development Name	Location	Mortgage Loan Interest Rate	Outstanding Mortgage Loan Balance (1)	Undisbursed Mortgage Amount	Development Reserves (2)	Mortgage Note Maturity	Program Type	Subsidy Expiration	No. of Subsidized Units	Total No. of Units
ALBERTVILLE TOWNHOMES	Albertville	5.73 %	\$ 823,730	\$ -	\$ 41,525	09/01/39	LMIR	N/A	0	37
ANDREWS POINT	Burnsville	5.00	1,711,372	-	113,787	05/01/42	LMIR/HR	N/A	0	57
BOTTINEAU RIDGE APTS	Maple Grove	4.75	1,176,504	-	294,718	03/01/45	LMIR/HR	N/A	0	50
BOULDER RIDGE TOWNHOMES	Shakopee	3.94	2,186,862	-	54,836	09/01/54	LMIR/HR	N/A	0	30
BROWNSTONE	St. Paul	3.25	1,371,973	-	92,283	08/01/56	LMIR/HR	N/A	0	35
BUFFALO COURT	Buffalo	5.49	1,089,392	-	79,346	07/01/35	LMIR/HR	07/31/43	48	48
CAPITOL CITY	St. Paul	5.15	853,066	-	151,858	11/01/37	LMIR	N/A	0	69
CASCADE APTS	Fergus Falls	0.00	80,794	-	-	08/01/29	HAP/AMP	05/31/38	36	36
CATHEDRAL HILL HOMES	St. Paul	5.25	1,820,760	-	513,337	12/01/46	LMIR/HR	05/31/35	60	60
CEDARDALE PLACE	Owatonna	4.49	4,705,972	-	271,650	06/01/54	LMIR/HR	11/30/38	98	98
CENTRAL TOWERS	Rochester	5.00	3,742,331	-	743,264	08/01/43	LMIR/HR	12/31/31	105	105
CHARTER OAKS TH	Stillwater	5.00	2,798,284	-	265,633	04/01/43	LMIR/HR	12/31/27	60	60
CHERRY RIDGE APARTMENTS	Mankato	3.50	3,019,715	-	597,714	04/01/57	LMIR/HR	N/A	0	83
CITY FLATS	Shakopee	5.86	330,026	-	148,572	06/01/37	LMIR	N/A	0	27
CITY PLACE LOFTS	Minneapolis	4.75	2,720,013	-	23,233	10/01/44	LMIR/HR	N/A	0	55
COACHMAN RIDGE APARTMENTS	Elk River	5.25	1,223,354	-	225,800	06/01/46	LMIR/HR	N/A	0	53
COMPASS POINTE TH	New Hope	5.25	2,268,195	-	92,632	02/01/46	LMIR/HR	N/A	0	68
CORNERSTONE VILLAGE	St. Michael	5.63	1,627,989	-	77,712	10/01/28	LMIR	N/A	0	42
CRYSTAL LAKE TH	Grand Rapids	5.50	1,294,399	-	321,691	11/01/41	LMIR/HR	08/31/28	48	48
EVERGREEN APTS	Hutchinson	5.50	1,834,760	-	240,922	12/01/41	LMIR/HR	12/27/31	62	62
FIRST AVENUE FLATS	Rochester	4.50	4,584,567	-	122,566	10/01/34	LMIR	N/A	0	68
HIGHLAND APTS	Willmar	5.25	1,592,866	-	369,765	04/01/46	LMIR/HR	05/31/39	79	79
HOFFMAN PLACE	White Bear Lake	5.50	1,720,256	-	300,191	10/01/27	LMIR	N/A	0	59
JEFFERSON SQUARE	Northfield	5.75	1,227,080	-	157,613	10/01/41	LMIR/HR	12/31/30	50	50
LAKES RUN APTS	New Brighton	5.74	1,016,986	-	13,695	11/01/36	LMIR	N/A	0	52
LAKEVILLE COURT	Lakeville	5.00	2,432,245	-	14,698	08/01/42	LMIR/HR	N/A	0	52
LIBERTY PLAZA	St. Paul	6.50	2,990,516	-	1,048,594	02/01/34	LMIR/HR	09/30/24	78	173
MANY RIVERS	Minneapolis	3.94	2,241,597	-	158,850	10/01/54	LMIR/HR	08/04/28	7	53
MAPLE RIDGE TH	Maple Grove	5.74	1,100,384	-	266,398	01/01/38	LMIR	N/A	0	45
MEADOWS WEST	Austin	5.00	1,881,982	-	214,720	10/01/43	LMIR/HR	12/31/31	60	60
MINNESOTA VISTAS	St Paul	3.43	3,013,431	-	91,038	09/01/55	LMIR	N/A	0	60
NORTHGATE WOODS	Blaine	5.50	2,692,210	-	329,524	10/01/52	HAP/HR	06/30/40	75	75
PARK MANOR ESTATES	Detroit Lakes	4.75	3,569,088	-	440,297	05/01/44	HAP/HR	09/30/39	97	97
PARK PLAZA	Minneapolis	5.00	1,434,574	-	91,595	09/01/33	LMIR/HR	N/A	0	134
PARKVIEW VILLA	Columbia Heights	5.25	1,971,374	-	459,940	04/01/47	LMIR/HR	N/A	0	142
PINE RIDGE APTS	Grand Rapids	5.25	2,304,357	-	297,161	07/01/46	HAP/HR	02/28/38	60	100
RED PINE ESTATES	Bemidji	6.49	1,172,951	-	669,957	03/01/37	LMIR	12/29/30	86	86
RIVERSIDE TERRACE	Thief River Falls	4.75	2,027,006	-	381,832	07/01/43	LMIR/HR	05/01/30	66	66
RUSSELL ARMS/BENTON HEIGHTS	Sauk Rapids	5.15	2,175,715	-	283,463	09/01/37	HAP/HR	05/31/42	71	91
SABATHANI SENIOR HOUSING	Minneapolis	4.25	3,214,028	-	84,443	01/01/63	LMIR/HR	06/30/24	4	48
SLATER SQUARE	Minneapolis	5.00	474,218	-	75,915	11/01/36	MR	N/A	0	163
SLATER SQUARE	Minneapolis	5.00	754,305	-	See above	11/01/36	MR	See above	See above	See above
ST. LUCAS RIVERSIDE APARTMENTS	Faribault	3.50	1,771,843	-	223,145	12/01/56	HR/AMP	09/30/41	30	30
SUNWOOD VILLAGE	Ramsey	5.25	1,222,081	-	97,988	03/01/47	LMIR/HR	N/A	0	47
THE RIDGE APTS	Minnetonka	4.75	2,258,786	-	1,186,450	12/01/44	LMIR/HR	N/A	0	64
THE WILLOWS	Shakopee	5.10	3,352,254	-	91,062	10/01/61	LMIR/HR	06/30/24	13	60
TOWER TERRACE TOWNHOMES	Cambridge	3.49	1,546,699	-	205,198	05/01/55	LMIR/HR	N/A	0	32
VICKSBURG COMMONS	Plymouth	6.40	752,692	-	74,175	03/01/38	LMIR	N/A	0	50
VILLAGE COMMONS	Savage	5.00	1,700,216	-	79,942	11/01/43	LMIR/HR	N/A	0	66
VILLAGE ON THIRD	Rochester	6.14	1,359,922	-	112,657	05/01/25	LMIR	N/A	0	66
WASHINGTON CROSSING	Winona	5.75	1,109,914	-	9,886	01/01/36	LMIR/HR	N/A	0	62
WEST BIRCH TOWNHOMES	Princeton	5.00	1,582,136	-	44,278	08/01/56	LMIR/HR	N/A	0	40
WEST VIEW ESTATES	Plymouth	5.00	2,974,848	-	322,037	09/01/42	LMIR	N/A	0	67
WHITE OAK ESTATES	Baxter	5.10	1,658,300	-	44,040	07/01/61	LMIR/HR	06/30/24	20	40
WILLOW RIDGE	St. Paul	6.39	1,077,836	-	59,780	04/01/38	LMIR	N/A	0	47
Subtotal			\$ 104,638,754	\$ -	\$ 12,773,406				1,313	3,547
Total			\$ 84,204,174	\$ 17,218,956	\$ 4,287,479				969	1,523
			\$ 188,842,927	\$ 17,218,956	\$ 17,060,885				2,282	5,070

Footnotes and Program Type legend appear on the last page of this Appendix A.

DESCRIPTION OF MORTGAGE LOANS INTENDED TO BE FINANCED WITH PROCEEDS FROM
RENTAL HOUSING BONDS 2024 SERIES D

AS OF MARCH 31, 2024

Development Name	Location	Mortgage Loan Interest Rate	Outstanding Mortgage Loan Balance (1)	Development Reserves (2)	Mortgage Note Maturity	Program Type	Subsidy Expiration	No. of Subsidized Units	Total No. of Units
BOARDWALK	Wayzata	4.75	\$ 474,585.68	\$ 200,612.52	1/1/2033	LMIR	10/31/2039	77	77
BRIDGE RUN TOWNHOMES	Cannon Falls	5.50	375,922	97,643	11/1/2041	LMIR	N/A	0	18
CAHILL PLACE APARTMENTS	Inver Grove Heights	4.25	1,005,120	616,880	11/1/2060	LMIR/HRS	9/30/2040	40	40
CARLSON CROSSING TOWNHOMES	St. Joseph	5.25	1,024,076	57,918	1/1/2047	LMIR/HRS	8/31/2040	36	36
CHDC HAMLIN	St. Paul	5.15	556,845	226,842	1/1/2037	LMIR	8/31/2036	4	58
CONNEX APARTMENTS	St. Michael	3.55	4,929,888	45,426	9/1/2061	LMIR/HRS	N/A	0	49
CROSSINGS AT VALLEY VIEW	Bloomington	5.73	1,284,893	129,278	2/1/2040	LMIR/HRS	N/A	0	50
DEPOT AT ELK RIVER	Elk River	5.50	409,665	288,770	12/1/2041	LMIR	N/A	0	53
DUBLIN HEIGHTS	Mankato	5.10	2,316,066	101,268	8/1/2061	LMIR/HRS	10/1/2035	11	45
EDISON I	Roseville	3.50	3,455,662	43,654	9/1/2057	LMIR/HRS	10/31/2039	4	59
EDISON II	Roseville	4.50	4,609,627	148,365	12/1/2063	LMIR/HRS	1/31/2043	4	60
ELEMENT	Plymouth	4.25	5,187,929	339,355	2/1/2063	LMIR/HRS	(4)	12	61
FOX POINTE TOWNHOMES	Austin	4.25	724,855	50,601	3/1/2060	LMIR/HRS	8/30/2029	4	38
HAMLIN STATION - MIXED USE	St. Paul	5.25	1,334,402	196,518	3/1/2047	LMIR/HRS	N/A	0	57
HANSON APARTMENTS	Willmar	4.90	1,918,397	818,577	9/1/2056	LMIR/HRS	8/31/2040	2	56
HERITAGE COURT APARTMENTS	North Branch	4.50	877,691	4,473	10/1/2043	LMIR	N/A	0	32
HIAWATHA COMMONS	Minneapolis	5.81	714,983	63,962	9/1/2037	LMIR/HRS	N/A	0	80
LE SUEUR MEADOWS APARTMENTS	Le Sueur	5.00	575,732	15,915	9/1/2032	LMIR	N/A	0	40
LEGACY TOWNHOMES	Cambridge	6.46	636,161	158,158	6/1/2037	LMIR	N/A	0	30
MAPLE LAKES TOWNHOMES	Maple Grove	4.25	546,957	120,298	1/1/2029	LMIR	N/A	0	40
MAPLE VILLAGE II	Maple Grove	3.25	2,262,558	329,935	5/1/2052	LMIR/HRS	N/A	0	48
MEDINA TOWNHOMES	Medina	5.25	675,856	31,658	12/1/2046	LMIR/HRS	N/A	0	26
MINNESOTA PLACE	St. Paul	3.30	1,306,934	138,790	9/1/2055	LMIR/HRS	N/A	0	77
NORTH MOORHEAD VILLAGE	Moorhead	4.25	2,409,000	14	4/1/2064	LMIR/HRS	(4)	10	46
NORTHSTAR RIDGE	Coon Rapids	4.25	715,870	103,751	1/1/2029	LMIR	N/A	0	56
OAK GROVE TOWNHOMES	St. Cloud	6.50	409,137	71,365	12/1/2032	LMIR	N/A	0	30
PARIS PARK TOWNHOMES	Marshall	5.00	349,392	19,845	5/1/2034	LMIR	N/A	0	30
PARK RAPIDS APARTMENTS	Park Rapids	5.84	517,106	114,068	12/1/2038	LMIR	9/30/2039	48	48
PARKVIEW HEIGHTS TOWNHOUSES	Owatonna	4.75	1,745,918	-	7/1/2059	LMIR	11/30/2040	48	49
PHEASANT CREST TOWNHOMES	Sartell	5.72	932,159	93,467	12/1/2034	LMIR	N/A	0	42
SIENNA GREEN I	Roseville	5.75	2,458,493	577,365	5/1/2051	LMIR/HRS	12/1/2035	11	120
SIENNA GREEN PHASE II	Roseville	5.00	2,000,980	477,135	12/1/2042	LMIR/HRS	N/A	0	50
SIENNA RIDGE TOWNHOMES	Woodbury	6.46	946,836	267,864	12/1/2038	LMIR/HRS	N/A	0	41
SOUTH QUARTER PHASE IV	Minneapolis	5.25	6,437,350	272,121	5/1/2046	LMIR/HRS	N/A	0	120
ST. ALBANS PARK	St. Paul	4.75	1,582,049	336,005	11/1/2045	LMIR/HRS	2/18/2034	24	74
THE CROSSING - BIG LAKE STATION	Big Lake	5.00	789,539	217,006	1/1/2043	LMIR	N/A	0	33
THE CROSSING II	Big Lake	3.80	1,600,507	227,923	1/1/2051	LMIR	N/A	0	38
THE GREENLEAF FKA LYNDAL GREEN	Minneapolis	2.93	3,073,208	428,660	1/1/2056	LMIR/HRS	N/A	0	63
THE HILLOCK FKA SNELLING YARDS	Minneapolis	4.50	7,684,724	36,507	1/1/2064	LMIR/HRS	(4)	11	100
THE MEADOWS TOWNHOMES	Perham	4.75	579,847	48,033	1/1/2048	LMIR/HRS	N/A	0	24
THE SOUND ON 76TH	Edina	4.25	6,551,882	290,214	6/1/2063	LMIR/HRS	N/A	0	70
TIMBERLAND TOWNHOMES	Brainerd	6.50	439,799	128,554	3/1/2034	LMIR/HRS	N/A	0	30
WHISPERING WINDS	Pipestone	6.50	125,603	23,102	4/1/2032	LMIR	N/A	0	20
WHITE PINE APARTMENTS	Cloquet	4.25	787,660	101,384	9/1/2060	LMIR/HRS	(4)	7	35
WOODLAND VILLAGE TH	St. Cloud	5.25	889,267	15,772	2/1/2047	LMIR/HRS	N/A	0	32
			<u>\$ 80,231,131</u>					<u>0</u>	<u>2,281</u>

Notes:

- (1) All loans can be prepaid subject to Agency approval.
- (2) Amounts listed under the heading "reserves" are pledged by the project owner under the project regulatory agreement. The reserve can be applied for project purposes under the regulatory agreement, and are paid to the owner when the mortgage loan is paid or prepaid in full. The reserves are not pledged as security under the Bond Resolution. The real estate tax and insurance reserves are excluded.
- (3) Subsidy expiration date will not be determined until development is placed in service.
- (4) Annually renewable

***Program Type Legend**

AMP =	Asset Management Program
HAP =	Section 8 Housing Assistance Payment Program (Uninsured Developments)
HRS =	FHA Risk Share Insurance
LMIR =	Low And Moderate Income Rental Program
MR =	Market Rate Loan Program

APPENDIX B-1

**AUDITED FINANCIAL STATEMENTS OF THE AGENCY
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

APPENDIX B-2

**FINANCIAL STATEMENTS OF CERTAIN FUNDS OF THE AGENCY
(EXCLUDING STATE APPROPRIATED AND FEDERAL APPROPRIATED FUNDS)
AS OF MARCH 31, 2024
AND FOR THE NINE MONTHS THEN ENDED (UNAUDITED)**

APPENDIX C

SUMMARY OF CONTINUING DISCLOSURE UNDERTAKING

The following statements are extracted provisions of the Continuing Disclosure Undertaking to be executed by the Agency in connection with the issuance of the Series Bonds.

Purpose

This Disclosure Undertaking is executed and delivered by the Agency for the benefit of the holders and owners (the “Bondholders”) and the Beneficial Owners of the Series Bonds and in order to assist the Participating Underwriter in complying with the requirements of the Rule. There is no obligated person other than the Agency that is a party to the Disclosure Undertaking.

Definitions

In addition to the definitions set forth in the Resolutions, which apply to any capitalized term used in this Disclosure Undertaking, the following capitalized terms shall have the following meanings:

“*Annual Financial Information*” means the following financial information and operating data (in addition to Audited Financial Statements): information about the Mortgage Loans and Developments of a type substantially similar to that in Appendix A in the Official Statement.

“*Annual Financial Information Disclosure*” means the dissemination of disclosure concerning Annual Financial Information and the dissemination of the Audited Financial Statements as described under the caption “Annual Financial Information Disclosure” herein.

“*Audited Financial Statements*” means the audited financial statements of the Agency, prepared pursuant to the standards and as described under the caption “Annual Financial Information Disclosure.”

“*Beneficial Owners*” means (1) in respect of a Series Bond subject to a book-entry-only registration system, any person or entity which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, such Series Bond (including persons or entities holding Series Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of the Series Bond for federal income tax purposes, and such person or entity provides to the Trustee evidence of such beneficial ownership in form and substance reasonably satisfactory to the Trustee; or (2) in respect of a Series Bond not subject to a book-entry-only registration system, the registered owner or owners thereof appearing in the bond register maintained by the Trustee, as Registrar.

“*Commission*” means the Securities and Exchange Commission.

“*Exchange Act*” means the Securities Exchange Act of 1934, as amended.

“*Financial Obligation*” means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

“*Listed Event*” means the occurrence of any of the events with respect to the Series Bonds set forth below:

1. Principal and interest payment delinquencies;
2. Nonpayment-related defaults, if material;

3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
7. Modifications to rights of security holders, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution or sale of property securing repayment of the securities, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Agency (within the meaning of the Rule);
13. The consummation of a merger, consolidation or acquisition involving the Agency or the sale of all or substantially all of the assets of the Agency, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the Agency, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Agency, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Agency, any of which reflect financial difficulties.

“*Listed Events Disclosure*” means dissemination of a notice of a Listed Event as described under the heading “Listed Events Disclosure” in this Appendix C.

“*MSRB*” means the Municipal Securities Rulemaking Board.

“*Participating Underwriter*” means each broker, dealer or municipal securities dealer acting as an underwriter in any primary offering of the Series Bonds.

“*Prescribed Form*” means, with regard to the filing of Annual Financial Information, Audited Financial Statements and notices of Listed Events with the MSRB at www.emma.msrb.org (or such other address or addresses as the MSRB may from time to time specify), such electronic format, accompanied by such identifying information, as shall have been prescribed by the MSRB and which shall be in effect on the date of filing of such information.

“Rule” means Rule 15c2-12 adopted by the Commission under the Exchange Act, as the same may be amended from time to time.

“Undertaking” means the obligations of the Agency described under the headings “Annual Financial Information Disclosure” and “Listed Events Disclosure” in this Appendix C.

Annual Financial Information Disclosure

The Agency shall disseminate the Annual Financial Information and the Audited Financial Statements (in the form and by the dates set forth below) for each fiscal year of the Agency, commencing with the fiscal year ended June 30, 2024, by one of the following methods: (i) the Agency may deliver such Annual Financial Information and the Audited Financial Statements to the MSRB within 120 days of the completion of the Agency’s fiscal year or (ii) delivery of an Official Statement of the Agency to the MSRB within 120 days of the completion of the Agency’s fiscal year, but only to the extent such Official Statement includes such Annual Financial Information and Audited Financial Statements.

The Agency is required to deliver such information in Prescribed Form and by such time so that such entities receive the information by the dates specified.

If any part of the Annual Financial Information can no longer be generated because the operations to which it is related have been materially changed or discontinued, the Agency will disseminate a statement to such effect as part of its Annual Financial Information for the year in which such event first occurs.

If any amendment is made to this Disclosure Undertaking, the Annual Financial Information for the year in which such amendment is made (or in any notice or supplement provided to the MSRB) shall contain a narrative description of the reasons for such amendment and its impact on the type of information being provided.

All or a portion of the Annual Financial Information and the Audited Financial Statements may be included by reference to other documents which have been submitted to the MSRB or filed with the Commission. The Agency shall clearly identify each such item of information included by reference.

Annual Financial Information will be provided to the MSRB within 120 days after the last day of the Agency’s fiscal year. Audited Financial Statements as described below should be filed at the same time as the Annual Financial Information. If Audited Financial Statements are not available when the Annual Financial Information is filed, unaudited financial statements shall be included, and Audited Financial Statements will be provided to the MSRB within 10 business days after availability to the Agency.

Audited Financial Statements will be prepared in accordance with generally accepted accounting principles in the United States as in effect from time to time.

If any change is made to the Annual Financial Information as permitted by the Disclosure Undertaking, including for this purpose a change made to the fiscal year-end of the Agency, the Agency will disseminate a notice to the MSRB of such change in Prescribed Form.

Listed Events Disclosure

The Agency hereby covenants that it will disseminate in a timely manner, not in excess of 10 business days after the occurrence of the event, Listed Events Disclosure to the MSRB in Prescribed Form. Notwithstanding the foregoing, notice of optional or unscheduled redemption of any Series Bonds or defeasance of any Series Bonds need not be given under this Disclosure Undertaking any earlier than the notice (if any) of such redemption or defeasance is given to the owners of the Series Bonds pursuant to the Resolution.

Consequences of Failure of the Agency To Provide Information

The Agency shall give notice in a timely manner, not in excess of 10 business days after the occurrence of the event, to the MSRB in Prescribed Form of any failure to provide Annual Financial Information Disclosure when the same is due hereunder.

In the event of a failure of the Agency to comply with any provision of this Disclosure Undertaking, the Bondholder or Beneficial Owner of any Series Bond may seek specific performance by court order to cause the Agency to comply with its obligations under this Disclosure Undertaking. A default under this Disclosure Undertaking shall not be deemed an Event of Default under the Resolution or any other agreement, and the sole remedy under this Disclosure Undertaking in the event of any failure of the Agency to comply with this Disclosure Undertaking shall be an action to compel performance.

Amendment; Waiver

Notwithstanding any other provision of this Disclosure Undertaking, the Agency may amend this Disclosure Undertaking, and any provision of this Disclosure Undertaking may be waived, if:

(i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Agency or type of business conducted;

(ii) This Disclosure Undertaking, as amended, or the provision, as waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(iii) The amendment or waiver does not materially impair the interests of the Bondholders of the Series Bonds, as determined either by parties unaffiliated with the Agency (such as the Trustee) or by an approving vote of the Bondholders of the Series Bonds holding a majority of the aggregate principal amount of the Series Bonds (excluding Series Bonds held by or on behalf of the Agency or its affiliates) pursuant to the terms of the Resolution at the time of the amendment; or

(iv) The amendment or waiver is otherwise permitted by the Rule.

Termination of Undertaking

The Undertaking of the Agency shall be terminated when the Agency shall no longer have any legal liability for any obligation on or relating to the repayment of the Series Bonds. The Agency shall give notice to the MSRB in a timely manner and in Prescribed Form if this Section is applicable.

Additional Information

Nothing in this Disclosure Undertaking shall be deemed to prevent the Agency from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or including any other information in any Annual Financial Information Disclosure or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Undertaking. If the Agency chooses to include any information from any document or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Undertaking, the Agency shall not have any obligation under this Disclosure Undertaking to update such information or include it in any future disclosure or notice of the occurrence of a Listed Event.

Beneficiaries

This Disclosure Undertaking has been executed in order to assist the Participating Underwriter in complying with the Rule; however, this Disclosure Undertaking shall inure solely to the benefit of the Agency, the Bondholders and Beneficial Owners of the Series Bonds, and shall create no rights in any other person or entity.

Recordkeeping

The Agency shall maintain records of all Annual Financial Information Disclosure and Listed Events Disclosure, including the content of such disclosure, the names of the entities with whom such disclosure was filed and the date of filing such disclosure.

APPENDIX D

SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION

The Bond Resolution contains various covenants and security provisions, certain of which are summarized below. The summary does not purport to be comprehensive or definitive and is subject to all of the terms and provisions of the Bond Resolution, to which reference is hereby made, copies of which are available from the Agency or the Trustee.

Resolution Constitutes Contract with Trustee and Bondholders

Upon acceptance by the Trustee of the trusts created in the Bond Resolution and upon the purchase of Bonds by a Holder thereof, the Bond Resolution and applicable Series Resolution shall constitute a contract of the Agency with the Trustee and the Bondholders. The pledge made and security interests granted in the Bond Resolution are for the equal benefit, protection and security of all such Bondholders; all Bonds shall be of equal rank without preference, priority or distinction except as expressly provided or permitted in the Bond Resolution. The Agency covenants that it will cause to be deposited with the Trustee all proceeds of Bonds, all Mortgages, Mortgage Loans, and other securities purchased from Bond Proceeds and all income thereon. The pledge of the Agency is valid and binding from the time when made and all Mortgages, Mortgage Loans, securities and income thereon pledged and received by the Agency shall be subject to the lien thereof. The Agency pledges its full faith and credit for payment of principal, interest, and premium, if any, on the Bonds; the Bonds are a general obligation of the Agency. The State has pledged to and agreed with the Bondholders that it will not limit or alter the rights vested in the Agency nor impair the rights or remedies of the Bondholders until the Bonds, together with interest due, are fully paid.

Definitions

The following are definitions of certain terms used in the Bond Resolution and in this Official Statement (but not otherwise defined herein).

Accreted Value: for any Capital Accumulator Bond or Bonds, as of any date, the value (which may be rounded to the nearest dollar) resulting from the compounding of interest on the original principal amount and accretion thereof to principal on each prior Interest Payment Date at the approximate yield expressed in the Bond and provided in the applicable Series Resolution.

Agency Hedge Payment: a payment due to a Hedge Counterparty from the Agency pursuant to the applicable Hedge Agreement (excluding, however, payments in respect of any early termination of such Hedge Agreement).

Alternative Loan Fund: The fund so designated in the RHFB Resolution that is maintained pursuant to Section 4.12 of the RHFB Resolution.

Bond Requirement: as of any particular date of calculation, the sum of (i) that amount of the interest to become due on each Series of Outstanding Bonds at its next Interest Payment Date the deposit of which, once each month between that and the last such Interest Payment Date (or if none, since the Issue Date), would produce a sum sufficient to pay such interest, (ii) that amount of the Principal Installment due on each Series of Outstanding Bonds at its next Principal Installment Date, the deposit of which, once each month between that and the last such Principal Installment Date (or if none, once each month for a period of twelve months prior to the next Principal Installment Date), would produce a sum sufficient to pay such Principal Installment; (iii) any amount referred to in clause (i) and (ii) which has not been deposited in the Bond Fund in any month preceding the date of calculation; (iv) any Principal Installment and interest due and unpaid before the date of calculation; and (v) interest accrued on any such Principal Installment and (to the extent lawful) on any such interest, at the same rate as that borne by the Principal Installment before its maturity; provided that if, as of the date of calculation, the interest rate on any Variable Rate Bonds cannot be determined for any period before the next Interest Payment Date therefor, the interest rate for such period shall be assumed to be the Maximum Rate for such Variable Rate Bonds.

Capital Accumulator Bond: any Bond the interest on which is not currently payable on Interest Payment Dates during each year of its term (or portion of its term) but accrues and is accreted to principal on each Interest Payment Date and is payable as part of the Accreted Value of the Bond at maturity, or at a prior date on which the Bond is duly called for redemption, as provided in the applicable Series Resolution.

Current Interest Bond: any Bond the interest on which is payable on Interest Payment Dates during each year of its term (or portion of its term), or to a prior date on which the Bond is duly called for redemption, as provided in the applicable Series Resolution.

Debt Service Reserve Requirement: as of any particular date of computation, an amount of money (or cash equivalent available under a letter of credit, insurance policy, surety bond or similar security instrument issued by an institution whose debt obligations at the time of such issuance are rated as high as or higher than the Bonds by a nationally recognized bond rating agency) equal to the sum of amounts computed for each Series of Outstanding Bonds, each in accordance with the applicable Series Resolution.

Development: a specific improvement or structure constituting residential housing as defined in the Act, containing units for possession pursuant to a leasehold estate or cooperative ownership, and financed in whole or in part by the issuance of Bonds or Notes.

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

Expense Requirement: such amount of money as may from time to time by Series Resolution or Supplemental Bond Resolution of the Agency be determined to be necessary for the payment of costs and expenses of the Agency pursuant to the Program (other than costs and expenses properly payable from a Cost of Issuance Account), and including any Agency Hedge Payments owing from time to time to a Hedge Counterparty pursuant to a Hedge Agreement and any fees or expenses owing from time to time to a person or entity providing credit or liquidity support or remarketing services in respect of any Bonds.

Hedge Agreement: a payment exchange agreement, swap agreement, forward agreement or any other hedge agreement between the Agency and a Hedge Counterparty, as amended or supplemented, providing for payments between the parties based on levels of, or changes in, interest rates or other indices, including, without limitation, interest rate exchange agreements, floors or caps, which allows the Agency to manage or hedge payment, rate, spread or similar risk with respect to any Bonds outstanding or proposed to be issued and which is entered into in accordance with the requirements described under the subheading “Hedge Agreements.”

Hedge Counterparty: any person or entity with whom the Agency shall from time to time enter into a Hedge Agreement, as specified in a Series Resolution or other resolution of the Agency.

Hedge Counterparty Guarantee: a guarantee in favor of the Agency given in connection with the execution and delivery of a Hedge Agreement, as specified in a Series Resolution or other resolution of the Agency.

Housing Investment Fund: The portion of the Alternative Loan Fund, designated by the Net Asset Requirements Resolution as Pool 2 (Housing Investment Fund).

Interest Payment Date: each date on which interest on any Series of Bonds is required to be paid under the applicable Series Resolution.

Investment Obligation: any of the following, including puts and call options in future contracts traded on a contract market designated and regulated by a federal agency, which at the time are legal investments for Fiduciaries under the laws of the State for moneys held hereunder which are then proposed to be invested therein: (i) direct general obligations of the United States of America; (ii) obligations the payment of the principal of and interest on which, in the opinion of the Attorney General of the United States, is unconditionally guaranteed by the United States;

(iii) bonds, debentures, participation certificates, notes or other debt issued by any of the following: Bank for Cooperatives, Federal Financing Bank, Federal Land Banks, Federal Home Loan Banks, Federal Intermediate Credit Banks, Federal National Mortgage Association, Export Import Bank of the United States, Farmer's Home Administration, Federal Home Loan Mortgage Corporation or Government National Mortgage Association, 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 or sponsored thereby; (iv) direct and general obligations of any state within the United States or of any political subdivision of the State of Minnesota, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by each Rating Agency providing a Rating on Outstanding Bonds; (v) interest bearing deposit accounts in savings and loan associations or in state, national or foreign banks (including the Trustee and any Paying Agent), provided that either said deposits are insured by the Federal Deposit Insurance Corporation, are secured by obligations described in clauses (i) through (iii) above, or at the time the purchase is made the debt obligations of the depository are rated as high or higher than the Bonds by each Rating Agency providing a Rating on Outstanding Bonds; (vi) bankers' acceptances drawn on and accepted by commercial banks whose debt obligations at the time the purchase is made are rated as high or higher than the Bonds by each Rating Agency providing a Rating on Outstanding Bonds; (vii) commercial paper issued by United States corporations or their Canadian subsidiaries rated at the time the purchase is made in the highest rating category for commercial paper by each Rating Agency providing a Rating on Outstanding Bonds and maturing in 270 days or less; (viii) repurchase agreements and reverse repurchase agreements with banks which (1) are members of the Federal Deposit Insurance Corporation and (2) are rated in either of the two highest rating categories by each Rating Agency providing a Rating on Outstanding Bonds, or with government bond dealers reporting to and trading with the Federal Reserve Bank of New York, which agreements are secured by obligations described in the preceding clauses (i) through (iii) of this sentence; (ix) guaranteed investment contracts or similar deposit agreements with insurance companies with a claims paying rating from each Rating Agency providing a Rating on Outstanding Bonds at the time the contract or agreement is made at least equal to the respective Rating of the Bonds by the related Rating Agency, or with other financial institutions or corporations provided, at the time the contract or agreement is made, the debt obligations of any such financial institution or corporation are rated as high or higher than the Bonds by each Rating Agency providing a Rating on Outstanding Bonds or such contracts or agreements are secured by obligations described in clauses (i), (ii), (iii) and (viii) above; (x) shares in an investment company registered under the Federal Investment Company Act of 1940 whose shares are registered under the Federal Securities Act of 1933, or shares of a common trust fund established by a national banking association or a bank or trust company organized under the laws of any state with combined capital and surplus of at least \$50,000,000, under the supervision and regulation of the Comptroller of the Currency pursuant to 12 C.F.R. 9, or any successor regulation, and whose only investments are qualified investments described in clauses (i), (ii), (iii) and (viii) above; (xi) notes, bonds, debentures or other debt issued or guaranteed by domestic corporations, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by each Rating Agency providing a Rating on Outstanding Bonds; (xii) notes, bonds, debentures or other debt issued by the World Bank or the Inter-American Development Bank, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by each Rating Agency providing a Rating on Outstanding Bonds; and (xiii) any other investment that as of the date made does not impair the Rating of any Outstanding Bonds.

Maximum Rate: in respect of any Variable Rate Bonds, the maximum interest rate that such Bonds may bear as specified in the Series Resolution authorizing the issuance of the Variable Rate Bonds.

Mortgage: a mortgage deed, deed of trust, or other instrument, which, except as otherwise provided in the Bond Resolution, shall constitute a first lien in the State on improvements and real property in fee simple, or on a leasehold under a lease having a remaining term which, at the time the Mortgage is acquired, does not expire for at least that number of years beyond the maturity date of the Mortgage Loan or Subordinate Mortgage Loan secured by such Mortgage which is equal to the number of years remaining until the maturity date of the Mortgage Loan or Subordinate Mortgage Loan.

Mortgage Loan: a loan by the Agency to a Mortgagor for the financing and/or refinancing of a Development for the purposes set forth in Section 101 of the Bond Resolution, secured by a Mortgage on the Development.

Mortgagor: a natural person, a public or private corporation, a partnership, a joint venture or other organization or entity, to the extent permitted by the Act and the rules of the Agency thereunder (including the Agency or any corporation, agency or instrumentality created or controlled by the Agency).

Net Asset Requirements Resolution: Resolution No. MHFA 07-16 entitled “Resolution Amending Resolution No. MHFA 88-7 Regarding Net Asset Requirements and Investment Guidelines for General Reserve Account Assets” adopted April 26, 2007, as subsequently amended by Resolution No. MHFA 09-55 adopted September 24, 2009.

Outstanding: a reference as of any particular time to all Bonds theretofore delivered except (i) any Bond canceled by the Trustee, or proven to the satisfaction of the Trustee to have been canceled by the Agency or by any other Fiduciary, at or before that time, and (ii) any Bond for the payment or redemption of which either (a) money equal to the principal amount or Redemption Price thereof, as the case may be, with interest to the date of maturity or redemption date, or (b) Investment Obligations or money in the amounts, or the maturities and otherwise as described and required under the provisions of paragraph (B) or (D) of Section 1201 of the Bond Resolution, has been deposited with one or more Fiduciaries in trust (whether upon or prior to the maturity or redemption date of the Bond) and except in the case of a Bond to be paid at maturity, of which notice of redemption has been given or provided for in accordance with Article VII therein, and (iii) any Bond in lieu of or in substitution for which another Bond has been delivered pursuant to Section 605, 607 or 906 of the Bond Resolution.

Prepayment: any money received from a payment of principal on a Mortgage Loan or Subordinate Mortgage Loan in excess of the scheduled payments of principal then due, or from the sale of a Mortgage Loan or Subordinate Mortgage Loan pursuant to Section 313 of the Bond Resolution, other than money constituting a Recovery Payment.

Principal Installment: as of any particular date of calculation, an amount equal to the sum of (i) the principal amount of Outstanding Current Interest Bonds which mature on a single future date, reduced by the aggregate amount of any Sinking Fund Installments payable before that date toward the retirement of such Outstanding Current Interest Bonds, plus (ii) the amount of any Sinking Fund Installment payable on said future date toward the retirement of such Outstanding Current Interest Bonds, plus (iii) the Accreted Value, as of the same future date, of Capital Accumulator Bonds which mature or are required to be redeemed as a Sinking Fund Installment on such date.

Program: the Agency’s program of making Mortgage Loans, including the payment when due of principal of and redemption premium, if any, and interest on Notes, for the purposes specified in Section 101 of the Bond Resolution.

Rating: with respect to any Bonds and as of any date, the rating issued by a Rating Agency then in force and prior to a proposed action to be taken by the Agency. An action does not “impair” the Rating with respect to any Bonds if the action will not cause the Rating Agency to lower or withdraw the rating it has assigned to such Bonds.

Record Date: for (i) payment of principal of and interest on the Bonds shall be the 15th day (whether or not a business day) of the month immediately preceding the payment date and (ii) for purposes of giving notice of redemption or other notice pursuant to the provisions of the Bond Resolution or Series Resolution, the last business day of the month preceding the month in which such notice is mailed.

Recovery Payment: any money received or recovered by the Agency, in excess of the expenses necessarily incurred by the Agency in collection thereof, from (i) the sale or other disposition of a Development acquired by the Agency, or (ii) condemnation of a Development or part thereof, or (iii) other proceedings taken in the event of default by the Mortgagor, or (iv) the sale or other disposition of a Mortgage in default for the purpose of realizing on the Agency’s interest therein, or (v) mortgage insurance or guaranty or hazard insurance.

Redemption Price: when used with respect to a Bond or portion thereof, the principal amount of a Current Interest Bond or the Accreted Value of a Capital Accumulator Bond or any portion thereof plus the applicable premium, if any, payable upon redemption thereof in accordance with its terms.

Revenues: all payments, proceeds, rents, charges and other income derived by or for the account of the Agency from or related to the Program, including without limitation the scheduled amortization payments of principal of and interest on Mortgages (whether paid by or on behalf of the Mortgagor or occupants of the Development subject to the Mortgage) and any Counterparty Hedge Payments payable by or received from or on behalf of any Hedge Counterparty pursuant to a Hedge Agreement or a Hedge Counterparty Guarantee, but not including Prepayments, Recovery Payments or Escrow Payments, and not including inspection, financing, application, commitment or similar fees or charges of the Agency which are included in the original principal amount of a Mortgage.

RHFB Resolution: Resolution No. MHFA 95 82, adopted August 24, 1995 (which amended and restated in whole Resolution No. MHFA 76 32, adopted July 27, 1976, as amended), together with any amendments or supplements heretofore or hereafter adopted from time to time as permitted therein.

Sinking Fund Installment: any amount of money required by or pursuant to a Series Resolution as referred to in Section 202 of the Bond Resolution to be paid on a specified date by the Agency toward the retirement of any particular Term Bonds before their maturity.

Sinking Fund Installment Date: the date on which a Sinking Fund Installment is payable.

Subordinate Mortgage Loan: a Mortgage Loan, which may be junior and subordinate to other mortgage liens on a Development, made by the Agency pursuant to the authorization contained in Section 308 of the Bond Resolution.

Variable Rate Bonds: any Bonds the interest rate on which varies periodically such that the interest rate at a future date cannot be determined as of the date of calculation.

Authorization of Bonds

In order to provide sufficient funds for the Program, Bonds of the Agency designated as Rental Housing Bonds are authorized by the Bond Resolution to be issued from time to time without limitation as to amount except as provided in the Bond Resolution or as may be limited by law, and shall be issued subject to the terms, conditions and limitations established in the Bond Resolution. The full faith and credit of the Agency is pledged for the security of the Bonds, including interest and redemption premiums thereon, and the Bonds are general obligations of the Agency, payable out of any of its moneys, assets or revenues, subject to the provisions of any other resolutions, indentures or state laws now or hereafter pledging and appropriating particular moneys, assets or revenues to particular notes or Bonds.

Other Obligations

(A) Except as provided in Article II of the Bond Resolution, the Agency covenants that it will not create or permit the creation of or issue any obligations or create any additional indebtedness which will be secured by a charge or lien on the Revenues or will be payable from any of the Funds or Accounts established and created by or pursuant to the Bond Resolution, including the Debt Service Reserve Fund. The foregoing provision shall not be construed as prohibiting the Agency from entering into hedging transactions, such as interest rate swaps, in connection with the issuance of any Series of Bonds, or in connection with the payment of any Series of Outstanding Bonds.

(B) The Agency expressly reserves the right to adopt one or more additional bond or note resolutions and reserves the right to issue other obligations so long as they are not a charge or lien prohibited by paragraph (A) of this Section of the Bond Resolution.

Pledge of the Resolution

The Agency in the Bond Resolution covenants that it will cause to be paid to and deposited with the Trustee, or to its credit with Depositories designated by the Agency, and pledges and grants to the Trustee a security interest in, all proceeds of Bonds, all Mortgages and Mortgage Loans and other securities made and purchased from such proceeds (or from the proceeds of Notes paid from the proceeds of Bonds), and all income and receipt therefrom. This pledge is intended to be valid and binding from the time when made, and the Bond proceeds, Mortgages, Mortgage Loans, other securities, income and receipts pledge and hereafter received by the Agency are immediately to be subject to the lien thereof without any physical delivery or further act, and the lien of such pledge is intended to be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the Agency, whether or not such parties have notice thereof.

Custody and Application of Bond Proceeds

Each Series Resolution authorizing the issuance of a Series of Bonds is required to specify the purposes for which the proceeds of such Series of Bonds may be used and to provide for the disposition of the proceeds thereof. Purposes for which Bonds may be issued are (a) the making of Mortgage Loans, (b) the financing of Mortgage Loans

previously made from the proceeds of Notes, moneys in the Housing Investment Fund or moneys otherwise available to the Agency for purposes of making Mortgage Loans, (c) the refunding of Outstanding Bonds, and (d) incident to these purposes, the deposit of amounts determined by or pursuant to the Bond Resolution to be credited and paid into the Funds and Accounts referred to in the Bond Resolution.

Note Accounts. Money in any Note Account shall be held by the Trustee and applied as directed by the applicable Series Resolution to the payment of Notes upon receipt of an Officer's Certificate identifying them by title, date of issuance and maturity or redemption, interest rate and the person to whom payment is to be made and the amount thereof. All interest and other income received from the deposit and investment of money in the Note Account pending application to the payment of Notes, unless otherwise directed by the applicable Series Resolution, shall be transferred as received to the Revenue Fund. Upon receipt of evidence satisfactory to the Trustee that such Notes have been paid and canceled, the Trustee shall transfer any balance remaining in the Note Account to the appropriate Project Account.

Project Account and Mortgage Loan Accounts. Money in each Project Account and Mortgage Loan Account shall be held by the Trustee or a Depository as directed by an Officer's Certificate. The Trustee shall create specific Mortgage Loan Accounts within the Project Account to finance specific Developments and the Trustee shall from time to time pay out or permit the designated Depository to pay out money in any Mortgage Loan Account held for the purpose of making a Mortgage Loan, upon receipt by the Trustee (or by the Depository with a copy to the Trustee) of an Officer's Certificate as to each payment or withdrawal, stating:

- (i) the name of the Mortgagor to, and Development for, which the payment is to be made;
- (ii) the amount to be paid; and
- (iii) that this amount, together with all prior withdrawals from said Mortgage Loan Account and all prior advances made by the Agency to the Mortgagor on account of the Mortgage Loan, will not exceed in the aggregate the authorized amount of the Mortgage Loan.

All interest and other income from time to time received from the deposit and investment of money in the Project Account or any Mortgage Loan Accounts shall be transferred as received to the Trustee for deposit in the Revenue Fund.

Promptly upon the fulfilling of its commitment to make a Mortgage Loan to a Mortgagor, or upon revocation of the commitment before any substantial disbursement of funds thereunder, the Agency will deliver to the Depository and the Trustee an Officer's Certificate stating such fact and the amount of money, if any, remaining in the applicable Mortgage Loan Account, and directing this amount to be transferred by the Depository to the Trustee and deposited by the Trustee in a designated Project Account or in one or more designated Mortgage Loan Accounts or the Redemption Fund.

Mortgage Provisions and Conditions

Each Mortgage Loan financed from the proceeds of Bonds or of Notes paid from the proceeds of Bonds or from amounts made available from the Redemption Fund, and the Mortgage securing it, shall conform to the following terms, conditions, provisions and limitations as well as those stated in "Program Covenants" herein, except to the extent, if any, that a variance therefrom is required by an agency or instrumentality of the United States guaranteeing, insuring, or otherwise assisting in the payment of the Mortgage Loans. In addition, the Agency may, solely from Excess Revenues under the Bond Resolution which could otherwise be withdrawn therefrom pursuant to Section 404(5) thereof, make Subordinate Mortgage Loans with respect to a Development upon such terms and conditions as the Agency may deem appropriate, and without regard to the following provisions.

Lien. With respect to each Mortgage Loan, the Mortgage and complementary financing statements and other necessary documents shall be executed, recorded and filed in accordance with the requirements of existing laws, so as to create and constitute a valid first mortgage lien on the real property or leasehold interest in real property of the Mortgagor which is the site of the Development and improvements thereon for which the Mortgage Loan is made, and a valid security interest in all personal property acquired with proceeds of the Mortgage Loan and attached to or used in the operation of the Development.

Title. Before the disbursement of Bond proceeds to make the Mortgage Loan or to pay Notes the proceeds of which were used to make it, the Mortgagor shall have acquired marketable title in fee simple to the site of the Development, or a leasehold interest therein sufficient as the subject of a Mortgage as defined in Section 103 of the Bond Resolution, subject only to liens and encumbrances which in the reasonable judgment of the Agency do not materially affect its value or usefulness for the intended use; and there shall be deposited with the Trustee, or with an agent (which may be the Agency) authorized by the Trustee to receive on its behalf and transmit to the Trustee, (i) the Mortgage; (ii) the note evidencing the Mortgage Loan; (iii) an acceptable title opinion or title insurance policy; and (iv) originals or photocopies of all other agreements and certificates of the Mortgagor relating to the Development.

Participation. The Agency may participate with another party or parties in the making of a Mortgage Loan for various purposes as set forth in the Resolution, if its mortgage lien and security interests, in proportion to its participation, is on a parity with or superior to that of all other parties, but the interest rate and time and rate of amortization of that part of the Mortgage Loan made by the Agency and that made by others need not be equal. The Agency may make an additional Mortgage Loan in certain circumstances on a parity of lien with the Mortgage then held by the Agency or subordinate thereto (but not junior or subordinate to a mortgage held by any other party unless permitted by the Resolution).

Prepayments. With respect to each Mortgage Loan, the Mortgage shall not permit a Prepayment of the Mortgage Loan without the consent of an Authorized Officer of the Agency, unless required by an agency of the United States as contemplated in this section; but the Agency may undertake in the Mortgage to give its consent if the following conditions with respect to Prepayment exist:

- (a) the amount to be paid prior to satisfaction of the Mortgage equals, as of the date of the Prepayment:
 - (i) the unpaid principal balance of the Mortgage Loan; plus
 - (ii) accrued interest to the date of the Prepayment; plus
 - (iii) unless waived or modified by the Agency, a prepayment penalty calculated in accordance with the terms of the Mortgage; and
- (b) an Authorized Officer determines that after such Prepayment (whether total or partial), the Agency will remain in compliance with its Revenue Covenant.

The Agency may consent to the Prepayment of any Subordinate Mortgage Loan upon such terms as it, in its sole discretion, deems appropriate.

Insurance and Escrow. With respect to each Mortgage Loan, the Mortgage or an accompanying document shall require the Mortgagor:

- (a) to procure and maintain fire and extended coverage insurance on the Development in amount as determined by the Agency, payable to the Agency as its interest may appear;
- (b) to pay all taxes, special assessments and other lawful governmental charges with respect to the Development before they become delinquent, and all claims for work done and materials furnished with respect thereto before they are filed as liens on the Development, except during any period for which payment of part or all thereof may be deferred, with the written consent of and upon such terms as are specified by an Authorized Officer, for the purpose of contesting the same; and
- (c) to make monthly Escrow Payments to the Agency or a Servicer or a Depository sufficient to accumulate funds for taxes and other governmental charges and insurance premiums.

Disbursements. Before the disbursements of a Mortgage Loan from Bond proceeds the Mortgagor shall have completed the Development and paid all costs thereof in a manner approved by an Authorized Officer, or shall have:

- (a) obtained all governmental approvals required by law for the acquisition and construction of the Development;

(b) obtained written approval by an Authorized Officer of final plans and specifications for the Development and provided, if required, assurance and documentation of a nature and in an amount sufficient in the opinion of an Authorized Officer, securing performance of the work in accordance therewith, provided that no disbursement of construction costs shall be made until such approval is given and such assurance furnished;

(c) deposited with the Trustee or a Depository cash or an irrevocable letter of credit or other valuable consideration satisfactory to an Authorized Officer, in any amount by which the cost of the Development as estimated by the Agency exceeds the authorized amount of the Mortgage Loan.

The Agency may impose additional disbursement requirements, or modify the foregoing requirements, to the extent required to comply with the rules, regulations or procedures of any agency or instrumentality of the United States guaranteeing, insuring or otherwise participating in the making of a Mortgage Loan or the repayment thereof.

Alienation. Except as provided below, with respect to each Mortgage Loan, the Mortgage shall not permit the sale, lease or encumbrance of the Development without the written consent of the Agency, by its Authorized Officer, which consent may be given (but need not be given) only in the cases of:

- (a) receipt of full Prepayment conforming to the requirements stated below;
- (b) grant of easements, licenses or rights-of-way over, under or upon the site of the Development which, in the opinion of the Officer, do not destroy or diminish its usefulness for the purpose intended;
- (c) lease of the Development or a part thereof to a third party for the purpose of operation, provided that such lease is permitted by law and is subject to all of the terms, provisions and limitations of the Mortgage;
- (d) sale or exchange of any improved or unimproved land which in the opinion of an Authorized Officer is not needed for the efficient operation of the Development, provided that an appraisal acceptable to the Agency is received showing that the Development, subsequent to such release, has an appraised value not less than 110% of the outstanding principal balance of the Mortgage;
- (e) sale to another eligible Mortgagor approved by resolution of the Agency, who assumes all obligations of the original Mortgagor under the Mortgage and accompanying documents; in which case the Agency may release the original Mortgagor unless otherwise provided in the Mortgage;
- (f) grant of a parity mortgage lien on the Development or a portion thereof if such parity mortgage lien is given to secure financing for the expansion, improvement or renovation of the Development or portion thereof; or
- (g) grant of a subordinate mortgage lien on the Development or a portion thereof.

Enforcement. The Agency shall diligently enforce, and take all reasonable steps, actions and proceeding necessary for the enforcement, of all terms, covenants and conditions of Mortgages securing Mortgage Loans made by the Agency, including the prompt collection of Mortgage repayments and fees and charges and other Revenues.

Whenever it shall be necessary in order to protect and enforce the rights of the Agency under a Mortgage securing a Mortgage Loan and to protect and enforce the rights and interests of Bondholders under the Bond Resolution, the Agency shall commence foreclosure proceedings against each Mortgagor in default under the provisions of a Mortgage, shall bid for and purchase the Development covered by such Mortgage at the foreclosure or other sale thereof and shall acquire and take possession of such Development.

Upon foreclosure of a Mortgage securing a Mortgage Loan, or upon acquisition of the Development in lieu of foreclosure of a Mortgage in default, and so long as the Agency shall have title to or be in possession of the Development, the Agency shall, as the case may be, construct, operate and administer such Development in the place and stead of the Mortgagor in such manner as the Agency reasonably determines is in the best interests of the Bondholders. In so doing, the Agency, to the extent it may have money available for such purpose, including any

money on deposit in the Mortgage Loan Account relating to the Development, may complete the construction and development thereof if not already completed in such manner as the Agency reasonably determines is in the best interests of the Bondholders. From money provided by the Agency from the ownership and operation of the Development, to the extent such money is sufficient for the following purposes, the Agency shall first pay or make provision for payment of the costs and expenses of taxes, insurance, foreclosure fees, including appraisal and legal fees and similar expenses required to preserve or acquire unencumbered title to the Development, and after providing currently for these expenses shall pay the cost and expenses of operating the Development, including the repayments which the Mortgagor was obligated to pay pursuant to the terms and provisions of the Mortgage. The Trustee or other Depository of the Mortgage Loan Account established with respect to any Development foreclosed or otherwise acquired by the Agency prior to its completion shall be authorized to pay to the Agency upon its requisition any amount on deposit in the Mortgage Loan Account, upon receipt of an Officer's Certificate that such amount is required to pay an item that would have been included in the cost of the Development had the Agency not acquired the same. If the Agency determines that completion of the Development is not in the best interests of the Bondholders, the remaining funds in any such Mortgage Loan Account shall be disposed of in the same manner as set forth in the Bond Resolution for funds remaining in a Mortgage Loan Account upon completion of a Development or cancellation of a commitment to make a Mortgage Loan for a Development.

Upon or after foreclosure of a Development under a Mortgage securing a Mortgage Loan, or acquisition thereof from the Mortgagor in lieu of foreclosure:

- (a) the Agency may resell the Development to an eligible Mortgagor and make a Mortgage Loan with respect thereto as if such eligible Mortgagor were the original Mortgagor, subject to all of the terms, provisions, conditions and limitations contained in this section and "Program Covenants" below; or the Agency may sell the Development to a party other than an eligible Mortgagor;
- (b) the Agency shall not resell the Development for a price less than its fair market value as reasonably determined by the Agency through a solicitation of bids for the purchase of the Development or by an appraiser or other real estate consultant selected by the Agency and acceptable to the Trustee;
- (c) subsequent to such sale the Agency must remain in compliance with its Revenue Covenant under the Bond Resolution; and
- (d) all proceeds from the sale of any Development shall be considered a Recovery Payment and shall be deposited in the Suspense Account in the Redemption Fund.

The foregoing provisions regarding foreclosure of mortgages shall not apply to Mortgages securing Subordinate Mortgage Loans, and the Agency may proceed to protect and enforce the rights of the Agency under a Mortgage securing a Subordinate Mortgage Loan in such manner as the Agency, in its sole discretion, deems appropriate.

Modification. Except as otherwise permitted by the terms of the Bond Resolution, the Agency shall not consent to the modification of the security for or any terms or provisions of any Mortgage Loan or the Mortgage securing the same in a manner materially detrimental to Bondholders. No reduction in the interest rate or schedule of payments will be made which would result in a failure by the Agency to comply with its Revenue Covenant. Notwithstanding the foregoing, the Agency may consent to the modification of the terms of any Subordinate Mortgage Loan or Mortgage securing such loan in any manner and to any extent the Agency, in its sole discretion, deems appropriate.

Sale. The Agency may sell any Mortgage or other obligation securing a Mortgage Loan provided that after such sale an Authorized Officer determines the Agency will remain in compliance with its Revenue Covenant. The Agency may sell any Mortgage or other obligation securing a Subordinate Mortgage Loan upon such terms and conditions as the Agency, in its sole discretion, deems appropriate.

Program Covenants—Revenue Covenant

The Agency shall from time to time, with all practical dispatch and in a sound economical manner consistent in all respects with the Act as then amended and in effect and with the provisions of the Bond Resolution, use and

apply the proceeds of the Bonds, to the extent not required by the Bond Resolution for other Program purposes, to make Mortgage Loans pursuant to the Act and the Bond Resolution, and shall do all such acts and things as are necessary to receive and collect Revenues, Prepayments, Recovery Payments and Escrow Payments, consistent with sound practices and principles, and shall diligently enforce and take all steps, actions and proceedings reasonably necessary in the judgment of the Agency for the enforcement of all terms, covenants and conditions of the Mortgage Loans. The Agency shall also take all steps, actions and proceedings reasonably necessary in the judgment of the Agency for the enforcement of all terms, covenants and conditions of Subordinate Mortgage Loans.

There shall at all times be scheduled payments of principal and interest on Mortgage Loans pledged under the Bond Resolution which, when added to any other legally enforceable payments on Mortgage Loans or with respect to the Bond Resolution (including Counterparty Hedge Payments), and interest and other income estimated by the Agency to be derived from the investment or deposit of money available therefor in any Fund or Account created by the Bond Resolution, will be sufficient to pay the Principal Installments of and interest on all Outstanding Bonds (excluding from such calculations all amounts scheduled to be received pursuant to the provisions of Subordinate Mortgage Loans). In making a determination as of any date that the Agency is in compliance with this covenant, the Agency may make assumptions as to future events (including, as applicable, assumptions as to the amounts of Agency Hedge Payments and Counterparty Hedge Payments and the amount of interest payable on Variable Rate Bonds), which assumptions shall be based upon the Agency's reasonable expectations as of the date of such determination.

The Agency reserves the right:

(a) at the time of issuance of any Series of Bonds for the purpose of repaying notes or Bonds the proceeds of which were used to make a Mortgage Loan, to consent to a reduction of the interest on that Mortgage Loan, provided that the Agency will then be in compliance with the preceding paragraph;

(b) at any time, to forgive a portion of the interest on a Mortgage Loan by consenting to the establishment of scheduled payments of principal and interest lower than those required to amortize the Mortgage Loan during its then remaining term at the agreed interest rate, provided that (i) the scheduled payments of principal and interest on all Mortgage Loans, giving effect to that and all similar reductions then in effect, will in the aggregate be sufficient to comply with the preceding paragraph, and (ii) if it is subsequently determined by an Authorized Officer that such aggregate scheduled principal and interest payments will or may be insufficient for such compliance, such forgiveness may be terminated in whole or in part with respect to subsequent payments on that Mortgage Loan; and

(c) to consent to any modifications to a Subordinate Mortgage Loan, including forgiving all or a portion of principal thereof or interest thereon, as the Agency may determine in its sole discretion. The Agency reserves the right to withdraw any amount from its General Reserve Account and deposit it in the Bond Fund in payment and satisfaction of a corresponding amount of the scheduled principal or interest payments on any Mortgage Loan. The Agency shall be entitled to recover from the Mortgagor any amounts so advanced, together with interest thereon at the rate payable on the Mortgage Loan, or to enforce its right to such recovery under the Mortgage, but only after all other defaults thereunder have been cured.

Deposit of Revenues and Other Money

The Agency will collect and deposit or will require a Servicer to collect and deposit with the Trustee or a Depository, on the date of receipt so far as practicable, all Revenues, Prepayments, Recovery Payments and Escrow Payments receivable from Mortgagors, and will forward or require the Depository to forward promptly to the Trustee statements of each amount deposited except Escrow Payments. The Trustee shall be accountable only for moneys actually so deposited, other than Escrow Payments. All moneys so deposited shall be apportioned by the Agency or Servicer and paid into and credited on the books of the Depository and the Trustee as follows:

- (a) Revenues to the Revenue Fund:
- (b) Prepayments and Recovery Payments to the Redemption Fund; and
- (c) Each Escrow Payment to an Escrow Account separately held by the Depository or the Agency.

Revenue Fund

As of the first and on or before the tenth day of each month after the first delivery of Bonds, on any Interest Payment Date or on any date as further provided in clause (d) below, from any moneys in the Revenue Fund then held by the Trustee and Depositories, the Trustee shall withdraw and pay into each of the following Funds the amount indicated in the following tabulation, or so much thereof as remains after first crediting to each Fund preceding it in the tabulation the full amount indicated for that Fund:

(a) to the Bond Fund (and such separate Accounts therein as may be designated by one or more Series Resolutions), the amount needed to increase the aggregate balance therein to the Bond Requirement;

(b) to the Debt Service Reserve Fund (and such separate Accounts therein as may be designated by one or more Series Resolutions), the amount needed to increase the aggregate balance therein to the Debt Service Reserve Requirement;

(c) to an Account in the Revenue Fund held by the Trustee at its Principal Office, the additional amount needed to make each of the payments which will be required under the foregoing clauses (a) and (b) to be made as of the first day of the following month:

(d) if payment of interest and Principal Installments, if any, then or theretofore due on all Outstanding Bonds has been made in full and the amounts on deposit in all Funds and Accounts referred to in clauses (a) to (c) equal or exceed the Requirements applicable thereto, to the Expense Fund, the amount then required to increase the balance therein to the Expense Requirement (provided that the Agency may elect to receive the Expense Requirement from time to time by payment directly from the Revenue Fund upon providing the Trustee with an Officer's Certificate as provided in the Bond Resolution); and

(e) when authorized by an Officer's Certificate, the Trustee may credit Revenues to the Bond Fund (and such separate Accounts therein as may be designated by one or more Series Resolutions) upon receipt, up to the amount of the current Bond Requirement, and in excess of that requirement if the current Debt Service Reserve and Expense Requirements, if any, have been met.

In the event that on any Interest Payment Date, after payment of all interest and Principal Installments then due, the amounts in all Funds and Accounts referred to in clauses (a) to (d) equal or exceed the Requirements applicable thereto, any amount then on hand in the Revenue Fund and any Revenues thereafter received in excess of the current requirements of all of said Funds and Accounts may be transferred to the Agency's General Reserve Account, and shall be so transferred upon request in writing by an Authorized Officer; provided that no such transfer shall be made unless, after giving effect to such transfer, total assets of the Bond Resolution shall exceed total liabilities, determined in accordance with generally accepted accounting principles and evidenced by an Officer's Certificate.

The Agency reserves the right, in its sole and absolute discretion, to deliver to the Trustee from time to time funds not constituting Revenues or otherwise subject to the pledge of the Bond Resolution and an Officer's Certificate directing the Trustee to credit such funds to one or more Funds or Accounts hereunder, and the Trustee is authorized to credit such funds in accordance with the directions of the Officer's Certificate and such funds shall thereupon become subject to the lien and provisions of the Bond Resolution, as applicable.

Bond Fund

(a) The Trustee shall withdraw from the Bond Fund, prior to each Interest Payment Date an amount equal to the unpaid interest due on the Outstanding Bonds on or before that date, and shall cause it to be applied to the payment of said interest when due, or shall transmit it to one or more Paying Agents who shall apply it to such payment as provided in Series Resolutions.

(b) If the withdrawals required under (a) above on the same and every prior date have been made, the Trustee shall withdraw from the Bond Fund, prior to each Principal Installment Date and Sinking Fund Installment Date, an amount equal to the principal amount or Accreted Value of the outstanding Bonds, if any, maturing or subject to mandatory redemption on or before that date and shall cause it to be applied to the payment of the principal or Accreted Value of said Bonds when due or transmit it to Paying Agents who shall apply it to such payment.

(c) Each withdrawal from the Bond Fund under (a) and (b) above shall be made not earlier than five (5) days prior to the Interest Payment or Principal Installment Date or Sinking Fund Installment Date to which it relates, and the amount so withdrawn shall be deemed to be part of the Bond Fund until the Interest Payment Date or Principal Installment Date or Sinking Fund Installment Date.

(d) The Trustee shall apply money in the Bond Fund to the purchase or the redemption of Outstanding Term Bonds subject to mandatory redemption in the manner provided in this paragraph and Section 702 of the Bond Resolution, provided that no such Bond shall be purchased during the period of thirty (30) days next preceding the Date of a Sinking Fund Installment established for such Bonds. The price paid by the Trustee (excluding accrued interest but including any brokerage and other charges) for any Bond purchased pursuant to this paragraph shall not exceed the Redemption Price applicable on the next date on which such Bond could be redeemed in accordance with its terms as part of a Sinking Fund Installment. Subject to the limitations set forth and referred to in this paragraph, the Trustee shall purchase Bonds at such times, for such prices, in such amounts and in such manner (whether after advertisement for tenders or otherwise) as the Agency may determine in an Officer's Certificate furnished to the Trustee.

(e) As soon as practicable after the forty-fifth and before the thirtieth day prior to the Date of each Sinking Fund Installment, unless a different notice period is required by the applicable Series Resolution, the Trustee shall call for redemption on that date the principal amount or Accreted Value of the remaining Bonds entitled to said Installment, and on that date the Trustee shall apply the money in the Bond Fund to the payment of the Redemption Price of the Bonds so called for redemption.

(f) If, on any Interest Payment Date for Bonds that are subject to a Hedge Agreement, payment of interest and Principal Installments, if any, then or theretofore due on all Outstanding Bonds has been made in full and the amounts on deposit in all Funds and Accounts referred to in clauses (a) to (c) under the heading "Revenue Fund" equal or exceed the Requirements applicable thereto, then any amounts on hand in the Bond Fund in excess of the Bond Requirement on such date shall be transferred to the Expense Fund upon the written request of an Authorized Officer if required to increase the balance therein to the Expense Requirement in respect of Agency Hedge Payments and credit or liquidity support or remarketing fees then owing.

(g) No amount is to be withdrawn or transferred from or paid out of the Bond Fund except as described in this Section.

Debt Service Reserve Fund

(a) If at any time there is not a sufficient amount in the Bond Fund to provide for the payment when due of Principal Installments of and interest on the Outstanding Bonds, the Trustee shall withdraw from the Debt Service Reserve Fund and pay into the Bond Fund the amount of the deficiency then remaining. The Trustee shall notify the Agency in writing ten (10) days prior to any such withdrawal from the Debt Service Reserve Fund.

(b) In addition to the payments made into the Debt Service Reserve Fund pursuant to Section 404 of the Bond Resolution or otherwise, the Agency shall deposit in the Debt Service Reserve Fund any money appropriated and paid to the Agency by the State pursuant to the Act for the purpose of restoring the Debt Service Reserve Fund to the Debt Service Reserve Requirement.

(c) If as of the first day of any month the amount in the Debt Service Reserve Fund exceeds the Debt Service Reserve Requirement, the Trustee within ten (10) days thereafter shall withdraw any amount therein in excess of the Debt Service Reserve Requirement, and pay the same into the Revenue Fund.

(d) The Agency shall at all times maintain the Debt Service Reserve Fund and will do and perform or cause to be done and performed each and every act and thing with respect to the Debt Service Reserve Fund provided to be done or performed by or on behalf of the Agency or the Trustee under the terms and provisions of Article IV of the Bond Resolution and of the Act.

(e) In order to better secure the Bonds and to make them more marketable and to maintain in the Debt Service Reserve Fund an amount equal to the Debt Service Reserve Requirement, and in accordance

with the provisions of Section 22, Subdivision 8 of the Act, the Agency shall cause the Chairperson, annually, on or before December 1 of each year, to make and deliver to the Governor of the State a certificate stating (a) the amount, if any, that is necessary to restore the Debt Service Reserve Fund to an amount equal to the Debt Service Reserve Requirement (but not exceeding the maximum amount of principal and interest to become due and payable in any subsequent year on all Bonds and Notes which are then Outstanding and secured by the Debt Service Reserve Fund) and (b) the amount, if any, determined by the Agency to be needed in the then immediately ensuing fiscal year, with other funds pledged and estimated to be received into the Revenue Fund during that year, for the payment of the principal and interest due and payable in that year on all then Outstanding Bonds and Notes secured by the Debt Service Reserve Fund. All moneys received by the Agency from the State in accordance with the provisions of Section 22, Subdivision 8 of the Act pursuant to any such certification shall be paid to the Trustee for deposit in and credit to the Debt Service Reserve Fund or Revenue Fund, as provided in the Bond Resolution.

(f) No amount is to be withdrawn from or paid out of the Debt Service Reserve Fund except as described in this Section.

Expense Fund

(a) Money deposited in the Expense Fund, if any, shall be disbursed for the payment of continuing expenses of the Program (including operating and maintenance expenses of Developments in the possession of the Agency), any Agency Hedge Payments owing from time to time to a Hedge Counterparty pursuant to a Hedge Agreement and any fees or expenses owing from time to time to a person or entity providing credit or liquidity support or remarketing services in respect of any Bonds upon receipt of an Officer's Certificate stating the name of the party to be paid, the amount to be paid and the purpose of the payment.

(b) Income received or other money held in the Expense Fund in excess of the Expense Requirement shall be credited by the Trustee to the Revenue Fund.

(c) No amount is to be withdrawn, transferred or paid out of the Expense Fund except as described in this Section.

Redemption Fund

(a) The Trustee shall establish a Suspense Account in the Redemption Fund, to which it shall credit all Prepayments and Recovery Payments, and all surplus amounts transferred from Mortgage Loan Accounts under Section 307(G) of the Bond Resolution; each of which shall be used and applied as directed by an Officer's Certificate, either (i) to provide additional funds to a Mortgage Loan Account for an increase in the amount of a Mortgage Loan authorized by the Agency, or (ii) for the establishment of one or more Mortgage Loan Accounts for new Mortgage Loans made by the Agency, or (iii) for the purchase or redemption of Outstanding Bonds, or (iv) if no Bonds of a Series are Outstanding and Prepayments have been received from one or more Mortgage Loans financed by Bonds of the Series, any such remaining Prepayments, for the payment of any Agency Hedge Payments under, or any amounts payable by the Agency upon early termination of, a Hedge Agreement relating to such Series of Bonds; provided that as of the first day of each month while any Prepayment or Recovery Payment is held in the Suspense Account, the Trustee shall transfer from that Account to the Bond Fund the scheduled monthly payment of principal of the Mortgage Loan with respect to which the Prepayment or Recovery Payment was received, less the amount of any payment of principal actually received with respect to such Mortgage Loan, if such transfer is required in order to meet the Bond Requirement.

(b) By Officer's Certificate the Agency may authorize the increase of any Mortgage Loan or the making of a new Mortgage Loan as contemplated above, and for that purpose may appropriate any money at the time available in or transferred to the Redemption Fund in accordance with the provisions of Article IV of the Bond Resolution to one or more designated Mortgage Loan Accounts for disbursement pursuant to Section 307 of the Bond Resolution. Upon the filing with the Trustee of the Officer's Certificate, the Trustee shall withdraw from the Redemption Fund and deposit the amount authorized in each Mortgage Loan Account designated in the Certificate.

(c) Upon receipt of the Officer's Certificate referred to in Section 702 of the Bond Resolution, the Trustee shall apply money in the Redemption Fund not otherwise applied in accordance with paragraphs (a) and (b) above to the purchase of Bonds designated in the Certificate at the most advantageous price obtainable with due diligence. Bonds not so purchased may be redeemed at a Redemption Price determined by Series Resolution at the time and in the manner provided in Article VII of the Bond Resolution. Bonds shall not be purchased pursuant to this paragraph during the period of forty-five (45) days next preceding a redemption date from money to be applied to the redemption of Bonds on such date.

(d) Notwithstanding the foregoing, any Prepayment or Recovery Payment received with respect to a Subordinate Mortgage Loan may be used and applied, as directed by an Officer's Certificate, in such manner as the Agency, in its sole discretion, may determine.

(e) Income from the investment of the Redemption Fund shall be credited as received to the Revenue Fund.

(f) No amount is to be withdrawn or transferred from or paid out of the Redemption Fund except as described above.

Escrow Accounts

Escrow Payments received by the Agency or a Servicer, whether separately or as part of some other payment, shall be deposited in an Escrow Account and shall be promptly applied by the Agency or Servicer to the purpose for which such payments were received, and any such payments received by the Trustee or a Depository, whether separately or as part of some other payment, shall immediately be paid to the Agency and applied by the Agency to the purpose for which they were received.

General Reserve Account

All amounts authorized in Article IV of the Bond Resolution to be withdrawn from the Revenue Fund and deposited in the General Reserve Account of the Agency shall be free and clear of any lien or pledge created by the Bond Resolution and may be used for any purpose authorized by the Act, subject to the provisions of Section 102, clauses (6) and (7) of the Bond Resolution.

Investment and Deposit of Funds

(a) Subject to instructions from time to time received from an Authorized Officer (which need not be in writing), and with the objective of assuring the maximum yield reasonably possible on money held in each Fund, each Fiduciary shall keep all money held by it invested and reinvested, as continuously as reasonably possible, in Investment Obligations defined in Section 103 of the Bond Resolution (including interest-bearing time deposits and certificates of deposit). All Investment Obligations shall mature or be redeemable (at the option of the holder) and bear interest payable at the times and in the amounts estimated to be necessary to provide funds for Mortgage Loan disbursements and for the payment of the principal and Accreted Value of and interest and premium, if any, on Bonds when due or when scheduled for redemption pursuant to applicable Series Resolutions. The maturity date of a security purchased under a repurchase agreement shall be deemed to be the agreed repurchase date. The maturity date of a time deposit or certificate of deposit shall be deemed to be any date on which, with such notice as may be required, the deposit may be withdrawn without loss of interest.

(b) Money in separate Funds may be commingled for the purpose of investment or deposit, subject to instructions from an Authorized Officer, to the extent possible in conformity with the provisions of paragraph (a) of this Section. Moneys in separate funds or series accounts may be invested in common trust funds or pools of which such money forms a part pursuant to the terms of which each Fund or series account is allocated a share of a pooled security proportionate to the amount contributed to the purchase price of the pooled security, subject to the provisions of paragraph (a) of this Section and to the restrictions on Investment Obligations imposed by each Series Resolution. Investments shall be sold at the best price obtainable, and amounts held in certificates of deposit or time deposits shall be withdrawn, whenever necessary in order to make any disbursement or repurchase of Mortgage Loans, payment of expenses of debt

service. Investment Obligations need not be disposed of to make required transfers from one Fund or Account to another, but one or more Investment Obligations or portions thereof may be transferred in lieu of cash.

(c) Subject to approval by an Authorized Officer, the Trustee or another Fiduciary may apply money pertaining to any Fund or Account created by or pursuant to the Bond Resolution to the purchase of Investment Obligations owned by it or its individual capacity, and may sell to itself in its individual capacity Investment Obligations held by it in any such Fund or Account as such Fiduciary.

Additional Bonds

The Bond Resolution provides that after authorization by a Series Resolution and compliance with such requirements as are set forth therein, Bonds of any Series may be delivered upon the following, among other, conditions:

The Agency shall furnish to the Trustee:

(a) copies of the Bond Resolution and the applicable Series Resolution, certified by an Authorized Officer;

(b) a Counsel's Opinion that:

(i) the Bond Resolution and the applicable Series Resolution have been duly adopted by the Agency and are valid and binding upon it and enforceable in accordance with their terms;

(ii) the Bond Resolution creates the valid pledge which it purports to create; and

(iii) the principal amount of the Bonds to be issued and other obligations theretofore issued by the Agency does not exceed any legal limitation;

(c) an Officer's Certificate stating:

(i) the amounts to be deposited in all Funds and Accounts;

(ii) that the issuance of the Bonds will have no material adverse effect on the ability of the Agency to pay the Principal Installments of and interest on all Bonds (including the Outstanding Bonds and the Bonds then to be issued);

(iii) that after such issuance there will be scheduled payments of principal and interest on Mortgage Loans then held by the Agency or to be made or purchased by the Agency from the proceeds of such Series of Bonds (or from the proceeds of Notes paid or to be paid from the proceeds of the Bonds) which, with any other legally enforceable payments with respect to such Mortgage Loans or with respect to the Bond Resolution (including Counterparty Hedge Payments), and with interest or other income estimated by the Agency to be derived from the investment or deposit of money available therefor in all Funds and Accounts created by the Bond Resolution, will be sufficient to pay the Principal Installments of and interest on the Bonds then Outstanding and the additional Series of Bonds on their Principal Installment and Interest Payment Dates (excluding from such calculations the amounts to be received by the Agency pursuant to any Subordinate Mortgage Loans); provided that, in making such statement the Authorized Officer may set forth the assumptions upon which the statement is based (including, without limitation, assumptions as to the amounts of Agency Hedge Payments and Counterparty Hedge Payments and the amount of interest payable on Variable Rate Bonds), which assumptions shall be based upon the Agency's reasonable expectations as of the date of such Officer's Certificate; and

(iv) that the balance in the Debt Service Reserve Fund immediately prior to the issuance of such Bonds is not less than the Debt Service Reserve Requirement computed with reference to the Outstanding Bonds (except Outstanding Bonds which are to be refunded by the additional Bonds); and

(d) if the Bonds to be issued are Variable Rate Bonds or are the subject of a Hedge Agreement, written confirmation from each Rating Agency that the issuance of such Bonds will not impair the Rating on any Bonds then Outstanding.

The Trustee shall determine and certify:

- (a) that it is has received the documents listed above; and
- (b) that the amount of Bond proceeds or other funds of the Agency to be deposited in the Debt Service Reserve Fund is sufficient to increase the amount in the Fund to the Debt Service Reserve Requirement effective after the issuance of the Bonds, as computed by the Trustee.

Hedge Agreements

The Agency may from time to time enter into one or more Hedge Agreements with respect to any Series of Bonds outstanding or proposed to be issued on the terms and conditions and subject to the limitations set forth in this section and elsewhere in the Bond Resolution. The Agency shall not enter into a Hedge Agreement unless (1) as of the date the Agency enters into the Hedge Agreement, either the Hedge Counterparty or the person or entity executing a Hedge Counterparty Guarantee relating thereto has outstanding unsecured long-term debt obligations rated by, or other applicable rating given by, as high as or higher than the Rating on the Outstanding Bonds; and (2) if the Hedge Agreement relates to Outstanding Bonds, the Trustee receives written confirmation from each Rating Agency that the execution and delivery of the Hedge Agreement by the Agency will not impair the Rating on any Bonds then Outstanding. To secure its obligation to make Agency Hedge Payments to a Hedge Counterparty pursuant to a Hedge Agreement, the Agency may grant to the Hedge Counterparty a subordinate and junior pledge and security interest (subordinate and junior to the pledge and security interest granted to the Bondholders) in all or any of the Revenues, Prepayments, Recovery Payments or any other moneys, securities, Funds or Accounts hereunder; provided, however, that the payment of Agency Hedge Payments shall not be secured by the Debt Service Reserve Fund. Nothing in this Section 205 is intended to prohibit the Agency from securing any payments it is obligated to make in respect of the early termination of a Hedge Agreement by the full faith and credit of the Agency, by amounts to be transferred to the General Reserve Account pursuant to the last sentence of the first paragraph under the heading "Revenue Fund" or by other moneys, assets or revenues of the Agency not pledged to the payment of Outstanding Bonds under the Bond Resolution.

Amendments of the Bond Resolution

Amendments of or supplements to the Bond Resolution may be made by a Supplemental Bond Resolution (a "Supplemental Resolution").

Supplemental Resolutions may become effective upon filing with the Trustee if they add restrictions on the Agency, add covenants by the Agency, surrender privileges of the Agency, authorize additional Bonds and fix the terms thereof or affect only Bonds not yet issued.

Supplemental Resolutions become effective upon consent of the Trustee if they concern only curing or clarifying an ambiguity, omission, defect or inconsistency, or make any other change which, in the judgment of the Trustee, is not prejudicial to the Trustee and which does not adversely affect the interests of Bondholders. Other Supplemental Resolutions become effective only with consent of the Holders of at least a majority in principal amount and Accreted Value of the Outstanding Bonds affected thereby.

However, no amendment shall permit a change in the terms of redemption or maturity of any Outstanding Bond or of any installment of interest thereon or a reduction in the principal amount or Accreted Value thereof or the Redemption Price thereof or the rate of interest thereon without the consent of the Holder of such Bond, or shall reduce the percentage of the Holders the consent of which is required to effect any such amendment, without unanimous consent of the Bondholders.

Any amendment may be made with unanimous consent of the Bondholders, except that no amendment shall change any of the rights or obligations of any Fiduciary without the consent of the Fiduciary.

Defeasance

If the Agency shall pay or cause to be paid to the Holders of the Bonds, the principal, Accreted Value and interest and Redemption Price, if any, to become due thereon, at the times and in the manner stipulated therein and in the Bond Resolution, then, unless there shall be an Officer's Certificate delivered to the Trustee to the contrary, the pledge of the Revenues, Prepayments, Recovery Payments and other moneys, securities and funds pledged by the Bond Resolution and the covenants, agreements and other obligations of the Agency to the Bondholders thereunder shall be discharged and satisfied.

Bonds and interest thereon for the payment or redemption of which moneys shall have been deposited with the Trustee shall be deemed to have been paid, provided that, if any of such Bonds are to be redeemed prior to the maturity thereof, provision satisfactory to the Trustee shall have been made for the giving of notice of redemption thereof. Moneys so held by the Trustee shall be invested by the Trustee, as directed by the Agency, in Investment Obligations which are direct obligations of the United States or guaranteed by the United States. If the maturing principal of such Investment Obligations and the interest to fall due thereon at least equal the amount of money required for the payment on any future date of the interest on and principal of or Redemption Price on such Bonds, the Bonds shall be deemed to have been paid.

Events of Default

Each of the following shall constitute an event of default under the Bond Resolution: (a) interest on any of the Bonds is not paid on any date when due, or the principal, Accreted Value or Redemption Price of any of the Bonds is not paid at maturity or at a Redemption Date at which the Bonds have been called for redemption; (b) Bonds subject to redemption by operation of Sinking Fund Installments shall not have been redeemed and paid in the amount required in the applicable Series Resolution on any date; (c) a default shall be made in the observance or performance of any covenant, contract or other provision in the Bonds, the Bond Resolution, or applicable Series Resolution contained and such default shall continue for a period of ninety (90) days after written notice to the Agency from a Bondholder or from the Trustee specifying such default and requiring the same to be remedied; or (d) certain acts of bankruptcy, insolvency or reorganization by the Agency.

Remedies

Upon the happening and continuance of an event of default, the Trustee may, and shall upon the request of the Holders of twenty-five percent (25%) in principal amount and Accreted Value of the Bonds then Outstanding affected by an event of default described in clause (a) or (b) of "Events of Default" above, or twenty-five percent (25%) in principal amount and Accreted Value of all Bonds then Outstanding if the event of default is one described in clauses (c) or (d) of "Events of Default" above, proceed to protect and enforce the rights of the Bondholders under the laws of the State of Minnesota or under the Bond Resolution. No Bondholder shall have the right to institute any proceedings for any remedy under the Bond Resolution unless the Trustee, after being so requested to institute such proceedings and offered satisfactory indemnity, shall have refused or neglected to comply with such request within a reasonable time and unless the proceeding is brought for the ratable benefit of all Holders of all Bonds. However, nothing in the Bond Resolution contained is intended to affect or impair the right of any Bondholder to enforce the payment of the principal or Accreted Value of and interest on his Bonds at the time and place expressed in the Bonds.

APPENDIX E

BOOK-ENTRY-ONLY SYSTEM

General

The Depository Trust Company, New York, New York (“DTC”), is to act as securities depository for the Series Bonds. The ownership of one fully registered Series Bond for each maturity of the Series Bonds in the aggregate principal amount of that maturity and series will be registered in the name of Cede & Co., DTC’s partnership nominee. *So long as Cede & Co. or another nominee designated by DTC is the registered owner of the Series Bonds, references herein to the Bondholders, Holders or registered owners of Series Bonds will mean Cede & Co. or the other nominee and will not mean the Beneficial Owners (as hereinafter defined) of the Series Bonds.*

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 and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of beneficial ownership interests in the Series Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series Bonds on DTC’s records. The ownership interest of each actual purchaser of each Series Bond (the “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 Series Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series Bonds, except in the event that use of the Book-Entry System for the Series Bonds is discontinued as described below.

To facilitate subsequent transfers, all Series Bonds deposited by Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or another name as may be requested by an authorized representative of DTC. The deposit of Series Bonds with DTC and their registration in the name of Cede & Co. or other nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts the Series Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers. For every transfer and exchange of beneficial ownership in the Series Bonds, the Beneficial Owner may be charged a sum sufficient to cover any tax, fee or other governmental charge that may be imposed in relation thereto.

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 will be sent to DTC. If less than all of the Series Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in the Series Bonds to be redeemed.

Neither DTC nor Cede & Co. (nor other DTC nominee) will consent or vote with respect to any Series Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the bond issuer 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 Series Bonds are credited on the Record Date.

Payment of the principal, redemption price, and interest on the Series Bonds will be made to Cede & Co., or another nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the bond issuer or trustee on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of the Participant and not of DTC, the Trustee or the Agency, subject to any statutory and regulatory requirements as may be in effect from time to time. Payment of principal, redemption price, and interest to Cede & Co. (or other nominee as may be requested by an authorized representative of DTC), is the responsibility of the Trustee, disbursement of payments to Direct Participants will be the responsibility of DTC, and disbursement of payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

Under the Resolutions, payments made by or on behalf of the Agency to DTC or its nominee satisfy the Agency's obligations to the extent of the payments so made.

The above information contained in this section "Book-Entry-Only System" is based solely on information provided by DTC. No representation is made by the Agency or the Underwriter as to the completeness or the accuracy of that information or as to the absence of material adverse changes in that information subsequent to the date hereof.

The Agency, the Underwriter and the Trustee cannot and do not give any assurances that DTC, the Direct Participants or the Indirect Participants will distribute to the Beneficial Owners of the Series Bonds (i) payments of principal of or interest and premium, if any, on the Series Bonds, (ii) certificates representing an ownership interest or other confirmation of beneficial ownership interest in Series Bonds, or (iii) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Series Bonds, or that they will do so on a timely basis, or that DTC, Direct Participants or Indirect Participants will serve and act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities Exchange Commission, and the current "Procedures" of DTC to be followed in dealing with Direct Participants are on file with DTC.

Neither the Agency, the Underwriter nor the Trustee will have any responsibility or obligation to any Direct Participant, Indirect Participant or any Beneficial Owner or any other person with respect to: (1) the Series Bonds; (2) the accuracy of any records maintained by DTC or any Direct Participant or Indirect Participant; (3) the payment by DTC or any Direct Participant or Indirect Participant of any amount due to any Beneficial Owner in respect of the principal or redemption price of or interest on the Series Bonds; (4) the delivery by DTC or any Direct Participant or Indirect Participant of any notice to any Beneficial Owner that is required or permitted under the terms of the Resolutions to be given to Holders of Series Bonds; (5) the selection of the Beneficial Owners to receive payment in the event of any partial redemption of Series Bonds; or (6) any consent given or other action taken by DTC as a Bondholder.

Discontinuation of Book-Entry System

DTC may discontinue its book-entry services with respect to the Series Bonds at any time by giving notice to the Agency and discharging its responsibilities with respect thereto under applicable law. Under those circumstances, the Series Bonds are required to be delivered as described in the Resolutions. The Beneficial Owner, upon registration of Series Bonds held in the Beneficial Owner's name, will become the Bondholder.

The Agency may determine to discontinue the system of book entry transfers through DTC (or a successor securities depository) for the Series Bonds. In that event, the Series Bonds are to be delivered as described in the Resolutions.

APPENDIX F
FORM OF OPINION OF BOND COUNSEL

_____, 2024

Minnesota Housing Finance Agency
St. Paul, Minnesota 55102

Minnesota Housing Finance Agency
Rental Housing Bonds
2024 Series D

Ladies and Gentlemen:

We have acted as bond counsel to the Minnesota Housing Finance Agency (the “Agency”) in connection with the authorization, issuance and delivery by the Agency of its Rental Housing Bonds, 2024 Series D, in the aggregate principal amount of \$_____ (the “2024 Series D Bonds”), which are issuable only as fully registered bonds of single maturities in denominations of \$5,000 or any integral multiple thereof.

The 2024 Series D Bonds are dated, mature on the dates, bear interest at the rates and are payable as provided in the Series Resolution referenced below. The 2024 Series D Bonds are subject to optional, mandatory and special redemption prior to maturity, including special redemption at par, as provided in the Series Resolution referenced below.

As bond counsel, we have examined certified copies of resolutions and proceedings of the Agency and other documents we considered necessary as the basis for this opinion, including the Agency’s Bond Resolution adopted February 25, 1988, as amended and supplemented (the “Bond Resolution”), and the Series Resolution relating to the 2024 Series D Bonds adopted _____, 2024 (the “Series Resolution”). As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

From such examination, and assuming continuing compliance by the Agency and the owner of the Development financed by the 2024 Series D Bonds with the covenants contained in the Bond Resolution, the Series Resolution and the loan documentation relating to the Development, it is our opinion that, under existing law as of the date hereof: (1) the Agency is a public body corporate and politic, having no taxing power, duly organized and existing under Minnesota Statutes, Chapter 462A, as amended; (2) the Bond Resolution and Series Resolution have been duly and validly adopted by the Agency and are valid and binding upon it in accordance with their terms, and create the valid pledge and security interest they purport to create with respect to the Mortgage Loans, Revenues, moneys, securities and other Funds held and to be set aside under the Bond Resolution and Series Resolution; (3) the 2024 Series D Bonds are duly and lawfully authorized to be issued and are valid and binding general obligations of the Agency in accordance with their terms, entitled to the benefits granted by and secured by the covenants contained in the Bond Resolution and Series Resolution, and are payable out of any of its moneys, assets or revenues, subject to the provisions of other resolutions or indentures now or hereafter pledging and appropriating particular moneys, assets, or revenues to other bonds or notes, and federal or state laws heretofore enacted appropriating particular funds for a specified purpose, but the State of Minnesota is not liable thereon and the 2024 Series D Bonds are not a debt of the State; (4) in the Bond Resolution the Agency has created a Debt Service Reserve Fund for the security of the 2024 Series D Bonds and other bonds issued or to be issued under the Bond Resolution, to be maintained in an amount specified therein, and has agreed to certify annually to the Governor the sum, if any, necessary to restore the Fund to

Minnesota Housing Finance Agency

_____, 2024

Page 2

this amount for inclusion in the next budget submitted to the Legislature, and the Legislature is legally authorized, but is not legally obligated, to appropriate such amount to such Debt Service Reserve Fund; (5) the interest payable on the 2024 Series D Bonds is includable in gross income of owners thereof for federal income tax purposes, in taxable net income of individuals, trusts and estates for state of Minnesota income tax purposes and in the income of corporations and financial institutions for purposes of the Minnesota franchise tax; and (6) the 2024 Series D Bonds will not be treated as a taxable mortgage pool within the meaning of Section 7701(i) of the Code

We express no opinion regarding other federal, state or local tax consequences arising from the ownership or disposition of the 2024 Series D Bonds. All owners of 2024 Series D Bonds (including, but not limited to, insurance companies, financial institutions, Subchapter S corporations, United States branches of foreign corporations, applicable corporations as defined in Section 59(k) of the Code relating to the alternative minimum tax imposed on corporations and recipients of social security and railroad retirement benefits) should consult their tax advisors concerning other possible indirect tax consequences of owning and disposing of the 2024 Series D Bonds.

The opinions expressed above are qualified only to the extent that the enforceability of the 2024 Series D Bonds, the Bond Resolution and the Series Resolution may be subject to bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable and that their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

Respectfully yours,



Item: Approval, Series Resolution Authorizing the Issuance and Sale of Variable Rate Residential Housing Finance Bonds (RHFB)

Action Item: 7.G
Date: 06/27/2024
Staff Contacts: Michael Solomon, 651.297.4009, michael.solomon@state.mn.us
Paula Rindels, 651.296.2293, paula.rindels@state.mn.us
Request Type: Approval, Resolution

Request Summary

Agency staff is preparing to issue bonds, under the Residential Housing Finance Bond (RHFB) indenture, to finance the acquisition of newly originated mortgage-backed securities that funded the origination of single-family mortgages and down payment assistance loans. This resolution authorizes variable rate RHFB bonds, in an amount up to \$150 million through June 30, 2025. The initial bond offering using a portion of this authority will likely be designated 2024 Series R. The RHFB 2024 Series R variable rate bond issue is expected to price and close in Q3 2024. The attached Preliminary Official Statement describes the anticipated transaction, including RHFB 2024 Series OPQ fixed rate bonds previously authorized pursuant to the RHFB Series Resolution for fixed rate bonds approved by the board at its May 2024 meeting.

This variable rate series resolution authorizes an Authorized Officer to select a liquidity provider and interest rate swap counterparty for each Series of bonds to be made based on current market conditions from a pool of providers determined by a competitive process conducted in consultation with CSG, the Agency's financial advisor, and for the remarketing agent to be designated by an Authorized Officer of the Agency. The liquidity provider and interest rate swap counterparty will be selected closer to the time of pricing the bonds.

Fiscal Impact

The upcoming transaction will enable the Agency to put interest earning mortgage assets on the balance sheet at a profitable spread such that the Agency builds the sustainability of future income. By including a variable rate component in the upcoming issuance (and using an interest rate swap to convert a portion of the payment obligation into a largely fixed payment), the Agency is able to lower its overall borrowing cost.

Agency Priorities

- Improve the Housing System

- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible

- Support People Needing Services
- Strengthen Communities

Attachments

- Preliminary Official Statement
- Resolution

RESOLUTION NO. MHFA 24-045

RESOLUTION AUTHORIZING ISSUANCE AND SALE OF
MINNESOTA HOUSING FINANCE AGENCY
RESIDENTIAL HOUSING FINANCE BONDS, 2024/2025 SERIES (VARIABLE RATE)

Adopted June 27, 2024

Table of Contents

Page

SECTION 1.
AUTHORIZATION

1.01. General Provisions	1
1.02. Appointment of Trustee	1

SECTION 2.
AUTHORIZATION OF 2024/2025 SERIES BONDS

2.01. Purposes	2
2.02. Single Issue	2
2.03. Pledge.....	2
2.04. Approval of Contract of Purchase.....	3
2.05. Official Statement	3
2.06. Approval of Continuing Disclosure Undertaking	4
2.07. Approval of Remarketing Agreement.....	4
2.08. Liquidity Facilities	4
2.09. 2024/2025 Series Swap Agreements	5

SECTION 3.
DEFINITIONS AND RULES OF INTERPRETATION

3.01. Incorporated Definitions	5
3.02. Definitions.....	5
3.03. Rules of Interpretation	21

SECTION 4.
SECURITIES DEPOSITORY

4.01. General Provisions	21
4.02. Discontinuation of Book-Entry System.....	23
4.03. Transfer and Exchange	23

SECTION 5.
SERIES PROGRAM DETERMINATIONS FOR THE 2024/2025 SERIES BONDS

5.01. Debt Service Reserve Requirement	23
5.02. Insurance Reserve Requirement	23
5.03. Requirements for 2024/2025 Series Program Securities	23
5.04. Acquisition of 2024/2025 Series Program Securities	24
5.05. Enforcement of Transferred Mortgage Loans.....	25

Table of Contents
(continued)

	Page
5.06. Enforcement of 2024/2025 Series Program Securities and the Transferred Program Securities	26
5.07. Program Expenses	27
5.08. Information to be Furnished.....	27
5.09. Amendments	27
SECTION 6.	
CONDITIONS PRECEDENT TO ISSUANCE	
6.01. Documents Furnished to Trustee	27
6.02. Acceptance and Certification by Trustee	28
6.03. Documents Required by the Purchase Contract and Initial Liquidity Facility	29
6.04. Certification Under Applicable Federal Tax Law	29
6.05. Delivery.....	29
SECTION 7.	
DEPOSIT OF BOND PROCEEDS AND OTHER FUNDS; INVESTMENT OBLIGATIONS	
7.01. 2024/2025 Series Accounts.....	29
7.02. Deposits of Funds	30
7.03. Investment Agreements	30
7.04. Bond Purchase Account.....	30
SECTION 8.	
TAX COVENANT AND RESTRICTIONS RELATING TO ALL 2024/2025 SERIES BONDS INTENDED TO BE TAX-EXEMPT SERIES BONDS	
8.01. General Tax Covenant	31
8.02. Qualified Program Loans	32
8.03. Amendments	32
SECTION 9.	
COMPLIANCE WITH APPLICABLE FEDERAL TAX LAW	
9.01. Code Provisions	32
9.02. Mortgage Eligibility Requirements; Good Faith and Corrective Action.....	32
9.03. Residence	33
9.04. Three-Year Prior Ownership.....	33
9.05. Purchase Price.....	33
9.06. Income Requirements	34

Table of Contents
(continued)

	Page
9.07. Limitation of Amount	34
9.08. Placement in Targeted Areas	34
9.09. Recapture of Federal Subsidy	35
9.10. Arbitrage	35
9.11. Special Requirements Relating to Use of Certain Amounts on Deposit in the 2024/2025 Series Account in the Revenue Fund	35
9.12. New Mortgage and Assumption Requirements	36
 SECTION 10. FORM OF 2024/2025 SERIES BONDS	
10.01. Form of 2024/2025 Series Bonds	36
 SECTION 11. TERMS OF 2024/2025 SERIES BONDS	
11.01. Issue and Interest Payment Dates; Maturity; Denominations; Manner of Payment; Execution and Delivery; Appointment of Tender Agent	36
11.02. Interest Rates and Effective Rates; Mode Period	37
11.03. Special Redemption	45
11.04. Optional Redemption	45
11.05. Mandatory Sinking Fund Redemption	47
11.06. Special Redemption of Bank Bonds	47
11.07. Manner of Redemption	47
11.08. Conversion to Fixed Interest Rate or Indexed Rate	47
11.09. Owners' Election to Tender	50
11.10. Mandatory Tender of 2024/2025 Series Bonds	50
11.11. Limitation Upon Defeasance FRNs and Variable Rate Bonds	54
11.12. Agency Not Responsible to Bondowners for Bank's Failure to Purchase 2024/2025 Series Bonds	54
11.13. General Provisions Regarding Optional and Extraordinary Optional Redemptions	55
11.14. Notice of Redemption	55
11.15. Selection of 2024/2025 Series Bonds to Be Redeemed	56
11.16. Notices to Rating Agencies	57

Table of Contents
(continued)

Page

SECTION 12.

PAYMENT OF TENDERED 2024/2025 SERIES BONDS

12.01. Payment of Tendered FRNs and Variable Rate Bonds.....	57
12.02. Liquidity Facility	58
12.03. Requirements for Delivery of an Alternate Liquidity Facility.....	59
12.04. Self Liquidity; Non-Conforming Liquidity Facility	61

SECTION 13.

THE TENDER AGENT; THE REMARKETING AGENT; THE CALCULATION AGENT

13.01. Acceptance and Successors.....	63
13.02. General Responsibilities of Tender Agent.....	63
13.03. Sources of Funds for the Purchase of Tendered Bonds	65
13.04. Appointment of Remarketing Agent; Acceptance and Successors.....	66
13.05. General Responsibilities of Remarketing Agent.....	67
13.06. Remarketing and Sale of Tendered Bonds.....	68
13.07. Application of Proceeds From Sale of Tendered Bonds.....	69
13.08. Determination and Notice of Interest Rate	69
13.09. Appointment of Calculation Agent; Acceptances and Successors	69
13.10. General Responsibilities of Calculation Agent.....	69

SECTION 14.

DISCRETION OF AUTHORIZED OFFICER

14.01. Discretion of Authorized Officer	70
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EXHIBIT A — FORM OF 2024/2025 SERIES BONDS

RESOLUTION NO. MHFA 24-045

RESOLUTION AUTHORIZING ISSUANCE AND SALE OF
MINNESOTA HOUSING FINANCE AGENCY
RESIDENTIAL HOUSING FINANCE BONDS, 2024/2025 SERIES (VARIABLE RATE)

BE IT RESOLVED BY THE MINNESOTA HOUSING FINANCE AGENCY:

Section 1. Authorization.

1.01. General Provisions. By Resolution No. MHFA 95-82, adopted August 24, 1995 (which amended and restated in whole Resolution No. MHFA 76-32, adopted July 27, 1976, as amended) (together with any amendments or supplements heretofore or hereafter adopted from time to time as permitted therein, the “Bond Resolution”), the Agency has provided the terms and conditions for the issuance and has established covenants and agreements for the security of its Residential Housing Finance Bonds to be issued for the purposes of its Program of facilitating the purchase, development or rehabilitation of residential housing in the State of Minnesota at prices that persons and families of low and moderate income can afford. Terms used but not defined in this resolution will have the meanings given those terms in the Bond Resolution.

This resolution (the “2024/2025 Variable Rate Series Resolution”) is adopted pursuant to Section 2.5 of the Bond Resolution to authorize the issuance and sale and establish the terms and provisions of one or more Series of Bonds of the Agency to be sold on one or more dates prior to June 30, 2025, the first series of which will be designated as “Residential Housing Finance Bonds, 2024/2025 Series R (Taxable),” in the aggregate principal amount to be determined pursuant to Section 2.04 of this 2024/2025 Variable Rate Series Resolution. Each Series of Bonds will be designated as “Residential Housing Finance Bonds, [2024][2025] Series __ [(Taxable)],” each with the blank completed with an uppercase letter as appropriate for the order of issuance and to eliminate any gaps in the designation of the Series. The number of Series of the 2024/2025 Series Bonds and their corresponding principal amounts shall be as determined by an Authorized Officer pursuant to Section 2.04(i) of this 2024/2025 Variable Rate Series Resolution, and as set out in the Agency Certificate or Agency Certificates, as the case may be, delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution. All such Series of Bonds issued pursuant to this 2024/2025 Variable Rate Series Resolution are the “2024/2025 Series Bonds.” The Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution will set forth all appropriate revisions to the defined terms in this 2024/2025 Variable Rate Series Resolution necessitated by any re-designation of any series of the Series Bonds.

1.02. Appointment of Trustee. Pursuant to Section 8.1 of the Bond Resolution, Computershare Trust Company, National Association has been appointed as successor Trustee under the Bond Resolution and is vested with all the property, rights, powers and duties granted, pledged and assigned to it by the Bond Resolution, in trust for the Owners of Bonds issued and to be issued thereunder.

Section 2. Authorization of 2024/2025 Series Bonds.

2.01. Purposes. It is determined to be in the best interests of the Agency to issue the Series Bonds, including the 2024/2025 Series Bonds, for the purpose of providing funding for the Program, and in particular for the making and purchase of DPA Loans and Program Securities backed by pools of Program Loans, that constitute qualified Program Loans in accordance with the provisions of Section 143 of the Code (in the case of Program Loans intended to be funded with the proceeds of Tax-Exempt Series Bonds, as identified pursuant to Section 5.03 hereof), Sections 8 and 9 of this 2024/2025 Variable Rate Series Resolution and Section 10 and 11 of the 2024/2025 Fixed Rate Series Resolution and the Series Program Determinations made for the 2024/2025 Series Bonds in Section 5 of this 2024/2025 Variable Rate Series Resolution and Section 7 of the 2024/2025 Fixed Rate Series Resolution. With respect to the 2024/2025 Series Bonds, this funding will be provided by either or both of:

(i) the allocation, for federal income tax purposes, of sale proceeds of each Series of the 2024/2025 Series Bonds in the respective amounts to be determined by an Authorized Officer pursuant to Section 2.04(i) of the 2024/2025 Variable Rate Series Resolution and set forth in the Agency Certificate(s) delivered pursuant to Section 6.01 of the 2024/2025 Variable Rate Series Resolution and the deposit of the sale proceeds, together with certain contributed funds of the Agency, if any, into the Funds and Accounts set forth in Section 7.02 of the 2024/2025 Variable Rate Series Resolution to be expended for the Program; and

(ii) the allocation, for federal income tax purposes, of sale proceeds of each Series of the 2024/2025 Series Bonds in the respective amounts determined by an Authorized Officer pursuant to Section 2.04(i) of the 2024/2025 Variable Rate Series Resolution and set forth in the Agency Certificate(s) delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution, to the refunding, on the date or dates to be determined by the Agency, of the related Refunded Bonds, and the deposit of certain transferred assets, together with transferred loans and securities (as hereinafter defined, the “Transferred Program Obligations”), and certain “transferred,” “replacement” and sale proceeds that will become allocated to the 2024/2025 Series Bonds upon the refunding of the related Refunded Bonds, together with certain contributed funds of the Agency, into the Funds and Accounts set forth in Section 7.02 of this 2024/2025 Variable Rate Series Resolution to be expended for the Program.

2.02. Single Issue. Pursuant to the provisions of Section 1.150-1(c)(1) of the Income Tax Regulations (the “Regulations”), the Agency intends to treat all Tax-Exempt Series Bonds sold on the same date as a single issue of bonds.

2.03. Pledge. The pledge made and security interests granted in the Bond Resolution with respect to all Revenues, Program Obligations, money, securities and Funds and Accounts therein defined and created, and all covenants and agreements made by the Agency therein, are made and granted for the equal benefit, protection and security of the Owners of all Bonds issued and to be issued thereunder, including the 2024/2025 Series Bonds, without preference, priority or distinction of one Bond over any other of any Series, as fully as though set out at length and

resolved herein, except as otherwise expressly provided therein or in a Series Resolution as permitted thereby.

2.04. Approval of Contract of Purchase. The Agency will negotiate for the sale of each Series of the 2024/2025 Series Bonds to the Underwriters.

Any Authorized Officer is hereby authorized to approve the final terms of the 2024/2025 Series Bonds, subject to the following parameters:

(i) the principal amount of each Series of the 2024/2025 Series Bonds; provided that the principal amount of all Series of the 2024/2025 Series Bonds is not in excess of \$150,000,000;

(ii) the maturity schedule of each Series of the 2024/2025 Series Bonds (including any mandatory sinking fund schedule); provided that each Series of the 2024/2025 Series Bonds mature at any time or times in the amount or amounts not later than 32 years from the Issue Date thereof; and

(iii) the fee or other compensation payable to the Underwriters of the 2024/2025 Series Bonds; provided that the fee or other compensation payable to the purchasers of the 2024/2025 Series Bonds does not exceed 1.00 percent of the principal amount of the 2024/2025 Series Bonds.

That approval will be conclusively evidenced by the execution of one or more Contracts of Purchase with the Underwriters by an Authorized Officer (each a “Purchase Contract”). The Agency has received and examined the general form of the Purchase Contract which will set forth the terms and conditions upon which the Underwriters will purchase the related 2024/2025 Series Bonds from the Agency. The Purchase Contract is hereby approved substantially in the form submitted and an Authorized Officer is authorized and directed to execute the Purchase Contracts on behalf of the Agency with those revisions, consistent with the foregoing parameters, as may be required or approved by counsel for the Agency, and the Authorized Officer of the Agency executing the same. The final terms of each Series of the 2024/2025 Series Bonds, including any mandatory sinking fund provisions for those 2024/2025 Series Bonds, other redemption provisions and the purchase price of that Series of 2024/2025 Series Bonds, will be set forth in the final Official Statement of the Agency, furnished to the Underwriters as provided in the following paragraph of this 2024/2025 Variable Rate Series Resolution, or in the Agency Certificate to be delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution, as the case may be.

2.05. Official Statement. The Agency has examined the form of the form of the Preliminary Official Statement of the Agency to be dated the date of distribution thereof, containing information relating to the Agency and the initial Series of the 2024/2025 Series Bonds; the form of the Preliminary Official Statement with respect to subsequent Series of the 2024/2025 Series Bonds shall be revised as to (i) the number and designation of Series, (ii) the structure of each Series and (iii) whether such Series is intended to be bonds the interest on which is excludable from gross income for federal income tax purposes (“Tax-Exempt Series Bonds”), all as approved by an Authorized Officer and subject to the limitations of Section 2.04

of this Series Resolution. An Authorized Officer is hereby authorized to approve a final version of the Preliminary Official Statement and establish the date of sale of each Series of the Series Bonds. An Authorized Officer is hereby authorized to (i) approve a final version of the Preliminary Official Statement describing the proposed terms of, and number of Series of the 2024/2025 Series Bonds to be issued and the use thereof by the Underwriters in the public offering of those 2024/2025 Series Bonds, and (ii) approve any Preliminary Official Statements in substantially similar form to be used by the Underwriters in connection with any additional Series of the 2024/2025 Series Bonds authorized by this Series Resolution. Final Official Statements, substantially in the form of the related Preliminary Official Statement except for revisions required or approved by counsel for the Agency and an Authorized Officer, and insertion of the terms of the 2024/2025 Series Bonds as provided in the related Purchase Contract, are approved and authorized to be signed by an Authorized Officer and furnished to the Underwriters for distribution to investors.

2.06. Approval of Continuing Disclosure Undertaking. The Agency has also received and examined the form of a Continuing Disclosure Undertaking relating to the initial Series of the 2024/2025 Series Bonds, wherein the Agency will covenant for the benefit of the beneficial owners of the Series Bonds to provide annually certain financial information and operating data relating to the Agency and to provide notices of the occurrence of certain enumerated events. The Continuing Disclosure Undertaking is approved substantially in the form submitted and a Continuing Disclosure Undertaking is authorized to be signed on behalf of the Agency by an Authorized Officer for each Series of 2024/2025 Series Bonds, with such revisions as may be required or approved by counsel for the Agency, and the Authorized Officer of the Agency executing the same.

2.07. Approval of Remarketing Agreement. The Agency has also received and examined the form of the Remarketing Agreement relating to the 2024/2025 Series Bonds, to be entered into between the Agency and the Remarketing Agent, as such Remarketing Agent is designated by Authorized Officer of the Agency. The Remarketing Agreement is approved substantially in the form submitted and is authorized to be signed for each Series of the 2024/2025 Series Bonds on behalf of the Agency by an Authorized Officer, with any Remarketing Agent change and agreement revisions as may be required or approved by counsel for the Agency and the Authorized Officer of the Agency executing the same.

2.08. Liquidity Facilities. An Authorized Officer is hereby authorized to negotiate the terms of, approve and execute (i) any Initial Liquidity Facility and related fee letter (if any) provided by a Bank, as such Bank is designated in an Agency Certificate, and (ii) any Alternate Liquidity Facility, provided those agreements are consistent with the terms of this 2024/2025 Variable Rate Series Resolution. Each such Initial Liquidity Facility shall initially provide liquidity support for the entire principal amount of the related Series of 2024/2025 Series Bonds bearing interest at a Variable Rate, is approved substantially in the form submitted and is authorized to be signed on behalf of the Agency by an Authorized Officer with the revisions as may be required or approved by counsel for the Agency and the Authorized Officer of the Agency executing the same. The execution and delivery by the Authorized Officer of the agreements will constitute conclusive evidence of both the Agency's and the Authorized Officer's approval of all changes, modifications, amendments, revisions and alterations made therein and will conclusively establish the Authorized Officer's absolute, unconditional and

irrevocable authority with respect thereto from the Agency and the authorization, approval and ratification by the Agency of the agreements so executed.

2.09. 2024/2025 Series Swap Agreements. An Authorized Officer is hereby authorized to enter into in the name and on behalf of the Agency the 2024/2025 Series Swap Agreements, including any amendments thereto and/or partial or full terminations thereof, in respect of the interest payments payable on all or a portion of a Series of the 2024/2025 Series Bonds during the term of the related 2024/2025 Series Swap Agreement, in substantially the form which an Authorized Officer and counsel to the Agency approves, which approval will be conclusively evidenced by the execution and delivery of that 2024/2025 Series Swap Agreement by an Authorized Officer; provided, however, that (i) any 2024/2025 Series Swap Agreement will provide that the Agency must pay a fixed rate to the 2024/2025 Series Swap Counterparty not exceeding 7.75 percent per annum, and the 2024/2025 Series Swap Counterparty must pay a variable rate based on an index approved by the Authorized Officer, (ii) the original notional amount of any 2024/2025 Series Swap Agreement will not exceed the aggregate original principal amount of the related Series of 2024/2025 Series Bonds, and (iii) the stated term of that 2024/2025 Series Swap Agreement will not extend beyond the final stated maturity of the related Series of 2024/2025 Series Bonds. If any 2024/2025 Series Swap Agreement, including any amendments thereto and/or partial or full terminations thereof, is entered into by the Agency as so authorized, the Trustee is authorized and directed to pay to the 2024/2025 Series Swap Counterparty, from the Revenue Fund, the amounts due from time to time pursuant to any 2024/2025 Series Swap Agreement, as provided in Section 4.5 of the Bond Resolution. The Agency agrees that for purposes of Section 7.4 of the Bond Resolution, all obligations of the Agency due under any 2024/2025 Series Swap Agreement, including any amendments thereto and/or partial or full terminations thereof, will be Program Expenses.

An Authorized Officer may decline to enter into a 2024/2025 Series Swap Agreement, notwithstanding the authorization contained in this Section 2.09, if, in his or her judgment, following consultation with the Chair or Vice Chair, the execution and delivery of a 2024/2025 Series Swap Agreement is not in the best interests of the Agency because it is not necessary to achieve the interest rate or rates on the 2024/2025 Series Program Loans required for purposes of the Program or because the risks inherent in that 2024/2025 Series Swap Agreement as proposed to achieve the necessary interest rates are unduly detrimental to the interests of the Agency.

Section 3. Definitions and Rules of Interpretation.

3.01. Incorporated Definitions. Except as provided in Section 3.02, all defined terms contained in the Bond Resolution when used in this 2024/2025 Variable Rate Series Resolution will have the same meanings as set forth in the Bond Resolution.

3.02. Definitions. As used in this 2024/2025 Variable Rate Series Resolution, unless the context otherwise requires, the following terms will have the following respective meanings:

“2024/2025 Fixed Rate Series Resolution” means Resolution No. MHFA 24-026, adopted May 23, 2024, as hereafter amended and supplemented from time to time as permitted therein and in the Bond Resolution, or any subsequent fixed rate series

resolution adopted by the Agency and set forth in an Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution.

“2024/2025 Fixed Rate Series Bonds” means any Bonds issued pursuant to the 2024/2025 Fixed Rate Series Resolution.

“2024/2025 Series Bonds” means each Series of the Residential Housing Finance Bonds, 2024/2025 Series, issued by the Agency pursuant to the Bond Resolution and this 2024/2025 Variable Rate Series Resolution, in an aggregate principal amount to be determined pursuant to Section 2.04 of this 2024/2025 Variable Rate Series Resolution.

“2024/2025 Series Program Loan” means a DPA Loan, Transferred Program Loan or a Pooled 2024/2025 Series Program Loan.

“2024/2025 Series Program Security” means a Program Security financed in whole or in part with amounts on deposit in the 2024/2025 Series Acquisition Account and bearing interest at a rate equal to the stated interest rate on the corresponding Pooled 2024/2025 Series Program Loans less the applicable servicing fee and guaranty fee.

“2024/2025 Series Swap Agreement” means, collectively, the ISDA Master Agreement, the Schedule to the ISDA Master Agreement, the ISDA Credit Support Annex to the Schedule, and the related Confirmation in respect of all or a portion of a Series of the 2024/2025 Series Bonds, and any amendments thereto, all between the Agency and the 2024/2025 Series Swap Counterparty.

“2024/2025 Series Swap Counterparty” means the interest rate swap counterparty selected and designated by an Authorized Officer for each Series of 2024/2025 Series Bonds, with such counterparty to be selected based on current market conditions from a pool of providers determined by a competitive process conducted by the Agency in consultation with its financial advisor. As of the date hereof, the pool of eligible swap counterparties includes Bank of America, N.A., Royal Bank of Canada, The Bank of New York Mellon, and Wells Fargo Bank, National Association, and permitted successors and assigns thereof, provided that such counterparties meet the counterparty qualifications outlined in the Debt and Balance Sheet Management Policy of the Minnesota Housing Board Policies as of April 2023 or such other debt management policy adopted by the Board as then in effect.

“2024/2025 Variable Rate Series Resolution” means this Resolution No. MHFA 24-045, adopted June 27, 2024, as hereafter amended and supplemented from time to time as permitted herein and in the Bond Resolution.

“Adjusted Rate” means the interest rate on any FRNs determined by the Calculation Agent on each Rate Determination Date as the sum of (a) for any Tax-Exempt Series Bonds, the SIFMA Swap Index, and (b) for any 2024/2025 Series Bonds which are not Tax-Exempt Series Bonds, the SOFR Index, in each case plus the FRN Adjustment Factor applicable on that Rate Determination Date; provided that the Adjusted Rate will not exceed the Maximum Rate. All percentages resulting from any calculation of the Adjusted Rate will be rounded, if necessary, to the nearest one-hundred

thousandth of a percentage point, with five one-millionths of a percentage point rounded upwards, and all dollar amounts used in or resulting from the calculation will be rounded to the nearest cent (with one-half cent being rounded upwards).

“*Agency Bonds*” means any tendered 2024/2025 Series Bonds registered in the name of the Agency and not pledged to the Bank.

“*Alternate Liquidity Facility*” means any standby purchase agreement, line of credit, letter of credit or similar agreement (not including a Non-Conforming Liquidity Facility or Self-Liquidity Facility) providing liquidity for any Series of the Liquidity Facility Bonds or any portion thereof, delivered by the Agency in connection with a Mode Change or in substitution for an existing Liquidity Facility pursuant to the terms of this 2024/2025 Variable Rate Series Resolution. The extension or renewal of an extant Liquidity Facility will not be deemed an Alternate Liquidity Facility.

“*Applicable Percentage*” means, with respect to any Unenhanced Variable Rate Bonds on any date of determination, the percentage set forth below based on the Prevailing Rating of the applicable Unenhanced Variable Rate Bonds in effect on the close of business on the Business Day immediately preceding that date of determination:

<u>Prevailing Rating</u>	<u>Applicable Percentage</u>
Aaa/AAA	150 percent
Aa/AA	200
A/A	250
Baa/BBB	350
Below Baa/BBB	400

“*Authorized Denominations*” means (i) for any FRNs, \$5,000 or integral multiples thereof, (ii) during a Daily Mode Period, a Weekly Mode Period, a Monthly Mode Period, or a Quarterly Mode Period, \$100,000 or integral multiples of \$5,000 in excess of \$100,000, (iii) while the Variable Rate Bonds are Unenhanced Variable Rate Bonds, \$25,000 or integral multiples thereof, and (iv) during a Semiannual Mode Period, \$5,000 or any integral multiples thereof; and from and after a Conversion Date, \$5,000 or any integral multiple thereof.

“*Bank*” means (a) with respect to any Initial Liquidity Facility for a Series of the 2024/2025 Series Bonds, the provider set forth in an Agency Certificate delivered pursuant to Section 2.08 of this 2024/2025 Variable Rate Series Resolution, with such provider to be selected by an Authorized Officer of the Agency based on current market conditions from a pool of providers determined by a competitive process conducted by the Agency in consultation with the Agency’s financial advisor (as of the date hereof, such pool of providers consists of the Federal Home Loan Bank of Des Moines, Royal Bank of Canada, State Street Bank, and TD Bank, N.A.); (b) with respect to an Alternate Liquidity Facility or a Non-Conforming Liquidity Facility, the provider thereof, together with its successors and assigns; and (c) with respect to Self Liquidity, the Agency, together with its successors and assigns.

“*Bank Bonds*” means 2024/2025 Series Bonds purchased with funds provided by the Bank pursuant to a Liquidity Facility (other than Self Liquidity).

“*Bank Interest Rate*” means the rate of interest, if any, on any Bank Bonds held by and payable to the Bank at any time as determined and calculated in accordance with the provisions of the Liquidity Facility.

“*Bank Purchase Date*” means any Purchase Date on which the Bank purchases 2024/2025 Series Bonds.

“*Beneficial Owner*” means, whenever used with respect to a 2024/2025 Series Bond, the Person in whose name the 2024/2025 Series Bond is recorded as the beneficial owner of that 2024/2025 Series Bond by a Participant on the records of the Participant, or that Person’s subrogee.

“*Bond Counsel*” means one or more attorneys or firms of attorneys with a nationally recognized standing in the field of municipal bond financings selected by the Agency.

“*Bond Purchase Account*” means the 2024/2025 Series Bond Purchase Account established pursuant to Sections 7.01 and 7.04 of this 2024/2025 Variable Rate Series Resolution for any Series of the 2024/2025 Series Bonds.

“*Bond Resolution*” means Resolution No. MHFA 95-82, adopted August 24, 1995 (which amended and restated in whole Resolution No. MHFA 76-32, adopted July 27, 1976), as heretofore or hereafter amended and supplemented from time to time as permitted therein.

“*BSBY*” means the Bloomberg Short-Term Bank Yield Index Rate administered by Bloomberg Index Services Limited.

“*Business Day*” means any day other than (a) a Saturday, a Sunday, or (b) a day on which banking institutions in New York, New York are authorized or required by law or executive order to close, or (c) a day on which the New York Stock Exchange is closed or (d) a day on which the principal office of the Trustee is authorized to be closed for regular business.

“*Calculation Agent*” means Computershare Trust Company, National Association or any successor appointed by the Agency, acting as calculation agent.

“*Cede & Co.*” means Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the 2024/2025 Series Bonds.

“*Change to FRN Rate*” means a change to all or a portion of any 2024/2025 Series Bonds to a FRN Rate.

“*Change to Variable Rate*” means a change to all or a portion of any 2024/2025 Series Bonds to Variable Rate Bonds.

“*Code*” means the Internal Revenue Code of 1986, as amended, and the regulations of the United States Department of Treasury thereunder.

“*Conventional Mortgage Loan*” means a 2024/2025 Series Program Loan other than a DPA Loan, an FHA Insured Program Loan, a VA Guaranteed Program Loan or a USDA Rural Development Guaranteed Program Loan, satisfying the requirements of Fannie Mae or Freddie Mac, as applicable.

“*Conversion Date*” means the Business Day on which the interest rate on any of the 2024/2025 Series Bonds is Converted to a Fixed Interest Rate or an Indexed Rate.

“*Convert,*” “*Converted*” or “*Conversion,*” as appropriate, means the conversion of the interest rate on any of the 2024/2025 Series Bonds to a Fixed Interest Rate or an Indexed Rate pursuant to Section 11.08 of this 2024/2025 Variable Rate Series Resolution.

“*Daily Mode Period*” means the period of time during which any of the 2024/2025 Series Bonds bear interest at a Daily Rate.

“*Daily Rate*” means the rate of interest to be borne by the 2024/2025 Series Bonds as described in Section 11.02(b) of this 2024/2025 Variable Rate Series Resolution.

“*Defaulted DPA Loan*” means a DPA Loan on which (a) payments are 60 days in arrears, in the case of interest-bearing DPA Loans, and/or (b) payment is not made on the sale or transfer of the property, or when the property is no longer occupied by the Mortgagor; a Defaulted DPA Loan does not include a DPA Loan as to which all defaults have been cured to the satisfaction of the Agency.

“*Defaulted Transferred Mortgage Loan*” means a Transferred Mortgage Loan on which payments are 60 days in arrears (but not a Transferred Mortgage Loan as to which all defaults have been cured to the satisfaction of the Agency).

“*Delayed Remarketing Period*” means a period commencing on a FRN Mandatory Tender Date to but not including the date that all FRNs subject to that remarketing are successfully remarketed.

“*Delivery Period*” means the period of time for the purchase of Program Securities from the Master Servicer. The entire Delivery Period for each Series of the 2024/2025 Series Bonds will be as set forth in the Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution, unless such Delivery Period is extended by the Agency pursuant to Section 5.04 of this 2024/2025 Variable Rate Series Resolution; provided that Delivery Period may not be extended beyond the date as set forth in the related Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution.

“*DPA Loan*” means a Junior lien Program Loan which is either (a) an interest-free, deferred payment loan, or (b) an interest-bearing, amortizing ten-year term loan, and in each case, made by the Agency for down payment and closing cost assistance in

connection with a first lien Program Loan purchased or financed by the Agency; each interest-bearing DPA Loan shall have an interest rate equal to the interest rate of the applicable first lien Program Loan.

“*DTC*” means The Depository Trust Company, of New York, New York.

“*Early Mandatory Tender Date*” means, after a remarketing of any Series or Subseries of FRNs or Variable Rate Bonds to FRNs, the date determined to be the Early Mandatory Tender Date (if any) by the Agency in accordance with Section 11.02(c) hereof and set forth in an Agency Certificate delivered in connection with that remarketing and any Business Day thereafter to but not including the related Final Mandatory Tender Date.

“*Effective Rate*” means the rate of interest (which rate must be less than or equal to the Maximum Rate) payable on any of the 2024/2025 Series Bonds that are Variable Rate Bonds or FRNs prior to Conversion, as determined for each Effective Rate Period pursuant to the terms of this 2024/2025 Variable Rate Series Resolution.

“*Effective Rate Date*” means each date on which any of the Variable Rate Bonds begin to bear interest at the applicable Effective Rate described in the Mode Period Chart and, with respect to FRNs, the Thursday following the Rate Determination Date (or the Wednesday that would have been the applicable Rate Determination Date had that Wednesday been a Business Day) and, after a Floating Rate Change Date, the date specified in an Agency Certificate related to that Floating Rate Change.

“*Effective Rate Period*” means, with respect to any Variable Rate Bonds, each period during which interest accrues under a particular Mode from one Effective Rate Date to and including the day preceding the next Effective Rate Date with respect to that Variable Rate Bond and, with respect to FRNs, the period from one Effective Rate Date to and including the day preceding the next Effective Rate Date.

“*Electronic Means*” means a facsimile transmission or any other electronic means of communication approved in writing by the Agency and satisfactory to the Trustee.

“*Failed Remarketing*” has the meaning set forth in Section 11.10(d) hereof.

“*Fannie Mae*” means the Federal National Mortgage Association, or any successor thereto.

“*Fannie Mae Security*” means a single pool, guaranteed mortgage pass-through Fannie Mae program security or UMBS, guaranteed as to timely payment of principal and interest by Fannie Mae and backed by Conventional Mortgage Loans, or FHA Insured or VA Guaranteed Program Loans, in the related mortgage pool.

“*Final Mandatory Tender Date*” means, after a remarketing of any Series or Subseries of FRNs or Variable Rate Bonds to FRNs, the Final Mandatory Tender Date (or the date on which a related Delayed Remarketing Period ends) determined by the

Agency in accordance with Section 11.02(c) hereof and set forth in an Agency Certificate in connection with that remarketing.

“*FHA*” means the Federal Housing Administration of the Department of Housing and Urban Development or any agency or instrumentality of the United States of America succeeding to the mortgage insurance functions thereof.

“*FHA Insurance*” means FHA mortgage insurance issued under one of the FHA Insurance programs pursuant to the National Housing Act, including but not limited to: (a) FHA §203(b), Home Unsubsidized; (b) FHA §234(c), Condominiums; (c) FHA §203(b)(2), Veteran’s Status, or (d) FHA Section 184, Indian Housing Loans.

“*FHA Insured*” means insured by FHA Insurance.

“*Fixed Interest Rate*” means a long-term interest rate fixed to maturity of any 2024/2025 Series Bonds, established in accordance with Section 11.08 of this 2024/2025 Variable Rate Series Resolution.

“*Fixed Rate Bonds*” means 2024/2025 Series Bonds that bear interest at a Fixed Interest Rate.

“*Floating Rate Change*” means a change to all or a portion of the Variable Rate Bonds, FRNs or Index Bonds to bear interest at a New Floating Rate.

“*Floating Rate Change Date*” means the date on which a Floating Rate Change is effective (inclusive of a FRN Rate Change Date).

“*Floating Rate Term*” means any Floating Rate Term and any subsequent Floating Rate Term determined as set forth in Section 11.02(c) hereof.

“*Freddie Mac*” means the Federal Home Loan Mortgage Corporation, a corporate instrumentality of the United States created pursuant to the Federal Home Loan Mortgage Act (Title III of the Emergency Home Finance Act of 1970, as amended, 12 U.S.C. §§ 1451-1459), and any successor to its functions.

“*Freddie Mac Security*” means a single pool, guaranteed mortgage pass-through Freddie Mac program security or UMBS, guaranteed as to timely payment of principal and interest by Freddie Mac and backed by Conventional Mortgage Loans, or FHA Insured or VA Guaranteed Program Loans, in the related mortgage pool.

“*FRN(s)*” means 2024/2025 Series Bonds that bear interest at a FRN Rate.

“*FRN Adjustment Factor*” means, initially and after each FRN Mandatory Tender Date after which the 2024/2025 Series Bonds bear interest at a FRN Rate, the percentage interest to be added to the index selected by the Agency as provided in Section 11.02(c) hereof as determined in accordance with Section 11.02(c) hereof.

“*FRN Mandatory Tender Date*” means an Early Mandatory Tender Date, if any, or a Final Mandatory Tender Date.

“*FRN Rate*” means, with respect to any FRNs, the interest rate determined in accordance with Section 11.02(a) hereof which, prior to any initial Floating Rate Change Date, will be the Adjusted Rate and, on and after a Floating Rate Change Date, the Replacement Index specified by the Agency in an Agency Certificate related to that Floating Rate Change plus the applicable FRN Adjustment Factor, if any, determined for those FRNs.

“*FRN Rate Change Date*” means the date on which a Change to FRN Rate occurs.

“*GNMA*” means the Government National Mortgage Association, a wholly owned corporate instrumentality of the United States within the Department of Housing and Urban Development, and any successor to its functions. Its powers are prescribed generally by Title III of the National Housing Act, as amended (12 U.S.C., §1716 *et seq.*).

“*GNMA Security*” means a GNMA I Mortgage Pass-Through Certificate or a GNMA II Mortgage Pass-Through Certificate issued by the Master Servicer in the name of the Trustee in exchange for Program Loans and guaranteed as to timely payment of principal and interest by GNMA pursuant to Section 306(g) of Title III of the National Housing Act of 1934 and the regulations promulgated thereunder, and backed by FHA Insured Program Loans, USDA Rural Development Guaranteed Program Loans or VA Guaranteed Program Loans in the related pool.

“*Home*” means real property and improvements in the State, comprising not more than four dwelling units, occupied or to be occupied by one or more persons or families.

“*Immediate Notice*” means notice by telephone, telex or telecopier to the address that the addressee has directed in writing, promptly followed by written notice by first class mail, postage prepaid; provided, however, that if any Person required to give an Immediate Notice has not been provided with the necessary information as to the telephone, telex or telecopier number of an addressee, Immediate Notice means written notice by first class mail, postage prepaid.

“*Index*” means, with respect to any 2024/2025 Series Bonds, the interest rate index (the SIFMA Swap Index for any Tax-Exempt Series Bonds and SOFR Index for any 2024/2025 Series Bonds which are not Tax-Exempt Series Bonds, or the Replacement Index, as applicable) specified by the Agency in connection with the Conversion of those Bonds to be used in the Indexed Rate Determination Method with respect to those Bonds.

“*Index Accrual Period*” means, with respect to any 2024/2025 Series Bonds bearing interest at an Indexed Rate (i) determined in accordance with Section 11.08(g)(ii) or Section 11.08(g)(iv) of this 2024/2025 Variable Rate Series Resolution, the period commencing on the Conversion Date of those Bonds to but excluding the day occurring one week thereafter and each one week period thereafter and (ii) determined in

accordance with Section 11.08(g)(iii) or Section 11.08(g)(iv) of this 2024/2025 Variable Rate Series Resolution, the period commencing on each January 1, April 1, July 1 and October 1 to and including the following December 31, March 31, June 30 and September 30 respectively; provided that the initial Index Accrual Period will be the period commencing on the Conversion Date of those Bonds and ending on the immediately succeeding March 31, June 30, September 30 or December 31.

“*Index Adjustment Factor*” means, with respect to any 2024/2025 Series Bonds bearing interest at an Indexed Rate determined in accordance with Section 11.10(g)(ii) or Section 11.10(g)(iv) of this 2024/2025 Variable Rate Series Resolution, the per annum spread to the related Index (expressed in basis points) established on the Index Determination Date immediately preceding the Conversion Date for those Bonds in accordance with Section 11.10 of this 2024/2025 Variable Rate Series Resolution.

“*Index Determination Date*” means, with respect to any Index Accrual Period, the second Business Day preceding the beginning of that Index Accrual Period.

“*Index Percentage*” means, with respect to 2024/2025 Series Bonds bearing interest at an Indexed Rate determined in accordance with Section 11.08(g)(i) or Section 11.08(g)(iii) of this 2024/2025 Variable Rate Series Resolution, the percentage of the related Index established on the Conversion Date for those Bonds in accordance with Section 11.08 of this 2024/2025 Variable Rate Series Resolution.

“*Indexed Rate*” means, with respect to any Index Accrual Period and any 2024/2025 Series Bonds, a per annum rate determined in accordance with the Indexed Rate Determination Method specified upon the Conversion of those Bonds, provided that the Indexed Rate for any Index Accrual Period must not exceed the Maximum Rate.

“*Indexed Rate Bonds*” means 2024/2025 Series Bonds that bear interest at an Indexed Rate.

“*Indexed Rate Determination Method*” means, with respect to any 2024/2025 Series Bonds, the method for determining the Indexed Rate for those Bonds for each Index Accrual Period, as selected by the Agency in accordance with Section 11.08(g) of this 2024/2025 Variable Rate Series Resolution.

“*Initial Liquidity Facility*” means each initial Standby Bond Purchase Agreement relating to a Series of the 2024/2025 Series Bonds, between the Agency, the Trustee, and the Bank set forth in an Agency Certificate delivered pursuant to Section 2.08 of this 2024/2025 Variable Rate Series Resolution, including the related Fee Letter between such Bank and the Agency, if any. Each such Initial Liquidity Facility shall have a principal coverage equal to the initial aggregate principal amount of the related 2024/2025 Series Bonds.

“*Interest Payment Date*” means: (a) with respect to any FRNs, the first Business Day of each month, (b) with respect to Variable Rate Bonds (excluding Bank Bonds), January 1 and July 1 of each year, commencing (1) January 1, 2025 for the initial Series of the 2024/2025 Series Bonds (unless such 2024/2025 Series Bonds are issued on or

after January 1, 2025) and any 2024/2025 Series Bonds issued prior to December 31, 2024, (2) July 1, 2025 for any Series of the 2024/2025 Series Bonds issued on or after January 1, 2025 (unless such 2024/2025 Series Bonds are issued on or after July 1, 2025, in which case the related Interest Payment Date shall be January 1, 2026), each as set forth for each Series of the 2024/2025 Series Bonds in the related Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution, and any day that is a Conversion Date for those 2024/2025 Series Bonds; (c) with respect to Fixed Rate Bonds and Indexed Rate Bonds, each January 1 and July 1 and, after a Conversion, the first of those dates occurring at least two months after the Conversion Date and each January 1 and July 1 thereafter; and (d) with respect to Bank Bonds, (i) any Bank Purchase Date, (ii) the first calendar Business Day of each month after each Bank Purchase Date and (iii) the date of remarketing of the Bank Bonds; provided, however, the establishment of the Interest Payment Date for Bank Bonds hereunder is not intended to modify or otherwise affect any provision of the Bond Resolution that by its terms may contemplate the occurrence of certain events on a semiannual Interest Payment Date. Interest Payment Dates for any Series of 2024/2025 Series Bonds may be modified by an Authorized Officer in connection with an Interest Rate Change, as set forth in an Agency Certificate delivered in connection with such Interest Rate Change.

“*Interest Rate Change*” means a Floating Rate Change, a Change to Variable Rate or a Conversion.

“*Interest Rate Change Date*” means a Floating Rate Change Date, a Variable Rate Change Date or a Conversion Date.

“*Issue Date*” has the meaning set forth in Section 11.01 hereof.

“*Lender*” means any of the following institutions making or holding a 2024/2025 Series Program Loan: (i) any bank, savings bank, credit union, mortgage company or nonprofit corporation organized or licensed under the laws of the State or the United States, and any mortgagee or lender approved or certified by the Secretary of Housing and Urban Development or by the Administrator of Veteran Affairs; or (ii) any agency or instrumentality of the United States or the State, or a political subdivision of the State.

“*Liquidity Expiration Event*” means either (i) the Agency has determined to terminate a Liquidity Facility in accordance with its terms, (ii) the Bank has delivered notice to the Trustee on or prior to 45 days prior to the scheduled expiration of a Liquidity Facility that the Liquidity Facility will not be extended or renewed, or (iii) the Bank has not delivered notice to the Trustee on or prior to 45 days prior to the scheduled expiration of a Liquidity Facility that the Liquidity Facility will be extended or renewed.

“*Liquidity Facility*” means any instrument delivered pursuant to the terms of this 2024/2025 Variable Rate Series Resolution that provides liquidity support for the purchase of Liquidity Facility Bonds in accordance with the terms of this 2024/2025 Variable Rate Series Resolution, including each Initial Liquidity Facility and any Alternate Liquidity Facility, Non-Conforming Liquidity Facility or Self Liquidity.

“*Liquidity Facility Bonds*” means Variable Rate Bonds (including Bank Bonds but not including Unenhanced Variable Rate Bonds) that are required pursuant to this 2024/2025 Variable Rate Series Resolution to be covered by a Liquidity Facility.

“*Mandatory Tender Date*” means each date on which any of the 2024/2025 Series Bonds are subject to mandatory tender pursuant to Section 11.10 of this 2024/2025 Variable Rate Series Resolution, including without limitation any FRN Mandatory Tender Date.

“*Master Servicer*” means the Person designated as servicer under the Participation Agreements and the Master Servicing Agreement, and its successors or assigns, or any substitute servicer designated by the Agency in accordance with the Master Servicing Agreement.

“*Master Servicing Agreement*” means the Servicing Agreement, dated as of October 17, 2013, between the Agency and U.S. Bank National Association, as Master Servicer, as the same has been or may be amended from time to time or any agreement executed by the Agency replacing that agreement.

“*Maximum Rate*” means (i) with respect to FRNs, 9 percent per annum, (ii) with respect to the 2024/2025 Series Bonds other than FRNs and Bank Bonds, 12 percent per annum or the maximum rate permitted by law, unless the Agency directs in writing that the rate be increased to a higher rate and delivers to the Trustee (x) an opinion of Bond Counsel to the effect that the amendment will not adversely affect the exclusion of interest on any Tax-Exempt Series Bonds from gross income of the owners thereof for federal income tax purposes, (y) an Agency Certificate to the Trustee to the effect that the increase will not impair the Ratings on the 2024/2025 Series Bonds by each Rating Agency; and (z) a certified copy of a resolution adopted by the Agency approving the increase in the Maximum Rate; and (iii) with respect to Bank Bonds, has the meaning ascribed to that term in the Liquidity Facility; provided, however, that in no event will the Maximum Rate, as described in (i) or (ii) above, exceed the lesser of (x) 12 percent or a higher rate as approved by the Agency’s governing body or (y) the maximum rate permitted by applicable law, anything herein to the contrary notwithstanding.

“*Mode*” means the manner in which the interest rate on any of the 2024/2025 Series Bonds is determined, consisting of a Daily Rate, Weekly Rate, Monthly Rate, Quarterly Rate or Semiannual Rate.

“*Mode Change*” means a change in Mode Period.

“*Mode Change Date*” means the date of effectiveness of a Mode Change.

“*Mode Period*” means each period beginning on the first Effective Rate Date for any of the 2024/2025 Series Bonds, or the first Effective Rate Date following a change from one Mode to another, and ending on the date immediately preceding the first Effective Rate Date following the next change in Mode with respect to those 2024/2025 Series Bonds.

“*Mode Period Chart*” means the chart entitled “Mode Periods” as set forth in Section 11.02 of this 2024/2025 Variable Rate Series Resolution.

“*Monthly Mode Period*” means each period of time during which any of the 2024/2025 Series Bonds bear interest at a Monthly Rate.

“*Monthly Rate*” means the rate of interest to be borne by any of the 2024/2025 Series Bonds as described in Section 11.02(b) of this 2024/2025 Variable Rate Series Resolution.

“*Moody’s*” means Moody’s Investors Service Inc., and its successors and assigns.

“*Mortgage*” means a mortgage deed, deed of trust, or other instrument securing a 2024/2025 Series Program Loan and constituting a lien on a Home.

“*Mortgagor*” means the obligor or joint obligors on a 2024/2025 Series Program Loan.

“*New Floating Rate*” means a rate calculated by the Calculation Agent according to a Replacement Index specified by the Agency.

“*Non-Conforming Liquidity Facility*” means a liquidity facility delivered by the Agency pursuant to Section 12.04 of this 2024/2025 Variable Rate Series Resolution.

“*Notice Parties*” means the Agency, the Remarketing Agent, the Bank, the Tender Agent, the Calculation Agent and the Trustee.

“*Participant*” means any broker-dealer, bank or other financial institution for which DTC holds 2024/2025 Series Bonds as securities depository.

“*Participants*” means those broker-dealers, banks, and other financial institutions from time to time for which a securities depository holds 2024/2025 Series Bonds.

“*Participation Agreements*” means one or more of the Participation Agreements, as amended from time to time, relating to the origination of Program Loans under the Program, either (i) between the Agency, the Master Servicer (with respect to a Participation Agreement relating to Program Loans to be pooled to back Program Securities), and a Lender, or (ii) between the Agency and a Lender (together with a separate participation agreement between the Master Servicer and a Lender with respect to a participation agreement relating to Program Loans to be pooled to back Program Securities).

“*Person*” means an individual, partnership, corporation, limited liability company, limited liability partnership, trust or unincorporated organization or a government or any agency, instrumentality, political subdivision or corporation thereof.

“*Pool Purchase Contract*” means (i) Any Fannie Mae Pool Purchase Contract between the Master Servicer and Fannie Mae relating to the sale by the Master Servicer

of Pooled 2024/2025 Series Program Loans to Fannie Mae and the servicing thereof, or (ii) any Fannie Mae Pool Purchase Contract between the Agency and Fannie Mae relating to the sale by the Agency of Pooled 2024/2025 Series Program Loans to Fannie Mae and the servicing thereof, or (iii) any Freddie Mac Pool Purchase Contract between the Master Servicer and Freddie Mac relating to the sale by the Master Servicer of 2024/2025 Series Program Loans to Freddie Mac and the servicing thereof.

“*Pooled 2024/2025 Series Program Loan*” means a loan to a Mortgagor, secured by a Mortgage on a Home and evidenced by a promissory note, or a security payable from or evidencing an interest in Program Loans, and financed in whole or in part with amounts on deposit in the 2024/2025 Series Acquisition Account, acquired by the Master Servicer pursuant to Section 5.04 of this 2024/2025 Variable Rate Series Resolution.

“*Purchase Contract*” means the Contract of Purchase to be entered into between the Agency and the Underwriters with respect to each Series of the 2024/2025 Series Bonds.

“*Purchase Date*” means any date that 2024/2025 Series Bonds are to be purchased pursuant to Sections 11.09 and 11.10 of this 2024/2025 Variable Rate Series Resolution.

“*Purchase Price*” means an amount equal to the principal amount of any 2024/2025 Series Bonds tendered or deemed tendered for purchase as provided herein, plus, if the Purchase Date is not an Interest Payment Date, accrued interest from the previous Interest Payment Date to the day preceding the Purchase Date.

“*Qualified Index*” means one of the following indices: (i) SIFMA Swap Index, (ii) SOFR Index, (iii) BSBY Index, or (iv) such other variable rate index selected by the Agency as a commercially reasonable index; provided, however, for any Tax-Exempt Series Bonds the index selected pursuant to clause (iv) must either be a “qualified floating rate” within the meaning of the Code and the regulations thereunder, or an index that, in the opinion of bond counsel, does not adversely affect the exclusion from gross income the interest on any related Tax-Exempt Series Bonds for federal income tax purposes.

“*Quarterly Mode Period*” means each period of time during which any of the 2024/2025 Series Bonds bears interest at a Quarterly Rate.

“*Quarterly Rate*” means the rate of interest to be borne by any of the 2024/2025 Series Bonds as described in Section 11.02(b) of this 2024/2025 Variable Rate Series Resolution.

“*Rate Determination Date*” means the date on which an Effective Rate is determined for an Effective Rate Period following any Rate Determination Date, as described in the Mode Period Chart with respect to Variable Rate Bonds and, with respect to FRNs, the date specified in the Agency Certificate to be delivered upon a FRN Rate Change Date, and thereafter, the Wednesday immediately preceding the next Effective Rate Date (provided that if that Wednesday is not a Business Day, then the Rate

Determination Date will be the next succeeding Business Day) and, after a Floating Rate Change Date other than a FRN Rate Change Date, the date specified in an Agency Certificate related to that Floating Rate Change.

“*Record Date*” means, with respect to Variable Rate Bonds and FRNs, the Business Day immediately prior to the applicable Interest Payment Date and, in all other cases, the fifteenth day preceding each Interest Payment Date; provided, however, that if the Record Date is not a Business Day, then that Record Date will be deemed to be the first Business Day following that Record Date.

“*Refunded Bonds*” means those certain outstanding Bonds (if any) listed in the Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution upon the issuance of a Series of the 2024/2025 Series Bonds.

“*Regulations*” means the Income Tax Regulations promulgated under the Code and applicable to the 2024/2025 Series Bonds.

“*Remarketing Agent*” means the remarketing agent(s) appointed by the Agency pursuant to the related Remarketing Agreement for the remarketing of 2024/2025 Series Bonds.

“*Remarketing Agreement*” means the Remarketing Agreement, between the Agency and the Remarketing Agent, with respect to each Series of the 2024/2025 Series Bonds bearing interest at a Variable Rate, as the same may be amended in accordance with the terms thereof, and any similar agreement entered into between the Agency and Remarketing Agent, or any alternate or successor Remarketing Agent in respect of the 2024/2025 Series Bonds.

“*Replacement Index*” means on any Floating Rate Change Date or Conversion Date, or on or after such date or after such period as an originally designated index pursuant to this 2024/2025 Variable Rate Series Resolution ceases to be available or ceases to be a reliable market indicator, such Qualified Index as shall be designated by the Agency in writing provided to the Calculation Agent via Electronic Means, together with the Effective Date of the substitute or replacement index; for any Tax-Exempt Series Bonds, such substitute or replacement Qualified Index for any Tax-Exempt Series Bonds must be substantially similar to any corresponding replacement index designated pursuant the related 2024/2025 Series Swap Agreement (if any), unless such replacement index, in the opinion of bond counsel, does not adversely affect the exclusion from gross income of the interest on the related Tax-Exempt Series Bonds.

“*S&P*” means S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC, or its successors or assigns.

“*Self Liquidity*” means a liquidity facility provided by the Agency’s own funds pursuant to Section 12.04 of this 2024/2025 Variable Rate Series Resolution, other than a Non-Conforming Liquidity Facility.

“*Semiannual Mode Period*” means each period of time during which any of the 2024/2025 Series Bonds bear interest at a Semiannual Rate.

“*Semiannual Rate*” means the rate of interest to be borne by any of the 2024/2025 Series Bonds as described in Section 11.02(b) of this 2024/2025 Variable Rate Series Resolution.

“*Series Bonds*” means collectively, the 2024/2025 Series Bonds and the 2024/2025 Fixed Rate Series Bonds.

“*Servicer*” means the Agency or any other public or private institution (including the Trustee or a Depository) with which the Agency has executed a Servicing Agreement.

“*Servicing Agreement*” means a contractual agreement of the Agency with a Servicer for the servicing of a Transferred Mortgage Loan.

“*SIFMA*” means the Securities Industry and Financial Markets Association, its successors and assigns.

“*SIFMA Swap Index*” means, on any date, a rate determined on the basis of the seven-day high grade market index of tax-exempt variable rate demand obligations, as produced by Bloomberg and published or made available by SIFMA or any person or entity acting in cooperation with or under the sponsorship of SIFMA and acceptable to the Agency and effective from that date, or if that index is no longer available, “SIFMA Swap Index” will refer to the Replacement Index that the Agency, in consultation with its independent financial advisors and Remarketing Agent, if any, determines closely approximates an index for seven day tax-exempt variable rate demand obligations. The obligations on which the Replacement Index is based will not include any obligation the interest on which is subject to a “minimum tax” or similar tax under the Code, unless all tax-exempt obligations are subject to that tax.

“*SOFR Index*” means the Secured Overnight Financing Rate (“SOFR”), as published on or about 8:00 a.m. (New York time) on the Federal Reserve’s Website (or any successor publisher website) for each SOFR Published Date, representing the SOFR Index as of the SOFR Lookback Date. For any date that the SOFR does not so appear by 5:00 p.m. (New York time) on such date or if such date is not a U.S. Government Securities Business Day, the rate shall be the SOFR published on the Federal Reserve’s Website on the first preceding U.S. Government Securities Business Day for which SOFR was published on the Federal Reserve’s Website. On any date that a SOFR Index determination is necessary, if (1) the relevant rate is not available for any reason or (2) the Agency in its sole but commercially reasonable discretion determines that SOFR is no longer a reliable market indicator, then a comparable Replacement Index will be determined by such alternate method as reasonably selected and designated in writing by the Agency to the Calculation Agent and shall be used in place of the SOFR Index. “SOFR Published Date” means the second U.S. Government Securities Business Day immediately preceding each Effective Rate Date. “SOFR Lookback Date” means the third U.S. Government Securities Business Day immediately preceding an Effective Rate

Date. “U.S. Government Securities Business Day” means any day except for a Saturday, a Sunday or a day on which the Securities Industry and Financial Markets Association (or any successor entity) recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in U.S. Government Securities. “Federal Reserve’s Website” means the website of the Federal Reserve Bank of New York, or the website of any successor publisher of SOFR. Notwithstanding the foregoing, the Agency may choose to modify the description set forth above to a description that is commercially reasonable.

“*Tax-Exempt Series Bonds*” means any Series of Bonds that are intended to be bonds the interest on which is excludable from gross income for federal income tax purposes.

“*Tender Agent*” means the Trustee appointed pursuant to the Bond Resolution.

“*Transferred Program Loans*” means the Transferred Mortgage Loans and the Program Loans pooled into the Transferred Program Securities.

“*Transferred Mortgage Loans*” means the Program Loans allocable to a Series of the Series Bonds upon the refunding of any Refunded Bonds.

“*Transferred Program Obligations*” means, collectively, the Transferred Mortgage Loans and the Transferred Program Securities allocable to a Series of the Series Bonds upon the refunding of the related Refunded Bonds.

“*Transferred Program Securities*” means the Program Securities allocable to a Series of the Series Bonds upon the refunding of the Refunded Bonds.

“*UMBS*” means the common, single mortgage-backed securities backed by fixed-rate mortgages formally known as the Uniform Mortgage-Backed Security, issued as of June 3, 2019 by Fannie Mae and Freddie Mac, guaranteed by either Fannie Mae or Freddie Mac, depending upon which issues the UMBS. UMBS are a type of Program Security.

“*Underwriters*” means RBC Capital Markets, LLC, Morgan Stanley & Co. LLC, Piper Sandler & Co., Wells Fargo Bank, National Association and a fifth investment bank; such fifth investment bank to be included as a purchaser of Series Bonds is the selling group member or most recent rotating co-manager that, in the determination of an Authorized Officer in consultation with the Agency’s financial advisor, made the greatest contribution to sales for the most recent single family bond issue of the Agency. The selling group, for purposes of the aforementioned determination, includes the non-permanent investment bank included as an Underwriter with respect to that previous issue of single family bonds of the Agency.

“*Unenhanced Variable Rate Bonds*” means Variable Rate Bonds that are not required to be covered by a Liquidity Facility.

“*Unenhanced Variable Rate Change Dates*” means the effective date of a change from Liquidity Facility Bonds to Unenhanced Variable Rate Bonds, or a change from Unenhanced Variable Rate Bonds to Liquidity Facility Bonds.

“*Unenhanced Variable Rate Default Rate*” means, in respect of any Mode Period, (a) with respect to any Tax-Exempt Series Bonds, 500 percent of the SIFMA Swap Index, and (b) with respect to any 2024/2025 Series Bonds which are not Tax-Exempt Series Bonds, 500 percent of the sum of the SOFR Index plus 0.11448 percent, in each case, as determined on the Mode Change Date next preceding the first day of that Mode Period; provided, however, that in no event will the Unenhanced Variable Rate Default Rate with respect to those Bonds exceed 12 percent per annum.

“*Unenhanced Variable Rate Minimum Rate*” has the meaning set forth in Section 11.02(a)(ii) of this 2024/2025 Variable Rate Series Resolution.

“*Unenhanced Variable Rate Minimum Rate Determination Date*” has the meaning set forth in Section 11.02(a)(iv) of this 2024/2025 Variable Rate Series Resolution.

“*Unenhanced Variable Rate Non-Remarketed Rate*” means the rate per annum (not exceeding 12 percent per annum) equal to the product of the Applicable Percentage of (a) in the case of Unenhanced Variable Rate Bonds bearing interest at a Daily Rate, Weekly Rate or Monthly Rate, (i) with respect to any Tax-Exempt Series Bonds, the SIFMA Swap Index and (ii) with respect to any 2024/2025 Series Bonds which are not Tax-Exempt Series Bonds, the sum of the SOFR Index plus 0.11448 percent; (b) in the case of Unenhanced Variable Rate Bonds bearing interest at a Quarterly Rate, the sum of the SOFR Index and the Index Adjustment Factor; and (c) in the case of Unenhanced Variable Rate Bonds bearing interest at a Semiannual Rate, the sum of the SOFR Index and the Index Adjustment Factor.

“*Untendered Bonds*” has the meaning set forth in Section 11.10(d) of this 2024/2025 Variable Rate Series Resolution.

“*USDA Rural Development*” means Rural Development, a division of the United States Department of Agriculture, and any successor to its functions. Its powers are prescribed by the Housing Act of 1949, as amended.

“*USDA Rural Development Guaranteed*” means guaranteed by USDA Rural Development under the USDA Rural Development Guaranteed Rural Housing Loan Program.

“*VA*” means the Veterans Administration, an agency of the United States of America, or any successor to its functions.

“*VA Guaranteed*” means guaranteed by the VA under the Serviceman’s Readjustment Act of 1944, as amended.

“*Variable Rate*” means the interest rate borne by Variable Rate Bonds in accordance with Section 11.02(d) hereof.

“*Variable Rate Bonds*” means a Series (or portion thereof) of the 2024/2025 Series Bonds during a Daily Mode Period, a Weekly Mode Period, a Monthly Mode Period, a Quarterly Mode Period or a Semiannual Mode Period (whether or not in each case those 2024/2025 Series Bonds are Liquidity Facility Bonds or Unenhanced Variable Rate Bonds).

“*Variable Rate Change Date*” means the date on which a Change to Variable Rate occurs, which for any FRNs, may occur only on any FRN Mandatory Tender Date.

“*Weekly Mode Period*” means each period of time during which any of the 2024/2025 Series Bonds bear interest at a Weekly Rate.

“*Weekly Rate*” means the rate of interest to be borne by any of the 2024/2025 Series Bonds as described in Section 11.02(b) of this 2024/2025 Variable Rate Series Resolution.

3.03. Rules of Interpretation.

(a) The terms “hereby,” “hereof,” “hereto,” “herein,” “hereunder” and any similar terms, as used in this 2024/2025 Variable Rate Series Resolution, refer to this 2024/2025 Variable Rate Series Resolution.

(b) The section headings herein and in the Table of Contents are for convenience only and will not affect the construction hereof.

(c) All references in this instrument to designated “Sections” and other subdivisions are to be the designated Sections and other subdivisions of this instrument as originally executed.

(d) “Or” is not exclusive, but is intended to permit or encompass one, more or all of the alternatives conjoined.

(e) If any provision of this 2024/2025 Variable Rate Series Resolution is held or deemed to be or is, in fact, illegal, inoperative or unenforceable, the same will not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

(f) This 2024/2025 Variable Rate Series Resolution will be governed by and construed in accordance with the internal laws of the State of Minnesota.

(g) The Trustee will be protected in acting upon any notice, resolution, request, consent, order or certificate of an Authorized Officer that is transmitted to the Trustee by Electronic Means.

Section 4. Securities Depository.

4.01. General Provisions. The 2024/2025 Series Bonds of each Series will be initially issued as separately authenticated fully registered bonds, and one 2024/2025 Series Bond will be

issued in the principal amount of each stated maturity of each Series. Upon initial issuance, the ownership of such 2024/2025 Series Bond will be registered in the bond register in the name of Cede & Co., as nominee of DTC. The Trustee and the Agency may treat DTC (or its nominee) as the sole and exclusive owner of the 2024/2025 Series Bond registered in its name for the purposes of payment of the principal or purchase price of, premium, if any, and interest on the 2024/2025 Series Bonds, selecting the 2024/2025 Series Bonds or portions thereof to be redeemed, if any, giving any notice permitted or required to be given to Owners of 2024/2025 Series Bonds under the Bond Resolution or this 2024/2025 Variable Rate Series Resolution, registering the transfer of 2024/2025 Series Bonds, and for all other purposes whatsoever, and neither the Trustee nor the Agency will be affected by any notice to the contrary. Neither the Trustee nor the Agency will have any responsibility or obligation to any Participant, any Person claiming a beneficial ownership interest in the 2024/2025 Series Bonds under or through DTC or any Participant, or any other Person that is not shown on the bond register as being an Owner of any 2024/2025 Series Bonds, with respect to the accuracy of any records maintained by DTC or any Participant, with respect to the payment by DTC or any Participant of any amount with respect to the principal or purchase price of, premium, if any, and interest on the 2024/2025 Series Bonds, with respect to any notice that is permitted or required to be given to owners of 2024/2025 Series Bonds under the Bond Resolution or this 2024/2025 Variable Rate Series Resolution, with respect to the selection by DTC or any Participant of any Person to receive payment in the event of a partial redemption or mandatory tender of the 2024/2025 Series Bonds, or with respect to any consent given or other action taken by DTC as Owner of the 2024/2025 Series Bonds. So long as any 2024/2025 Series Bond is registered in the name of Cede & Co., as nominee of DTC, the Trustee will pay all principal and purchase price of, premium, if any, and interest on such 2024/2025 Series Bond, and will give all notices with respect to the 2024/2025 Series Bonds, only to Cede & Co. in accordance with DTC's Operational Arrangements, and all those payments will be valid and effective to fully satisfy and discharge the Agency's obligations with respect thereto to the extent of the sum or sums so paid. Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the 2024/2025 Series Bonds will be transferable to that new nominee in accordance with Section 4.02.

4.02. Discontinuation of Book-Entry System. In the event the Agency determines to discontinue the book-entry system for the 2024/2025 Series Bonds or any Series thereof, the Agency may notify DTC and the Trustee, whereupon DTC will notify the Participants of the availability through DTC of 2024/2025 Series Bonds of such Series in the form of certificates. In that event, such 2024/2025 Series Bonds will be transferable in accordance with Section 4.03. DTC may determine to discontinue providing its services with respect to the 2024/2025 Series Bonds or one or more Series at any time by giving notice to the Agency and the Trustee and discharging its responsibilities with respect thereto under applicable law. In that event the 2024/2025 Series Bonds of such Series will be transferable in accordance with Section 4.03.

4.03. Transfer and Exchange. In the event that any transfer or exchange of 2024/2025 Series Bonds or one or more Series is permitted under Sections 4.01 or 4.02, that transfer or exchange will be accomplished upon receipt by the Trustee of the 2024/2025 Series Bonds to be transferred or exchanged and appropriate instruments of transfer to the permitted transferee in accordance with the provisions of the Bond Resolution and this 2024/2025 Variable Rate Series Resolution. In the event 2024/2025 Series Bonds of a Series in the form of certificates are issued

to Owners other than Cede & Co., its successor as nominee for DTC as Owner of all the 2024/2025 Series Bonds, or another securities depository as Owner of all the 2024/2025 Series Bonds, the provisions of the Bond Resolution and this 2024/2025 Variable Rate Series Resolution will apply to all matters relating thereto, including, without limitation, the preparation of the 2024/2025 Series Bonds in the form of bond certificates, the method of payment of principal and purchase price of, redemption premium, if any, and interest on the 2024/2025 Series Bonds and the method of giving notice of redemption and other events.

Section 5. Series Program Determinations for the 2024/2025 Series Bonds.

5.01. Debt Service Reserve Requirement. In accordance with the provisions of the Bond Resolution, the Debt Service Reserve Requirement for the Bond Resolution is the sum of amounts established for each Series of Bonds by each respective Series Resolution. The Debt Service Reserve Requirement with respect to each Series of the 2024/2025 Series Bonds will be in that amount or that percentage of the principal amount of the then Outstanding 2024/2025 Series Bonds as set forth in the related Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution.

5.02. Insurance Reserve Requirement. In accordance with the provisions of the Bond Resolution, the Insurance Reserve Requirement for the Bond Resolution is the sum of amounts established for each Series of Bonds by each respective Series Resolution. The Insurance Reserve Requirement with respect to each Series of the 2024/2025 Series Bonds will be in that amount or that percentage of the principal amount of the then Outstanding Series of 2024/2025 Series Bonds as set forth in the related Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution.

5.03. Requirements for 2024/2025 Series Program Securities. The Agency will designate in each Agency Certificate to be delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution whether or not the related Series of the 2024/2025 Series Bonds is intended to be Tax-Exempt Series Bonds. A portion of the sale proceeds of 2024/2025 Series Bonds may be used for the purchase of DPA Loans which were made by the Agency in connection with Program Loans backed by Mortgages that are in compliance with the Act and the Program. The sale proceeds of 2024/2025 Series Bonds not used to purchase DPA Loans or to refund certain obligations of the Agency will be used to purchase Program Securities that (1) are backed by Mortgages that are in compliance with the Act, the Program, and, in the case of Series Bonds that are Tax-Exempt Series Bonds, the Code, and (2) comply with the requirements set forth in the Master Servicing Agreement. The Agency represents that the Transferred Program Loans were made in accordance with the applicable provisions of the Bond Resolution and the Agency's Mortgage Program Procedural Manual as in effect at the time the Transferred Program Loans were purchased by the Agency, which provisions will constitute the Series Program Determinations with respect to the Transferred Program Loans, and those Transferred Program Loans will be Program Loans within the meaning of the Bond Resolution and this 2024/2025 Variable Rate Series Resolution. Except as expressly provided, the provisions of Section 5.04 below will not apply to the Transferred Program Loans. The provisions of the Agency's Start Up Procedural Manual or its Step Up Procedural Manual, as applicable, and the Master Servicer's lending guide, each as most recently revised and as revised from time to time,

the applicable Participation Agreements and the Master Servicing Agreement will be used to administer the financing of the Pooled 2024/2025 Series Program Loans.

5.04. Acquisition of 2024/2025 Series Program Securities and DPA Loans. During the related Delivery Period for each Series of the Series Bonds, the Master Servicer will acquire Program Loans from Lenders and pool the Program Loans into 2024/2025 Series Program Securities as provided in the Master Servicing Agreement. The Trustee will disburse moneys from the 2024/2025 Series Acquisition Account related to that Series of 2024/2025 Series Bonds for the acquisition of Program Securities pursuant to the Master Servicing Agreement and this Section 5.04. The Trustee will pay the Master Servicer the purchase price of each Program Security acquired from the Master Servicer as set forth in the then operative Master Servicing Agreement, plus applicable fees or charges payable to a Federal Mortgage Agency and not paid by the Mortgagor, plus accrued interest, if any.

The Trustee will disburse moneys from the 2024/2025 Series Acquisition Account related to the Series for the acquisition of DPA Loans as set out in the Agency Certificate or Agency Certificates, as the case may be, delivered pursuant to Section 6.01 of the 2024/2025 Variable Rate Series Resolution.

The Agency may at any time transfer any proceeds of a Series of the Series Bonds in the 2024/2025 Series Acquisition Account related to such Series to the 2024/2025 Series Account in the Bond Redemption Fund to be applied to the redemption of those Series Bonds. In addition, at the end the Delivery Period related to that Series of Bonds, the Agency must transfer from the related 2024/2025 Series Acquisition Account any amounts not expended to that date to the Bond Redemption Fund to be applied to the redemption of those Series Bonds within 41 days thereafter; provided that the Agency may (instead of redeeming those Series Bonds from unexpended proceeds) extend the related Delivery Period with respect to all or any portion of the unexpended amounts remaining in a 2024/2025 Series Acquisition Account relating to those 2024/2025 Series Bonds, for the period as the Agency determines consistent with the final sentence of this paragraph, but only if the Agency has delivered to the Trustee on or prior to the expiration of that Delivery Period designated in the related Agency Certificate a Certificate (i) designating the new ending date for that Delivery Period, (ii) certifying that the Agency has delivered a Cash Flow Certificate and a Parity Certificate confirmed by an investment banking firm, financial consulting firm or accounting firm, in each case nationally recognized with respect to the cash flow analysis of qualified mortgage bonds, which Cash Flow Certificate and Parity Certificate will accompany the Agency Certificate; (iii) certifying that, to the extent necessary to satisfy the requirements of the Cash Flow Certificate and each Rating Agency then rating the Bonds, an Investment Obligation has been arranged for investment of amounts in the 2024/2025 Series Acquisition Account relating to those Series of 2024/2025 Series Bonds to a date not earlier than the ending date of the extended Delivery Period; (iv) designating the amount of any additional deposits, if any, required by the Cash Flow Certificate, the Parity Certificate and each Rating Agency then rating the Bonds to be made into funds held under the Resolution in connection with the extension, which deposits must be made on or before the date of expiration of that Delivery Period and must be made only from the Agency's funds; and (v) certifying that the Agency has notified each Rating Agency then rating the Bonds that the extension is being planned and has provided copies of the Cash Flow Certificate and Parity Certificate to each Rating Agency then rating the Bonds, together with any other documentation

as each Rating Agency then rating the Bonds may request, and has received written confirmation that the Rating of Outstanding Bonds will not be impaired by the extension of that Delivery Period. On any date subsequent to any extension of the related Delivery Period, the Agency may transfer any unexpended proceeds remaining in the related 2024/2025 Series Acquisition Account and allocable amounts, as reasonably determined by the Agency, held in the related 2024/2025 Series Accounts in the Debt Service Reserve Fund and Insurance Reserve Fund, to the related 2024/2025 Series Account in the Bond Redemption Fund to be applied to redemption of those Series Bonds as provided in Section 4(C) of this 2024/2025 Variable Rate Series Resolution. At the end of each Delivery Period, including any extension thereof as provided in this Section 5.04, the Trustee must transfer from the 2024/2025 Series Acquisition Account relating to that Series an amount equal to the amount of proceeds of those Series Bonds in that 2024/2025 Series Acquisition Account not expended to that date and allocable amounts, as reasonably determined by the Agency, held in the 2024/2025 Series Accounts in the Debt Service Reserve Fund and Insurance Reserve Fund, to the 2024/2025 Series Account in the Bond Redemption Fund to be applied to the redemption of those Series Bonds in accordance with Section 11.03 of this 2024/2025 Variable Rate Series Resolution. A Delivery Period may not be extended pursuant to this Section 5.04 beyond the date set forth in the related Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution. Notwithstanding any provision in this Section 5.04 to the contrary, the Trustee must apply amounts in the related 2024/2025 Series Acquisition Account to the redemption of the related Series Bonds in accordance with Section 11.03 of this 2024/2025 Variable Rate Series Resolution.

The Agency may participate each 2024/2025 Series Program Security between different sources of funds of the Agency, so long as the interest of each has equal priority as to lien in proportion to the amount of the 2024/2025 Series Program Security secured, but those interests need not be equal as to interest rate.

5.05. Enforcement of Transferred Mortgage Loans.

(a) Subject to the right of the Agency to modify the Transferred Mortgage Loans and DPA Loans pursuant to Section 6.5(E) of the Bond Resolution, the Agency will take or require a Servicer to take all measures, actions and proceedings as are reasonably necessary and are deemed by it to be most effective to recover the balance due and to become due on each Defaulted Transferred Mortgage Loan or Defaulted DPA Loan, including the curing of the default by the Mortgagor, foreclosure of the Mortgage, acceptance of a conveyance in lieu of foreclosure, sale of the Transferred Mortgage Loan, renting or selling the Home, collection of any applicable mortgage insurance or guaranties, and preservation of the title to and value of the Home pending recovery of the balance of the Defaulted Transferred Mortgage Loan or Defaulted DPA Loan, but any action will, to the extent legally necessary, conform to the requirements of, and protect the interests of any agency or instrumentality of the United States guaranteeing, insuring or otherwise assisting the payment of that Defaulted Transferred Mortgage Loan or Defaulted DPA Loan. All collection recoveries for Defaulted DPA Loans are subject to any collection recoveries applicable to the related first lien Program Loans.

(b) Upon receipt of any Revenues with respect to any Defaulted Transferred Mortgage Loan or Defaulted DPA Loan, or from operation of the Home subject to that Defaulted Transferred Mortgage Loan or Defaulted DPA Loan, after foreclosure or conveyance of the Home to the Agency in lieu of foreclosure, in excess of the amounts needed to preserve title to and the value of the Home, the Agency will transmit those Revenues to the Trustee for deposit in the Revenue Fund.

5.06. Enforcement of 2024/2025 Series Program Securities, the Transferred Program Securities and the DPA Loans.

(a) The 2024/2025 Series Program Securities acquired by the Trustee on behalf of the Agency and the Transferred Program Securities will be held at all times by the Trustee in trust and subject to the pledge of the Bond Resolution. If the Trustee does not receive a payment on a GNMA I Security when due by the close of business on the 17th day of each month, or if the Trustee does not receive a payment on a GNMA II-Custom Pool Security when due by the close of business on the 22nd day of each month, the Trustee will immediately notify, and demand payment from GNMA. If the Trustee does not receive payment or advice from the depository of payment, with respect to a Fannie Mae Security when due by the close of business on the 25th day of any month (or the next Business Day if the 25th is not a Business Day), the Trustee will immediately demand payment from Fannie Mae in connection with the guaranty of timely payments of principal and interest by Fannie Mae. If the Trustee does not receive payment on a Freddie Mac Security when due by the close of business (i) for Freddie Mac Securities which are not UMBS, on the 18th day of each month (or the next Business Day if the 18th day is not a Business Day) and (ii) for Freddie Mac Securities which are UMBS, on the 25th day of each month (or the next Business Day if the 25th day is not a Business Day), the Trustee will immediately demand payment from Freddie Mac.

(b) The Agency agrees that the Trustee in its name or (to the extent required by law) in the name of the Agency may enforce all rights of the Agency and all obligations of a Master Servicer under and pursuant to a Master Servicing Agreement for and on behalf of the Bondowners whether or not an Event of Default under the Bond Resolution or this 2024/2025 Variable Rate Series Resolution has occurred or is continuing. The Agency will supervise, or cause to be supervised, each Lender's compliance with the Participation Agreements. In the event the Master Servicing Agreement is cancelled or terminated for any reason, the Agency will proceed with due diligence to procure a successor Master Servicer, subject to the provisions of the Master Servicing Agreement and the requirements of each applicable Federal Mortgage Agency. During the period necessary to obtain that successor, the Trustee will, subject to the approval of the applicable Federal Mortgage Agency, cause to be performed the duties and responsibilities of the Master Servicer, under the Master Servicing Agreement and will be compensated therefor, in addition to the compensation payable to it under the Bond Resolution or any other instrument, in the same manner and amounts as provided under the Master Servicing Agreement.

5.07. Program Expenses. For purposes of the Bond Resolution, "Program Expenses" include the payment of the fees and indemnities owing to the Bank under the Liquidity Facility.

5.08. Information to be Furnished. The Trustee will furnish information concerning the 2024/2025 Series Bonds and the Program to each Rating Agency upon reasonable request thereof.

5.09. Amendments. This Section 5 may be amended subsequent to the issuance of the 2024/2025 Series Bonds to reflect changes in requirements applicable to the 2024/2025 Series Program Securities, the DPA Loans, or the Transferred Program Obligations; provided that the amendment will become effective only if Bond Counsel renders an opinion to the effect that the amendment will not adversely affect the exclusion of interest on the Tax-Exempt Series Bonds from gross income of the owners thereof for federal income tax purposes and if the Agency delivers an Agency Certificate to the Trustee to the effect that the amendment will not impair the Ratings on the 2024/2025 Series Bonds by each Rating Agency.

Section 6. Conditions Precedent to Issuance.

6.01. Documents Furnished to Trustee. Prior to the delivery of each Series of the 2024/2025 Series Bonds an Authorized Officer will cause to be furnished to the Trustee, unless previously furnished, the following items as required by Sections 2.5 and 2.6 of the Bond Resolution:

(a) Certified copies of the Bond Resolution and this 2024/2025 Variable Rate Series Resolution.

(b) An opinion of counsel to the Agency that the Bond Resolution and this 2024/2025 Variable Rate Series Resolution have been duly adopted by the Agency and are valid and binding upon it and enforceable in accordance with their terms, that the Bond Resolution creates the valid pledge that it purports to create, and that the principal amount of the Series Bonds and other obligations heretofore issued by the Agency does not exceed any legal limitation.

(c) The Opinion of Bond Counsel required by Section 2.5(2) of the Bond Resolution.

(d) A Counsel's Opinion that the Series of 2024/2025 Series Bonds are exempt from registration under, or have been registered in accordance with, the Securities Act of 1933 and that this 2024/2025 Variable Rate Series Resolution is qualified under the Trust Indenture Act of 1939 or that qualification is not necessary.

(e) An Agency Certificate (i) requesting the Trustee to authenticate the Series of 2024/2025 Series Bonds, and deliver them to the Underwriters upon payment or the purchase price set forth in the Agency Certificate, (ii) certifying that the Agency is not in default in the performance of any of the covenants, conditions, agreements or provisions contained in the Bond Resolution, (iii) setting forth the amount of the proceeds of the Series Bonds, including 2024/2025 Series Bonds of that Series, and other funds to be deposited with the Trustee pursuant to Section 4.1 of the Bond Resolution and the Funds and Accounts into which deposits should be made, (iv) certifying that upon the issuance and delivery of that Series of 2024/2025 Series Bonds, the amount on deposit in the Debt Service Reserve Fund will be at least equal to the Debt Service Reserve Requirement and

the amount on deposit in the Insurance Reserve Fund will be at least equal to the Insurance Reserve Requirement, (v) stating that the issuance of that Series of the 2024/2025 Series Bonds will have no adverse material effect on the ability of the Agency to pay the Debt Service on the Bonds then Outstanding, (vi) stating whether or not that Series of the Series Bonds is intended to be Tax-Exempt Series Bonds, (vii) setting forth the terms of that Series of the 2024/2025 Series Bonds to be specified as provided pursuant to this 2024/2025 Variable Rate Series Resolution, as well as the application of proceeds of that Series of the 2024/2025 Series Bonds and any Agency funds relating thereto, and (viii) setting forth whether any of the funds deposited to the related 2024/2025 Acquisition Account may be used for purchase of DPA Loans as provided in Section 5.04 of the 2024/2025 Variable Rate Series Resolution.

(f) An Agency Certificate as required by Section 2.5(6) of the Bond Resolution and any information required to be filed with the Trustee upon deposit of amounts in an Acquisition Account pursuant to Section 4.4 of the Bond Resolution. A Cash Flow Certificate need not be filed with the Trustee in connection with the issuance of any Series of the 2024/2025 Series Bonds.

(g) Written confirmation from each Rating Agency that issuance of the Series of 2024/2025 Series Bonds will not impair the then existing Rating on the Bonds.

(h) Evidence that the Agency has given irrevocable instructions to the Trustee to give due notice, if required, of the payment or redemption of all the related Refunded Bonds and the payment or redemption dates, if any, upon which any Refunded Bonds are to be paid or redeemed.

(i) Evidence that money or Government Obligations in an amount sufficient to effect payment of the applicable redemption price, or amount payable on maturity, of the Refunded Bonds, if any, have been deposited with the Trustee in accordance with the Bond Resolution, or have been received by the owners of the Refunded Bonds or the trustee for those owners, in accordance with the resolution of the Agency whereby the were issued, as applicable.

(j) If applicable, an Opinion of Bond Counsel to the effect that issuance of the 2024/2025 Series Bonds will not result in interest on the any Refunded Bonds being included in gross income for federal income tax purposes.

6.02. Acceptance and Certification by Trustee. Prior to the delivery of a Series of the 2024/2025 Series Bonds, the Agency will also receive from the Trustee a certificate stating that it has received the documents listed in Subsection (A); and that the amounts to be deposited in the Debt Service Reserve Fund and Insurance Reserve Fund, if any, are sufficient to increase the amount in those Funds to the Debt Service Reserve Requirement and Insurance Reserve Requirement effective after the issuance of that Series of 2024/2025 Series Bonds as computed by the Trustee. The Trustee will administer and observe on behalf of the Agency all applicable requirements of the Code now or hereafter relating to information reporting, withholding and similar requirements with respect to ownership or payment of the Tax-Exempt Series Bonds,

including, without limitation, the requirements imposed by Sections 871(h)(2)(B), 1441, 1442, 3406, 6045 and 6049 of the Code.

6.03. Documents Required by the Purchase Contract and Initial Liquidity Facility. Prior to delivery of any Series of the 2024/2025 Series Bonds, an Authorized Officer will also cause to be furnished to the Underwriters each of the certificates, opinions and other documents required by the Purchase Contract and (ii) to the Bank each of the certificates, opinions and other documents required by the Initial Liquidity Facility, if any.

6.04. Certification Under Applicable Federal Tax Law. An Authorized Officer is also authorized and directed on the date of delivery of each Series of the Series Bonds that are intended to be Tax-Exempt Series Bonds, to prepare and execute a certificate on behalf of the Agency, setting forth in brief and summary terms the facts, estimates and circumstances on the basis of which the Agency reasonably expects that the proceeds of those Tax-Exempt Series Bonds will be used in a manner that would not cause those Tax-Exempt Series Bonds to be arbitrage bonds under applicable federal tax law, and on the basis of which those Tax-Exempt Series Bonds will be “qualified mortgage bonds” under the provisions of applicable federal tax law.

6.05. Delivery. Upon fulfillment of the above conditions an Authorized Officer will direct the Trustee to authenticate and deliver the related Series of 2024/2025 Series Bonds to the Underwriters as provided in the related Purchase Contract upon receipt by the Trustee of the purchase price to be paid by the Underwriters under that Purchase Contract.

Section 7. Deposit of Bond Proceeds and Other Funds; Investment Obligations.

7.01. 2024/2025 Series Accounts. Within the Acquisition Account, the Revenue Fund, the Bond Fund Interest Account, the Bond Fund Principal Account, the Debt Service Reserve Fund, the Insurance Reserve Fund (but only if the Insurance Reserve Requirement with respect to the Series Bonds is greater than zero) and the Bond Redemption Fund, as applicable, the Trustee will establish subaccounts for each Series of the 2024/2025 Series Bonds, provided, however, that the Trustee may maintain combined 2024/2025 Series Account designated for each Series of Series Bonds issued on the same Issue Date for the purpose of recording the proceeds of an issuance of the Series Bonds and other amounts directed by this 2024/2025 Variable Rate Series Resolution and the 2024/2025 Fixed Rate Series Resolution to be deposited therein and the Transferred Program Obligations, other transferred proceeds, the DPA Loans, the 2024/2025 Series Program Securities and Investment Obligations purchased therefrom or allocated thereto and the prepayments and other receipts from the Transferred Program Obligations, the DPA Loans, the 2024/2025 Series Program Securities and Investment Obligations, and the Revenues received with respect thereto. In addition, the Trustee will establish a Cost of Issuance Account for any Series of the Series Bonds and a 2024/2025 Series Bond Purchase Account relating to such Series, to be held and administrated as provided in Section 7.04.

7.02. Deposits of Funds. The proceeds of each Series of the 2024/2025 Series Bonds, the DPA Loans acquired with, or reimbursed from the proceeds of a Series of the 2024/2025 Series Bonds, the Transferred Program Obligations and other transferred proceeds and funds of the Agency, if any, will be deposited by the Trustee into the 2024/2025 Series Acquisition

Account, the 2024/2025 Series Account in the Bond Fund Interest Account, the 2024/2025 Series Account in the Debt Service Reserve Fund, the 2024/2025 Series Account in the Insurance Reserve Fund, if any, and the 2024/2025 Series Cost of Issuance Account, all as set forth in the Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution.

7.03. Investment Agreements. If deemed advantageous, the Commissioner or other Authorized Officer is authorized to negotiate and execute one or more investment agreements for the investment of all or a portion of the proceeds of the Series Bonds, including the 2024/2025 Series Bonds, and other funds of the Agency related thereto.

7.04. Bond Purchase Account.

(a) There will be established and credited to the Bond Purchase Account on the books of the Trustee, as and when received, (i) all proceeds of the remarketing of 2024/2025 Series Bonds, (ii) all amounts received under a Liquidity Facility, and (iii) all payments made directly by the Agency with respect to the purchase of 2024/2025 Series Bonds in accordance with this 2024/2025 Variable Rate Series Resolution.

(b) Except as provided in this paragraph (b) and in paragraph (d) of this Section 7.04, money in the Bond Purchase Account must be used solely for the payment of the Purchase Price of 2024/2025 Series Bonds tendered pursuant to Section 11.09 or 11.10 of this 2024/2025 Variable Rate Series Resolution. On each optional and mandatory tender date, the Trustee must apply from the Bond Purchase Account sufficient money to pay the Purchase Price of all 2024/2025 Series Bonds so tendered. Money in the Bond Purchase Account must be used in the following order of priority: (i) proceeds of the remarketing of 2024/2025 Series Bonds, (ii) amounts received under a Liquidity Facility, and (iii) payments made directly by the Agency with respect to the purchase of 2024/2025 Series Bonds.

(c) All money paid to the Trustee for the account of the Bond Purchase Account must be held (subject to the provisions of paragraph (d) of this Section 7.04) in trust by the Trustee solely for the benefit of the Owners of the 2024/2025 Series Bonds entitled to be paid from the Bond Purchase Account. Notwithstanding any other provision of the Bond Resolution or this 2024/2025 Variable Rate Series Resolution to the contrary, moneys on hand in the Bond Purchase Account must not be commingled with any other funds or accounts held hereunder and must be held uninvested, or, other than moneys derived from the Initial Liquidity Facility, must be invested in obligations issued or guaranteed by the United States (or a money market fund or trust fund investing exclusively in those obligations that is rated in the highest category by each Rating Agency then maintaining a rating on the 2024/2025 Series Bonds) maturing on or before the date on which moneys are needed for the purposes of the Bond Purchase Account.

(d) Any money remaining in the Bond Purchase Account on any optional or mandatory tender date in excess of the amounts necessary to pay the Purchase Price of all 2024/2025 Series Bonds to be purchased on that date (including the Purchase Price of undelivered 2024/2025 Series Bonds) must be immediately paid to the Bank to the extent

of any money received under a Liquidity Facility for payment of the Purchase Price. All money held by the Trustee in the Bond Purchase Account that represent the proceeds of the remarketing of 2024/2025 Series Bonds, all amounts received from the Agency for the purchase of 2024/2025 Series Bonds and all amounts received under a Liquidity Facility must be retained by the Trustee exclusively for the benefit of the Owners of 2024/2025 Series Bonds not yet presented for payment of the Purchase Price thereof until paid to those Owners, and that money must not, under any circumstances or at any time whatsoever, be paid to the Agency or to the Bank, or to any Person other than the Owners of 2024/2025 Series Bonds entitled thereto (except as otherwise set forth above), and those Owners may look only to that money for the payment of the Purchase Price of the 2024/2025 Series Bonds; provided, however, that any money remaining in the Bond Purchase Account on any optional or mandatory tender date in excess of the amounts necessary to pay the Purchase Price of all 2024/2025 Series Bonds to be purchased on that date (including the Purchase Price of undelivered 2024/2025 Series Bonds) and after any required payment is made to the Bank as set forth above may be paid to the Agency upon request of the Agency.

(e) Notwithstanding any other provision in the Bond Resolution to the contrary, (i) all money and investments thereof set aside and held in trust in the Bond Purchase Account for the payment of the Purchase Price of 2024/2025 Series Bonds must be applied to and used solely for the payment of the Purchase Price (including reimbursement of the Bank for amounts paid with respect to the Purchase Price under any Liquidity Facility) of 2024/2025 Series Bonds with respect to which the money or investments have been so set aside in trust and (ii) the provisions of Section 8.5 of the Bond Resolution will not apply to any money or investments held in the Bond Purchase Account.

Section 8. Tax Covenant and Restrictions Relating to All 2024/2025 Series Bonds Intended to be Tax-Exempt Series Bonds.

8.01. General Tax Covenant. With respect to the Tax-Exempt Series Bonds, the Agency covenants that it will at all times do and perform all acts and things permitted by law and necessary or desirable in order to assure that interest paid by the Agency on the Tax-Exempt Series Bonds, will be excludable from gross income for purposes of federal income taxation, and that no part of the proceeds of the Tax-Exempt Series Bonds, will at any time be used directly or indirectly to acquire securities or obligations the acquisition of which, from the funds used for that purpose, if reasonably anticipated on the date of issuance of any Bond, would have caused the Tax-Exempt Series Bonds, to be arbitrage bonds, unless that acquisition is at that time permitted by applicable federal tax law and the Treasury Regulations thereunder, as then in effect. The Agency must at all times do and perform all acts and things permitted by law and the Bond Resolution and necessary or desirable in order to assure that the proceeds of the Tax-Exempt Series Bonds, and the Revenues attributable thereto, will be used in a manner consistent with the provisions of applicable federal tax law so that the interest thereon will be excludable from gross income for federal income tax purposes.

8.02. Qualified Program Loans. The covenants and restrictions set forth in Section 9 of this 2024/2025 Variable Rate Series Resolution will apply to each 2024/2025 Series Program

Loan. The Agency retains the right to impose covenants with respect to 2024/2025 Series Program Loans, Homes and Mortgagors more restrictive than those imposed by applicable federal tax law.

8.03. Amendments. Any particular covenant or restriction set forth in Sections 8 and 9 of this 2024/2025 Variable Rate Series Resolution, other than the covenant in Section 8.01, will apply only to the extent that the same is necessary to implement the provisions of applicable federal tax law to assure that the interest to be paid on the Tax-Exempt Series Bonds, will be and remain excluded from gross income for purposes of federal income taxation. If and to the extent that applicable federal tax law is amended or supplemented, and the Agency determines on the advice of counsel that the effect thereof is to add to, delete from or change the restrictions and limitations contained in applicable federal tax law or the Agency's interpretation thereof, any provision of Section 8 and 9 of this 2024/2025 Variable Rate Series Resolution may be amended or supplemented to conform to applicable federal tax law as then in effect, without the consent of the Trustee or Bondowners, as contemplated in Section 9.1(B)(6) of the Bond Resolution.

Section 9. Compliance with Applicable Federal Tax Law.

9.01. Code Provisions. The Agency determines that Section 143 of the Code is applicable to any Tax-Exempt Series Bonds, as a "qualified mortgage issue." Under Section 143(a), a "qualified mortgage bond" is one issued as part of a qualified mortgage issue, all proceeds of which, exclusive of issuance costs and a reasonably required reserve, are to be used to finance owner-occupied residences, and that meets the requirements of subsections (c) through (i), inclusive, and (m)(7), of Section 143.

9.02. Mortgage Eligibility Requirements; Good Faith and Corrective Action. Actions to assure compliance with the requirements of the applicable federal tax law as applicable to the Tax-Exempt Series Bonds are set forth in Sections 9.03 through 9.12 of this 2024/2025 Variable Rate Series Resolution. As to the mortgage eligibility requirements of applicable federal tax law as set forth in subsections (c) through (f), and (i), of Section 143 of the Code, the Agency and its staff have attempted, and will in good faith attempt, to meet, or cause the Master Servicer to meet, all of them before each Mortgage is executed, and to assure that 95 percent or more of the proceeds of the Tax-Exempt Series Bonds devoted, directly or indirectly, to owner-financing are devoted to residences with respect to which, at the time the Mortgages were or are executed, all those requirements were or are met, and that any failure to meet those requirements will be corrected within a reasonable period after the failure is first discovered, if necessary by accelerating or selling the Program Loan or replacing it with a qualifying Program Loan. With respect to the Transferred Program Obligations, certifications and warranties of Mortgagors, Lenders and the Servicers and provisions of the Mortgages and related promissory notes designed for this purpose were set forth in the Agency's Mortgage Program Procedural Manual as in effect at the time the Transferred Program Loans were executed. With respect to the Pooled 2024/2025 Series Program Loans, certifications and warranties of Mortgagors, Lenders and the Master Servicer and provisions of the Mortgages and related promissory notes designed for this purpose are set forth in the Agency's Mortgage Loan Program Procedural Manual: MBS, the Participation Agreements and the Master Servicing Agreement. As to the arbitrage and recapture requirements of Sections 143 and 148 of the Code, the Agency and its staff will in good faith

attempt to meet all the requirements and will take all reasonable steps to avoid failure due to inadvertent error.

9.03. Residence. Each Program Loan purchased in whole or in part by the Master Servicer to be pooled in a Program Security to be financed in whole or in part from the proceeds of or allocated to Tax-Exempt Series Bonds will have been made or will be made to finance the cost of construction of a new Home, or to finance the cost of acquisition, with or without rehabilitation or improvement, of an existing Home, or to finance the cost of rehabilitation or improvement of an existing Home owned by the Mortgagor located in Minnesota and containing not more than four dwelling units, that is or can reasonably be expected to become the principal residence of the Mortgagor as established by an affidavit secured by the Lender from the Mortgagor stating his or her intent so to occupy the Home not later than 60 days after final closing and thereafter to maintain it as his or her principal residence, and that no use will be made of the Home (or of the area occupied by the Mortgagor in the case of a two to four family Home) that would cause any Tax-Exempt Series Bond to meet the private business use tests of Section 141(b) of the Code, and that the Home is not to be used as an investment property or a recreational home.

9.04. Three-Year Prior Ownership. No Program Loan will be purchased in whole or in part by the Master Servicer to be pooled in a Program Security, unless the originating Lender secures, or has secured, and retains an affidavit of the Mortgagor stating that he or she has not had a present ownership interest in a principal residence at any time during the three-year period ending on the date when the Mortgage is executed, unless the Program Loan is made for a residence within a “targeted area,” as defined in Section 143(h) of the Code and Section 6a.103A-2(b)(3) of the Regulations, or the Program Loan is made to a “veteran” borrower (as defined in 38 U.S.C. Section 101) who has not previously obtained mortgage loans financed by single family mortgage revenue bonds utilizing the veteran exception. In addition, except for Program Loans in targeted areas or to “veteran” borrowers, the Lender must secure, or have secured, from the Mortgagor either (i) copies of the Mortgagor’s federal tax returns that were filed with the Internal Revenue Service for the preceding three years (if due for these years), or (ii) credit reports from a reputable credit reporting agency (if such credit reports will provide information to the Agency which is at least as reliable with respect to first-time homebuyer status as the review of income tax returns), in order to ascertain and certify to the Agency whether the Mortgagor has either claimed a deduction for taxes on property that was the Mortgagor’s principal residence or for interest on a mortgage secured by that property, or, in the case of receipt and review of a credit report, whether the Mortgagor had a mortgage on property which was the residence of the Mortgagor. The Program Loan must not be purchased if either the Lender or the Master Servicer, as applicable has reason to believe the affidavit to be false. Notwithstanding the preceding provisions of this Section 9.04, a Program Loan may be purchased by the Master Servicer to be pooled in a Program Security, financing the rehabilitation of a Home owned by the Mortgagor, or the purchase of a Home rehabilitated by the seller, of which the Mortgagor is the first resident after the rehabilitation work is completed, provided that the Program Loan is or has been provided in connection with a “qualified rehabilitation” as defined in Section 143(k)(5) of the Code.

9.05. Purchase Price. No Program Loan will be purchased in whole or in part by the Master Servicer to be pooled in a Program Security if the acquisition cost of the Home for which

it is made exceeds 90 percent, or 110 percent if located in a targeted area as defined in Section 9.04 above, of the average area purchase price applicable to the Home as of the date of purchase or the date of financing commitment by the Lender, whichever is earlier, as established by average area purchase price limitations published by the Treasury Department for the statistical area where the Home is located, or as established by the Agency pursuant to more accurate and comprehensive data available to the Agency. Acquisition cost will be determined in accordance with Section 6a.103A-2(b)(8) of the Regulations, including all cash and non-cash items deemed therein to be included under particular circumstances as a cost of acquiring a residence from the seller as a completed residential unit. The Lender must secure and retain, or file with the Master Servicer, affidavits from both the seller and the Mortgagor, establishing facts showing that the acquisition cost requirement has been met.

9.06. Income Requirements. All Program Loans to be financed in whole or in part from the proceeds of Tax-Exempt Series Bonds, including Program Loans purchased by the Master Servicer to be pooled in a Program Security, must be made, or have been made, to Mortgagors whose family income is 115 percent or less of the applicable median family income, except as otherwise permitted for targeted areas pursuant to Section 143(f)(3) of the Code or high housing cost areas pursuant to Section 143(f)(5) of the Code. The Lender must secure, or have secured, and retain, or file, with the Master Servicer income information from available loan documents, as specified in Rev. Rul. 86-124, and an affidavit of the Mortgagor that the family income restrictions have been met. The family income limits will be adjusted for families of fewer than three individuals in accordance with Section 143(f)(6) of the Code.

9.07. Limitation of Amount. To the extent the 2024/2025 Series Bonds are Tax-Exempt Series Bonds will be, for federal tax purposes, current refunding bonds issued pursuant to either the provisions of Section 1313(a) of the Tax Reform Act of 1986 or Section 146(i) of the Code, as applicable, the Agency will not be required to apply the principal amount of the Tax-Exempt Series Bonds against the unused volume cap of the Agency for the issuance of qualified mortgage bonds during calendar year 2024, or 2025 as applicable, as provided pursuant to Section 146 of the Code and applicable state law.

The unused volume cap of the Agency for the issuance of qualified mortgage bonds during calendar year 2024, or 2025 as applicable, including the amount carried forward from calendar years 2021, 2022, 2023, and 2024, as applicable, as provided pursuant to Section 146 of the Code and applicable state law, is in excess of the portion of the principal amount of the Tax-Exempt Series Bonds, if any, that will not be, for federal tax purposes, current refunding bonds. The Agency must apply the portion of the principal amount of the Tax-Exempt Series Bonds against the unused volume cap as required for the allocation of volume cap pursuant to Section 146 of the Code as set forth in the Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution.

9.08. Placement in Targeted Areas. To the extent the Tax-Exempt Series Bonds are, for federal tax purposes, issued to refund bonds with respect to which the requirements of Section 143(h) of the Code have previously been met, the Agency will not be required to make available any amount of the proceeds of those Tax-Exempt Series Bonds for the making of Program Loans in targeted areas (as defined in Section 143(j) of the Code).

With respect to any portion of the Tax-Exempt Series Bonds that are not issued to refund bonds with respect to which the requirements of Section 143(h) of the Code have previously been met, the Agency must make available an amount equal to 20 percent of the proceeds of the Tax-Exempt Series Bonds deposited into the 2024/2025 Series Acquisition Account for that Series for the making of Program Loans in targeted areas (as defined in Section 143(j) of the Code).

9.09. Recapture of Federal Subsidy. The Agency will take all action necessary to comply with the requirements of Section 143(m) applicable to it, including particularly the requirements of Section 143(m)(7) and applicable Regulations, as well as the provisions of Revenue Ruling 91-3 and Revenue Procedure 91-8.

9.10. Arbitrage. The Agency must take all actions as may be prescribed in the future by Regulations or rulings of the Internal Revenue Service to assure that the Tax-Exempt Series Bonds will meet the requirements of Section 143(g) of the Code and Section 148 of the Code relating to arbitrage, to-wit:

(a) The effective rate of interest on the Transferred Program Loans and the 2024/2025 Series Program Loans purchased with, or allocated to, the proceeds of a Series of the Tax-Exempt Series Bonds may not exceed the yield of that Series of the Tax-Exempt Series Bonds, computed in accordance with Section 143(g)(2) of the Code and the Regulations, by more than one and one-eighth percentage points.

(b) The Agency must pay or cause to be paid the rebate amount required by Section 148(f) of the Code and applicable Regulations, as provided in the related Arbitrage Rebate Certificate executed by the Trustee and the Agency in conjunction with the issuance and delivery of each Series of Tax-Exempt Series Bonds.

9.11. Special Requirements Relating to Use of Certain Amounts on Deposit in the 2024/2025 Series Account in the Revenue Fund. The Agency must take all necessary action pursuant to Section 143(a)(2)(A) of the Code to ensure that scheduled repayments and prepayments of principal of Transferred Program Obligations and 2024/2025 Series Program Securities are used to pay and redeem the related Series of Tax-Exempt Series Bonds in the amounts and within the time periods mandated by that Section 143(a)(2)(A); provided that the provisions of this Section 9.11 will be not generally be applicable if (i) there is a change in the Code or Regulations, or notice or other announcement from the Treasury Department or Internal Revenue Service, that has the effect of removing the requirement for those redemptions of Tax-Exempt Series Bonds or (ii) there is delivered to the Trustee an opinion of nationally recognized bond or tax counsel that failure to make those redemptions will not adversely affect the exclusion from federal gross income of interest on the Tax-Exempt Series Bonds. Notwithstanding any contrary provisions of this Section 9.11, the Agency agrees that, so long as the Tax-Exempt Series Bonds maturing on the date or dates and designated as “Specified Bonds,” if any, in the Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution (the “Specified Bonds”) remain Outstanding, the provisions of Section 143(a)(2), as existing on the date of issue of the Tax-Exempt Series Bonds, will be considered as being in full force and effect (notwithstanding any subsequent change in law or regulation) and the Agency, to the full extent permitted by law, must comply with the provisions

of the Agency's final Official Statement furnished to the Underwriters pursuant to Section 2.05 of this 2024/2025 Variable Rate Series Resolution relating to the special redemption of Specified Bonds from certain mortgage prepayments and/or regularly scheduled repayments of principal of the Transferred Program Obligations and the portion of the 2024/2025 Series Program Securities allocable to the Tax-Exempt Series Bonds.

9.12. New Mortgage and Assumption Requirements. None of the proceeds of any Tax-Exempt Series Bonds will be used, and none of the proceeds of any of the Refunded Bonds, if any, were used, to acquire or replace an existing mortgage, and all of the lendable proceeds of any Tax-Exempt Series Bonds will be used, and all of the lendable proceeds of any Refunded Bonds were used, to purchase Program Loans or Program Securities backed by Program Loans, made to persons who did not have a mortgage (whether or not paid off) on the Home securing the Program Loan at any time prior to the execution of the Mortgage, except in the cases of (i) a mortgage securing a construction period loan, (ii) a mortgage securing a bridge loan, or similar initial temporary financing having a term of 24 months or less, (iii) an existing mortgage in the case of a Program Loan for a qualified rehabilitation as described in Section 143(k)(5) of the Code and (iv) certain contract for deed arrangements as set forth in Section 143(i)(1) of the Code. The relevant instruments relating to each 2024/2025 Series Program Loan and Mortgage purchased in whole or in part from the proceeds of any Tax-Exempt Series Bonds will contain a clause to the effect that the 2024/2025 Series Program Loan will be due on sale of the Home unless assumption by the purchaser is consented to by the Agency, which consent will be given only if the Agency has determined that the requirements of Sections 9.03, 9.04, 9.05 and 9.06 are met with respect to that assumption for any 2024/2025 Series Program Loan. In the event that those requirements are not met, notwithstanding that determination, the error will be corrected as provided in Section 9.02.

Section 10. Form of 2024/2025 Series Bonds.

10.01. Form of 2024/2025 Series Bonds. Each Bond of a Series of the 2024/2025 Series Bonds will be prepared in substantially the form appearing as Exhibit A hereto (which is hereby incorporated herein and made a part hereof), with any additions, deletions or modifications as are permitted or required by the Bond Resolution or this 2024/2025 Variable Rate Series Resolution, including, but not limited to, modification in the manner as is approved by the Agency for the purpose of reflecting the substitution of an Alternate Liquidity Facility or the elimination of a Liquidity Facility in accordance with the terms of this Resolution. Following a Floating Rate Change Date or a Conversion Date for any Series of the 2024/2025 Series Bonds, the form of the related 2024/2025 Series Bond may be appropriately revised to reflect the change or conversion of the interest rate on the 2024/2025 Series Bonds, to delete the provisions of the form of 2024/2025 Series Bonds set forth in Exhibit A hereto that are then of no further force and effect, to include a description of the FRN Rate and FRNs (if any), the New Floating Rate and Floating Rate Term or the Indexed Rate and Indexed Rate Bonds or the Fixed Rate and the Fixed Rate Bonds, as applicable, to reflect any Subseries designation, to reflect the elimination of a Liquidity Facility, to set forth the terms upon which the 2024/2025 Series Bonds may or are required to be redeemed and any additional security therefor and to make any other changes therein that are necessary or appropriate in the circumstances.

Section 11. Terms of 2024/2025 Series Bonds.

11.01. Issue and Interest Payment Dates; Maturity; Denominations; Manner of Payment; Execution and Delivery; Appointment of Tender Agent. The Issue Date of each Series of the 2024/2025 Series Bonds will be the date of original delivery thereof. Each Series of the 2024/2025 Series Bonds will mature on the date or dates and in the principal amounts, will bear interest at the rate or rates per annum, and will be subject to redemption, all as set forth in the related Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution or as set forth in the related final Official Statement of the Agency furnished to the Underwriters pursuant to Section 2.05 of this 2024/2025 Variable Rate Series Resolution, as the case may be, subject to the limitations of Section 2.04 of this 2024/2025 Variable Rate Series Resolution. Prior to a Conversion Date, the 2024/2025 Series Bonds will be issued as fully registered Bonds without coupons in Authorized Denominations.

2024/2025 Series Bonds of a Series will be dated and bear interest from the date of delivery thereof. Subject to Section 11.02(a), interest on a Series of the 2024/2025 Series Bonds will be payable on each Interest Payment Date by check to the registered owners at their addresses as they appear as of the close of business on the Record Date on the registration books of the Agency maintained by the Trustee or at another address as is furnished to the Trustee in writing by that Owner not later than the Record Date, provided that payment of interest on any 2024/2025 Series Bonds will be made to any Owner of \$1,000,000 or more in aggregate principal amount of 2024/2025 Series Bonds as of the close of business of the Trustee on the Record Date for a particular Interest Payment Date by wire transfer to the Owner on that Interest Payment Date unless the Owner has provided written notice to the Trustee that it desires payment of interest by check. Principal, redemption premium, if any, and interest due at maturity or upon redemption or purchase of the 2024/2025 Series Bonds will be payable at the designated corporate trust office of the Trustee at maturity or earlier redemption or purchase, or in the case of Variable Rate Bonds, at the corporate trust office of the Tender Agent. Notwithstanding the foregoing, payments on Bank Bonds will be made in accordance with the applicable Liquidity Facility.

2024/2025 Series Bonds of a Series will be executed in the manner provided in Article III of the Bond Resolution by the facsimile signatures of the Chair and Commissioner of the Agency. Each 2024/2025 Series Bond of a Series will be authenticated by the Trustee by the manual signature of its authorized representative on the Trustee's Certificate of Authentication on each such 2024/2025 Series Bond, attesting that it is delivered pursuant to the Bond Resolution and this 2024/2025 Variable Rate Series Resolution, and will be delivered to the Underwriters upon compliance with the conditions set forth in Section 6 of this 2024/2025 Variable Rate Series Resolution.

The Trustee is hereby appointed as Tender Agent for the 2024/2025 Series Bonds; provided, however, that the Agency reserves the right to appoint one or more additional Tender Agents subject to the limitations contained in Section 13.01 of this 2024/2025 Variable Rate Series Resolution.

11.02. Interest Rates and Effective Rates; Mode Period.

(a) Interest Rates and Effective Rates. Each Series of 2024/2025 Series Bonds will initially bear interest at the applicable Weekly Rate, unless otherwise designated in the Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution. Unless the interest rate is Converted or a Floating Rate Change Date has occurred, such Series of the 2024/2025 Series Bonds or any portion thereof will bear interest at the applicable Effective Rate (based on the then current Mode Period), as determined by the Remarketing Agent with respect to any Mode Period or Calculation Agent, as applicable; provided that the initial Effective Rate for each Series of the 2024/2025 Series Bonds will be specified in the Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution at the time of the delivery of such 2024/2025 Series Bonds.

Each Series of the 2024/2025 Series Bonds will bear interest from and including their Issue Date until payment of the principal thereof has been made or provided for in accordance with the provisions of this 2024/2025 Variable Rate Series Resolution, whether at maturity, upon redemption or otherwise. Interest accrued on the Variable Rate Bonds and FRNs prior to the Conversion Date and during any Mode Period other than a Quarterly Mode Period or a Semiannual Mode Period will be computed on the basis of a 365-day year or 366-day year, as applicable, for the number of days actually elapsed. Interest accrued on each Series of the 2024/2025 Series Bonds after Conversion to an Indexed Rate will be computed on the basis of a 360-day year for the number of days actually elapsed. Interest accrued on the 2024/2025 Series Bonds during a Quarterly Mode Period or a Semiannual Mode Period and after Conversion to Fixed Interest Rates will be computed upon the basis of a 360-day year, consisting of twelve 30-day months.

If interest on any 2024/2025 Series Bonds is in default, any 2024/2025 Series Bond issued in exchange for or upon the registration of transfer of that 2024/2025 Series Bond will bear interest from the date to which interest has been paid in full on the 2024/2025 Series Bonds or, if no interest has been paid on that 2024/2025 Series Bond, the Issue Date. Each Series of the 2024/2025 Series Bonds will bear interest on overdue principal and, to the extent permitted by law, on overdue premium, if any, and interest at the rates borne by that 2024/2025 Series Bond on the date on which the principal, premium or interest came due and payable. No interest will accrue on Agency Bonds.

(i) *FRN Rate.*

The FRN Rate will be determined by the Calculation Agent on each Rate Determination Date. The FRN Rate will accrue from the Effective Rate Date through and including the day preceding the next Effective Rate Date. The Calculation Agent must give notice of the FRN Rate to the Agency and the Trustee no later than 5:00 p.m., New York City time, on the Rate Determination Date. Failure by the Calculation Agent to give notice as provided herein, or defect in any that notice, will not affect the interest rate borne by the FRNs or the rights of the Holders thereof.

The determination by the Calculation Agent of the FRN Rate to be borne by the FRNs, absent manifest error, will be conclusive and binding on the Holders of the FRNs, the Agency, the Remarketing Agent, the Tender Agent and the Trustee.

During a Delayed Remarketing Period, FRNs will bear interest at the Maximum Rate.

(ii) *Variable Rate.*

Prior to Conversion or a Floating Rate Change Date, the 2024/2025 Series Bonds or any portion thereof will bear interest, commencing on the applicable Effective Rate Date, at the rate determined by the Remarketing Agent based on the current Mode for the new Effective Rate Period (except for Bank Bonds, that will bear interest at the Bank Interest Rate which interest will be calculated and paid in accordance with the Liquidity Facility) as set forth below:

(A) During each Mode Period, the Effective Rate with respect to any of the 2024/2025 Series Bonds will be the rate that (1) in the determination of the Remarketing Agent, would result as nearly as practicable in the market value of those Variable Rate Bonds on the Effective Rate Date being 100 percent of the principal amount thereof and (2) is less than or equal to the Maximum Rate.

(B) In determining the Effective Rate and the Unenhanced Variable Rate Minimum Rate, the Remarketing Agent must take into account, to the extent applicable, (1) market interest rates for comparable securities held by tax-exempt open-end municipal bond funds or other institutional or private investors with substantial portfolios (i) with interest rate adjustment periods and demand purchase options substantially identical to the Variable Rate Bonds, (ii) bearing interest at a variable rate intended to maintain par value, and (iii) rated by a national credit rating agency in the same category as the Variable Rate Bonds; (2) other financial market rates and indices that may have a bearing on the Effective Rate (including but not limited to, rates borne by commercial paper, Treasury Bills, commercial bank prime rates, certificate of deposit rates, federal fund rates, the SOFR Index, the SIFMA Swap Index, indices maintained by *The Bond Buyer* and other publicly available tax-exempt interest rate indices); (3) general financial market conditions; and (4) factors particular to the Agency and the Variable Rate Bonds.

(C) The determination by the Remarketing Agent in accordance with this Section 11.02(a) of the Effective Rate to be borne by the Variable Rate Bonds (other than Bank Bonds which in accordance with the Initial Liquidity Facility will bear interest at the Bank Interest Rate) will be conclusive and binding on the Owners of the Variable Rate Bonds and the Notice Parties, except as otherwise provided herein. Failure by the Remarketing Agent or the Trustee to give any notice required hereunder, or any defect therein, will not affect the interest rate borne by the Variable Rate Bonds or the rights of the Owners thereof.

(D) If for any reason the position of Remarketing Agent is vacant or the Remarketing Agent fails to act, the Effective Rate on the Variable Rate Bonds will be the interest rate as determined or caused to be determined, at the expense of the Agency, by the Trustee weekly to be (1) for any Tax-Exempt Series Bonds, the lesser of (I) in the case of the Liquidity Facility Bonds, the SIFMA Swap Index plus 0.25 percent, and in the case of the Unenhanced Variable Rate Bonds, the SIFMA Swap Index plus 0.50 percent or (II) the Maximum Rate, and (2) for any 2024/2025 Series Bonds which are not Tax-Exempt Series Bonds, the lesser of (I) in the case of the Liquidity Facility Bonds, the sum of the SOFR Index plus 0.60 percent, and in the case of the Unenhanced Variable Rate Bonds, the sum of the SOFR Index plus 1.60 percent or (II) the Maximum Rate.

(E) In making or causing that determination to be made, the Trustee may engage, at the expense of the Agency, calculation agents or experts as necessary to make the determination and rely on those agents and experts.

(F) With respect to any Unenhanced Variable Rate Bonds, on the Business Day prior to each Rate Determination Date (the “Unenhanced Variable Rate Minimum Rate Determination Date”), the Remarketing Agent will establish a minimum rate with respect to the Unenhanced Variable Rate Bonds for the following Effective Rate Period (the “Unenhanced Variable Rate Minimum Rate”) and will post the Unenhanced Variable Rate Minimum Rate electronically via Bloomberg L.P.’s Bloomberg Professional system. Owners of Unenhanced Variable Rate Bonds may also contact the Remarketing Agent after 1:00 p.m. on any Unenhanced Variable Rate Minimum Rate Determination Date for information regarding the Unenhanced Variable Rate Minimum Rate for the following Effective Rate Period.

(G) After Conversion, the 2024/2025 Series Bonds or any portion thereof will bear interest in accordance with Section 11.08.

(b) Interest Rate Changes. From time to time, by notice to the Notice Parties and as required hereunder, the Agency may, at its option, on any Business Day, with respect to Variable Rate Bonds, and with respect to any FRNs, on any FRN Mandatory Tender Date, effect an Interest Rate Change, designate a new Mode Period with respect to all or any portion of the Variable Rate Bonds, cause Unenhanced Variable Rate Bonds to become Liquidity Facility Bonds, or cause Liquidity Facility Bonds to become Unenhanced Variable Rate Bonds. Prior to causing any Unenhanced Variable Rate Bonds to become Liquidity Facility Bonds, the Agency will deliver a Liquidity Facility with respect thereto. During each Mode Period, the Effective Rates with respect to any Unenhanced Variable Rate Bonds and Liquidity Facility Bonds (other than Bank Bonds) will be those rates that, in the determination of the Remarketing Agent, would result as nearly as practicable in the market value of the Unenhanced Variable Rate Bonds and Liquidity Facility Bonds, respectively, on the Effective Rate Date being 100 percent of the principal amount of the Unenhanced Variable Rate Bonds and Liquidity Facility Bonds, respectively, and that may not exceed the Maximum Rate. In no event may the

interest rate borne by Unenhanced Variable Rate Bonds in any Effective Rate Period be less than the Unenhanced Variable Rate Minimum Rate for that period.

If (i) a Floating Rate Change is effected, the 2024/2025 Series Bonds subject to that Floating Rate Change will bear interest as provided in Section 11.02(a) hereof, (ii) a Change to Variable Rate is effected, the 2024/2025 Series Bonds subject to that Change to Variable Rate will bear interest as provided in Section 11.02(d) hereof, and (iii) if a Conversion to Fixed Interest Rate Bonds or Index Bonds is effected, the 2024/2025 Series Bonds subject to that Conversion will bear interest as provided in Section 11.08(d) hereof.

(c) Requirements for Interest Rate Changes. If any Series of the 2024/2025 Series Bonds are FRNs or Variable Rate Bonds, the Agency, at its option, upon delivery to the Trustee of an opinion of Bond Counsel to the effect that the Interest Rate Change with respect to the 2024/2025 Series Bonds subject to that Interest Rate Change will not adversely affect the exclusion of interest on the 2024/2025 Series Bonds from gross income for federal income tax purposes (provided that, if the Agency determines to effect an Interest Rate Change with respect to the 2024/2025 Series Bonds to bear interest that is taxable for federal income tax purposes to the owners thereof, no opinion will be required) and written evidence from each Rating Agency currently rating the 2024/2025 Series Bonds that its rating then in effect will not be impaired, may effect an Interest Rate Change on any Business Day with respect to Variable Rate Bonds, and on any FRN Mandatory Tender Date with respect to FRNs, with respect to any portion or all of the 2024/2025 Series Bonds on an Interest Rate Change Date selected by the Agency upon a written notice to the other Notice Parties that the Agency will cause an Interest Rate Change on the Interest Rate Change Date set forth in that written notice, which Interest Rate Change Date may not occur sooner than 20 days after the date of that notice. The notice will specify whether that Interest Rate Change will be a Floating Rate Change, a Change to Variable Rate, or a Conversion to a Fixed Interest Rate or an Index Rate, and the information required to be contained in the notice of the Trustee required pursuant to the next succeeding paragraph of this subsection.

Prior to the Interest Rate Change Date, the Trustee must deliver a notice to the Holders of the 2024/2025 Series Bonds subject to the Interest Rate Change and to each of the Rating Services, not less than 15 days prior to the Interest Rate Change Date, setting forth the following information:

- (i) that the interest rate on the 2024/2025 Series Bonds will be changed to a FRN Rate, a Variable Rate, a Fixed Interest Rate or an Indexed Rate, as applicable;
- (ii) the proposed Interest Rate Change Date;
- (iii) if the Interest Rate Change is (A) a Floating Rate Change, the proposed index, Early Mandatory Tender Date (if any) and Final Mandatory Tender Date, (B) a Change to Variable Rate, the Mode into which the 2024/2025

Series Bonds will be converted, (C) a Conversion to Index Bonds, the Index Rate Determination Method as provided in Section 11.02(d) hereof;

(iv) that the 2024/2025 Series Bonds will be subject to mandatory tender (subject to Section 11.10(d) hereof) on the Interest Rate Change Date; and

(v) that the Agency may elect to cancel the Interest Rate Change, notice of which must be given to Bondholders at least seven calendar days prior to the proposed Interest Rate Change Date.

If the Agency elects not to proceed with the Interest Rate Change, the Agency will give notice of the cancellation of the Interest Rate Change to the Notice Parties at least nine calendar days prior to the proposed Interest Rate Change Date and, thereafter, the Trustee will give notice to each Holder of the 2024/2025 Series Bonds of that cancellation of the proposed Interest Rate Change at least seven calendar days prior to the proposed Interest Rate Change Date for which the foregoing notice was given.

Upon any Interest Rate Change, the 2024/2025 Series Bonds to be so changed will be subject to mandatory tender in accordance with this Section and Section 11.10 hereof, and the Holders thereof will be notified of the Interest Rate Change as provided herein. No 2024/2025 Series Bonds to be subject to that Interest Rate Change may be remarketed by the Remarketing Agent subsequent to the date of notice of that Interest Rate Change except to purchasers who agree to accept the New Floating Rate, the Variable Rate, the Fixed Interest Rate or the Indexed Rate, to which the interest rate on the 2024/2025 Series Bonds is being changed. The Remarketing Agent will determine (i) the FRN Adjustment Factor in the event of a Floating Rate Change, (ii) the initial Variable Rate in the event of a Change to Variable Rate, (iii) with respect to Fixed Rate Bonds, the Fixed Interest Rates, and (iv) with respect to Index Bonds, the Index Adjustment Factor or Index Percentage, as applicable, which in each case, would result as nearly as practicable in the market value of the 2024/2025 Series Bonds on that Interest Rate Change Date being 100 percent of the principal amount thereof. The determination by the Remarketing Agent of the (i) the FRN Adjustment Factor in the event of a Floating Rate Change, (ii) the initial Variable Rate in the event of a Change to Variable Rate, (iii) with respect to Fixed Rate Bonds, the Fixed Interest Rates, and (iv) with respect to Index Bonds, the Index Adjustment Factor or Index Percentage, as applicable, in accordance with this Section 11.02(c) will be conclusive and binding on the Holders of the 2024/2025 Series Bonds and the other Notice Parties.

Unless and until all conditions for the Interest Rate Change for any 2024/2025 Series Bonds other than FRNs are satisfied, those 2024/2025 Series Bonds will continue to bear interest in the same manner as interest on those 2024/2025 Series Bonds bore interest immediately prior to the applicable Interest Rate Change Date. Unless and until all conditions for an Interest Rate Change for any FRNs are satisfied, those FRNs will be retained by the Owners of such FRNs and will continue to bear interest in the same manner as interest on those FRNs bore interest immediately prior to the proposed Interest Rate Change Date; provided, however, that any failure to satisfy conditions for an

Interest Rate Change on any Final Mandatory Tender Date shall be deemed a Failed Remarketing.

The Remarketing Agent will notify by Electronic Means the Notice Parties of the FRN Adjustment Factor, the initial Variable Rate, the Fixed Interest Rates or the Index Adjustment Factor or Index Percentage, as applicable, on or prior to the Interest Rate Change Date. Any 2024/2025 Series Bonds tendered but not subject to an Interest Rate Change will continue to bear interest in the same manner as interest on those 2024/2025 Series Bonds bore interest immediately prior to the applicable Interest Rate Change Date. During a Delayed Remarketing Period, the Agency may designate to the Notice Parties a New Floating Rate, Variable Rate Mode, Fixed Interest Rates or Index Rates, upon 5 days' notice.

If a Series (or any portion thereof) of the 2024/2025 Series Bonds are changed to Liquidity Facility Bonds, on or prior to the Variable Rate Change Date, the Agency must enter into a Liquidity Facility with respect to those Liquidity Facility Bonds meeting the requirements of this 2024/2025 Variable Rate Series Resolution.

Any 2024/2025 Series Bonds that are subject to a Change to Variable Rate will bear interest determined in the Mode in which those 2024/2025 Series Bonds are changed. The Remarketing Agent will determine the interest rates on those 2024/2025 Series Bonds as provided in Section 11.02(d) hereof.

(d) Mode Period. Unless on the issuance date thereof Agency has set forth a different Mode Period or other Indexed Rate for a Series of the 2024/2025 Series Bonds, in an Agency Certificate, delivered pursuant to Section 6.01, the Mode Period from each Issue Date of each Series of the 2024/2025 Series Bonds is as set forth in Section 11.02(a), and thereafter, until further designation by the Agency, is a Weekly Mode Period. While any 2024/2025 Series Bonds bear interest at a Variable Rate, the Agency may designate an alternate Mode Period with respect to those 2024/2025 Series Bonds. The Agency may give written notice of an alternate Mode Period to the other Notice Parties and the Trustee must give written notice of the Mode Change to the Owners and to each Rating Agency then rating the 2024/2025 Series Bonds, each in accordance with the provisions of the Mode Period Chart; provided, however, that each Mode Change Date must be an Effective Rate Date for that alternate Mode Period.

If portions of a Series of the 2024/2025 Series Bonds are simultaneously Outstanding as FRNs and Variable Rate Bonds or in more than one Mode Period, then the Trustee will (i) set up subaccounts in the 2024/2025 Series Bonds Purchase Account relating to the FRNs and Variable Rate Bonds or those respective Mode Periods (those subaccounts in the related 2024/2025 Series Bond Purchase Account are not required when all 2024/2025 Series Bonds of a Series are Outstanding as FRNs or Variable Rate Bonds in the same Mode Period), and (ii) draw only on the Liquidity Facility applicable to the respective Mode Periods and related subaccount(s) in the related 2024/2025 Series Bond Purchase Account.

Promptly upon receipt of the notice from the Agency, in accordance with the provisions of the Mode Period Chart, the Trustee must notify each Owner of the new designated Mode Period and of the applicable Rate Determination Date, Effective Rate Date, Statement of Effective Rate, Irrevocable Notice of Tender by Owners/Tender and Purchase Date (within Mode Period) and Written Mode Change Notice and Notice of Mandatory Tender, each of which will be determined in accordance with the following chart (the “Mode Period Chart”):

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MODE CHART FOR VARIABLE RATE BONDS (All times referenced are New York City time.)

	DAILY MODE	WEEKLY MODE	MONTHLY MODE	QUARTERLY MODE	SEMIANNUAL MODE
Rate Determination Date	Each Business Day by 10:00 a.m.	First Business Day preceding Effective Rate Date by 4:00 p.m.	First Business Day preceding Effective Rate Date by 4:00 p.m.	First Business Day preceding Effective Rate Date by 4:00 p.m.	First Business Day preceding Effective Rate Date by 4:00 p.m.
Effective Rate Date	Daily	For Liquidity Facility Bonds, the Thursday following the Rate Determination Date; For Unenhanced Variable Rate Bonds, each Thursday	First day of each calendar month	January 1, April 1, July 1 and October 1 of each year	January 1 and July 1 of each year
Statement of Effective Rate	Trustee to provide or cause to be provided to Owner monthly statement of Daily Effective Rates for prior month within seven Business Days of end of each calendar month	Trustee to provide or cause to be provided to Owner monthly statement of Weekly Effective Rates for prior month within seven Business Days of end of each calendar month	Trustee to provide or cause to be provided to Owner notice of Effective Rate within seven Business Days following the respective Rate Determination Dates	Trustee to provide or cause to be provided to Owner notice of Effective Rate within seven Business Days following the respective Rate Determination Dates	Trustee to provide or cause to be provided to Owner notice of Effective Rate within seven Business Days following the respective Rate Determination Dates
For Liquidity Facility Bonds: Irrevocable Notice of Tender by Owner to Remarketing Agent and Tender Agent and Purchase Date (Within Mode Period)	Notice by Owner to Remarketing Agent and Tender Agent not later than 11:00 a.m. on any Business Day, which day will also be the Tender and Purchase Date	Notice by Owner to Remarketing Agent and Tender Agent not later than 5:00 p.m. on any Business Day at least seven calendar days prior to the purchase date, which will be any Business Day and will be set forth in the Tender Notice	Notice by Owner to Remarketing Agent and Tender Agent not later than 5:00 p.m. on the Business Day seven days prior to next Effective Rate Date, which date is the Tender and Purchase date and will be set forth in the Tender Notice	Notice by Owner to Tender Agent not later than 5:00 p.m. on the Business Day 13 days prior to next Effective Rate Date, which date is the Tender and Purchase Date and will be set forth in the Tender Notice	Notice by Owner to Tender Agent not later than 5:00 p.m. on the Business Day 15 days prior to next Effective Rate Date, which date is the Tender and Purchase Date and will be set forth in the Tender Notice
Unenhanced Variable Rate Bonds: Irrevocable Notice of Tender by Owner to Remarketing Agent and Tender Agent and Purchase Date (Within Mode Period)	Notice by Owner to Remarketing Agent and Tender Agent not later than 10:00 a.m. on any Business Day, which day will also be the Tender and Purchase Date	Notice by Owner to Remarketing Agent and Tender Agent not later than 4:00 p.m. on the first Business Day preceding the next Effective Rate Date, which date is the Tender and Purchase Date and will be set forth in the Tender Notice	Notice by Owner to Remarketing Agent and Tender Agent not later than 4:00 p.m. on the first Business Day preceding the next Effective Rate Date, which date is the Tender and Purchase Date and will be set forth in the Tender Notice	Notice by Owner to Tender Agent not later than 4:00 p.m. on the first Business Day preceding the next Effective Rate Date, which date is the Tender and Purchase Date and will be set forth in the Tender Notice	Notice by Owner to Tender Agent not later than 4:00 p.m. on the first Business Day preceding the next Effective Rate Date, which date is the Tender and Purchase Date and will be set forth in the Tender Notice
Written Mode Change Notice; Mandatory Tender Notice	Agency to give notice to Parties of Mode Change Date 20 days prior to Mode Change Date; Trustee to give notice to Owners 15 days prior to Mode Change Date	Agency to give notice to Parties of Mode Change Date 20 days prior to Mode Change Date; Trustee to give notice to Owners 15 days prior to Mode Change Date	Agency to give notice to Parties of Mode Change Date 20 days prior to Mode Change Date; Trustee to give notice to Owners 15 days prior to Mode Change Date	Agency to give notice to Parties of Mode Change Date 20 days prior to Mode Change Date; Trustee to give notice to Owners 15 days prior to Mode Change Date	Agency to give notice to Parties of Mode Change Date 20 days prior to Mode Change Date; Trustee to give notice to Owners 15 days prior to Mode Change Date

(e) Subdesignation of 2024/2025 Series Bonds Upon Interest Rate Change. On any Interest Rate Change Date, all Series of 2024/2025 Series Bonds subject to Interest Rate Change on that Interest Rate Change Date will automatically, upon the Interest Rate Change, bear a sub designation. For example, the first Series of the 2024/2025 Series Bonds so Converted will be redesignated “Series __-1” and the second Series of the 2024/2025 Series Bonds so Converted will be redesignated “Series __-2.” The redesignations will be consecutively numbered and will continue in like manner until all such related Outstanding Series of 2024/2025 Series Bonds have been Converted to Fixed Rate Bonds or Indexed Rate Bonds. The Trustee, with the cooperation of the Agency, will cause the preparation, execution, issuance, authentication and delivery of replacement Bonds in connection with a Conversion.

11.03. Special Redemption.

(a) Non-Origination. Each Series of the 2024/2025 Series Bonds are subject to special redemption at the option of the Agency at any time, in whole or in part, at a price equal to the principal amount thereof plus accrued interest to the date of redemption, without premium, from unexpended proceeds of the related Series of Series Bonds held in the related 2024/2025 Series Acquisition Account, and from allocable amounts, as reasonably determined by the Agency, held in the related 2024/2025 Series Account in the Debt Service Reserve Fund and Insurance Reserve Fund, transferred to the Bond Redemption Fund for that purpose, to the extent set forth in the Agency Certificate delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution.

(b) Excess Revenues. Each Series of the 2024/2025 Series Bonds are subject to special redemption at the option of the Agency at any time, in whole or in part, and, if in part, pro rata among the Outstanding Series of the 2024/2025 Series Bonds but subject to Section 11.04(d), at a price equal to the principal amount thereof plus accrued interest to the date of redemption, without premium, from Excess Revenues (as hereinafter defined) on deposit in the Revenue Fund, to the extent set forth in any Agency Certificate delivered in connection with a Floating Rate Change Date or on an Interest Rate Change Date. “Excess Revenues,” for this purpose, means Revenues, including Prepayments, on deposit in the Revenue Fund received in excess of (i) the Principal Installments and interest from time to time due and payable on Bonds Outstanding under the Bond Resolution, (ii) amounts required by the provisions of series resolutions heretofore or hereafter adopted to be used for the mandatory redemption of certain Outstanding Bonds as specified in those series resolutions, (iii) amounts required to maintain the required balance in the Debt Service Reserve Fund and Insurance Reserve Fund, (iv) amounts payable to a Swap Counterparty, and (v) amounts required to pay fees and other costs of the Agency in connection with the Program.

11.04. Optional Redemption.

(a) The 2024/2025 Series Bonds of each Series bearing interest at a FRN Rate are subject to redemption prior to their stated maturity at the option of the Agency, from any source of funds, in whole or in part (and if in part in an Authorized Denomination) on

(i) any date set forth for optional redemption of the FRNs in an Agency Certificate delivered pursuant to (A) Section 6.01 hereof or (B) in connection with an Interest Rate Change pursuant to Section 11.02(c), (ii) any Business Day which is a FRN Mandatory Tender Date and (iii) on any Business Day during any Delayed Remarketing Period at a redemption price equal to the principal amount to be redeemed, plus accrued interest to the redemption date.

(b) The 2024/2025 Series Bonds of each Series bearing interest at a Variable Rate will be subject to redemption prior to maturity at the option of the Agency, in whole or in part (and if in part in an Authorized Denomination) on any date, at a redemption price equal to 100 percent of the principal amount thereof plus accrued interest, if any, to the redemption date, without premium.

(c) Any 2024/2025 Series Bonds of each Series bearing interest at a Fixed Interest Rate will be subject to redemption prior to maturity at the option of the Agency, from any source of funds, in whole or in part (and if in part in an Authorized Denomination) on any date that is on or after the January 1 nearest to the end of the No-Call Period described below, at the following redemption prices (expressed as percentages of the principal amount of such 2024/2025 Series Bond called for redemption) plus accrued interest to the date fixed for redemption:

<u>Term to Maturity</u>	<u>No-Call Period</u>	<u>Redemption Price</u>
15 years or more	9 years from the Conversion Date	100 percent
More than five years but less than 15 years	50 percent of the term from the Conversion Date to maturity plus two years	100 percent
Five years or less	Term to maturity	Not subject to optional redemption

At or prior to the Conversion of any 2024/2025 Series Bonds to a Fixed Interest Rate, the Agency may deliver to the Trustee an alternative redemption schedule to the schedule shown above if the Agency delivers to the Trustee an Opinion of Bond Counsel to the effect that the alternative schedule of redemption will not adversely affect the validity and enforceability of the 2024/2025 Series Bonds in accordance with their terms and will not have an adverse effect on any exemption from federal income taxation to which the interest on the 2024/2025 Series Bonds would otherwise be entitled.

(d) Indexed Rate Bonds are subject to redemption, at the option of the Agency, from any source of funds, in whole or in part, on any date at a redemption price of 100 percent of the principal amount thereof, together with interest accrued to the date of redemption.

(e) To the extent the Agency determines to redeem the 2024/2025 Series Bonds pursuant to Section 11.03 and this Section 11.04, the Agency must redeem all outstanding Bank Bonds prior to redeeming any other 2024/2025 Series Bonds.

11.05. Mandatory Sinking Fund Redemption. The 2024/2025 Series Bonds will be subject to mandatory redemption by application of Sinking Fund Installments, if any, as set forth in the final Official Statement of the Agency furnished to the Underwriters pursuant to Section 2.05 of this 2024/2025 Variable Rate Series Resolution or in the Agency Certificate to be delivered pursuant to Section 6.01 of this 2024/2025 Variable Rate Series Resolution, as the case may be; provided, however, that all outstanding Bank Bonds must be redeemed before any other 2024/2025 Series Bonds are redeemed pursuant to this Section 11.05.

11.06. Special Redemption of Bank Bonds. Notwithstanding any provisions of the Bond Resolution or this 2024/2025 Variable Rate Series Resolution to the contrary, Bank Bonds must be redeemed on the dates and in the amounts required by the Liquidity Facility.

11.07. Manner of Redemption. If less than all of any FRNs are called for redemption, the FRNs will be selected by an Authorized Officer, specifying FRNs of a particular FRN Rate, amount and maturity (if applicable) to be redeemed. In selecting FRNs for redemption, the Trustee will treat each FRN to be redeemed as representing that number of FRNs that is obtained by dividing the principal amount of the FRN by the minimum Authorized Denomination. In the event that less than all of the FRNs of a particular maturity (if applicable) and FRN rate are to be redeemed, the particular FRNs of that maturity (if applicable) and FRN Rate will be selected at random. If the Agency makes no direction with respect to particular maturities (if applicable) and FRN Rates to be redeemed, then those FRNs will be redeemed proportionately among all of the maturities (if applicable) and FRN Rates in the manner as the Trustee deems fair.

Upon redemption of any of the 2024/2025 Series Bonds (other than through mandatory sinking fund installments or redemption of Bank Bonds), subject to the above paragraph, the principal amounts of the 2024/2025 Series Bonds to be redeemed will be selected by an Authorized Officer and certified to the Trustee on behalf of the Agency in accordance with the provisions of Article V of the Bond Resolution and this 2024/2025 Variable Rate Series Resolution, including a certification that the purchase or redemption of those 2024/2025 Series Bonds will have no material adverse effect on the Agency's ability to pay when due the Principal Installments of and interest on the Bonds Outstanding under the Bond Resolution after that purchase or redemption. Upon redemption of any of the 2024/2025 Series Bonds that are Term Bonds (other than through sinking fund installments) an Authorized Officer must also determine and certify to the Trustee the years in which and the amounts by which the sinking fund installments referred to in Section 11.05 are to be reduced, in a manner that the aggregate reduction equals the aggregate principal amount of the 2024/2025 Series Bonds so redeemed.

11.08. Conversion to Fixed Interest Rate or Indexed Rate.

(a) The Agency may at its option, upon delivery to the Trustee of an opinion of Bond Counsel to the effect that the Conversion of a Series (or portion thereof) of the 2024/2025 Series Bonds will not adversely affect the exclusion of interest on the Tax-Exempt Series Bonds from gross income for federal income tax purposes, Convert the interest rates on all or a portion of the related 2024/2025 Series Bonds (other than Bonds previously Converted) on any Effective Rate Date to Fixed Interest Rates or an Indexed Rate as described herein upon a written notice to the other Notice Parties that the Agency will cause a Conversion of the related 2024/2025 Series Bonds (or the portion

thereof) on the Conversion Date set forth in that written notice, which Conversion Date may not occur sooner than 30 days after the date of that notice and, with respect to any Conversion of 2024/2025 Series Bonds to Indexed Rate Bonds, which notice must specify the Indexed Rate Determination Method with respect to those Bonds.

(b) Prior to the Conversion of any Series (or portion thereof) of the 2024/2025 Series Bonds, the Trustee must deliver a notice to the Owners of the 2024/2025 Series Bonds to be Converted and to each Rating Agency currently rating the 2024/2025 Series Bonds, not less than 30 days prior to the Conversion Date, setting forth the following information:

(i) that the interest rate on those 2024/2025 Series Bonds will be converted to a Fixed Interest Rate or an Indexed Rate, as applicable;

(ii) the proposed Conversion Date;

(iii) that those 2024/2025 Series Bonds will be remarketed by the Remarketing Agent or purchased by the Tender Agent on the Conversion Date; and

(iv) that the Agency may elect to cancel the Conversion, notice of which must be given to Bondowners at least one week prior to the proposed Conversion Date.

If the Agency elects not to proceed with the Conversion, the Agency must give notice of the cancellation of the Conversion to the Notice Parties and, thereafter, the Trustee must give notice to each Owner of the related 2024/2025 Series Bonds of that cancellation of the proposed Conversion at least one week prior to the proposed Conversion Date for which the foregoing notice was given.

(c) Upon any Conversion, the 2024/2025 Series Bonds to be Converted will be subject to mandatory tender in accordance with this Section 11.08 and Section 11.10, and the Owners thereof will be notified of the Conversion as provided herein. No 2024/2025 Series Bonds to be Converted may be remarketed by the Remarketing Agent subsequent to the date of notice of the Conversion except to purchasers who agree to accept the Fixed Interest Rate or the Indexed Rate, as applicable.

(d) Any 2024/2025 Series Bonds that are Converted will bear interest at the Fixed Interest Rate determined upon that Conversion or the Indexed Rate with respect thereto determined from time to time in accordance with the provisions hereof, as applicable, until the maturity or prior redemption thereof. The Remarketing Agent must determine (i) in the case of a Conversion of any 2024/2025 Series Bonds to Fixed Rate Bonds, the Fixed Interest Rates as those rates that, in the determination of the Remarketing Agent, would result as nearly as practicable in the market value of the Converted 2024/2025 Series Bonds on the Conversion Date being 100 percent of the principal amount thereof and (ii) in the case of a Conversion of any 2024/2025 Series Bonds to Indexed Rate Bonds, the Index Adjustment Factor or Index Percentage, as applicable, with respect to those Bonds as the Index Adjustment Factor or Index

Percentage, as applicable, that, in the determination of the Remarketing Agent, would result as nearly as practicable in the market value of the Converted 2024/2025 Series Bonds on the Conversion Date being 100 percent of the principal amount thereof. The Remarketing Agent must notify the Notice Parties of the Fixed Interest Rates or the Index Adjustment Factor or Index Percentage, as applicable, as soon as practicable following the Conversion Date. The determination by the Remarketing Agent of the Fixed Interest Rates to be borne by or the Index Adjustment Factor or Index Percentage with respect to a Series of (or portion thereof) of the 2024/2025 Series Bonds in accordance with this Section 11.08 is conclusive and binding on the Owners of those 2024/2025 Series Bonds and the other Notice Parties, except as otherwise provided herein. The 2024/2025 Series Bonds tendered but not Converted will bear interest in the Mode as determined by the Agency in accordance with Section 11.08(b).

(e) Unless and until all conditions for the Conversion of any 2024/2025 Series Bonds other than FRNs are satisfied, those 2024/2025 Series Bonds will continue to bear interest in the same manner as interest on those 2024/2025 Series Bonds bore interest immediately prior to the applicable Conversion Date. Unless and until all conditions for the Conversion of any FRNs are satisfied, those FRNs will be retained by the Owners of such FRNs and will continue to bear interest in the same manner as interest on those FRNs bore interest immediately prior to the proposed Conversion Date; provided, however, that any failure to satisfy conditions for a Conversion on any Final Mandatory Tender Date shall be deemed a Failed Remarketing.

(f) On any Conversion Date, all 2024/2025 Series Bonds subject to Conversion on that Conversion Date will automatically, upon the Conversion, bear a sub designation, as set forth in Section 11.02(e). The Trustee, with the cooperation of the Agency, will cause the preparation, execution, issuance, authentication and delivery of replacement Bonds in connection with a Conversion.

(g) Upon making an election to Convert any Series (or portion thereof) of the 2024/2025 Series Bonds to Indexed Rate Bonds, the Agency must, for those Bonds, select the method for determining the Indexed Rate on each Index Determination Date from among the options described in paragraphs (i), (ii), (iii) or (iv) below, and must specify the method in its notice to the Trustee in connection with the Conversion. Upon Conversion of any 2024/2025 Series Bond to an Indexed Rate, the Indexed Rate Determination Method so selected for those 2024/2025 Series Bonds will be irrevocable. Nothing herein limits the Agency from Converting different groups or Series of 2024/2025 Series Bonds to Indexed Rates at different times or from choosing different Indexed Rate Determination Methods for different groups or Series (or portions thereof) of 2024/2025 Series Bonds.

(i) Index Bonds may bear interest during each Index Accrual Period (a) for any Tax-Exempt Series Bonds, at the SIFMA Swap Index multiplied by the Index Percentage determined for those bonds and (b) for any 2024/2025 Series Bonds which are not Tax-Exempt Series Bonds, at the SOFR Index multiplied by the Index Percentage determined for those bonds; or

(ii) Index Bonds may bear interest during each Index Accrual Period (a) for any Tax-Exempt Series Bonds, at the SIFMA Swap Index plus or minus the Index Adjustment Factor for those bonds and (b) for any 2024/2025 Series Bonds which are not Tax-Exempt Series Bonds, at the SOFR Index plus or minus the Index Adjustment Factor for those bonds; or

(iii) Index Bonds may bear interest during each Index Accrual Period at the SOFR Index multiplied by the Index Percentage determined for those bonds; or

(iv) Index Bonds may bear interest during each Index Accrual Period at the SOFR Index plus or minus the Index Adjustment Factor for those bonds.

11.09. Owners' Election to Tender.

(a) Prior to any Conversion, Owners of Liquidity Facility Bonds (other than Bank Bonds and 2024/2025 Series Bonds owned by or on behalf of the Agency) may elect to tender their 2024/2025 Series Bonds, which, if so tendered upon proper notice to the Remarketing Agent and/or Tender Agent, as applicable, in the manner set forth in the Mode Period Chart, will be purchased on the next Effective Rate Date (or, in the case of Liquidity Facility Bonds in a Weekly Mode, on the purchase date specified in the Tender Notice) at the Purchase Price. The notice of tender for purchase of 2024/2025 Series Bonds by the Owners thereof must be in writing and will be irrevocable once the notice is given to the Remarketing Agent and/or the Tender Agent, as directed in the Mode Period Chart.

(b) Prior to Conversion, holders of Unenhanced Variable Rate Bonds may elect to tender their Unenhanced Variable Rate Bonds, which, if so tendered upon proper notice to the Remarketing Agent and/or the Tender Agent, as applicable, at the times and in the manner set forth in the "Mode Chart for Variable Rate Bonds," will be purchased on the next Effective Rate Date at a price equal to 100 percent of the principal amount thereof plus accrued interest. Upon receipt of a notice of optional tender for purchase of Unenhanced Variable Rate Bonds by the Owners thereof, the Remarketing Agent must promptly notify the Tender Agent of receipt of the notice. The notice of tender for purchase of Unenhanced Variable Rate Bonds by the Owners thereof must be in writing and will be irrevocable once the notice is given to the Remarketing Agent or the Tender Agent as directed in the Mode Period Chart.

11.10. Mandatory Tender of 2024/2025 Series Bonds.

(a) (i) Subject to Section 11.10(d) hereof, any FRNs are subject to mandatory tender for purchase (with no right to retain) (i) on each Final Mandatory Tender Date, (ii) on any Early Mandatory Tender Date specified by the Agency, and (iii) on each Interest Rate Change Date, at the Purchase Price, subject to the conditions described herein.

(ii) The Agency may establish one or more Early Mandatory Tender Dates on which all or a portion of any FRNs, unless earlier redeemed, are subject

to mandatory tender for purchase (with no right to retain) at a price equal to the Purchase Price.

(iii) If only a portion of such FRNs will be subject to mandatory tender on such Early Mandatory Tender Date, the FRNs that will and will not be subject to mandatory tender on such date will be selected by lot; provided that so long as the book-entry system remains in effect for the FRNs, the particular 2024/2025 Series Bond of such subseries to be purchased by lot or such other manner as DTC shall determine.

(iv) Holders of FRNs that will be subject to mandatory tender for purchase on an Early Mandatory Tender Date will receive notice of the mandatory tender as described in subsection 11.10(c).

(v) Subseries of FRNs may be created on an FRN Mandatory Tender Date; 2024/2025 Series Bonds will be revised pursuant to Section 10.01 of this 2024/2025 Variable Rate Series Resolution to reflect any such Subseries.

(vi) Any FRN that is subject to mandatory tender on an FRN Mandatory Tender Date may be redeemed without notice on such date.

(b) The Variable Rate Bonds (other than Bank Bonds and 2024/2025 Series Bonds owned by or on behalf of the Agency) or any portion thereof, as applicable, are subject to mandatory tender for purchase (with no right to retain) (i) on each Mode Change Date, each Unenhanced Variable Rate Change Date, and each FRN Rate Change Date (ii) with respect to a Liquidity Expiration Event, not less than five days prior to the scheduled expiration or earlier termination of the Liquidity Facility, (iii) on the effective date of an Alternate Liquidity Facility, a Non-Conforming Liquidity Facility or Self Liquidity, if that Mandatory Tender has not already occurred pursuant subsection (ii) above, (iv) on any Conversion Date, and (v) upon receipt of a “Notice of Termination Date” (as defined in the Liquidity Facility) by the Trustee, not less than five days prior to the termination date set forth therein (each a “Mandatory Tender Date”), at the Purchase Price, subject to the conditions described herein.

(c) In connection with any mandatory tender of Variable Rate Bonds or FRNs upon a Mandatory Tender Date, the Trustee must deliver a notice of mandatory tender stating the reason for the mandatory tender to Owners at least 15 days prior to the Mandatory Tender Date, and, subject to the provisions of Section 11.10(d) with respect to all FRNs, that all Owners subject to the mandatory tender will be deemed to have tendered their Variable Rate Bonds upon that date. So long as all of the 2024/2025 Series Bonds are registered in the name of Cede & Co., as nominee for DTC, the notice will be delivered to DTC or its nominee as registered owner of the 2024/2025 Series Bonds. DTC is responsible for notifying DTC Participants, and DTC Participants and Indirect Participants are responsible for notifying beneficial owners of the 2024/2025 Series Bonds. Neither the Trustee nor the Agency is responsible for sending notices to beneficial owners. The Agency must give notice of any Mandatory Tender Date to each Rating Agency then rating the 2024/2025 Series Bonds at least 15 days prior to that date.

(d) On each FRN Mandatory Tender Date, the Remarketing Agent will use its best efforts as described herein to sell those FRNs at the Purchase Price subject to the terms of a Remarketing Agreement. On or before 3:00 p.m., New York City time, on each FRN Mandatory Tender Date, if moneys sufficient to pay the purchase price of all FRNs subject to mandatory tender on that date will be held by the Tender Agent, the Tender Agent will purchase all those FRNs from the Holders at the Purchase Price. In the event that remarketing proceeds and any funds made available by the Agency, in its sole discretion, as provided in Section 11.10(l) hereof, for those purposes are insufficient to pay the Purchase Price of all FRNs subject to mandatory tender on that FRN Mandatory Tender Date (a “Failed Remarketing”), no FRNs will be purchased, the Holders do not have the right to have those FRNs purchased upon tender, any tendered FRNs will be returned to the Holders thereof, the Tender Agent will return remarketing proceeds to the Remarketing Agent for return to the persons providing those moneys, and those FRNs will remain in the applicable Floating Rate Term and will bear interest at the Maximum Rate during the Delayed Remarketing Period. On each Business Day during a Delayed Remarketing Period, the Remarketing Agent will continue to use its best efforts to remarket the FRNs at the New Floating Rate, a Variable Rate, Fixed Interest Rates or an Index Rate as designated by the Agency as provided herein. Once the Remarketing Agent has advised the Trustee that it has a good faith belief that it is able to remarket all the FRNs on a particular date, the Trustee, at the direction of the Agency, will give notice to the registered owners of those FRNs not later than five Business Days prior to that date, stating (i) that those FRNs will be subject to mandatory tender for purchase on that date, (ii) the procedures for mandatory tender, (iii) the Purchase Price, and (iv) the consequences of a Failed Remarketing.

(e) On each date on which Liquidity Facility Bonds are required to be tendered and purchased, the Remarketing Agent must use its best efforts as described herein to sell those Liquidity Facility Bonds. In the event the Remarketing Agent is unable to remarket the Liquidity Facility Bonds so tendered, the Bank must, pursuant to Section 12.01, purchase those Bonds (hereinafter called “Bank Bonds”) in accordance with the Liquidity Facility. In the event the Remarketing Agent is unable to remarket any Unenhanced Variable Rate Bonds so tendered, those Unenhanced Variable Rate Bonds will bear interest at the Unenhanced Variable Rate Non-Remarketed Rate.

(f) Any Variable Rate Bond not tendered and delivered to the Tender Agent on or prior to its Mandatory Tender Date (“Untendered Bonds”), for which there have been irrevocably deposited in trust with the Trustee the purchase price equal to the principal amount of those Variable Rate Bonds plus accrued interest will be deemed to have been tendered and purchased on that Mandatory Tender Date. Owners of Untendered Bonds will not be entitled to any payment (including any interest to accrue on or after the Mandatory Tender Date) other than the principal amount of those Untendered Bonds, plus accrued interest to the day preceding the Mandatory Tender Date, and those Owners will no longer be entitled to the benefits of the Resolution, except for the purpose of payment of the purchase price. Bond certificates will be issued in place of Untendered Bonds and, after the issuance of the replacement Variable Rate Bond certificates, the Untendered Bonds will be deemed purchased, canceled, and no longer Outstanding under the Resolution.

(g) Any FRNs not tendered and, if the Book-Entry System is not in effect, delivered, with all necessary endorsements for transfer and signature guarantees, to the Tender Agent at or prior to its 2:30 p.m., New York City time, on its FRN Mandatory Tender Date for which there have been irrevocably deposited in trust with the Trustee the Purchase Price are “deemed tendered” for purposes of this 2024/2025 Variable Rate Series Resolution and will cease to accrue interest on that FRN Mandatory Tender Date; that Untendered Bond will cease to be Outstanding under the General Bond Resolution; and the Owner of that Untendered Bond will no longer be entitled to any payment or other benefits under the General Bond Resolution and this 2024/2025 Variable Rate Series Resolution, except payment of the Purchase Price therefor from money and only from that money, held by the Tender Agent for that purpose upon presentation to the Tender Agent (with appropriate instrument of transfer) at its principal office at or prior to 3:00 p.m., New York City time, on any Business Day after the Mandatory Tender Date. If the Book-Entry System is not then in effect, Bond certificates will be issued in place of Untendered Bonds and, after the issuance of the replacement Bond certificates, those Untendered Bonds will be deemed purchased, canceled, and no longer Outstanding under the Bond Resolution and this 2024/2025 Variable Rate Series Resolution.

(h) UNENHANCED VARIABLE RATE BONDS WILL NOT BE SUPPORTED BY A LETTER OF CREDIT, LINE OF CREDIT, STANDBY BOND PURCHASE AGREEMENT OR ANY OTHER LIQUIDITY FACILITY. If the Remarketing Agent cannot successfully remarket any Unenhanced Variable Rate Bonds subject to optional or mandatory tender for purchase, the holders thereof do not have the right to have the Unenhanced Variable Rate Bonds purchased upon tender. Any Unenhanced Variable Rate Bond that is subject to optional or mandatory tender for purchase that the Remarketing Agent, after using its best efforts, is unable to remarket in accordance with this 2024/2025 Variable Rate Series Resolution, at a price equal to 100 percent of the principal amount thereof, plus accrued interest, by 11:05 a.m., on the date scheduled for that purchase, whether that inability is because of market conditions or otherwise, will bear interest at the Unenhanced Variable Rate Non-Remarketed Rate and be subject to tender for purchase as described in Sections 11.09 and 11.10.

(i) The Remarketing Agent will continue to use its best efforts each Business Day to remarket that Unenhanced Variable Rate Bond in accordance with this 2024/2025 Variable Rate Series Resolution at a price equal to 100 percent of the principal amount thereof, plus accrued interest. In connection therewith, the Remarketing Agent will consider each day to be a Rate Determination Date for that Unenhanced Variable Rate Bond.

(j) During the period of time from and including the initial date that any Unenhanced Variable Rate Bond was to be purchased to (but not including) the date that the Unenhanced Variable Rate Bond is successfully remarketed (the “Non-Remarketing Period”), that Unenhanced Variable Rate Bond will bear interest at a rate per annum equal to the Unenhanced Variable Rate Non-Remarketed Rate determined from time to time as described in Section 11.02.

(k) Notwithstanding the foregoing provisions, if a failure to pay principal, interest or premium on any Unenhanced Variable Rate Bond when due has occurred, that Unenhanced Variable Rate Bonds will bear interest during each Mode Period for any portion thereof at a rate per annum equal to the Unenhanced Variable Rate Default Rate for the period from the time from and including the initial date of the failure to (but not including) the date on which the failure has ceased to be continuing.

(l) The Agency may, but shall not be obligated to, transfer immediately available funds of the Agency to the Tender Agent for the payment of the Purchase Price of 2024/2025 Series Bonds required to be tendered on a Mandatory Tender Date.

11.11. Limitation Upon Defeasance FRNs and Variable Rate Bonds. Notwithstanding the provisions of the Bond Resolution relating to the defeasance of Bonds, the defeasance of 2024/2025 Series Bonds that are FRNs or Variable Rate Bonds will be conditioned upon receipt by the Trustee of written evidence from each Rating Agency currently rating the 2024/2025 Series Bonds that its rating then in effect on the 2024/2025 Series Bonds will not be reduced or withdrawn due to the defeasance. Additionally, in the event of any partial defeasance of any of the FRNs or Variable Rate Bonds, separate accounts will be established by the Trustee for the defeased FRNs or Variable Rate Bonds and the non-defeased Variable Rate Bonds, respectively.

11.12. Agency Not Responsible to Bondowners for Bank's Failure to Purchase 2024/2025 Series Bonds. Except as provided in the following sentences of this Section 11.12, the Agency is not responsible to Bondowners for any failure by the Bank to purchase Liquidity Facility Bonds tendered at the option of the Owner or subject to mandatory tender for purchase pursuant to this 2024/2025 Variable Rate Series Resolution, nor upon the occurrence of a Termination Event or a Suspension Event (as each are defined in the Liquidity Facility). If the Agency is the Bank, the Agency will be responsible for the foregoing to the extent provided by and in accordance with the related Self Liquidity. In addition, the Agency will be required to pay the Purchase Price of any Liquidity Facility Bonds tendered on or after the occurrence of a Termination Event under the Liquidity Facility, so long as no Liquidity Facility is then in effect with respect to those Liquidity Facility Bonds, but only if that Termination Event arises solely from the long-term credit rating of the Liquidity Facility Bonds being withdrawn or suspended or reduced below "Baa3" or "BBB-" by Moody's or S&P, respectively (a "Downgrade Event"). In the event that the Bank fails for any reason to purchase Liquidity Facility Bonds tendered or deemed tendered for purchase by the Owners thereof, the Liquidity Facility Bonds will bear interest at an interest rate determined on a weekly basis to be the lesser of (a) for any Tax-Exempt Series Bonds, (i) the SIFMA Swap Index plus 1.25 percent or (ii) the Maximum Rate, and (b) for any 2024/2025 Series Bonds which are not Tax-Exempt Series Bonds, (i) the sum of the SOFR Index plus 1.60 percent or (ii) the Maximum Rate; in each case, except for a failure following a Termination Event due to a Downgrade Event, the Owners of those Liquidity Facility Bonds will not have the right to tender their Bonds during the period that the interest rate is so determined.

11.13. General Provisions Regarding Optional and Extraordinary Optional Redemptions.

(a) Any redemption of less than all of the 2024/2025 Series Bonds outstanding must be made in a manner that all 2024/2025 Series Bonds of that Series outstanding after the redemption are in Authorized Denominations.

(b) Notwithstanding any contrary provisions of the Bond Resolution, 2024/2025 Series Bonds may be called for redemption by the Trustee pursuant to Sections 11.03 and 11.04 (except with respect to Bank Bonds) hereof upon receipt by the Trustee at least 25 days prior to the redemption date of an Agency Certificate requesting the redemption. In addition to the information required by Section 5.2 of the Bond Resolution, the Agency Certificate must also specify the principal amount of the related 2024/2025 Series Bonds of each Mode (and if the related 2024/2025 Series Bonds within a Mode bear interest at differing rates, the principal amount of 2024/2025 Series Bonds of each rate) to be called for redemption.

(c) Bank Bonds may be called for redemption by the Trustee pursuant to Section 11.04(a) upon receipt by the Trustee at least one Business Day prior to the redemption date of an Officer's Certificate of the Agency requesting the redemption. The Trustee must give notice to the Bank in accordance with the Liquidity Facility one Business Day prior to any redemption of Bank Bonds pursuant to Section 11.04(a) or 11.06.

In lieu of redeeming 2024/2025 Series Bonds pursuant to this Section 11.13, the Trustee may, at the request of the Agency, use the funds available hereunder for redemption of 2024/2025 Series Bonds to purchase 2024/2025 Series Bonds in the open market at a price not exceeding the redemption price then applicable hereunder. Any 2024/2025 Series Bond so purchased in lieu of redemption must be delivered to the Trustee for cancellation.

11.14. Notice of Redemption.

(a) Except as herein provided, a copy of the notice of the call for any redemption identifying the 2024/2025 Series Bonds to be redeemed must be given by Immediate Notice, with respect to 2024/2025 Series Bonds bearing interest at a Daily or Weekly Rate, not less than 20 days prior to the date fixed for redemption and must be given by first class mail, postage prepaid to the Owners of 2024/2025 Series Bonds to be redeemed at their addresses as shown on the Bond Register. The notice must specify the redemption date, the redemption price, the place and manner of payment and that from the redemption date interest will cease to accrue on the 2024/2025 Series Bonds that are the subject of the notice and will include other information as the Trustee deems appropriate or necessary at the time the notice is given to comply with any applicable law, regulation or industry standard. A copy of the notice of any redemption must also be given to the Remarketing Agent (if a Remarketing Agreement is in force) and to the Bank (if a Liquidity Facility is in force) promptly following the giving of notice to the Bondowners as aforesaid.

(b) Notwithstanding the foregoing, (i) any FRNs may be redeemed on any Final Mandatory Tender Date without notice and (ii) for any FRNs to be redeemed during a Delayed Remarketing Period pursuant to Section 11.10(d), the Trustee must give notice to the registered owners of those FRNs not later than five Business Days prior to the date of redemption; any notice of redemption given pursuant to Section 11.10(d) must state (A) that those FRNs will be subject to mandatory tender for purchase and redemption on that date, (B) the procedures for mandatory tender, and (C) the Purchase Price.

(c) Notwithstanding the foregoing, if Bank Bonds are to be redeemed pursuant to Section 11.04(a) or 11.06, the Trustee must give Immediate Notice of a redemption of Bank Bonds to the Bank at least one Business Day prior to the date fixed for redemption, upon receipt of the Officer's Certificate of the Agency.

(d) Failure to give notice in the manner prescribed hereunder with respect to any 2024/2025 Series Bonds, or any defect in the notice, will not affect the validity of the proceedings for redemption for any 2024/2025 Series Bond with respect to which notice was properly given. Upon the happening of the above conditions and if sufficient moneys are on deposit with the Trustee on the applicable redemption date to redeem the 2024/2025 Series Bonds to be redeemed and to pay interest due thereon and premium, if any, the 2024/2025 Series Bonds thus called will not after the applicable redemption date bear interest, be protected by the Bond Resolution or this 2024/2025 Variable Rate Series Resolution or be deemed to be outstanding under the provisions of the Bond Resolution or this 2024/2025 Variable Rate Series Resolution.

(e) If any 2024/2025 Series Bond is transferred or exchanged on the Bond Register by the Trustee after notice has been given calling that 2024/2025 Series Bond for redemption, the Trustee will attach a copy of the notice to the 2024/2025 Series Bond issued in connection with the transfer or exchange.

(f) To the extent the provisions of this Section 11.14 conflict with the provisions of the Bond Resolution relating to the method and timing of giving notice of redemption, the provisions of this Section 11.14, as to the 2024/2025 Series Bonds, will control.

11.15. Selection of 2024/2025 Series Bonds to Be Redeemed. If less than all of a Series of the FRNs are called for redemption, the FRNs of that Series will be selected by an Authorized Officer, specifying FRNs of a particular FRN Rate, amount and maturity (if applicable) to be redeemed. In selecting FRNs for redemption, the Trustee will treat each FRN to be redeemed as representing that number of FRNs that is obtained by dividing the principal amount of the FRN by the minimum Authorized Denomination. In the event that less than all of the FRNs of a particular maturity (if applicable) and FRN rate are to be redeemed, the particular FRNs of that maturity (if applicable) and FRN Rate will be selected at random. If the Agency makes no direction with respect to particular maturities (if applicable) and FRN Rates of a Series to be redeemed, then those FRNs will be redeemed proportionately among all of the maturities (if applicable) of that Series and FRN Rates in the manner as the Trustee deems fair.

If less than all the 2024/2025 Series Bonds (other than FRNs) of a Series are called for redemption under any provision of this 2024/2025 Variable Rate Series Resolution permitting a partial redemption, those 2024/2025 Series Bonds will be selected in accordance with an Officer's Certificate specifying that Series of 2024/2025 Series Bonds of a particular Mode and interest rate to be redeemed, and otherwise the redemption must be by lot in a manner as the Trustee may determine among the Series of 2024/2025 Series Bonds of the same Series Mode and interest rate. In selecting 2024/2025 Series Bonds (other than FRNs) for redemption, the Trustee will treat each 2024/2025 Series Bond as representing that number of 2024/2025 Series Bonds that is obtained by dividing the principal amount of that 2024/2025 Series Bond by the minimum Authorized Denomination. If it is determined that one or more, but not all, of the integral multiples of the Authorized Denomination of principal amount represented by any 2024/2025 Series Bonds (other than FRNs) is to be called for redemption, then, upon notice of intention to redeem that integral multiple of an Authorized Denomination, the Owner of that 2024/2025 Series Bond must forthwith surrender that 2024/2025 Series Bond to the Trustee for (a) payment to the Owner of the redemption price of the integral multiple of the Authorized Denomination of principal amount called for redemption and (b) delivery to the Owner of a new 2024/2025 Series Bond or 2024/2025 Series Bonds in the aggregate principal amount of the unredeemed balance of the principal amount of the 2024/2025 Series Bond. New 2024/2025 Series Bonds representing the unredeemed balance of the principal amount of that 2024/2025 Series Bond will be issued to the Owner thereof without charge.

Notwithstanding the foregoing provisions of this Section 11.15 or Section 5.5 of the Bond Resolution to the contrary, any redemption of less than all of a Series the 2024/2025 Series Bonds outstanding must be made first from Bank Bonds relating to such Series.

11.16. Notices to Rating Agencies. To the extent notice is not otherwise provided pursuant to the terms of this 2024/2025 Variable Rate Series Resolution or the Bond Resolution, the Trustee must provide Immediate Notice to each of the Rating Agencies then rating the 2024/2025 Series Bonds of any of the following occurrences: (i) the expiration, termination, extension or amendment of the Liquidity Facility, (ii) the provision of an Alternate Liquidity Facility, (iii) any Unenhanced Variable Rate Change Date, (iv) the redemption in whole of the 2024/2025 Series Bonds, (v) the acceleration of the 2024/2025 Series Bonds, (vi) any amendments to the provisions of this 2024/2025 Variable Rate Series Resolution, and (vii) the resignation or removal of the Trustee. Any notices sent to S&P pursuant to the terms of this 2024/2025 Variable Rate Series Resolution should be sent by email to pubfin_structured@spglobal.com; any notices sent to Moody's pursuant to this 2024/2025 Variable Rate Series Resolution should be sent by email to david.parsons@moodys.com.

Section 12. Payment of Tendered 2024/2025 Series Bonds.

12.01. Payment of Tendered FRNs and Variable Rate Bonds. FRNs and Variable Rate Bonds that are tendered or deemed tendered under the terms of this 2024/2025 Variable Rate Series Resolution must be purchased by the Tender Agent, as appropriate, upon surrender of those Variable Rate Bonds, but only from the sources listed below, from the Owners thereof by 4:30 p.m., New York City time, on the date those Bonds are required to be purchased at the Purchase Price.

Funds for the payment of the Purchase Price of FRNs must be derived from the proceeds of the remarketing of those 2024/2025 Series Bonds on an Early Mandatory Tender Date, a Final Mandatory Tender Date or any Business Day during a Delayed Remarketing Period, and, in the event remarketing proceeds are insufficient for the payment of that Purchase Price, payments made directly by the Agency at its option pursuant to Section 11.10(e) with respect to the purchase or redemption of the 2024/2025 Series Bonds.

Funds for the payment of the Purchase Price of Variable Rate Bonds must be derived from the following sources in the order of priority indicated:

- (a) the proceeds of the sale of Variable Rate Bonds furnished to the Remarketing Agent by the purchasers thereof pursuant to Section 13.06 of this 2024/2025 Variable Rate Series Resolution;
- (b) moneys furnished to the Tender Agent pursuant to Section 13.03 of this 2024/2025 Variable Rate Series Resolution, representing the proceeds of a draw under the applicable Liquidity Facility; and
- (c) payments made directly by the Agency with respect to the purchase of 2024/2025 Series Bonds.

12.02. Liquidity Facility.

(a) The Agency covenants to deliver the related Initial Liquidity Facility simultaneously with the authentication and delivery of a Series of the 2024/2025 Series Bonds bearing interest at a Variable Rate, and to provide an Alternate Liquidity Facility, a Non-Conforming Liquidity Facility or Self Liquidity upon the expiration or termination of a Liquidity Facility or the replacement of the Bank so long as any 2024/2025 Series Bonds are Liquidity Facility Bonds. The Tender Agent will be authorized and directed to execute each Liquidity Facility. Each Liquidity Facility must provide for the Bank to provide funds for the purchase of related Liquidity Facility Bonds that have been tendered and not remarketed subject to certain conditions as described therein or herein. If the Bank is replaced by multiple liquidity providers, the obligations of those providers to provide funds may be several and need not be joint obligations. The Agency hereby covenants that it will pay the principal of and interest on the Bank Bonds in accordance with each Liquidity Facility. The Agency covenants and agrees with the Owners of the related 2024/2025 Series Bonds that it will pay any obligation, fee or charge necessary to maintain each Liquidity Facility.

(b) The Agency must not enter into any Liquidity Facility unless the Liquidity Facility provides that any expiration or termination thereof (as set forth in subsection (i) below, but not including a termination resulting from a Termination Event) that gives rise to a mandatory tender of the related 2024/2025 Series Bonds will occur not less than 30 days following the date of notice by the Bank to the Trustee of termination. The Mandatory Tender Date will be not less than five days prior to the date that the related Liquidity Facility expires or terminates. Any mandatory tender of the related 2024/2025 Series Bonds pursuant to this Section 12.02(b) will be done in accordance with the terms

of Section 11.10, provided, however, that the notice requirements for that mandatory tender will be pursuant to this Section 12.02(b).

(i) Promptly upon receipt by the Trustee and the Agency of a written notice of termination of the Liquidity Facility by the Bank, which termination will not occur less than 30 days following receipt by the Trustee of the written notice, the Trustee must give notice to the Owners of the related 2024/2025 Series Bonds that are Liquidity Facility Bonds that those 2024/2025 Series Bonds will be subject to mandatory tender for purchase, with no right to retain, at the Purchase Price (payable by the Bank if remarketing proceeds are insufficient therefor) on the date set forth for purchase in the notice.

(ii) Unless the Trustee has received (A) written notice from the Bank not less than 45 days prior to the stated expiration date of the related Liquidity Facility that it elects to extend or renew that Liquidity Facility or (B) written notice from the Agency not less than 45 days prior to the stated expiration date of the related Liquidity Facility that it has determined to provide or cause to be provided an Alternate Liquidity Facility (in which case the related 2024/2025 Series Bonds that are Liquidity Facility Bonds will be subject to mandatory tender as described in Section 12.03(a)), the Trustee must give notice to the Owners of the related 2024/2025 Series Bonds that those 2024/2025 Series Bonds will be subject to mandatory tender for purchase, with no right to retain, not less than 30 days from the date of the notice to those Bondowners, at the Purchase Price (payable by the Bank) on the date set forth for purchase in the notice.

(iii) The Trustee must give notice to the Owners of 2024/2025 Series Bonds that are Liquidity Facility Bonds of the occurrence of a Termination Event (as defined in the related Liquidity Facility) promptly upon obtaining actual knowledge thereof.

(iv) The Agency must provide prior written notice to each Rating Agency then rating the 2024/2025 Series Bonds with respect to the delivery of any Alternate Liquidity Facility, Non-Conforming Liquidity Facility or Self Liquidity or any extension or renewal of a Liquidity Facility.

12.03. Requirements for Delivery of an Alternate Liquidity Facility.

(a) So long as any Series (or portion thereof) of the 2024/2025 Series Bonds will be Liquidity Facility Bonds, at least 45 days prior to the date of expiration of a related Liquidity Facility (as the same may be extended in accordance therewith) or at least 45 days prior to any date upon which the Agency intends to deliver an Alternate Liquidity Facility to the Trustee, the Agency must notify the Notice Parties of its intent to deliver an Alternate Liquidity Facility as permitted by this Section 12.03. The Agency must deliver that Alternate Liquidity Facility to the Trustee on or before the date that the Trustee provides in the notice to the Notice Parties. In the event that the Agency gives the notice as provided above, the notice must specify the name of the entity providing the Alternate Liquidity Facility and advise that the then-existing Liquidity Facility will

terminate on the date stated in the notice, and that the affected 2024/2025 Series Bonds will be subject to mandatory tender (with no right to retain) not less than five days prior to the termination of the existing Liquidity Facility at a purchase price equal to 100 percent of the principal amount thereof, plus accrued interest to the date of purchase (payable by the Bank in accordance with the Liquidity Facility to the extent remarketing proceeds are insufficient) on that date; notice of that mandatory tender of the affected 2024/2025 Series Bonds will be given to Owners of the affected 2024/2025 Series Bonds pursuant to Section 11.10 of this 2024/2025 Variable Rate Series Resolution.

(b) On the effective date of an Alternate Liquidity Facility, the Agency must furnish or cause to be furnished to the Trustee (i) an opinion of counsel satisfactory to the Agency stating that the delivery of the Alternate Liquidity Facility to the Trustee is authorized hereunder and complies with the terms hereof and (ii) an opinion of Bond Counsel to the effect that delivery of the Alternate Liquidity Facility will not affect the exclusion of interest on the related Tax-Exempt Series Bonds from gross income for federal income tax purposes. In addition, no Alternate Liquidity Facility delivered to the Trustee will be effective for any purpose hereunder unless accompanied by the following documents:

(i) opinions of counsel reasonably satisfactory to the Agency to the effect that, as applicable, (A) the Bank providing the Alternate Liquidity Facility is duly organized and existing under the laws of the jurisdiction of its organization and, if applicable, is duly qualified to do business in the United States of America; (B) the Alternate Liquidity Facility is a legal, valid and binding obligation of the Bank thereunder enforceable in accordance with its terms, except as limited by bankruptcy, insolvency, reorganization, moratorium and other laws relating to, or affecting generally the enforcement of, creditors' rights and remedies, and by the availability of equitable remedies, including specific performance and injunctive relief; and (C) no registration under the Securities Act of 1933, as amended, or qualification of an indenture under the Trust Indenture Act of 1939, as amended, will be required in connection with the issuance and delivery of the Alternate Liquidity Facility or the remarketing of the related 2024/2025 Series Bonds with the benefits thereof;

(ii) letters from each Rating Agency then rating the 2024/2025 Series Bond evidencing that the replacement of the Liquidity Facility with the Alternate Liquidity Facility will result in the short-term ratings of the related 2024/2025 Series Bonds to be not less than the highest short-term rating of each Rating Agency; provided, however, that if in an Agency Certificate, the Agency certifies to the Trustee to the effect that it is not practical to obtain an Alternate Liquidity Facility that would permit the related 2024/2025 Series Bonds to be so rated, the letters from each Rating Agency then rating the 2024/2025 Series Bonds evidencing that the replacement of the Liquidity Facility with the Alternate Liquidity Facility will not cause the then existing short-term rating of the related 2024/2025 Series Bonds from that Rating Agency to be reduced or withdrawn;

(iii) copies of any other documents, agreements or arrangements entered into directly or indirectly between the Agency and the entity issuing the Alternate Liquidity Facility with respect to the transactions contemplated by the Alternate Liquidity Facility, which documents, agreements or arrangements must evidence, among other things, the agreement of the provider of the Alternate Liquidity Facility to purchase Bank Bonds then held by the Bank on the Mandatory Tender Date;

(iv) any disclosure document as the Remarketing Agent may reasonably request in connection with remarketing the related 2024/2025 Series Bonds with an Alternate Liquidity Facility; and

(v) any other documents and opinions as the Agency may reasonably request, including evidence that all amounts due and payable to the Bank providing the then existing Liquidity Facility have been paid.

12.04. Self Liquidity; Non-Conforming Liquidity Facility.

(a) Notwithstanding any other provision of this 2024/2025 Variable Rate Series Resolution, the Agency may elect to provide liquidity support for purchases of any Variable Rate Bonds of any Series (or portion thereof) of the 2024/2025 Series Bonds from its own funds (“Self Liquidity”) or through a facility that does not satisfy the requirements of Section 12.03 (a “Non-Conforming Liquidity Facility”), provided that the following provisions of this Section 12.04 are satisfied.

(b) At least 45 days prior to any date upon which the Agency intends to deliver Self Liquidity or a Non-Conforming Liquidity Facility to the Trustee, the Agency must notify the Notice Parties and each Rating Agency then rating the 2024/2025 Series Bonds of its intent to deliver that Self-Liquidity or Non-Conforming Liquidity Facility as permitted by this Section. The Agency must deliver that Self Liquidity or Non-Conforming Liquidity Facility to the Trustee on or before the date specified therefor in the notice described in the preceding sentence. In the event that the Agency gives the notice as provided above, the notice must specify the name of the entity providing the Non-Conforming Liquidity Facility, if any, the effective date thereof or of Self Liquidity and must advise that the then-existing related Liquidity Facility (or applicable portion thereof) will terminate on that effective date, and that the affected 2024/2025 Series Bonds will be subject to mandatory tender (with no right to retain) and the date of the mandatory tender (which will be not later than the fifth day prior to the last date on which the existing Liquidity Facility will remain in effect) at a purchase price equal to 100 percent of the principal amount thereof, plus accrued interest to the date of purchase (payable by the Bank in accordance with the Liquidity Facility to the extent remarketing proceeds are insufficient) on that date; notice of that mandatory tender of the affected 2024/2025 Series Bonds will be given to Owners of the related 2024/2025 Series Bonds pursuant to Section 11.10 of this 2024/2025 Variable Rate Series Resolution.

(c) On the effective date of Self Liquidity or a Non-Conforming Liquidity Facility, the Agency must furnish or cause to be furnished to the Trustee an opinion of

counsel satisfactory to the Agency stating that the delivery of the Liquidity Facility to the Trustee is authorized hereunder and complies with the terms hereof. In addition, no Liquidity Facility delivered to the Trustee will be effective for any purpose hereunder unless accompanied by the following documents:

(i) opinions of counsel reasonably satisfactory to the Agency to the effect that, as applicable, (A) the provider of the Liquidity Facility is duly organized and existing under the laws of the jurisdiction of its organization and, if applicable, is duly qualified to do business in the United States of America; (B) the Liquidity Facility is a legal, valid and binding obligation of the provider enforceable in accordance with its terms, except as limited by bankruptcy, insolvency, reorganization, moratorium and other laws relating to, or affecting generally the enforcement of, creditors' rights and remedies, and by the availability of equitable remedies, including specific performance and injunctive relief; and (C) no registration under the Securities Act of 1933, as amended, or qualification of an indenture under the Trust Indenture Act of 1939, as amended, will be required in connection with the issuance and delivery of the Liquidity Facility or the remarketing of the related 2024/2025 Series Bonds with the benefits thereof;

(ii) copies of any documents, agreements or arrangements related to or entered into directly or indirectly between the Agency and the entity issuing the related Liquidity Facility with respect to the transactions contemplated by that Liquidity Facility, which documents, agreements or arrangements must evidence, among other things, the agreement of the provider of the Non-Conforming Liquidity Facility or Self Liquidity to purchase Bank Bonds then held by the Bank on the Mandatory Tender Date;

(iii) letters from each Rating Agency then rating the 2024/2025 Series Bonds evidencing that the replacement of the Liquidity Facility with the proposed Non-Conforming Liquidity Facility or Self Liquidity will result in the reconfirmation of the then existing rating;

(iv) any other documents and opinions as the Agency may reasonably request, including evidence that all amounts due and payable to the Bank providing the then existing related Liquidity Facility have been paid;

(v) any disclosure document as the Remarketing Agent may reasonably request in connection with remarketing the affected 2024/2025 Series Bonds with a Non-Conforming Liquidity Facility or Self Liquidity;

(vi) if the related Liquidity Facility will provide liquidity support for less than all of a Series of the Outstanding 2024/2025 Series Bonds, the prior written consent of the Bank; and

(vii) if required to make the terms of this 2024/2025 Variable Rate Series Resolution consistent with the terms of the Liquidity Facility, a Series Resolution amending this 2024/2025 Variable Rate Series Resolution.

Section 13. The Tender Agent; The Remarketing Agent; The Calculation Agent.

13.01. Acceptance and Successors.

(a) One or more additional Tender Agents may be appointed by the Agency to the extent necessary to effectuate the rights of the Owners to tender 2024/2025 Series Bonds for purchase as provided herein. The Tender Agent will be entitled to compensation from the Agency for its services provided hereunder in accordance with the schedule of fees provided to, and agreed upon by, the Agency.

(b) The Tender Agent may at any time resign and be discharged of the duties and obligations created by this 2024/2025 Variable Rate Series Resolution by giving at least 60 days' written notice to the other Notice Parties, except that the resignation will not take effect until the appointment of, and acceptance by, a successor Tender Agent hereunder. The Tender Agent may be removed at any time by the Agency by a written instrument filed with the other Notice Parties and the appointment of, and acceptance by, a successor Tender Agent. Upon the resignation or removal of the Tender Agent, the Tender Agent must pay over, deliver and assign any moneys and 2024/2025 Series Bonds held by it in that capacity to its successor.

(c) If the position of Tender Agent becomes vacant for any reason, or if any bankruptcy, insolvency or similar proceeding is commenced by or against the Tender Agent, the Agency must appoint a successor Tender Agent to fill the vacancy and provide notice of the appointment to the Notice Parties. A written acceptance of office must be filed by the successor Tender Agent in the manner set forth in subsection (a) above. Any successor Tender Agent must be a corporation duly organized under the laws of the United States of America or any state or territory thereof, having a combined capital stock, surplus and undivided profits of at least \$30,000,000 (or, alternatively, maintains a line of credit with a commercial bank of at least \$30,000,000) and authorized by law to perform all of the duties imposed on it by this 2024/2025 Variable Rate Series Resolution.

13.02. General Responsibilities of Tender Agent.

(a) Prior to the Conversion of any Series (or portion thereof) of the 2024/2025 Series Bonds, the Tender Agent must perform the duties and obligations set forth in this 2024/2025 Variable Rate Series Resolution, and in particular:

(i) On each Purchase Date on which Liquidity Facility Bonds are to be purchased pursuant to the Liquidity Facility, the Tender Agent must direct the Bank thereunder pursuant to Section 13.03 to provide immediately available funds to be used for the purpose of purchasing tendered Liquidity Facility Bonds that have not been remarketed on that Purchase Date. The Tender Agent must remit immediately to the related Bank funds that are not so used to purchase

tendered Bonds. The Tender Agent must hold Bank Bonds in escrow for the benefit of the related Bank pending receipt of delivery instructions from the Bank; the Tender Agent may not release Bank Bonds to the Agency or the Remarketing Agent without the written confirmation from the related Bank that the Bank has received the full purchase price (including accrued interest) of the Bank Bonds.

(ii) The Tender Agent must hold all moneys delivered to it pursuant to each Liquidity Facility, as agent and bailee of, and in escrow for the benefit of the related Bondowners, in the related 2024/2025 Series Bond Purchase Account until moneys (A) if purchasing unremarketed Liquidity Facility Bonds pursuant to that Liquidity Facility, have been delivered to or for the account of the tendering Bondowners, or (B) if remitting to the Bank, funds that are not so used to purchase tendered Liquidity Facility Bonds, have been so remitted to or for the account of the related Bank. The moneys held by the Tender Agent under this subsection (ii) must be held uninvested and segregated from other funds.

(iii) While any 2024/2025 Series Bonds (or portions thereof) are FRNs, the Tender Agent shall perform the duties and obligations set forth in this 2024/2025 Variable Rate Series Resolution with respect to FRNs, and in particular, the Tender Agent shall hold all moneys delivered to it pursuant to a remarketing of FRNs and remit such funds to the account of the tendering Holders (or in the event of a Failed Remarketing, to the persons from whom the funds were received for purchase of FRNs). Such moneys held by the Tender Agent under this subsection (iii) shall be held segregated from other.

(b) In performing its duties and obligations hereunder, the Tender Agent must perform only the duties specifically set forth in this 2024/2025 Variable Rate Series Resolution and will be entitled to the protections limitations from liability and indemnities afforded to the Trustee hereunder. The Tender Agent will not be liable in connection with the performance of its duties hereunder except for its own willful misconduct or negligence, and the Tender Agent may not require additional indemnification prior to directing the Bank to provide funds necessary to purchase any Liquidity Facility Bonds pursuant to Sections 13.03(b) and 13.03(c) of the 2024/2025 Variable Rate Series Resolution.

(c) The Tender Agent may deal in 2024/2025 Series Bonds and with the Agency to the same extent and with the same effect as provided with respect to the Trustee and any Paying Agent.

(d) The Notice Parties will each cooperate to cause the necessary arrangements to be made and to be thereafter continued whereby funds from the sources specified herein and in the Liquidity Facility will be made available for the purchase of Bonds presented at the designated office of the Tender Agent, and to otherwise enable the Tender Agent to carry out its duties hereunder.

(e) The Tender Agent and the Remarketing Agent will cooperate to the extent necessary to permit the preparation, execution, issuance, authentication and delivery by

the Tender Agent of replacement Bonds in connection with the tender and remarketing of Bonds hereunder.

(f) The Tender Agent hereby waives any rights to, or liens on, any funds or obligations held by or owing to it.

13.03. Sources of Funds for the Purchase of Tendered Bonds.

(a) The Tender Agent may only make the payments called for under this 2024/2025 Variable Rate Series Resolution from funds transferred to it or directed by it for payment pursuant to this 2024/2025 Variable Rate Series Resolution and the related Liquidity Facility, which funds are immediately available to the Tender Agent for purposes of making those payments. Under no circumstances will the Tender Agent be obligated to expend any of its own funds in connection with this 2024/2025 Variable Rate Series Resolution or the performance of its duties hereunder. The Tender Agent will have no liability for interest on any moneys received or held by it.

(b) On the Business Day immediately preceding each Purchase Date, the Tender Agent must, by no later than 4:00 p.m., New York City time (or, in the case of Liquidity Facility Bonds bearing interest at the Daily Rate, on the Purchase Date, by no later than 11:30 a.m. New York City time), give each Bank electronic notice or telecopy notice with receipt confirmed telephonically of the aggregate Purchase Price of the related tendered Liquidity Facility Bonds and the amount of principal and interest, respectively, comprising that Purchase Price. On each Purchase Date, in the event that any Liquidity Facility Bonds tendered for purchase on that date are unable to be remarketed, the Tender Agent must, by no later than 11:30 a.m., New York City time, give the related Bank electronic notice or telecopy notice with receipt confirmed telephonically of the aggregate Purchase Price of the related tendered Liquidity Facility Bonds required to be purchased by the Tender Agent pursuant to the related Liquidity Facility, and the amount of principal and interest, respectively, comprising the Purchase Price. As soon as the Bank makes funds available to the Tender Agent for purchase of the related Liquidity Facility Bonds, but in any event funds must be made available not later than 2:00 p.m., New York City time, the Tender Agent is required to purchase therewith, for the account of the related Bank, that portion of the related tendered Liquidity Facility Bonds for which immediately available funds are not otherwise then available for those purchases under this 2024/2025 Variable Rate Series Resolution.

(c) The Remarketing Agent must deliver notice by not later than 4:00 p.m., New York City time on the day prior to each Purchase Date, or 11:00 a.m., New York City time on each Purchase Date in the case of Liquidity Facility Bonds bearing interest at the Daily Rate, of the aggregate principal amount of tendered Liquidity Facility Bonds that it has remarketed on that date. If the Remarketing Agent fails for any reason to deliver notice of the remarketing of the Liquidity Facility Bonds, then the Tender Agent must direct the related Bank to make available, in immediately available funds, an amount equal to 100 percent of the aggregate principal amount of all related Liquidity Facility Bonds tendered on that Purchase Date, plus accrued interest to that date. If the Remarketing Agent fails to deliver notice by not later than 11:00 a.m., New York City

time on the Purchase Date that it has received immediately available funds in the amount of the Purchase Price of all related Liquidity Facility Bonds tendered on that Purchase Date, then the Tender Agent must direct the related Bank to make available, in immediately available funds, an amount equal to 100 percent of the aggregate principal amount of all those Liquidity Facility Bonds, plus accrued interest to that date, less the amount of immediately available funds that the Remarketing Agent has given notice that it has received. Those moneys must be held, used for purchase and remitted as necessary in accordance with Section 13.03(b).

(d) Any Liquidity Facility Bonds that are purchased by a Bank will bear interest at the Bank Interest Rate, will be payable at the times and in the amounts and will be subject to the terms and provisions set forth in the related Liquidity Facility. Unless a Bank otherwise directs, any Liquidity Facility Bonds purchased by that Bank will be immediately registered in the name of that Bank as Owner (unless held through a securities depository, in which case the Liquidity Facility Bonds must be transferred in accordance with the procedures established by the securities depository) and that Bank will have all rights of an Owner of 2024/2025 Series Bonds except that the 2024/2025 Series Bonds purchased by the Bank will bear interest at the related Bank Interest Rate and may not be tendered while those 2024/2025 Series Bonds remain Bank Bonds.

13.04. Appointment of Remarketing Agent; Acceptance and Successors.

(a) The Remarketing Agent for any Series of 2024/2025 Series Bonds shall be as designated by an Authorized Officer at the time of issuance of such 2024/2025 Series Bonds. The designated Remarketing Agent will signify its acceptance of the duties and obligations imposed on it hereunder by duly executing and delivering a Remarketing Agreement.

(b) The Remarketing Agent for a Series of 2024/2025 Series Bonds may at any time resign and be discharged of the duties and obligations created by this 2024/2025 Variable Rate Series Resolution by giving at least 30 days' written notice to the Notice Parties, except that the resignation will not take effect until the appointment of, and acceptance by, a successor Remarketing Agent hereunder; provided, however, if a successor Remarketing Agent has not been appointed by the Agency and accepted the appointment within 60 days of the Remarketing Agent's notice of resignation, the resignation will become effective. The Remarketing Agent may be removed at any time by the Agency by at least 30 days' written notice filed with those parties, except that the Agency must not remove the Remarketing Agent until the appointment of, and acceptance by, a successor Remarketing Agent hereunder. Upon the resignation or removal of the Remarketing Agent, the Remarketing Agent must pay over, deliver and assign any monies and 2024/2025 Series Bonds held by it in that capacity to its successor.

(c) If the position of Remarketing Agent becomes vacant for any reason, or if any bankruptcy, insolvency or similar proceeding is commenced by or against the Remarketing Agent, the Agency must appoint a successor Remarketing Agent to fill the vacancy and provide notice of that appointment to the Notice Parties. A written acceptance of office must be filed by the successor Remarketing Agent in the manner set

forth in subsection (a) of this Section. Any successor Remarketing Agent must be a commercial bank, national banking association or trust company or member of the Financial Industry Regulatory Authority, having a capitalization of at least \$15,000,000 (or, alternatively, maintaining a line of credit from a commercial bank of at least \$15,000,000) and authorized by law to perform all of the duties imposed on it under this 2024/2025 Variable Rate Series Resolution.

13.05. General Responsibilities of Remarketing Agent.

(a) The Remarketing Agent must perform the duties and obligations set forth in the Remarketing Agreement and this 2024/2025 Variable Rate Series Resolution, and in particular must:

(i) solicit purchases of 2024/2025 Series Bonds or FRNs from investors able to purchase municipal bonds, effectuate and process those purchases, bill and receive payment for 2024/2025 Series Bonds purchased, and perform related functions in connection with the remarketing of 2024/2025 Series Bonds hereunder;

(ii) provide notice to the Tender Agent that the Remarketing Agent has received notices of tender pursuant to Section 11.09 of this 2024/2025 Variable Rate Series Resolution, the date of the tenders and the principal amount of Variable Rate Bonds to be tendered;

(iii) keep books and records as are consistent with prudent industry practice and that will document its action taken hereunder, and make the books and records available for inspection by the Notice Parties;

(iv) comply at all times with all applicable state and federal securities laws and other statutes, rules and regulations applicable to the offering and sale of the Bonds; and

(v) will not sell Variable Rate Bonds to the Agency unless the Agency delivers to the Trustee and the related Remarketing Agent (A) an opinion of Bond Counsel to the effect that that sale will not adversely affect the exclusion of interest on the Tax-Exempt Series Bonds, including the Variable Rate Bonds, from gross income of the owners thereof for federal income tax purposes and (B) an opinion of a nationally recognized bankruptcy counsel to the effect that a sale of those Variable Rate Bonds by the Remarketing Agent directly to the Agency would not constitute a preferential transfer or be subject to recapture in a bankruptcy of the Agency.

(b) In performing its duties and obligations hereunder, the Remarketing Agent must use the same degree of care and skill as a prudent person would exercise under the same circumstances in the conduct of his own affairs. The Remarketing Agent will not be liable in connection with the performance of its duties hereunder except for its own willful misconduct or negligence.

(c) The Remarketing Agent may deal in 2024/2025 Series Bonds and with the Agency to the same extent and with the same effect as provided with respect to the Trustee and any Paying Agent.

(d) The Notice Parties will each cooperate to cause the necessary arrangements to be made and thereafter continued whereby 2024/2025 Series Bonds prepared, executed, authenticated and issued hereunder will be made available to the Remarketing Agent to the extent necessary for delivery pursuant to Section 11.10(g) upon any Conversion.

(e) The Remarketing Agent hereby waives any right to, or lien on, any remarketing proceeds held by it and any funds held under the Resolutions with respect to any amounts owing to it.

13.06. Remarketing and Sale of Tendered Bonds.

(a) On any FRN Mandatory Tender Date or during any Delayed Remarketing Period, the Remarketing Agent will use its best efforts to sell all those FRNs to be tendered as set forth in Section 11.10(d) hereof.

(b) On any Purchase Date, the Remarketing Agent must offer for sale and use its best efforts to sell all related 2024/2025 Series Bonds tendered or deemed tendered at a price equal to the principal amount thereof plus accrued interest. The 2024/2025 Series Bonds so sold will bear interest from the date of sale at the Effective Rate. The Remarketing Agent must, at the time specified in Section 13.03(c), provide notice to the Tender Agent of the aggregate principal amount of the related 2024/2025 Series Bonds that have been sold; of the aggregate principal amount of related 2024/2025 Series Bonds that will be tendered but have not been sold; of the amount of immediately available funds it has received in respect of the remarketing of the related 2024/2025 Series Bonds; and that the Remarketing Agent commits to deliver to the Tender Agent the amount specified in the notice as having been sold, by 2:30 p.m., New York City time, on the Purchase Date, as described in Section 13.07.

(c) The Remarketing Agent must suspend its remarketing efforts with respect to a Series (or portion thereof) of Variable Rate Bonds or FRNs upon the occurrence and continuation of (i) any Event of Default as provided herein, (ii) any Termination Event under the related Liquidity Facility and the related Bank's termination of its commitment to purchase related 2024/2025 Series Bonds tendered hereunder and (iii) if the Bank breaches its obligation to purchase related 2024/2025 Series Bonds tendered not remarketed. The Remarketing Agent may also suspend its remarketing efforts in certain circumstances as described in the Remarketing Agreement.

(d) Unless the Bank has notified the Remarketing Agent and the Agency that it has elected to hold 2024/2025 Series Bonds at the related Effective Rate and those 2024/2025 Series Bonds will not be considered Bank Bonds notwithstanding that they were purchased with funds of the Bank pursuant to a Liquidity Facility, the Remarketing Agent must offer for sale and use its best efforts to sell all 2024/2025 Series Bonds that

are held by the Bank pursuant to the related Liquidity Facility at a price equal to the principal amount thereof. The 2024/2025 Series Bonds so sold will bear interest from the date of sale at the Effective Rate. The Remarketing Agent will notify the related Bank when it has located a purchaser for some or all of the Bank Bonds then held by the Bank and the proposed Purchase Date for those Bank Bonds.

13.07. Application of Proceeds From Sale of Tendered Bonds. The proceeds of sale of any 2024/2025 Series Bond sold by the Remarketing Agent pursuant to this Section 13 must be transferred, by no later than 2:30 p.m., New York City time, on the Purchase Date of those Bonds, by or at the direction of the Remarketing Agent by wire transfer in immediately available funds to DTC for distribution to the accounts established thereunder for Beneficial Owners of those 2024/2025 Series Bonds; provided, however, if the Remarketing Agent has given notice of resignation pursuant to Section 13.04(b) of this 2024/2025 Variable Rate Series Resolution and a successor Remarketing Agent has not yet been appointed by the Agency, then the Remarketing Agent must deliver any proceeds of sale of any 2024/2025 Series Bonds to the Tender Agent by 11:00 a.m., New York City time, on the Purchase Date of those 2024/2025 Series Bonds. Transfers of ownership interests in the 2024/2025 Series Bonds, while the Bonds are Book-Entry Bonds, are to be accomplished by entries made on the books of DTC Participants acting on behalf of Beneficial Owners of the 2024/2025 Series Bonds.

13.08. Determination and Notice of Interest Rate. The Remarketing Agent must give immediately notice of the Effective Rate for Variable Rate Bonds or the Fixed Interest Rate or the Index Adjustment Factor by telephone to the Trustee, and must promptly thereafter confirm the same in writing to the Notice Parties.

13.09. Appointment of Calculation Agent; Acceptances and Successors.

(a) The Agency hereby appoints Computershare Trust Company, National Association as Calculation Agent with respect to the 2024/2025 Series Bonds.

(b) The Calculation Agent may at any time resign and be discharged of the duties and obligations created by this 2024/2025 Variable Rate Series Resolution by giving at least 60 days' written notice to the other Notice Parties, except that that resignation will not take effect until the appointment of a successor Calculation Agent hereunder. The Calculation Agent may be removed at any time by the Agency by a written instrument filed with the other Notice Parties, except that that removal will not take effect until the appointment of a successor Calculation Agent hereunder.

(c) If the position of Calculation Agent becomes vacant for any reason, or if any bankruptcy, insolvency or similar proceeding is commenced by or against the Calculation Agent, the Agency must appoint a successor Calculation Agent to fill the vacancy and provide notice of that appointment to the Notice Parties. A written acceptance of office must be filed by the successor Calculation Agent.

13.10. General Responsibilities of Calculation Agent. The Calculation Agent will determine the Adjusted Rate on each Rate Determination Date for related Series (or portion thereof) of FRNs in accordance with this 2024/2025 Variable Rate Series Resolution.

Section 14. Discretion of Authorized Officer.

14.01. Discretion of Authorized Officer. An Authorized Officer shall determine the number and aggregate principal amount of each Series of the 2024/2025 Series Bonds, subject to the limitations in Section 2.01 of this 2024/2025 Variable Rate Series Resolution. Notwithstanding anything contained in the foregoing sections of this 2024/2025 Variable Rate Series Resolution, if an Authorized Officer, upon consultation with the Chair and upon the advice of Bond Counsel or counsel to the Agency, determines that it is not in the best interests of the Agency to issue and sell a Series of the 2024/2025 Series Bonds (subject to any applicable provisions of any bond purchase agreement theretofore executed or the terms and conditions of the public sale of a Series of the 2024/2025 Series Bonds following the award thereof), then such Series of the 2024/2025 Series Bonds will not be issued or sold in accordance with this 2024/2025 Variable Rate Series Resolution.

Adopted by the Minnesota Housing
Finance Agency this 27th day of
June, 2024.

By: _____
Chair

Attest: _____
Commissioner

[Resolution No. MHFA 24-045]

EXHIBIT A

[Form of 2024/2025 Series Bonds]

No. _____ \$ _____

UNITED STATES OF AMERICA - STATE OF MINNESOTA

MINNESOTA HOUSING FINANCE AGENCY

RESIDENTIAL HOUSING FINANCE BOND, [2024][2025] SERIES [__] [(TAXABLE)]

<u>Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>

The Minnesota Housing Finance Agency, a public body corporate and politic organized and existing under the provisions of Minnesota Statutes, Chapter 462A, for value received promises to pay to

CEDE & CO.

or registered assigns, the principal sum of

_____ DOLLARS

on the maturity date specified above, with interest thereon from the Date of Original Issue set forth above and to pay interest on the principal amount in like manner at the rates per annum and on the dates determined and described herein and in the Series Resolution (as defined herein), payable on each January 1 and July 1, commencing _____ 1, 20____, to the order of the registered owner hereof as shown on the Bond Register maintained by the Trustee (as hereinafter defined), with respect to Variable Rate Bonds, on the business day immediately prior to that interest payment date and, in all other cases, on the fifteenth (15th day (whether or not a business day) of the immediately preceding month, subject to the provisions referred to herein with respect to the redemption of principal before maturity, mandatory tender or conversion (the "Conversion") of the interest rate to a fixed interest rate or to an indexed rate. Prior to Conversion, the [2024][2025] Series__ Bond will bear interest at a variable rate (the "Effective Rate") based on a Daily Mode Period, Weekly Mode Period, Monthly Mode Period, Quarterly Mode Period or Semiannual Mode Period (each a "Mode Period") subject to and in accordance with the 2024/2025 Variable Rate Series Resolution (hereinafter defined). The [2024][2025] Series__ Bond will initially bear interest at the Effective Rate based on a Weekly Mode Period. After Conversion, the [2024][2025] Series __ Bond will bear interest at the fixed interest rate (the "Fixed Interest Rate") or an indexed rate (the "Indexed Rate"), as applicable, subject to and in accordance with the 2024/2025 Variable Rate Series Resolution described herein until the Agency's obligation with respect to the payment of that principal amount is discharged, provided that, in any event, Bank Bonds (as defined herein) will bear interest in accordance with the Liquidity Facility. Thereafter, interest will be payable as provided in the 2024/2025 Variable

Rate Series Resolution. The interest hereon and, upon presentation and surrender hereof, the principal and any redemption premium with respect to the [2024][2025] Series __ Bonds are payable in lawful money of the United States by check or draft, or other agreed means of payment, by Computershare Trust Company, National Association, in St. Paul, Minnesota, successor Trustee under the Bond Resolution referred to below, or its successor (the “Trustee”). The purchase price hereof is payable, solely from the sources set forth in the 2024/2025 Variable Rate Series Resolution, upon surrender hereof to Computershare Trust Company, National Association, in St. Paul, Minnesota, and its successors and assigns, as tender agent (the “Tender Agent”), under the conditions set forth in the Series Resolution. For the prompt and full payment thereof when due the full faith and credit of the Agency are irrevocably pledged. This [2024][2025] Series __ Bond is a general obligation of the Agency, payable out of any of its moneys, assets or revenues, subject to the provisions of resolutions or indentures now or hereafter pledging particular moneys, assets or revenues to particular notes or bonds, or state or federal laws appropriating particular funds for a specified purpose. The Agency has no taxing power. The State of Minnesota is not liable hereon, and this [2024][2025] Series ____ Bond is not a debt of the State. *Capitalized terms used herein and not otherwise defined herein have the meanings assigned to those terms in the 2024/2025 Variable Rate Series Resolution hereinafter described.*

This [2024][2025] Series __ Bond is one of a duly authorized Series of Residential Housing Finance Bonds, [2024][2025] Series [___] [(Taxable)], in the original principal amount of \$ _____ (the “[2024][2025] Series __ Bonds”), issued to provide funds needed for the Agency’s Program of making or purchasing Program Securities to facilitate the purchase, development or rehabilitation of a sufficient supply of residential housing in Minnesota at prices that persons and families of low and moderate income can afford. The [2024][2025] Series __ Bonds are issued under and pursuant to the Agency’s Amended and Restated Residential Housing Finance Bond Resolution, adopted August 24, 1995, as amended and supplemented (the “Bond Resolution”), and the Agency’s Series Resolution, adopted June 27, 2024 (the “2024/2025 Variable Rate Series Resolution”), to which resolutions, including all supplemental resolutions that may be adopted pursuant to the provisions thereof, reference is made for a description of the revenues, moneys, securities, funds and accounts pledged to the Trustee for the security of the Owners of the [2024][2025] Series ____ Bonds, the respective rights thereunder of the Agency, the Trustee and other Fiduciaries and the Owners of the [2024][2025] Series __ Bonds, and the terms upon which the [2024][2025] Series __ Bonds are issued, delivered and secured. [The [2024][2025] Series ____ Bonds are issued contemporaneously with the Agency’s Residential Housing Finance Bonds, [2024][2025] Series __, 2024/2025 Series ____ and [2024][2025] Series __.]

Prior to a Conversion Date, the [2024][2025] Series __ Bonds will be issued as fully registered Bonds without coupons in the denominations of (i) during a Daily Mode Period, a Weekly Mode Period, a Monthly Mode Period or a Quarterly Mode Period with respect to Liquidity Facility Bonds, \$100,000 or integral multiples of \$5,000 in excess of \$100,000, (ii) while the Variable Rate Bonds are Unenhanced Variable Rate Bonds, \$25,000 or integral multiples thereof, and (iii) during a Semiannual Mode Period, \$5,000 or integral multiples thereof. From and after a Conversion Date, the [2024][2025] Series __ Bonds will be issuable as fully registered bonds in denominations of \$5,000 or any integral multiple thereof.

Prior to a Conversion, the [2024][2025] Series __ Bonds are subject to optional redemption prior to maturity at the option of the Agency from any source of funds, in whole or in part (and if in part in an Authorized Denomination) on any Business Day, at a redemption price equal to 100 percent of the principal amount thereof plus accrued interest, if any, to the redemption date.

All [2024][2025] Series __ Bonds are subject to: (i) special redemption at any time, at a price of par plus accrued interest, without premium, from unexpended proceeds of the [2024][2025] Series __ Bonds not used to purchase Program Securities or refund the related Refunded Bonds, if any, and from allocable amounts, if any, held in the [2024][2025] __ Series Accounts in the Debt Service Reserve Fund and Insurance Reserve Fund and (ii) special redemption at any time at a price of par plus accrued interest, without premium, from Excess Revenues (as hereinafter defined) on deposit in the Revenue Fund. "Excess Revenues," for this purpose, means Revenues, including Prepayments, on deposit in the Revenue Fund received in excess of (i) the Principal Installments and interest from time to time due and payable on Bonds Outstanding under the Bond Resolution, (ii) amounts required by the provisions of series resolutions heretofore or hereafter adopted to be used for the mandatory redemption of certain Outstanding Bonds as specified in the series resolutions, (iii) amounts required to maintain the required balance in the Debt Service Reserve Fund and Insurance Reserve Fund, (iv) amounts payable to a Swap Counterparty, and (v) amounts required to pay fees and other costs of the Agency in connection with the Program.

Upon redemption of any of the [2024][2025] Series __ Bonds, other than through the application of sinking fund installments, the maturities and amounts of the [2024][2025] Series __ Bonds to be redeemed, and the amounts by which particular sinking fund installments shall be reduced in consequence of the redemption of [2024][2025] Series __ Bonds, will be selected by the Agency in a manner determined to have no material adverse effect on its ability to pay when due the Principal Installments of and interest on all Bonds Outstanding under the Bond Resolution after such redemption.

Notice of any redemption of [2024][2025] Series __ Bonds will be given by immediate notice and mailed, by first class mail, postage prepaid, to the last address on the registry books of the registered owner of any [2024][2025] Series __ Bonds, not less than 20 days before the redemption date. Notice having been given, the [2024][2025] Series __ Bonds or portions of [2024][2025] Series __ Bonds specified will be due and payable at the specified redemption date and price, with accrued interest, and funds for that payment being held by or on behalf of the Trustee so as to be available therefor, interest thereon will cease to accrue, and those [2024][2025] Series __ Bonds or portions thereof will no longer be considered Outstanding under the Bond Resolution. Any failure to give that mailed notice, or defect therein, will not impair the validity of redemption of any [2024][2025] Series __ Bonds not affected by that defect or failure.

Bank Bonds will be redeemed on the dates and in the amounts required by the Liquidity Facility.

Prior to any Conversion of the [2024][2025] Series __ Bonds, the Owners of Liquidity Facility Bonds may elect to tender their [2024][2025] Series __ Bonds, which, if so tendered,

upon proper notice to the Remarketing Agent or Tender Agent, as applicable, at the times and in the manner set forth in the Mode Period Chart for variable rate bonds included in the 2024/2025 Variable Rate Series Resolution, will be purchased on the next Effective Rate Date (or, in the case of Liquidity Facility Bonds in a Weekly Mode, on the purchase date specified in the Tender Notice) at the Purchase Price. Notice of tender for purchase of [2024][2025] Series __ Bonds by the Owners hereof must be in writing and will be irrevocable once the notice is given by the Owner hereof to the Remarketing Agent or the Tender Agent, as directed in the Mode Period Chart.

Prior to Conversion, Owners of Unenhanced Variable Rate Bonds may elect to tender their Unenhanced Variable Rate Bonds, which, if so tendered upon proper notice to the Remarketing Agent or the Tender Agent, as applicable, at the times and in the manner set forth in the Mode Period Chart, will be purchased on the next Effective Rate Date at a price equal to 100 percent of the principal amount thereof plus accrued interest. The notice of optional tender for purchase of Unenhanced Variable Rate Bonds by the registered owners hereof will be irrevocable once the notice is given to the Remarketing Agent. Upon receipt of a notice of optional tender for purchase of Unenhanced Variable Rate Bonds by the registered owners hereof, the Remarketing Agent must promptly notify the Tender Agent of receipt of the notice. The notice of tender for purchase of Unenhanced Variable Rate Bonds by the Owners thereof will be in writing and will be irrevocable once the notice is given to the Remarketing Agent or the Tender Agent as directed in the Mode Period Chart.

The [2024][2025] Series __ Bonds or any portion thereof, as applicable, are subject to mandatory tender for purchase (with no right to retain) (i) on each Mode Change Date and each Unenhanced Variable Rate Bonds Change Date, (ii) with respect to a Liquidity Expiration Event, not less than five days prior to the scheduled expiration or earlier termination of the Liquidity Facility, (iii) on the effective date of an Alternate Liquidity Facility, if such Mandatory Tender has not already occurred pursuant to subsection (ii) above, (iv) on any Conversion Date, and (v) upon receipt of a Notice of Termination of Commitment to Purchase (as described in the Liquidity Facility) by the Trustee, not less than five days prior to the termination date set forth therein (each a “Mandatory Tender Date”), at the Purchase Price, subject to the conditions described in the 2024/2025 Variable Rate Series Resolution. In connection with any mandatory tender of [2024][2025] Series __ Bonds upon a Mandatory Tender Date, the Trustee will deliver a notice of mandatory tender stating the reason for the mandatory tender to Owners at least 15 days prior to the Mandatory Tender Date, and that all Owners subject to that mandatory tender will be deemed to have tendered their [2024][2025] Series __ Bonds upon that date.

On each date on which Liquidity Facility Bonds are required to be tendered and purchased, the Remarketing Agent must use its best efforts as described in the 2024/2025 Variable Rate Series Resolution to sell those Liquidity Facility Bonds. In the event the Remarketing Agent is unable to remarket the Liquidity Facility Bonds so tendered, the Bank must, pursuant to the Series Resolution, purchase those Bonds (the “Bank Bonds”) in accordance with the Liquidity Facility. In the event the Remarketing Agent is unable to remarket any Unenhanced Variable Rate Bonds so tendered, those Unenhanced Variable Rate Bonds will bear interest at the Unenhanced Variable Rate Bonds Non-Remarketed Rate.

Any [2024][2025] Series __ Bonds not tendered and delivered to the Tender Agent on or prior to its Mandatory Tender Date (“Untendered Bonds”), for which there have been irrevocably deposited in trust with the Trustee the purchase price equal to the principal amount of those [2024][2025] Series __ Bonds plus accrued interest will be deemed to have been tendered and purchased on that Mandatory Tender Date. Owners of Untendered Bonds will not be entitled to any payment (including any interest to accrue on or after the Mandatory Tender Date) other than the principal amount of those Untendered Bonds, plus accrued interest to the day preceding the Mandatory Tender Date, and those Owners will no longer be entitled to the benefits of the Series Resolution, except for the purpose of payment of the purchase price. Bond certificates will be issued in place of Untendered Bonds and, after the issuance of the replacement Variable Rate Bond certificates, those Untendered Bonds will be deemed purchased, canceled, and no longer Outstanding under the Bond Resolution.

UNENHANCED VARIABLE RATE BONDS WILL NOT BE SUPPORTED BY A LETTER OF CREDIT, LINE OF CREDIT, STANDBY BOND PURCHASE AGREEMENT OR ANY OTHER LIQUIDITY FACILITY. If the Remarketing Agent cannot successfully remarket any Unenhanced Variable Rate Bonds subject to optional or mandatory tender for purchase, the Owners thereof do not have the right to have those Unenhanced Variable Rate Bonds purchased upon tender. Any Unenhanced Variable Rate Bond that is subject to optional or mandatory tender for purchase that the Remarketing Agent, after using its best efforts, is unable to remarket in accordance with the Series Resolution, at a price equal to 100 percent of the principal amount thereof, plus accrued interest, by 11:05 a.m., on the date scheduled for that purchase, whether the inability is because of market conditions or otherwise, will bear interest at the Unenhanced Variable Rate Non-Remarketed Rate and be subject to tender for purchase as described in the 2024/2025 Variable Rate Series Resolution.

The Remarketing Agent will continue to use its best efforts each Business Day to remarket that Unenhanced Variable Rate Bond in accordance with the Series Resolution at a price equal to 100 percent of the principal amount thereof, plus accrued interest. In connection therewith, the Remarketing Agent will consider each day to be a Rate Determination Date for that Unenhanced Variable Rate Bond. During the period of time from and including the initial date that any Unenhanced Variable Rate Bond was to be purchased to (but not including) the date that the Unenhanced Variable Rate Bond is successfully remarketed (the “Non-Remarketing Period”), that Unenhanced Variable Rate Bond will bear interest at a rate per annum equal to the Unenhanced Variable Rate Bonds Non-Remarketed Rate determined from time to time as described in the Series Resolution. Notwithstanding the provisions of the 2024/2025 Variable Rate Series Resolution, if a failure to pay principal, interest or premium on any Unenhanced Variable Rate Bond when due has occurred, that Unenhanced Variable Rate Bonds will bear interest during each Mode Period for any portion thereof at a rate per annum equal to the Unenhanced Variable Rate Bonds Default Rate for the period from the time from and including the initial date of the failure to (but not including) the date on which the failure has ceased to be continuing.

The Agency has issued other Series of Bonds and the Bond Resolution authorizes additional Series of Bonds to be issued (collectively, with the [2024][2025] Series __ Bonds, the “Bonds”), all of which are secured by the pledge made and security interest granted therein, regardless of the times of issue or maturity, are of equal rank without preference, priority or

distinction of any Bond of any Series over any other except as expressly provided or permitted in the Bond Resolution; subject to conditions specified in the Bond Resolution, including conditions that upon the issuance of each Series of Bonds (a) the amount held by the Trustee in the Debt Service Reserve Fund and Insurance Reserve Fund will be increased to an amount not less than their respective requirements effective after the issuance of the Bonds, and (b) each Rating Agency will confirm that issuance of the Bonds will not impair the then existing rating on the Outstanding Bonds.

The Bond Resolution permits, with certain exceptions, the modification or amendment thereof and of the rights and obligations of the Agency and of the Owners of the Bonds thereunder, by a supplemental bond resolution adopted with the written consent, filed with the Trustee, of the Owners of at least a majority in principal amount of the Bonds Outstanding or affected by the amendment at the time the consent is given. Any resolution will be binding upon the Agency and all Fiduciaries and Owners of Bonds at the expiration of thirty days after filing with the Trustee of proof of the mailing of notice that the required consent has been given. Supplemental resolutions may also be adopted, effective immediately, for the purpose of adding restrictions on or covenants by or surrendering privileges of the Agency, authorizing additional Bonds, or making provisions affecting only Bonds not yet issued or reasonably necessary to assure that interest on an applicable Series of Bonds will be, or remains, excludable from gross income under the Code; and may also be adopted, effective upon consent of the Trustee, for the purpose of curing or correcting an ambiguity, omission, defect or inconsistency, or inserting provisions not inconsistent with the Bond Resolution, clarifying matters or questions arising under it, or for any other purpose as will not be, in the opinion of the Trustee, materially adverse to the security or other interests of the Bondowners. Every Owner hereof is deemed by its purchase and retention of this [2024][2025] Series __ Bonds to consent to be bound by every supplemental resolution and every modification and amendment adopted in accordance with the provisions of the Bond Resolution, whether or not noted or endorsed hereon or incorporated herein.

No Owner of any [2024][2025] Series __ Bond may 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 thereunder or for any other remedy thereunder except upon the conditions therein provided, but nothing therein affects or impairs the right of any Owner to enforce the payment of the principal of and interest on any [2024][2025] Series __ Bonds held by that Owner, or the obligation of the Agency to pay the same at the time and place expressed in the [2024][2025] Series __ Bonds.

IT IS CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to exist, to happen and to be performed precedent to and in the issuance of this [2024][2025] Series __ Bonds in order to make it a valid and binding general obligation of the Agency in accordance with its terms do exist, have happened and have been performed in due form, time and manner as so required; that the issuance of this [2024][2025] Series __ Bonds does not cause the indebtedness of the Agency to exceed any constitutional or statutory limitation; and that the opinion attached hereto is a full and correct copy of the legal opinion given by Bond Counsel with reference to the [2024][2025] Series __ Bonds, dated the date of original issuance and delivery of the [2024][2025] Series __ Bonds.

As provided in the Bond Resolution and subject to certain limitations set forth therein, this [2024][2025] Series __ Bond is transferable upon the books of the Agency at the designated corporate trust office of the Trustee, by the registered owner hereof in person or by the owner's attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Trustee, duly executed by the registered owner or the owner's duly authorized attorney and may also be surrendered in exchange for [2024][2025] Series __ Bonds of other authorized denominations. Upon the transfer or exchange the Agency will cause to be issued in the name of the transferee or owner a new [2024][2025] Series __ Bond of the same aggregate principal amount, maturity, interest rate and terms as the surrendered [2024][2025] Series __ Bond, subject to reimbursement for any tax, fee or governmental charge required to be paid by the Agency or the Trustee with respect to the transfer.

Notwithstanding any other provisions of this [2024][2025] Series __ Bond, so long as this [2024][2025] Series __ Bond is registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Trustee will pay all principal of, premium, if any, and interest on this [2024][2025] Series __ Bond, and will give all notices with respect to this [2024][2025] Series __ Bond, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or other securities depository as agreed to by the Agency.

The Agency and the Trustee may deem and treat the person in whose name this [2024][2025] Series __ Bond is registered upon the books of the Agency as the absolute owner hereof, whether this [2024][2025] Series __ Bond is overdue or not, for the purpose of receiving payment of or on account of the principal, redemption price or interest and for all other purposes, and all payments so made to the registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability upon this [2024][2025] Series __ Bond to the extent of the sum or sums so paid, and neither the Agency nor the Trustee will be affected by any notice to the contrary.

Unless the Trustee's Certificate hereon has been manually executed on behalf of the Trustee, this [2024][2025] Series __ Bond will not be entitled to any benefit under the Bond and Series Resolutions or be valid or obligatory for any purpose.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Agency has caused this [2024][2025] Series __ Bond to be executed by the facsimile signatures of its Chairperson and Commissioner, the Agency having no corporate seal.

Date of Authentication: _____, [2024][2025]

Trustee’s Certificate

MINNESOTA HOUSING FINANCE AGENCY

This is one of the [2024][2025] Series ____ Bonds delivered pursuant to the Bond Resolution and 2024/2025 Variable Rate Series Resolution mentioned within.

COMPUTERSHARE TRUST
COMPANY, NATIONAL
ASSOCIATION,
as successor Trustee

By: (Facsimile Signature)
Chairperson

Attest: (Facsimile signature)
Commissioner

By _____
Authorized Representative

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

(please print or type name and address of transferee)

the within [2024][2025] Series __ Bond and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney to transfer the within [2024][2025] Series __ Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

NOTICE: The assignor’s signature to this assignment must correspond with the name as it appears upon the face of the within Series Bond in every particular, without alteration or enlargement or any change whatsoever

Signature Guaranteed:

Signature(s) must be guaranteed by an “eligible guarantor institution” meeting the requirements of the Trustee, which requirements include membership or participation in STAMP or such other “signature guaranty program” as may be determined by the Trustee in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Please insert social security or other identifying number of assignee:

NEW ISSUE

RATINGS: Moody's: 2024 Series OPQ: "_____" 2024 Series R: "_____"

S&P: 2024 Series OPQ: "_____" 2024 Series R: "_____"

(See "Ratings" herein.)

Minnesota Housing Finance Agency has prepared this Official Statement to provide information about the Series Bonds. Selected information is presented on this cover page for the convenience of the user. To make an informed decision regarding the purchase of the Series Bonds, a prospective investor should read all of this Official Statement. Capitalized terms used on this cover page have the meanings given in this Official Statement.



\$225,000,000*

Minnesota Housing Finance Agency

\$_____,000* Residential Housing Finance Bonds, 2024 Series O (AMT)
 \$_____,000* Residential Housing Finance Bonds, 2024 Series P (Non-AMT)
 \$_____,000* Residential Housing Finance Bonds, 2024 Series Q (Taxable)
 \$_____,000* Residential Housing Finance Bonds, 2024 Series R (Taxable)¹
 (Social Bonds)



Dated Date: Date of Delivery

Due: As shown on inside front cover

Tax Exemption In the opinion of Bond Counsel, under existing laws, regulations, rulings, and judicial decisions and assuming the accuracy of certain representations and continuing compliance with certain covenants, interest on the 2024 Series O Bonds and the 2024 Series P Bonds (the "Tax-Exempt Series Bonds") is excludable from gross income for federal income tax purposes and is not includable in taxable net income of individuals, trusts and estates for state of Minnesota (the "State") income tax purposes. Interest on the 2024 Series P Bonds is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. Interest on the 2024 Series P Bonds may affect the federal alternative minimum tax imposed on certain corporations. Interest on the 2024 Series Q Bonds and the 2024 Series R Bonds is includable in gross income for purposes of federal income taxation and is includable in the taxable net income of individuals, trusts and estates for State income tax purposes. For additional information, see "Tax Exemption and Related Considerations" herein.

Redemption and Tender The Agency may redeem all or a portion of the Series Bonds by optional or special redemption, and must redeem a portion of the Series Bonds by mandatory sinking fund redemption, as described under "The Series Bonds" herein. Owners of the 2024 Series R Bonds will have the option, and may be required, to tender their Series Bonds at par, as described under "The Series Bonds" herein.

Security Payment of principal and interest on the Series Bonds is secured, on an equal basis with payment of principal and interest on all Outstanding Bonds that the Agency has issued, and may subsequently issue, under the Bond Resolution, by the Agency's pledge of all Bond proceeds, Program Obligations, Investment Obligations, Revenues and other assets held under the Bond Resolution, except as otherwise expressly provided in the Bond Resolution or in a Series Resolution. The Series Bonds are also general obligations of the Agency, payable out of any of its generally available moneys, assets or revenues. *The Agency has no taxing power. The State is not liable for the payment of the Series Bonds and the Series Bonds are not a debt of the State.* (See "Security for the Bonds" herein.) Liquidity support for the purchase of any 2024 Series R Bonds tendered will, subject to the terms and conditions of that support, initially be provided by _____. See "Liquidity Facility" and "Security for the Bonds" herein.

Interest Payment Dates January 1 and July 1, commencing January 1, 2025,* and, in respect of a Series Bond to be redeemed, the redemption date.

Denominations \$5,000 or any integral multiple thereof for the 2024 Series O Bonds, the 2024 Series P Bonds and the 2024 Series Q Bonds, and \$100,000 or any integral multiple of \$5,000 in excess thereof for the 2024 Series R Bonds.

Closing/Settlement _____, 2024* through the facilities of DTC in New York, New York.

Bond Counsel Kutak Rock LLP.

Underwriters' Counsel Dorsey & Whitney LLP.

Trustee Computershare Trust Company, National Association, in St. Paul, Minnesota.

Book-Entry-Only System The Depository Trust Company. See Appendix E hereto.

The Series Bonds are offered when, as and if issued, subject to withdrawal or modification of the offer without notice and to the opinion of Kutak Rock LLP, Bond Counsel, as to the validity of the Series Bonds and the tax exemption of interest on the Tax-Exempt Series Bonds.

RBC Capital Markets

Morgan Stanley

Northland Securities

Piper Sandler & Co.

Wells Fargo Securities

The date of this Official Statement is _____, 2024.

_____ is the initial Remarketing Agent for the 2024 Series R Bonds.

*Preliminary; subject to change.

¹Long-term variable rate.

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND PRICES*

2024 Series O Bonds (AMT) (Social Bonds)

Due*	Principal Amount*	Interest Rate	\$,000* Serial Bonds		Principal Amount*	Interest Rate	CUSIP**
			CUSIP**	Due*		%	

Price of Serial Bonds — %

\$,000* % Term Bonds Due 1, * at % (CUSIP **)

2024 Series P Bonds (Non-AMT) (Social Bonds)

\$,000* % PAC Term Bonds Due 1, * at % (CUSIP **)

2024 Series Q Bonds (Taxable) (Social Bonds)

Due*	Principal Amount*	Interest Rate	\$,000* Serial Bonds		Principal Amount*	Interest Rate	CUSIP**
			CUSIP**	Due*		%	

Price of Serial Bonds — %

\$,000* % Term Bonds Due 1, * at % (CUSIP **)

\$,000* % Term Bonds Due 1, * at % (CUSIP **)

\$,000* % Term Bonds Due 1, * at % (CUSIP **)

2024 Series R Bonds (Taxable) (Social Bonds)

\$,000,000* Variable Rate Demand Term Bonds Due 1, * (CUSIP **)
 (The initial interest rate on the 2024 Series R Bonds will be set forth
 in a certificate of RBC Capital Markets, LLC delivered to the Trustee at closing.)
 Price of 2024 Series R Bonds — 100%

*Preliminary; subject to change.

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None of Minnesota Housing Finance Agency, _____ (the “Initial Liquidity Provider”), or any of the Underwriters has authorized any dealer, broker, salesperson or other person to give any information or representations, other than those contained in this Official Statement. Prospective investors must not rely on any other information or representations as being an offer to buy. No person may offer or sell Series Bonds in any jurisdiction in which it is unlawful for that person to make that offer, solicitation or sale. The information and expressions of opinion in this Official Statement may change without notice. Neither the delivery of the Official Statement nor any sale of the Series Bonds will, under any circumstances, imply that there has been no change in the affairs of the Agency or the Initial Liquidity Provider since the date of this Official Statement.

This Official Statement contains statements that, to the extent they are not recitations of historical fact, constitute “forward-looking statements.” In this respect, the words “estimate,” “intend,” “expect,” and similar expressions are intended to identify forward-looking statements. A number of important factors affecting the Agency, its Program and the Series Bonds could cause actual results to differ materially from those contemplated in the forward-looking statements.

The Underwriters have reviewed the information in this Official Statement in accordance with, and as a part of, their respective responsibilities under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of the information.

In connection with this offering, the Underwriters may over-allot or effect transactions that stabilize or maintain the market price of the Series Bonds at a level above that which might otherwise prevail in the open market. This stabilizing, if commenced, may be discontinued.

NO FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY HAS RECOMMENDED THESE SECURITIES. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	4
DESIGNATION OF THE SERIES BONDS AS SOCIAL BONDS	7
THE AGENCY	8
ESTIMATED SOURCES AND USES OF FUNDS	17
THE SERIES BONDS	17
LIQUIDITY FACILITY	29
SECURITY FOR THE BONDS	30
THE RESIDENTIAL HOUSING FINANCE PROGRAM	33
OTHER PROGRAMS	39
TAX EXEMPTION AND RELATED CONSIDERATIONS	40
LITIGATION	46
LEGAL MATTERS	46
RATINGS	46
TRUSTEE	47
FINANCIAL ADVISOR	47
UNDERWRITING	47
MISCELLANEOUS	48
APPENDIX A-1 AUDITED FINANCIAL STATEMENTS OF THE AGENCY FOR THE FISCAL YEAR ENDED JUNE 30, 2023	
APPENDIX A-2 FINANCIAL STATEMENTS OF CERTAIN FUNDS OF THE AGENCY (EXCLUDING STATE APPROPRIATED AND FEDERAL APPROPRIATED FUNDS) AS OF MARCH 31, 2024, AND FOR THE NINE MONTHS THEN ENDED (UNAUDITED)	
APPENDIX B SUMMARY OF CONTINUING DISCLOSURE UNDERTAKING	
APPENDIX C SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION	
APPENDIX D MORTGAGE INSURANCE PROGRAMS AND STATE LAWS AFFECTING FORECLOSURES	
APPENDIX E BOOK-ENTRY-ONLY SYSTEM	
APPENDIX F FORM OF OPINION OF BOND COUNSEL	
APPENDIX G CERTAIN INFORMATION RELATING TO THE RHFB WHOLE LOAN MORTGAGE PORTFOLIO	
APPENDIX H CERTAIN INFORMATION RELATING TO LIQUIDITY FACILITIES FOR CERTAIN OUTSTANDING BONDS	
APPENDIX I CERTAIN INFORMATION RELATING TO GNMA, FANNIE MAE, FREDDIE MAC AND CERTAIN PROGRAM SECURITIES AND THE MASTER SERVICER	
APPENDIX J CERTAIN DEFINITIONS WITH RESPECT TO THE 2024 SERIES R BONDS	
APPENDIX K SUMMARY OF CERTAIN PROVISIONS OF AND RELATING TO THE STANDBY BOND PURCHASE AGREEMENT	
APPENDIX L CERTAIN INFORMATION REGARDING THE INITIAL LIQUIDITY PROVIDER	
APPENDIX M USE OF PROCEEDS REPORT	
APPENDIX N KESTREL’S SECOND PARTY OPINION	

OFFICIAL STATEMENT
relating to
\$225,000,000*
MINNESOTA HOUSING FINANCE AGENCY
RESIDENTIAL HOUSING FINANCE BONDS,
2024 SERIES O, 2024 SERIES P, 2024 SERIES Q (TAXABLE)
AND 2024 SERIES R (TAXABLE)
(SOCIAL BONDS)

This Official Statement (which includes the cover page, inside front cover and Appendices) provides certain information concerning the Minnesota Housing Finance Agency (the “Agency”), and its Residential Housing Finance Bonds, 2024 Series O (the “2024 Series O Bonds”), 2024 Series P (the “2024 Series P Bonds,” and collectively with the 2024 Series O Bonds, the “Tax-Exempt Series Bonds”), 2024 Series Q (Taxable) (the “2024 Series Q Bonds,” and collectively with the Tax-Exempt Series Bonds, the “Fixed Rate Series Bonds”) and 2024 Series R (Taxable) (the “2024 Series R Bonds,” and collectively with the 2024 Series Q Bonds, the “Taxable Series Bonds”). The 2024 Series O Bonds, the 2024 Series P Bonds, the 2024 Series Q Bonds and the 2024 Series R Bonds are herein referred to collectively as the “Series Bonds.” The Agency is issuing the Series Bonds pursuant to Minnesota Statutes, Chapter 462A, as amended (the “Act”), a resolution of the Agency adopted as amended and restated on August 24, 1995, and as further amended and supplemented in accordance with its terms (the “Bond Resolution”), and a series resolution of the Agency adopted on May 23, 2024, with respect to the Fixed Rate Series Bonds (the “2024/2025 Series Resolution”) and a series resolution adopted on June 27, 2024, with respect to the 2024 Series R Bonds (the “2024 Series R Resolution” and, collectively with the 2024/2025 Series Resolution, the “Series Resolutions”). (The Bond Resolution and the Series Resolutions are herein sometimes referred to as the “Resolutions.”)

The Residential Housing Finance Bonds Outstanding in the aggregate principal amount of \$[3,550,115],000 as of June 30, 2024, under the Bond Resolution, and any additional Residential Housing Finance Bonds hereafter issued pursuant to the Bond Resolution, including the Series Bonds (collectively referred to as the “Bonds”), are and will be equally and ratably secured under the Bond Resolution (except as otherwise expressly provided therein or in a Series Resolution).

The Resolutions include definitions of capitalized terms used in this Official Statement, some of which are reproduced in Appendix C and Appendix J. The summaries and references in this Official Statement to the Act, the Resolutions, the Standby Bond Purchase Agreement and other documents are only outlines of certain provisions and do not summarize or describe all the provisions thereof. All references in this Official Statement to the Act and the Resolutions are qualified in their entirety by the complete text of the Act and the Resolutions, copies of which are available from the Agency. All references to the Series Bonds are qualified in their entirety by the complete form thereof and the provisions in the Resolutions establishing the terms of the Series Bonds.

INTRODUCTION

The Agency is a public body corporate and politic, constituting an agency of the state of Minnesota (the “State”). The Act authorizes the Agency to issue bonds for the purpose, among other purposes, of purchasing, making or otherwise participating in the making of long-term mortgage loans to persons and families of low and moderate income for the purchase of residential housing upon the determination by the Agency that those loans are not otherwise available from private lenders upon equivalent terms and conditions.

Since its creation in 1971, the Agency has issued bonds to purchase single family mortgage loans, to purchase home improvement loans and to finance multifamily developments. In addition to financing loans through the issuance

* Preliminary; subject to change.

of debt, the Agency finances grants and loans through State and federal appropriations and its Alternative Loan Fund in the Bond Resolution. Please refer to the information in the notes to the financial statements included in Appendix A-1 to this Official Statement at pages 69 and 70 under the heading “Net Position — Restricted by Covenant.”

Prior to the fall of 2009, the Agency implemented its single-family mortgage lending program by purchasing “whole loans” from lenders and financing purchases of the loans with proceeds of its bonds. In September 2009, the Agency began acquiring mortgage-backed securities guaranteed as to timely payment of principal and interest by a Federal Mortgage Agency (as defined in the Resolutions, “Program Securities”) instead of directly acquiring mortgage loans from lenders. (See “The Residential Housing Finance Program—‘MBS’ Model.”)

The Agency is issuing the Series Bonds to provide money, from proceeds of the Series Bonds and from available funds associated with certain other outstanding single family mortgage bonds to be refunded by the Series Bonds, to be used, along with certain contributed funds of the Agency, to continue its Program by purchasing Program Securities guaranteed as to timely payment of principal and interest by the Government National Mortgage Association (“GNMA Securities”), the Federal National Mortgage Association (“Fannie Mae Securities”) or the Federal Home Loan Mortgage Corporation (“Freddie Mac Securities”) and backed by pools of mortgage loans (“Program Loans”), that certain mortgage lending institutions (the “Lenders”) have made to qualified persons or families of low and moderate income to finance the purchase of single-family residences in Minnesota. Program Securities guaranteed by the Federal National Mortgage Association (“Fannie Mae”) and the Federal Home Loan Mortgage Corporation (“Freddie Mac”) may also include Uniform Mortgage-Backed Securities (“UMBS”). (See “The Residential Housing Finance Program—Uniform Mortgage-Backed Securities.”) Each Program Loan must be (i) insured by the Federal Housing Administration (the “FHA”) of the United States Department of Housing and Urban Development (“HUD”) pursuant to the National Housing Act of 1934, as amended (the “Housing Act”), (ii) guaranteed by the Veterans Administration (“VA”) pursuant to the Servicemen’s Readjustment Act of 1944, as amended, (iii) guaranteed by USDA Rural Development (formerly Rural Economic and Community Development) (“USDA Rural Development”), under its Guaranteed Rural Housing Loan Program, or (iv) insured by private mortgage insurance issued by an entity acceptable to Fannie Mae or Freddie Mac or have certain loan-to-value ratios or other characteristics acceptable to Fannie Mae or Freddie Mac.

The 2024 Series R Bonds will bear interest at a rate determined weekly (the “Weekly Mode”), unless the Agency converts the 2024 Series R Bonds to a different interest-rate-setting mode (a “Mode”) as described herein. Except as otherwise provided herein, so long as the 2024 Series R Bonds are in the Weekly Mode, the owners of any 2024 Series R Bonds are entitled to demand purchase of their 2024 Series R Bonds at a purchase price equal to the principal amount thereof plus accrued interest, if any, to the date of purchase, upon satisfaction of the terms and conditions described herein. Owners also will be required to tender their 2024 Series R Bonds for purchase under certain circumstances. _____, will act as the initial remarketing agent for the 2024 Series R Bonds (the “Remarketing Agent”). (See “Description of the Series Bonds – Remarketing of 2024 Series R Bonds.”)

The Agency will provide a liquidity facility (the “Liquidity Facility”) to be in effect for the period from the date of delivery of the 2024 Series R Bonds until the date, if any, when the Agency has converted all 2024 Series R Bonds from a Weekly Mode to another mode not requiring a Liquidity Facility, subject to terms and conditions described herein. The initial Liquidity Facility with respect to the 2024 Series R Bonds will be a Standby Bond Purchase Agreement (the “Standby Bond Purchase Agreement” or the “Initial Liquidity Facility”), between the Agency, the Trustee, the Tender Agent and _____ (the “Initial Liquidity Provider”). The Initial Liquidity Facility has a stated expiration date of _____,* subject to earlier termination or suspension as hereinafter described. The Standby Bond Purchase Agreement will be executed as of the date of delivery of the 2024 Series R Bonds and will provide for the purchase by the Initial Liquidity Provider on the terms and conditions specified therein of tendered 2024 Series R Bonds that cannot be remarketed. If the Standby Bond Purchase Agreement is to expire or terminate according to its terms (other than as a result of an Immediate Termination Event thereunder) or is to be replaced with another Liquidity Facility, the 2024 Series R Bonds are subject to mandatory tender. If an Immediate Termination Event or Immediate Suspension Event (each as defined in the Standby Bond Purchase Agreement) has occurred under the Standby Bond Purchase Agreement, the Initial Liquidity Provider will have no obligation to

* Preliminary; subject to change.

purchase the 2024 Series R Bonds and the Remarketing Agent will be entitled to suspend its efforts to remarket 2023 Series R Bonds. (See “Description of the Series Bonds—Optional and Mandatory Tender of Certain 2024 Series R Bonds—Agency Not Responsible to Owners for Initial Liquidity Provider’s Failure to Purchase 2024 Series R Bonds” herein, and “Appendix K – Summary of Certain Provisions of and Relating to the Standby Bond Purchase Agreement” hereto.)

THIS OFFICIAL STATEMENT PROVIDES INFORMATION TO PROSPECTIVE INVESTORS OF 2024 SERIES R BONDS WHILE THOSE 2024 SERIES R BONDS ARE IN THE WEEKLY MODE AND WHILE THE INITIAL LIQUIDITY FACILITY REMAINS IN EFFECT. PROSPECTIVE INVESTORS OF 2024 SERIES R BONDS IN THE EVENT OF A MODE CHANGE, IF A CONVERSION DATE OR FLOATING RATE CHANGE DATE HAS OCCURRED OR WHILE AN ALTERNATE LIQUIDITY FACILITY IS IN EFFECT SHOULD NOT RELY ON THIS OFFICIAL STATEMENT. THE AGENCY MUST DELIVER AN UPDATED DISCLOSURE DOCUMENT IN THE EVENT OF A MODE CHANGE, FLOATING RATE CHANGE OR CONVERSION AND THE RELATED REMARKETING OF 2024 SERIES R BONDS.

On April 24, 2003, the Members of the Agency adopted a resolution authorizing the Agency to enter into interest rate exchange agreements in respect of Bonds Outstanding or proposed to be issued. The Swap Agreement (as hereinafter defined) is expected to be executed with _____, as counterparty, in connection with the issuance of the 2024 Series R Bonds, effective on the anticipated date of delivery of the 2024 Series R Bonds and with an initial notional amount equal to all or a portion of the principal amount of the 2024 Series R Bonds. (See “The Series Bonds — Interest on the 2024 Series R Bonds – Swap Agreement” herein.)

Payment of principal and interest on the Series Bonds is secured, on an equal basis with payment of principal and interest on all Outstanding Bonds that the Agency has issued, and may subsequently issue, under the Bond Resolution (except as otherwise expressly provided therein or in a Series Resolution), by the Agency’s pledge of all Program Obligations, Investment Obligations, Revenues and other assets held and received by the Agency pursuant to the Bond Resolution. Under the Bond Resolution, the Agency is authorized to acquire Program Obligations in connection with Housing, which is defined to include single family loans, home improvement loans, multifamily loans and other housing related loans, and to secure those loans in the manner as the Agency determines, which would include first mortgage loans, subordinate mortgage loans or loans that are unsecured. The Program Obligations acquired with the proceeds of Bonds have primarily consisted of Program Loans comprising single family housing loans secured by first or subordinate mortgages. In addition, the Agency has financed certain home improvement loans as Program Obligations by a single Series of Bonds issued under the Bond Resolution. The Agency also intends to apply a portion of the proceeds of the Series Bonds to acquire Deferred Payment Loans and Deferred Payment Loans Plus (each a “Deferred Payment Loan”). (See “Estimated Sources and Uses of Funds” and “Other Programs—Deferred Payment Loans.”) The mortgagor must repay the Agency for each Deferred Payment Loan on sale or transfer of the property. The Agency has pledged, and will apply repayments of, the Deferred Payment Loans to pay or redeem the Series Bonds. The Agency does not currently anticipate that future Series of Bonds issued under the Bond Resolution will finance Program Obligations other than Program Securities backed by single family loans, Deferred Payment Loans, Monthly Payment Loans or certain home improvement loans. (See “Security for the Bonds,” “Appendix C – Summary of Certain Provisions of the Bond Resolution,” “Other Programs—Deferred Payment Loans” and “Other Programs—Monthly Payment Loans”)

The Series Bonds are also general obligations of the Agency payable from any of its moneys, assets or revenues, subject only to the provisions of other resolutions or indentures now or hereafter pledging and appropriating particular moneys, assets or revenues to particular notes or bonds, or State or federal laws or restrictions that provide that particular funds must be applied for a specified purpose. The net position of the General Reserve and the Alternative Loan Fund is legally available if needed to pay debt service on any obligations of the Agency, including the Series Bonds. (See “The Agency—Net Position Restricted By Covenant and Operations to Date—General Reserve; Alternative Loan Fund.”) (For purposes of the Resolutions, the General Reserve is designated as the “General Reserve Account.”)

Although the State has appropriated amounts to the Agency for various specific purposes (see “The Agency —State Appropriations”), the Agency generally pays its general and administrative expenses from certain interest

earnings and fees charged in connection with its bond-funded programs. For programs funded through State appropriations, the Agency recovers the costs of administering those programs from those appropriations only to the extent of interest earnings on the appropriations, although certain of the programs allow the Agency to use a portion of the appropriations for administrative costs. The appropriations are not available to pay debt service on the Bonds.

The Agency has no taxing power. Neither the State nor any political subdivision thereof is or will be obligated to pay the principal or redemption price of or interest on the Series Bonds and neither the faith and credit nor the taxing power of the State or any political subdivision thereof is pledged to that payment.

DESIGNATION OF THE SERIES BONDS AS SOCIAL BONDS

General

The Agency has designated the Series Bonds as “Social Bonds.” The information under the headings “Social Bonds Designation” and “Independent Second Party Opinion on Social Bonds Designation and Disclaimer” below has been provided by Kestrel (“Kestrel”). None of the Agency, any of the Underwriters, CSG Advisors Incorporated, Kutak Rock LLP or Dorsey & Whitney LLP has independently confirmed or verified the information below or assumed any obligation to ensure that the Series Bonds comply with any legal or other standards or principles that may be related to Social Bonds. The Agency has designated the Series Bonds as Social Bonds based solely on the Social Bonds Second Party Opinion provided by Kestrel, which describes the conformance of the Series Bonds with the ICMA Social Bond Principles. The designation of the Series Bonds as Social Bonds does not entitle the Owner of any Series Bond to any benefit under the Code. Owners of the Series Bonds do not have any security other than as described under “Security for the Bonds.”

Social Bonds Designation

Per the International Capital Market Association (“ICMA”), Social Bonds are any type of bond instrument where the proceeds will be exclusively applied to finance or re-finance, in part or in full, new and/or existing eligible Social Projects and which are aligned with the four core components of the Social Bond Principles. The four core components are: 1. Use of Proceeds; 2. Process for Project Evaluation and Selection; 3. Management of Proceeds; and 4. Reporting.

Kestrel has determined that the Series Bonds are in conformance with the four core components of the ICMA Social Bond Principles, as described in Kestrel’s ‘Second Party Opinion’, which is attached hereto as Appendix N.

Independent Second Party Opinion on Social Bonds Designation and Disclaimer

For over 20 years, Kestrel has been consulting in sustainable finance. Kestrel is an Approved Verifier accredited by the Climate Bonds Initiative and an Observer for the ICMA Green Bond Principles and Social Bond Principles. Kestrel reviews transactions in all asset classes worldwide for alignment with ICMA Green Bond Principles, Social Bond Principles, Sustainability Bond Guidelines and the Climate Bonds Initiative Standards and criteria.

The Second Party Opinion issued by Kestrel does not and is not intended to make any representation or give any assurance with respect to any other matter relating to the Series Bonds. Second Party Opinions provided by Kestrel are not a recommendation to any person to purchase, hold, or sell the Series Bonds and designations do not address the market price or suitability of the Series Bonds for a particular investor and do not and are not in any way intended to address the likelihood of timely payment of interest or principal when due.

In issuing the Second Party Opinion, Kestrel has assumed and relied upon the accuracy and completeness of the information made publicly available by the Agency or that was otherwise made available to Kestrel.

Use of Proceeds Report

Upon the expenditure of the proceeds of the Series Bonds deposited in the 2024 Series O-P-Q-R Acquisition Account, the Agency will prepare a report regarding the Program Loans backing the Program Securities financed with the proceeds of the Series Bonds consisting of the information set forth in Appendix M.

THE AGENCY

Purpose

The Agency was created in 1971 by the Act as a public body corporate and politic, constituting an agency of the State, in response to legislative findings that there existed in Minnesota a serious shortage of decent, safe, and sanitary housing at prices or rentals within the means of persons and families of low and moderate income, and that the then present patterns of providing housing in the State limited the ability of the private building industry and the investment industry to produce that housing without assistance and resulted in a failure to provide sufficient long-term mortgage financing for that housing.

Structure

Under the Act, the membership of the Agency consists of the State Auditor and six public members appointed by the Governor with the advice and consent of the Senate for terms of four years. Pursuant to the Act, each member continues to serve until a successor has been appointed and qualified. The Chair of the Agency is designated by the Governor from among the appointed public members. Pursuant to State law, the State Auditor may delegate duties and has delegated her duties as a member of the Agency in the event that the Auditor is unable to attend a meeting of the Agency.

The present members of the Agency, who serve without compensation (except for per diem allowance and expenses for members not otherwise compensated as public officers), are listed below.

John DeCramer, Chair — Term expired January 2024,* Marshall, Minnesota – Magnetics Engineer

The Honorable *Julie Blaha* — *Ex officio*, St. Paul, Minnesota – State Auditor

Melanie Benjamin, Member — Term expires January 2025, Onamia, Minnesota – Consultant

Eric Cooperstein, Member — Term expires January 2027, Edina, Minnesota – Attorney

Stephanie Klinzing, Member — Term expires January 2027, Elk River, Minnesota – Writer and Publisher

Stephen Spears, Member — Term expires January 2026, Plymouth, Minnesota – Banker

Terri Thao, Vice Chair — Term expired January 2024,* St. Paul, Minnesota – Program Director

*Continues to serve until a successor is appointed and qualified.

Staff

The staff of the Agency presently consists of approximately 300 persons, including professional staff members and contractors who have responsibilities in the fields of finance, law, mortgage underwriting, architecture, construction inspection and housing management. The Attorney General of the State provides certain legal services to the Agency.

The Commissioner is appointed by the Governor. The Act authorizes the Commissioner of the Agency to appoint the permanent and temporary employees as the Commissioner deems necessary subject to the approval of the Commissioner of Management and Budget.

The principal officers and staff related to the Program are as follows:

Jennifer Ho — Commissioner-Designee, appointed effective January 2019. When Governor Tim Walz took office on January 7, 2019, Ms. Ho was appointed Commissioner and has all of the powers and will perform all of the duties of the office. The appointment of Ms. Ho as Commissioner may be confirmed or rejected by the advice and consent of the state of Minnesota Senate. Prior to her appointment, Ms. Ho was the Senior Policy Advisor for Housing and Services at the U.S. Department of Housing and Urban Development during the Obama Administration. Prior to that, she served as deputy director at the United States Interagency Council on Homelessness (USICH), shepherding the creation of Opening Doors, the nation's first-ever comprehensive federal plan to prevent and end homelessness. Ms. Ho worked with former First Lady Michelle Obama to launch the Mayors Challenge to End Veteran Homelessness that resulted in reducing the number of veterans experiencing homelessness on any night by nearly half. In 1999, as Executive Director of Hearth Connection, a Minnesota non-profit, she began her work to end homelessness by managing a nationally recognized demonstration project on supportive housing and long-term homelessness for single adults, youth and families in Ramsey and Blue Earth counties. Ms. Ho oversaw the replication of that project in 34 additional counties in partnership with the Fond du Lac, Bois Fort and Grand Portage Tribal Bands. She has served on the Boards of Directors for West Side Community Health Services in St. Paul, and nationally for the Corporation for Supportive Housing and the Melville Charitable Trust. Ms. Ho received a Bachelor of Arts Degree in philosophy from Bryn Mawr College.

Rachel Robinson — Deputy Commissioner, appointed effective March 2019. Prior to this position, Ms. Robinson was Fund Manager for the NOAH Impact Fund, a subsidiary of the Greater Minnesota Housing Fund, a certified Community Development Financial Institution, from 2016 to 2019, responsible for securing investment commitments, structuring transactions, developing investor and partner relations, and ensuring that social impact goals and compliance requirements were met. She has worked in affordable housing development and finance for over 15 years, including with CommonBond Communities from 2011 to 2015, where as Vice President she developed and led enterprise asset management systems, and as Senior Housing Development Manager from 2008 to 2011. Ms. Robinson was also Director of Property Development at Artspace Projects, Inc. from 2015 to 2016. She holds a Master's degree in Urban and Regional Planning from the University of Minnesota Humphrey School of Public Affairs and a Bachelor of Arts degree in Urban Studies from Macalester College, St. Paul, Minnesota.

Michael Solomon — Chief Financial Officer, appointed effective August 2022. In this position, Mr. Solomon leads the finance and accounting teams of the Agency and provides strategic direction regarding the organization's financial resources. Prior to this position he served as Treasurer of the City of Saint Paul overseeing financial operations including cash, investment and debt management in addition to significant work in economic development and financial empowerment. He held other roles in the City's Office of Financial Services from 2012 to 2017 including Debt Manager leading the issuance of debt obligations from a variety of credits utilizing innovative financing tools. Mr. Solomon worked for a local municipal financial advisory and consulting firm from 2008 to 2012 specializing in the issuance and management of municipal debt. He received his degree in Financial Management from the University of St. Thomas in Saint Paul, Minnesota and is an active member of the Government Finance Officers Association, serving on its Committee of Treasury and Investment Management contributing to best practices and guidance used across the industry.

Debbi Larson — Director of Finance appointed effective December 2019. Ms. Larson was Controller and Director of Financial Operations for the Agency from August 2015 to December 2019. Prior to that position, she was Director of Finance and Information Technology for a subsidiary of Taylor Corporation and responsible for domestic and international locations and, prior to that, was the Chief Financial Officer for a division of the Minnesota Department of Corrections. Ms. Larson previously held various accounting positions of increasing responsibility. Ms. Larson holds a Bachelor of Science degree with a concentration in Accounting from the University of Phoenix, and an MMBA (accelerated MBA program) Executive Leadership certification from the University of St. Thomas.

Irene Kao — General Counsel, appointed effective November 2022. Prior to this position, Ms. Kao was the Intergovernmental Relations Counsel at the League of Minnesota Cities where she served as legislative legal counsel and lobbyist representing cities on issues related to land use and zoning, data practices, Open Meeting Law, procurement, and civil liability. She also serves as adjunct faculty at Mitchell Hamline School of Law. Ms. Kao earned a law degree from Mitchell Hamline School of Law, a Master of Arts degree in College Student Personnel from the University of Maryland College Park and a Bachelor of Arts degree in English and Psychology from the University of Minnesota Twin Cities.

Kayla Schuchman — Assistant Commissioner, Single Family, appointed effective January 2022. Prior to Ms. Schuchman’s appointment to this role she was the Housing Director for the City of Saint Paul, and prior to that worked as a Project Manager at CommonBond Communities. Her previous experience includes nine years with the Agency, including as Multifamily Programs Middle Manager from December 2014 to December 2016, Low Income Housing Tax Credit Program Manager and RFP Coordinator from 2012 to 2014 and Multifamily Housing Development Officer from 2007 to 2012. Prior to that, Ms. Schuchman held positions as a Senior Financial Analyst and Budget Analyst at Minneapolis Public Housing Authority. She holds a Master’s degree in Public Policy from the University of Minnesota’s Humphrey School and a Bachelor of Arts Degree in Economics from Macalester College, Saint Paul, Minnesota. Ms. Schuchman holds a Housing Development Finance Professional certification through the National Development Council, has served as a director on several nonprofit boards and was named a 40 under 40 honoree by the Minneapolis/Saint Paul Business Journal in February 2021.

The Agency’s offices are located at 400 Wabasha Street North, St. Paul, Minnesota 55102 and its general telephone number is (651) 296-7608. The Agency’s website address is <https://www.mnhousing.gov>. No portion of the Agency’s website is incorporated into this Official Statement.

Independent Auditors

The financial statements of the Agency as of and for the year ended June 30, 2023, included in this Official Statement as Appendix A-1, have been audited by RSM US LLP, independent auditors, as stated in their report appearing herein. RSM US LLP has not been engaged to perform, and has not performed, any procedures on the financial statements after June 30, 2023. RSM US LLP also has not performed any procedures relating to this Official Statement.

Financial Statements of the Agency

The Agency financial statements included in this Official Statement as Appendix A-1 as of and for the fiscal year ended June 30, 2023, are presented in combined “Agency-wide” form followed by “fund” financial statements presented for its major funds in order to comply with the requirements of Statement No. 34 of the Governmental Accounting Standards Board.

Information regarding the Minnesota State Retirement System (“MSRS”), to which the Agency contributes, is included in Appendix A-1 in the Notes to Financial Statements at pages 71 through 74 under the heading “Defined Benefit Pension Plan.” The Agency’s allocable portion of net pension liability reported at June 30, 2023, with respect to MSRS is \$11.271 million. The Agency’s total net pension liability and post-employment benefits liability is \$13.428 million.

In Appendix A-2 to this Official Statement, the Agency has included certain unaudited financial statements of the Agency (excluding State Appropriated and Federal Appropriated Funds) as of and for the nine months ended March 31, 2024. The Agency has prepared the information in Appendix A-2 and, in the opinion of the Agency, that information reflects all normal recurring adjustments and information necessary for a fair statement of the financial position and results of operations of the Agency (excluding State and Federal Appropriated Funds) for the period, subject to year-end adjustments. The information in Appendix A-2 is not accompanied by a statement from the independent auditors.

Disclosure Information

The Agency will covenant in a Continuing Disclosure Undertaking for the benefit of the Owners and Beneficial Owners (as defined in Appendix B hereto) of the Series Bonds to provide annually certain financial information and operating data relating to the Agency (the “Agency Annual Report”) and to provide notices of the occurrence of certain enumerated events. (There is no other obligated person under the Continuing Disclosure Undertaking.) The Agency must file the Agency Annual Report no later than 120 days after the close of each fiscal year, commencing with the fiscal year ended June 30, 2024, with the Municipal Securities Rulemaking Board, at its EMMA internet repository. The Agency also must file notices of the occurrence of the enumerated events, if any, with EMMA. (See “Appendix B — Summary of Continuing Disclosure Undertaking.”)

During the prior five years, one disclosure report timely filed with EMMA was not timely linked to all outstanding CUSIPs for the associated Bonds of the Agency. The Agency timely filed the Agency Annual Report for its fiscal year ended June 30, 2019, with EMMA; however, that Agency Annual Report was not specifically linked to two CUSIPs for the Agency’s Residential Housing Finance Bonds, 2014 Series C, and three CUSIPs for the Agency’s Residential Housing Finance Bonds, 2014 Series E. The Agency posted that Annual Report to CUSIP 60416SHP8, the only one of the five omitted CUSIPs with respect to bonds still outstanding, on February 1, 2021. In addition, the Agency failed to file with EMMA within 10 business days of the occurrence of a May 22, 2023, downgrade of the short-term rating by S&P of the Agency’s Residential Housing Finance Bonds, 2019 Series H. The Agency did not receive any notice from S&P of that downgrade, which was triggered by the downgrade by S&P of the liquidity provider for those bonds. Upon discovery of the downgrade on July 6, 2023, the Agency that same day posted notice with EMMA of both the downgrade and failure to file to CUSIP 60416SP61. Also, on June 29, 2023, and July 27, 2023, the Agency entered into derivative agreements with The Bank of New York Mellon in connection with the Agency’s Residential Housing Finance Bonds, 2023 Series I, with an issuance date of July 26, 2023, and Residential Housing Finance Bonds, 2023 Series K, with an issuance date of August 24, 2023, respectively. On August 23, 2023, the day after the Agency discovered that it had failed to file event notices regarding each of these financial obligations within 10 business days of their respective incurrence, the Agency posted notice of both the incurrence of those financial obligations and its failure to file to all CUSIPS of its bonds for which it had an obligation to report these events.

The specific nature of the information to be contained in the Agency Annual Report or the notices of events, and the manner in which these materials are to be filed, are summarized in “Appendix B — Summary of Continuing Disclosure Undertaking.” The Agency has made these covenants to assist the Underwriters in complying with SEC Rule 15c2-12(b)(5) (the “Rule”).

In addition to the information required by the Continuing Disclosure Undertaking, the Agency also uses its best efforts to prepare a quarterly disclosure report for each of its single family bond resolutions (including the Bond Resolution) and a semiannual disclosure report for its rental housing bond resolution. Recent reports are available at the Agency’s website at <https://www.mnhousing.gov/investors/disclosure-reports.html>, but no information on the Agency’s website is incorporated into this Official Statement. The Agency is also committed to providing appropriate credit information as requested by any rating agency rating the Bonds at the Agency’s request.

Net Position Restricted By Covenant and Operations to Date—General Reserve; Alternative Loan Fund

In addition to its bond funds pledged to the payment of particular bonds by bond resolutions of the Agency, the Agency has also established certain other funds that it has restricted by covenant. Currently, the restricted funds are the General Reserve and the Alternative Loan Fund. The General Reserve contains the Housing Endowment Fund (also referred to as “Pool 1”) and the Agency’s net investment in capital assets. The Alternative Loan Fund, which is held under the Bond Resolution but is not pledged to pay the Bonds, comprises the Housing Investment Fund (also referred to as “Pool 2”) and the Housing Affordability Fund (also referred to as “Pool 3”). The net position of the General Reserve and the Alternative Loan Fund is not pledged to the payment of the Bonds or any other debt obligations of the Agency but, to the extent funds are available therein, are generally available to pay any debt obligations of the Agency, including the Bonds.

Subject to the restrictions in the Bond Resolution and its other bond resolutions, the Agency may withdraw excess assets from bond funds held thereunder. To the extent the Agency withdraws excess assets from bond funds, the Agency has pledged to deposit those excess assets in the General Reserve or the Alternative Loan Fund, except for any amounts as may be necessary to reimburse the State for money appropriated to restore a deficiency in any debt service reserve fund.

The Agency has further covenanted that it will use the money in the General Reserve and the Alternative Loan Fund only to administer and finance programs in accordance with the policy and purpose of the Act. This includes creating reserves for the payment of bonds and for loans made from the proceeds thereof, and accumulating and maintaining a balance of funds and investments as will be sufficient for that purpose. To ensure that assets available in the General Reserve and the Alternative Loan Fund provide security for the Agency's bondowners as covenanted in the bond resolutions, the Agency has established investment guidelines for Pools 1 and 2. The investment guidelines are subject to change by the Agency from time to time in its discretion.

Under the net position requirements and investment guidelines effective January 23, 2014, the required size of Pool 1 (which is intended to be a liquidity reserve) is 1 percent of gross loans receivable (excluding mortgage-backed securities, appropriated loans and loans credited to Pool 3) and the required size of Pool 2 is an amount that would cause the combined net position (exclusive of unrealized gains and losses resulting from marking to market investment securities, including mortgage-backed securities, and swaps entered into by the Agency for which the unrealized loss or gain will not be realized if the security or swap is held to maturity or its optional termination date; and realized gains and losses resulting from the purchase and sale of investment securities between Agency funds) in the General Reserve, in Pool 2, and in the funds pledged under bond resolutions to be at least equal to the combined net position of the same funds as of the immediately preceding fiscal year end. Currently, this amount is \$492.196 million, representing the combined net position of these funds so calculated as of June 30, 2023. Pool 2 is intended to comprise amortizing interest-bearing housing loans or investment grade securities. Pool 1 and Pool 2 represent, with assets pledged to pay bonds of the Agency, the sustainable lending operations of the Agency. Pool 3 represents the more mission-intensive operations of the Agency and is intended to comprise deferred, zero percent and low interest-rate loans and grants and, for unapplied funds, investment grade securities. Pool 3 is not subject to the investment guidelines. Loan activity related to loans financed by funds in Pool 2 and Pool 3 is recorded as part of the Alternative Loan Fund. The Agency approves all interfund transfers. A further discussion of Pools 1, 2 and 3 and the amounts credited thereto as of June 30, 2023, appears in the Notes to Financial Statements of the Agency included in Appendix A-1 to this Official Statement at pages 69 and 70 under the heading "Net Position — Restricted by Covenant."

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The following summary indicates the revenues earned, the expenses paid, and funds transferred to and from the General Reserve (which contains Pool 1 and net investment in capital assets), for the two most recent audited fiscal years of the Agency and for the nine-month period ended March 31, 2024 (unaudited) (in thousands):

	Nine months Ended March 31, 2024 <u>(unaudited)</u>	Fiscal Year Ended <u>June 30, 2023</u>	Fiscal Year Ended <u>June 30, 2022</u>
Revenues			
Fees earned and other income ⁽¹⁾	\$13,031	\$14,901	\$12,372
Interest earned on investments	925	823	157
Unrealized gain (loss) on investments	--	--	--
Administrative reimbursement ^{(2), (3)}	<u>37,450</u>	<u>34,949</u>	<u>31,161</u>
Total revenues	51,406	50,673	43,690
Expenses			
Salaries and benefits	30,083	29,219	17,676
Other general operating expenses	3,217	5,574	4,282
Interest	<u>228</u>	<u>359</u>	<u>423</u>
Total expenses	33,528	35,152	22,381
Revenues over expenses	17,878	15,521	21,309
Non-operating transfer of assets between funds ⁽⁴⁾	(18,064)	(14,922)	(22,153)
Change in net position	(186)	599	(844)
Net position beginning of period	<u>9,490</u>	<u>8,891</u>	<u>9,735⁽⁵⁾</u>
Net position end of period	<u>\$9,304</u>	<u>\$9,490</u>	<u>\$8,891</u>

(1) Fees earned consist primarily of fees collected in conjunction with the administration of the low income housing tax credit program and HUD contract administration of certain non-Agency financed Section 8 developments.

(2) The Agency transfers bond funds to the General Reserve for administrative reimbursement in accordance with the Agency's Affordable Housing Plan based on the adjusted assets of the bond funds. Adjusted assets are defined generally as total assets (excluding the reserve for loan loss), unrealized gains or losses on investments (including mortgage-backed securities and interest rate swap agreements), deferred loss on interest rate swap agreements and assets relating to escrowed debt.

(3) Reimbursement from appropriated accounts consists of the portion of direct and indirect costs of administering the programs funded by the appropriations. The Agency recovers costs associated with administering State appropriations only to the extent of interest earnings on the appropriations. Costs associated with administering federal appropriations generally are recovered from the appropriations.

(4) The Agency may transfer excess assets from bond funds to the General Reserve to the extent permitted by the resolution or indenture securing bonds of the Agency. In addition, the Agency may transfer funds in excess of the requirement for Pool 1 from the General Reserve to the Alternative Loan Fund. See the comments under the headings "Interfund Transfers" and "Net Position Restricted by Covenant" in the Notes to Financial Statements of the Agency in Appendix A-1 to this Official Statement for additional information.

(5) Adjusted pursuant to required GASB 87 treatment of Leases as of July 1, 2021.

State Appropriations

Over the years, the State Legislature has appropriated funds to the Agency to be used for low interest loans, grants, programs for low and moderate income persons and families and other housing related program costs. The Agency generally does not pay its general or administrative expenses from appropriated funds, although it can recover

its allocable costs of administering State appropriations from investment earnings thereon. The State Legislature has appropriated funds to the Agency for its programs in every biennium since 1975. The Agency has expended or committed most of the appropriations.

Over the biennial periods ended June 30, 2015, through June 30, 2023, the total appropriations to the Agency aggregated approximately \$562.15 million. For the biennial period ending June 30, 2025, the Legislature has appropriated approximately \$1.075 billion to the Agency.

The appropriations are not available to pay debt service on the Bonds.

Agency Indebtedness

The principal amount of general obligation bonds and notes of the Agency that are outstanding at any time (excluding the principal amount of any refunded bonds and notes) is limited to \$9,000,000,000 by State statute. The following table lists the principal amounts of general obligation indebtedness of the Agency outstanding as of June 30, 2024 [UPDATE]:

	Number of Series*	Final Maturity	Original Principal Amount* (in thousands)	Principal Amount Outstanding (in thousands)
Rental Housing Bonds.....	10	2049	\$ 70,750	\$ 69,955
Residential Housing Finance Bonds.....	90	2054	5,022,140	3,550,115
Homeownership Finance Bonds.....	59	2052	2,674,572	965,493
Multifamily Housing Bonds (Treasury HFA Initiative)	1	2051	15,000	12,340
General Purpose Bonds.....	1	2039	60,000	60,000
Totals.....	161		\$7,842,462	\$4,657,903

*Does not include series of bonds or the original principal amount of any bonds that had been, as of June 30, 2024, defeased or paid in full, whether at maturity or earlier redemption.

The payment of principal of and interest on general obligations of the Agency as shown above may be made, if necessary, from the General Reserve or the Alternative Loan Fund. (See “Net Position Restricted By Covenant and Operations to Date—General Reserve; Alternative Loan Fund” above.)

The Agency has entered into liquidity facilities and interest rate swap agreements in respect of its outstanding Bonds that bear interest at a variable rate and are subject to optional and mandatory tender. Certain information related to those liquidity facilities is included in Appendix H – Certain Information Relating to Liquidity Facilities for Bonds Outstanding and certain other information related to variable rate bonds and swap agreements is included in the notes to the audited financial statements contained in Appendix A-1 to this Official Statement and in the unaudited financial statements contained in Appendix A-2 to this Official Statement. The Agency does not make any representation as to the creditworthiness of any provider or counterparty on facilities and agreements relating to its variable rate bonds.

Certain of the swap agreements obligate the Agency to make periodic fixed rate payments and entitled the Agency to receive periodic payments based on the United States dollar-denominated London Interbank Offered Rate (“USD LIBOR”); as of July 1, 2023, all of such swap agreements have been amended in accordance with industry protocols to replace USD LIBOR with the secured overnight financing rate (“SOFR”), a rate published by the Federal Reserve Bank of New York, but otherwise retaining the same computational periods.

In 2009, the Agency issued \$13,270,000 in aggregate principal amount of its Nonprofit Housing Bonds (State Appropriation), Series 2009, to finance permanent supportive housing in two different multifamily housing developments. In 2011, the Agency issued \$21,750,000 in aggregate principal amount of its Nonprofit Housing Bonds (State Appropriation), Series 2011, to finance permanent supportive housing in five additional multifamily housing developments. Both series of bonds were issued under a separate indenture of trust, are not general obligations of the

Agency and are not payable from any funds or assets of the Agency other than the appropriations the Agency expects to receive from the State General Fund pursuant to a standing appropriation made by the Legislature in 2008.

From time to time, beginning in 2012, the Legislature has authorized the Agency to issue housing infrastructure bonds (the “Housing Infrastructure Bonds”) for various purposes payable, like the Nonprofit Housing Bonds, solely from a standing appropriation from the State General Fund and not from any other funds or assets of the Agency. The aggregate principal amount of Housing Infrastructure Bonds that the Agency may issue is \$515,000,000. The Agency has issued 32 series of its State Appropriation Bonds (Housing Infrastructure) in 2013 through 2023 in an aggregate principal amount of \$498,130,000 under a separate indenture of trust.

On December 23, 2021, the Agency issued its Third Amended and Restated Bank Note (the “Amended Bank Note”) to Royal Bank of Canada (the “Bank”), pursuant to a Revolving Credit Agreement dated as of June 1, 2018, as amended by a First Amendment to Revolving Credit Agreement dated as of October 28, 2019, a Second Amendment to Revolving Credit Agreement dated as of November 22, 2019, a Third Amendment to Revolving Credit Agreement dated as of November 12, 2020, a Fourth Amendment to Revolving Credit Agreement dated as of February 25, 2021, a Fifth Amendment to Revolving Credit Agreement dated as of December 23, 2021, a Sixth Amendment to Revolving Credit Agreement dated as of December 14, 2022 and a Seventh Amendment to Revolving Credit Agreement dated as of December 22, 2023 (the “Amended Revolving Credit Agreement”), and as further amended from time to time, for the purpose of preserving current private activity bond volume cap by refunding the maturing principal or redemption price, as the case may be, of portions of Bonds and Homeownership Finance Bonds previously issued by the Agency (collectively, the “Single Family Housing Bonds”). Upon the refunding of Single Family Housing Bonds with amounts advanced to the Agency pursuant to the Amended Revolving Credit Agreement as evidenced by the Amended Bank Note, funds representing prepayments and repayments of mortgage loans financed with Single Family Housing Bonds, and other amounts available under the applicable bond resolution for the payment of those Single Family Housing Bonds, will be deposited into a cash collateral fund established under a separate amended and restated indenture of trust, as amended (the “2018 Revolving Credit Indenture”), between the Agency and Computershare Trust Company, National Association, as successor trustee, as security for the repayment of the principal amount of the Amended Bank Note that has been advanced to the Agency. The Bank agrees to make advances until December 27, 2024, a later date if extended by the Bank or an earlier date upon an event of default or a termination pursuant to the terms of the Amended Revolving Credit Agreement or if the Agency elects an earlier termination. The amount of the advances outstanding and not repaid with respect to the Amended Bank Note bear interest at a variable interest rate equal to the forward looking Term SOFR Reference Rate for the following one month interest period plus a spread (currently 0.65%) and may not exceed \$75,000,000 at any time, and the cumulative amount of the advances made may not exceed \$1,700,000,000. The obligation of the Agency to pay the interest on, but not the principal of, the Amended Bank Note is a general obligation of the Agency. A portion of the proceeds of the Tax-Exempt Series Bonds will be used to repay a portion of the Amended Bank Note and the equivalent amount released from the cash collateral fund under the 2018 Revolving Credit Indenture will be deposited in the 2024 Series O-P-Q-R Acquisition Account. The Agency has requested advances in the aggregate principal amount of \$[1,231,297,096, \$20,023,465] of which is outstanding.

Agency Continuity of Operations Plan

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

Cybersecurity

The Agency relies on a complex technology environment to conduct its operations. As a recipient and provider of personal, private and sensitive information, the Agency faces multiple cyber threats including, but not limited to, hacking, viruses, malware, ransomware, phishing, business email compromise, and other attacks on computers and other sensitive digital networks, systems, and assets. Housing finance agencies and other public finance entities have been targeted by outside third parties, including technologically sophisticated and well-resourced actors, attempting to misappropriate assets or information or cause operational disruption and damage. Further, third parties, such as hosted solution providers, that provide services to the Agency, could also be a source of security risk in the event of a failure of their own security systems and infrastructure.

The Agency uses a layered approach that employs sound operational strategies and security technology solutions to secure against, detect, and mitigate the effects of cyber threats on its infrastructure and information assets. The Agency conducts regular information security and privacy awareness training that is mandatory for all Agency staff. The Agency's Business Technology Support group has management responsibility for all information technology and leads the efforts of the Agency to keep its cyber assets secure. The Agency's Business Technology Support group and contracted services from the Office of MN.IT Services, an agency of the executive branch of the State, regularly conduct risk assessments, audits and tests of the Agency's cybersecurity systems and infrastructure.

Despite its efforts, no assurances can be given that the Agency's security and operational control measures will be successful in guarding against any and each cyber threat and attack, especially because the techniques used by perpetrators are increasingly sophisticated, change frequently, are complex, and are often not recognized until launched. To date, cyber attacks have not had a material impact on the Agency's financial condition, results or business; however, the Agency is not able to predict future attacks or their severity. The results of any attack on the Agency's computer and information technology systems could impact its operations for an unknown period of time, damage the Agency's digital networks and systems, and damage the Agency's reputation, financial performance, and customer or vendor relationships. Such an attack also could result in litigation or regulatory investigations or actions, including regulatory actions by state and federal governmental authorities. The costs of remedying any such damage could be substantial and such damage to the Agency's reputation and relationships could adversely affect the Agency's ability to conduct its programs and operations in the future.

Single Family Mortgage Production Funding Considerations

As a state housing finance agency, the Agency relies on municipal bond markets operating efficiently to fund its Program. While these markets did not perform well, based on historical market relationships, the Agency could not fully realize the benefit of tax-exempt bond financing using traditional bond structures to finance single family mortgage loans at competitive interest rates. The Agency successfully combined traditional bond structures with economic refunding bonds and bonds secured by excess collateral under the Bond Resolution, and bonds structured with monthly principal pass-through payments from an identified portfolio of GNMA Securities, Fannie Mae Securities and Freddie Mac Securities under the Homeownership Finance Bond Resolution, to fund single family mortgage production by purchasing Program Securities.

In addition to funding its single family mortgage production by issuing bonds, the Agency from time to time sells Program Securities in the secondary market, including selling Program Securities and later repurchasing an interest-only strip in those Program Securities. Since 2009 the Agency has sold approximately \$2.476 billion of Program Securities, including Program Securities sold with the later repurchase of an interest-only strip, in the open market as of July __, 2024, \$566 million of which would have been eligible to be financed with tax-exempt bonds. In 2013, the Agency also issued and sold three series of its Home Ownership Mortgage-Backed Exempt Securities Certificates in the aggregate principal amount of \$32.5 million, each of which is a special, limited obligation of the Agency payable from, and secured solely by, all principal and interest payments made on a single Program Security. Based on market conditions and the availability of economic refunding opportunities, the Agency determines whether to issue Additional Bonds under the Bond Resolution or under its Homeownership Finance Bond Resolution or to sell Program Securities in the secondary market.

ESTIMATED SOURCES AND USES OF FUNDS

The estimated sources and uses of funds related to the Series Bonds are as follows:

Sources

Principal amount of Series Bonds
 Original issue premium
 Agency funds
 Total Sources of Funds

Uses

Deposit to 2024 Series O-P-Q-R Acquisition Account
 Deposit to Costs of Issuance Account
 Underwriters' Compensation
 Total Uses of Funds

The Agency expects to apply and disburse approximately \$_____ million* of proceeds of the Series Bonds deposited in the 2024 Series O-P-Q-R Acquisition Account to purchase Program Securities backed by Program Loans with a principal amount of approximately \$____ million,* which Program Securities are estimated to have pass-through interest rates ranging from ___ percent* to ___ percent,* on or before ____ 1, 2024, and to purchase Deferred Payment Loans with a principal amount of approximately \$__ million* on or before ____ 1, 2024. Program Securities and Deferred Payment Loans previously purchased by the Agency to be reimbursed from proceeds of the Series Bonds (if any) will be credited to the 2024 Series O-P-Q-R Acquisition Account and pledged to the payment of Outstanding Bonds. (See “The Residential Housing Finance Program – Reimbursement of Advances of Agency Funds from Proceeds of Series Bonds.”)

THE SERIES BONDS

General

The Fixed Rate Series Bonds will be fully registered bonds issued in the denominations of \$5,000 or any integral multiple thereof of single maturities. The 2024 Series R Bonds will be fully registered bonds issued in the denominations of \$100,000 or any integral multiple of \$5,000 in excess thereof. The Series Bonds of each Series will initially be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”), which will act as securities depository for each Series of the Series Bonds. Computershare Trust Company, National Association, St. Paul, Minnesota, serves as successor Trustee under the Bond Resolution. (See “Trustee.”) Interest on the Series Bonds will be paid by moneys wired by the Trustee to DTC, or its nominee, as registered owner of the Series Bonds, which interest is to be redistributed by DTC. Principal of the Series Bonds will be paid at maturity or earlier redemption upon surrender at the principal corporate trust office of the Trustee. (See “Appendix E — Book-Entry-Only System.”)

For every exchange or transfer of Series Bonds, whether temporary or definitive, the Agency 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 that exchange or transfer. The Series Bonds mature on the dates and in the amounts set forth on the inside front cover hereof, subject to prior redemption and tender as hereinafter described.

* Preliminary; subject to change.

Interest on the Fixed Rate Series Bonds

Interest on the Fixed Rate Series Bonds will be paid semiannually on January 1 and July 1 of each year, commencing January 1, 2025,* and, in respect of any Fixed Rate Series Bond then to be redeemed, on any redemption date. The Fixed Rate Series Bonds will bear interest from their dated date, at the respective annual rates set forth on the inside front cover hereof until payment of the principal of or redemption price on those Fixed Rate Series Bonds. Interest on the Fixed Rate Series Bonds will be computed on the basis of a 360-day year composed of twelve 30-day months and will be paid to the Owners of record in the bond registration books maintained by the Trustee as of the 15th day of the month preceding the regularly scheduled interest payment date, whether or not a business day (the “Record Date” for the Fixed Rate Series Bonds).

Interest on the 2024 Series R Bonds

The 2024 Series R Bonds will bear interest from their dated date and will be dated as of the date of their authentication and delivery. The Record Date for 2024 Series R Bonds in the Weekly Mode (described below) is the last Business Day preceding each Interest Payment Date.

Weekly Mode. Interest on the 2024 Series R Bonds in a Weekly Mode will accrue from their date of delivery and will be payable in arrears, on the basis of a 365/366-day year for the number of days actually elapsed. Interest is payable on January 1 and July 1 of each year, commencing January 1, 2025,* and on any redemption date or Conversion Date; for the initial Interest Payment Date, from the date of delivery of the 2024 Series R Bonds, and for subsequent Interest Payment Dates, from the preceding Interest Payment Date (i.e., January 1 or July 1), to, but not including, that Interest Payment Date.

The 2024 Series R Bonds will bear interest on the date of delivery at the rate set forth in a certificate delivered by the Remarketing Agent on the date of delivery of the 2024 Series R Bonds. Thereafter, the 2024 Series R Bonds in the Weekly Mode (other than Bank Bonds) will bear interest at the Weekly Rate that will take effect each Thursday, beginning _____, 2024* (the “Effective Rate Date”), following a Rate Determination Date and remain in effect until the day before the next Effective Rate Date. The Weekly Rate will be determined by the Remarketing Agent by 4:00 p.m. New York time on the first Business Day preceding the applicable Effective Rate Date (each a “Rate Determination Date”). In no event will the 2024 Series R Bonds (other than Bank Bonds) bear interest at an annual rate in excess of the lesser of 12 percent or the maximum rate permitted by law (the “Maximum Rate”).

The Weekly Rate applicable to the 2024 Series R Bonds will be the rate that, in the determination of the Remarketing Agent, would result as nearly as practicable in the market value of the 2024 Series R Bonds on the Effective Rate Date (without taking into account accrued interest thereon) being 100 percent of the principal amount thereof. In determining the Weekly Rate for any 2024 Series R Bonds, the Remarketing Agent will take into account to the extent applicable (1) market interest rates for comparable securities held by open-end municipal bond funds or other institutional or private investors with substantial portfolios (a) with interest rate adjustment periods and demand purchase options substantially identical to those 2024 Series R Bonds, (b) bearing interest at a variable rate intended to maintain par value, and (c) rated by a national credit rating agency in the same category as those 2024 Series R Bonds; (2) other financial market rates and indices that may have a bearing on the Weekly Rate (including, but not limited to, rates borne by commercial paper, Treasury Bills, commercial bank prime rates, certificate of deposit rates, federal fund rates, the SOFR Index, indices maintained by *The Bond Buyer*, and other publicly available interest rate indices); (3) general financial market conditions; and (4) factors particular to the Agency and the 2024 Series R Bonds.

The determination by the Remarketing Agent of the Weekly Rate to be borne by any 2024 Series R Bonds (other than Bank Bonds) will be conclusive and binding on the Owners of those 2024 Series R Bonds. If the Remarketing Agent or the Trustee fails to give any notice required under the 2024 Series R Resolution, or there is any defect in a notice, it will not affect the interest rate on any 2024 Series R Bonds or the rights of the Owners thereof.

* Preliminary; subject to change.

If for any reason the position of Remarketing Agent is vacant or a Remarketing Agent fails to establish the interest rate, the 2024 Series R Bonds (other than Bank Bonds) will automatically bear interest in a Weekly Mode with the interest rate reset on a weekly basis at the lesser of (i) the SOFR Index plus 0.60 percent or (ii) the Maximum Rate.

Mode and Interest Rate Changes. The Agency may elect (1) to change the intervals at which the interest rate is calculated with respect to all or part of the 2024 Series R Bonds (each change is a “Mode Change” with respect to the 2024 Series R Bonds to which that Mode Change applies, and the date on which each Mode Change is effective is a “Mode Change Date”), (2) to change all or part of the 2024 Series R Bonds to become variable rate bonds not required to be covered by a Liquidity Facility (each change an “Unenhanced Variable Rate Change” with respect to the 2024 Series R Bonds to which it applies, and the date of each change an “Unenhanced Variable Rate Change Date”), (3) to change all or a portion of the 2024 Series R Bonds to become FRNs (a “Floating Rate Change” with respect to the 2024 Series R Bonds to which it applies, and the date of each change a “Floating Rate Change Date”) or (4) to convert all or part of the 2024 Series R Bonds to bear interest at fixed rates to their maturity or to bear interest at an index rate (with respect to the 2024 Series R Bonds to which that conversion applies, a “Conversion,” and the date on which that a Conversion is effective a “Conversion Date”). The Agency is to provide notice of a Mode Change, an Unenhanced Variable Rate Change, Floating Rate Change or a Conversion to the Remarketing Agent, the Trustee, the Liquidity Provider, and the Tender Agent not less than 20 days before the applicable Mode Change Date, Unenhanced Variable Rate Change Date, Floating Rate Change Date or Conversion Date. The Trustee is to provide notice of a Mode Change, an Unenhanced Variable Rate Change, Floating Rate Change or a Conversion to DTC not less than 15 days before the applicable Mode Change Date, Unenhanced Variable Rate Change Date, Floating Rate Change Date or Conversion Date. On each Mode Change Date, Unenhanced Variable Rate Change Date, Floating Rate Change Date or Conversion Date, the 2024 Series R Bonds to which that Mode Change, Unenhanced Variable Rate Change, Floating Rate Change or Conversion applies will be subject to mandatory tender for purchase. **This Official Statement does not describe the 2024 Series R Bonds in any Mode other than a Weekly Mode or while an Alternate Liquidity Facility is in effect.**

For additional information with respect to the 2024 Series R Bonds, see also “Optional Redemption of 2024 Series R Bonds” below, “Appendix J – Certain Definitions With Respect to the 2024 Series R Bonds” and “Appendix K – Summary of Certain Provisions of and Relating to the Standby Bond Purchase Agreement.”

Swap Agreement. The Agency expects to enter into an interest rate swap agreement (the “Swap Agreement”) with _____ (the “Swap Counterparty”) effective on the anticipated date of issuance of the 2024 Series R Bonds. The purpose of the Swap Agreement is to place all or a portion of the aggregate net obligation of the Agency with respect to the 2024 Series R Bonds on an approximately fixed-rate basis. Payments made to the Swap Counterparty by the Agency under the Swap Agreement are to be made semiannually on the basis of a notional principal amount, initially \$____,000,000,* and the relationship between an agreed-upon fixed rate and a variable rate calculated by reference to the SOFR Index. Payments the Agency makes to the Swap Counterparty, including any applicable termination amount referenced below, will be paid from Revenues on deposit in the Revenue Fund under the Bond Resolution on a basis subordinate to the payment of the interest on and principal of the Bonds and the funding of the Debt Service Reserve Fund and the Insurance Reserve Fund. Payments the Swap Counterparty makes to the Agency under the Swap Agreement (which would result if the variable rate payable by the Swap Counterparty under the Swap Agreement exceeds the fixed interest rate payable by the Agency under the Swap Agreement) are pledged as Revenues under the Resolutions. Unless earlier terminated in whole (in which case a termination amount may be payable by one party to the other party), the Swap Agreement will expire on _____.

* Preliminary; subject to change.

Sinking Fund Redemption

The Agency is required to redeem the 2024 Series P Bonds with a stated maturity of _____, * in part on _____, * and on each July 1 and January 1 thereafter to and including _____, * at the principal amount thereof to be redeemed plus accrued interest thereon, without premium, on the dates and in the principal amounts as follows:

Date*	Principal Amount*	Date*	Principal Amount*
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The Agency is required to redeem the 2024 Series P Bonds with a stated maturity of _____, * (the "PAC Term Bonds") in part on _____, * and on each July 1 and January 1 thereafter to and including _____, * at the principal amount thereof to be redeemed plus accrued interest thereon, without premium, on the dates and in the principal amounts as follows:

Date*	Principal Amount*	Date*	Principal Amount*
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The Agency is required to redeem the 2024 Series Q Bonds with a stated maturity of _____, * in part on _____, * and on each July 1 and January 1 thereafter to and including _____, * at the principal amount thereof to be redeemed plus accrued interest thereon, without premium, on the dates and in the principal amounts as follows:

Date*	Principal Amount*	Date*	Principal Amount*
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* Preliminary; subject to change.

The Agency is required to redeem the 2024 Series Q Bonds with a stated maturity of _____, * in part on _____, * and on each July 1 and January 1 thereafter to and including _____, * at the principal amount thereof to be redeemed plus accrued interest thereon, without premium, on the dates and in the principal amounts as follows:

Date*	Principal Amount*	Date*	Principal Amount*
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The Agency is required to redeem the 2024 Series Q Bonds with a stated maturity of _____, * in part on _____, * and on each July 1 and January 1 thereafter to and including _____, * at the principal amount thereof to be redeemed plus accrued interest thereon, without premium, on the dates and in the principal amounts as follows:

Date*	Principal Amount*	Date*	Principal Amount*
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The Agency is required to redeem the 2024 Series R Bonds with a stated maturity of _____, * in part on _____, * and on each July 1 and January 1 thereafter to and including _____, * at the principal amount thereof to be redeemed plus accrued interest thereon, without premium, on the dates and in the principal amounts as follows:

Date*	Principal Amount*	Date*	Principal Amount*
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Upon redemption of Series Bonds of a Series and maturity for which sinking fund installments have been established or any purchase and cancellation in lieu of redemption, the principal amount of that Series and maturity of the Series Bonds redeemed or purchased may be credited toward one or more sinking fund installments for that Series and maturity thereafter coming due in the manner the Agency specifies. The portion of any sinking fund installment remaining after the deductions credited to those payments is the unsatisfied balance of that sinking fund installment with respect to that Series and maturity of the Series Bonds for the purpose of calculating the payment due on or scheduled for a future date.

Special Redemption

Unexpended Proceeds. At its option, the Agency may redeem the Series Bonds prior to maturity, at any time, in whole or in part, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest to the redemption date, without premium (except that any PAC Term Bonds are to be redeemed at a redemption price

* Preliminary; subject to change.

equal to the principal amount thereof to be redeemed plus accrued interest, plus the unamortized premium thereon as the Agency determines by straight-line amortization of the original issue premium set forth on the inside front cover of this Official Statement between the date of issue and [January 1, 2033]* (as of which date the premium would reduce to \$0)), from moneys representing Series Bond proceeds not used to purchase Program Securities and transferred to the Bond Redemption Fund from the 2024 Series O-P-Q-R Acquisition Account and any allocable amounts held in the Debt Service Reserve Fund. In the event the Agency determines to redeem any Series Bonds from unexpended proceeds, the Agency will select the Series, maturities and amounts of the Series Bonds to be redeemed and the Trustee will select the Series Bonds at random within each Series and maturity.

If the Agency has not expended all proceeds of the Series Bonds credited to the 2024 Series O-P-Q-R Acquisition Account and the Delivery Period has not been extended (see “The Residential Housing Finance Program—Acquisition of Program Securities”), then the Agency must redeem the Series Bonds from those unexpended proceeds upon the expiration of the Delivery Period at the redemption price specified above.

The Agency expects to apply and disburse all of the proceeds of the Series Bonds credited to the 2024 Series O-P-Q-R Acquisition Account to purchase Program Securities with a principal amount of approximately \$___ million,* on or before _____ 1, 2024, and to purchase Deferred Payment Loans with a principal amount of approximately \$__ million* on or before _____ 1, 2024. (See “The Residential Housing Finance Program – Reimbursement of Advances of Agency Funds from Proceeds of Series Bonds.”)

Excess Revenues. In the Agency’s discretion and subject to the requirements of the Resolutions, the Agency may apply moneys on deposit in the Revenue Fund attributable to Excess Revenues to redeem Outstanding Bonds under the Bond Resolution (including the Series Bonds, but with respect to the PAC Term Bonds not in excess of the maximum cumulative redemption amounts shown below), at any time; subject, however, to any provisions to the contrary in any Series Resolution relating to a Series of Bonds. The redemption price of redeemed Bonds will be the principal amount of those Bonds plus accrued interest thereon, without premium. The Agency will select the Series, maturities and sinking fund installments of the Bonds to be redeemed.

As used herein, “Excess Revenues” means the Revenues, including prepayments (except as described below under “Repayments and Prepayments”), on deposit in the Revenue Fund received in excess of (i) the maturing principal and sinking fund installments and any required mandatory redemptions, together with interest from time to time payable, on Bonds Outstanding under the Bond Resolution, (ii) amounts needed to maintain the Debt Service Reserve Fund and the Insurance Reserve Fund at their respective Requirements, and (iii) amounts required by the Agency to pay fees and other costs in connection with the Bonds associated with maintaining the Program, including amounts to be paid under swap agreements, liquidity facilities, remarketing agreements and other similar instruments.

10-Year Rule Requirements. To comply with certain provisions of federal tax law, the Agency must apply all available prepayments and regularly scheduled repayments of mortgage principal from the Deferred Payment Loans and Program Securities allocable to the Tax-Exempt Series Bonds and (i) with respect to proceeds of the Tax-Exempt Series Bonds allocated to the refunding of outstanding bonds of the Agency, received 10 years after the original issue date of the bonds refunded, or (ii) with respect to the remaining proceeds of the Tax-Exempt Series Bonds, received 10 years or more after the issue date of the Tax-Exempt Series Bonds (collectively, the “Tax-Restricted Receipts”), to pay at maturity or redeem Tax-Exempt Series Bonds. This redemption must occur no later than the close of the first semiannual period beginning after the date of receipt, but no redemption is required if the amount available and required to be used to redeem the Tax-Exempt Series Bonds is less than \$250,000. Prepayments and scheduled repayments of mortgage principal from Program Securities and Deferred Payment Loans allocable to the Tax-Exempt Series Bonds (collectively, the “Tax-Exempt Receipts”) received on or after the following dates in the following approximate percentages constitute the “Tax-Restricted Receipts:”

* Preliminary; subject to change.

<u>Dates</u> *	<u>Percentages</u> *
_____, 2024, to June 30, 2025	. %
July 1, 2025, to June 30, 2026	.
July 1, 2026, to June 30, 2027	.
July 1, 2027, to June 30, 2028	.
July 1, 2028, to June 30, 2029	.
July 1, 2029, to June 30, 2030	.
July 1, 2030, to June 30, 2031	.
July 1, 2031, to June 30, 2032	.
July 1, 2032, to June 30, 2033	.
July 1, 2033, to June 30, 2034	.
July 1, 2034, and thereafter	100.00

Repayments and Prepayments. To the extent not needed to make regularly scheduled principal payments on the Taxable Series Bonds, either at maturity or pursuant to sinking fund installments, all prepayments and scheduled repayments of mortgage principal from Program Securities allocable to the Taxable Series Bonds will be applied (a) first, in the event that the Tax-Exempt Receipts available and applied to the redemption of the PAC Bonds were insufficient to redeem the PAC Bonds on a cumulative basis up to the Maximum Cumulative Amounts set forth in the table below, to redeem the PAC Bonds up to those amounts, (b) second, to redeem Taxable Series Bonds of the Series and maturities selected by the Agency at a price equal to the principal amount thereof to be redeemed plus accrued interest, without premium and (c) then, if no Taxable Series Bonds are Outstanding, to redeem any Outstanding Bonds (subject, however, to any provisions to the contrary in any Series Resolutions relating to Outstanding Bonds), including any Tax-Exempt Series Bonds other than PAC Term Bonds in excess of the Maximum Cumulative Amounts shown in the table below, at a price equal to the principal amount thereof to be redeemed plus accrued interest, without premium, or for any other purpose authorized under the Resolutions.

To the extent not needed to make regularly scheduled principal payments on the Tax-Exempt Series Bonds, either at maturity or pursuant to sinking fund installments, or not required to be applied to redemption of the PAC Term Bonds as described below, the Tax-Restricted Receipts will be applied to redeem the Tax-Exempt Series Bonds at a price equal to the principal amount thereof to be redeemed plus accrued interest, without premium; provided, however, that those redemptions will not be required: (1) if there is a change in the Code or any temporary, proposed or final Treasury Regulations, or notices or similar announcements from time to time, that have the effect of removing or reducing the requirement of such redemptions of Tax-Exempt Series Bonds; and (2) if there shall be delivered to the Trustee an opinion of Bond Counsel that those changes in these redemption provisions will not adversely affect the exclusion from gross income of interest on the Tax-Exempt Series Bonds.

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* Preliminary; subject to change.

To the extent not needed to make regularly scheduled principal payments on the Series Bonds, either at maturity or pursuant to sinking fund installments, all Tax-Exempt Receipts received by or on behalf of the Agency must first be applied to redeem the PAC Term Bonds on a cumulative basis up to the Maximum Cumulative Amounts during each Redemption Period ending on the date therefor set forth in the following table:

Redemption Period*	Maximum Cumulative Amounts*†	Redemption Period*	Maximum Cumulative Amounts*†
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†Based on an approximation of 75 percent PSA prepayment speed on the Program Loans backing Program Securities financed with the proceeds of the Series Bonds. (See “Projected Weighted Average Lives of the PAC Term Bonds” below for a discussion of the PSA Prepayment Model.) Amounts actually to be redeemed pursuant to this provision will be reduced proportionately to the extent any of the PAC Term Bonds are redeemed from unexpended proceeds of the Series Bonds.

To the extent the Agency redeems PAC Term Bonds more than once in a semiannual period or on a date that is not a regularly scheduled interest payment date, the Agency will not redeem PAC Term Bonds on a cumulative basis as of any date in an aggregate principal amount greater than the sum of (i) the Maximum Cumulative Amount in the table above for the immediately preceding regularly scheduled interest payment date and (ii) the proportionate amount (based on the number of days elapsed since the immediately preceding regularly scheduled interest payment date and the total number of days in the period (calculated on the basis of a 360-day year of twelve 30-day months)) of the difference between the Maximum Cumulative Amount set forth in the table above for the next succeeding regularly scheduled interest payment date and the Maximum Cumulative Amount for the immediately preceding regularly scheduled interest payment date.

If the Agency receives Tax-Exempt Receipts sufficient to redeem PAC Term Bonds up to the Maximum Cumulative Amounts in accordance with the table above, (1) to the extent required by applicable federal tax law, the Agency must use any excess Tax-Exempt Receipts (a) to redeem Outstanding Tax-Exempt Series Bonds (other than PAC Term Bonds) from the maturities the Agency selects, or (b) if no Tax-Exempt Series Bonds are Outstanding other than PAC Term Bonds, to redeem Outstanding PAC Term Bonds, in each case on any date, in whole or in part, at a price equal to the principal amount thereof to be redeemed plus accrued interest, without premium; and (2) to the extent not required by applicable federal tax law to redeem Tax-Exempt Series Bonds, the Agency, at its option, may use any excess Tax-Exempt Receipts to redeem any Outstanding Bonds, including the Series Bonds (other than PAC Term Bonds), at a price equal to the principal amount thereof to be redeemed plus accrued interest, without premium (subject, however, to any provisions to the contrary in any Series Resolutions relating to Outstanding Bonds), or for any other purpose authorized under the Resolutions.

Projected Weighted Average Lives of the PAC Term Bonds. The following information is provided to allow prospective investors to evaluate the PAC Term Bonds that are the subject of the special redemption provisions described above.

The weighted average life of a bond refers to the average length of time that will elapse from the date of issuance of the bond to the date each installment of principal is paid weighted by the principal amount of that installment. The weighted average life of the PAC Term Bonds will be influenced by, among other things, the rate at which Program Securities are purchased and the rate at which principal payments (including scheduled payments and

* Preliminary; subject to change.

principal prepayments) are made on the Program Loans backing Program Securities financed with the proceeds of the Series Bonds (collectively, the “Series Bond Program Loans”). An Owner owning less than all of the PAC Term Bonds may experience redemption at a rate that varies from the average life of the PAC Term Bonds.

Levels of prepayment on mortgage loans are commonly measured by a prepayment standard or model. The standard used in this Official Statement is The Standard Prepayment Model of The Securities Industry and Financial Markets Association, formerly The Bond Market Association and formerly the Public Securities Association (the “PSA Prepayment Model”). The PSA Prepayment Model represents an assumed monthly rate of prepayment of the then outstanding principal balance of a pool of mortgage loans. The PSA Prepayment Model does not purport to be either a historical description of the prepayment experience of any pool of mortgage loans or a prediction of the anticipated rate of prepayment of any pool of mortgage loans, including the Series Bond Program Loans. “100% PSA” assumes prepayment rates of 0.2 percent per year of the then-unpaid balance of the pool of mortgage loans in the first month of the life of the pool of mortgage loans and an additional 0.2 percent per year in each month thereafter (for example, 0.4 percent per year in the second month) until the thirtieth month. Beginning in the thirtieth month and in each month thereafter during the life of the pool of mortgage loans, “100% PSA” assumes a constant prepayment rate of 6 percent per year. Multiples will be calculated from this prepayment rate standard, e.g. “200% PSA” assumes prepayment rates will be 0.4 percent per year in month one, 0.8 percent per year in month two, reaching 12 percent per year in month thirty and remaining constant at 12 percent per year thereafter. “0% PSA” assumes no prepayments of principal of a pool of mortgage loans will occur for the life of the pool of mortgage loans.

The information in the following table, entitled “Projected Weighted Average Lives for the PAC Term Bonds” is based on the assumptions, among other things, that (i) the Series Bond Program Loans prepay at the indicated percentages of the PSA Prepayment Model and Deferred Payment Loans are repaid in full upon the prepayment of the associated Program Loans, (ii) \$_____ million* of the proceeds of the Series Bonds in the 2024 Series O-P-Q-R Acquisition Account are used to purchase Program Securities and \$__ million* are used to purchase Deferred Payment Loans, (iii) the Program Securities financed with the proceeds of the Series Bonds will have a weighted average pass-through rate of not less than ____ percent* and will be acquired by ____ 1, 2024, (iv) the Deferred Payment Loans will be acquired by ____ 1, 2024,* (v) all scheduled principal and interest payments or prepayments on Series Bond Program Loans are received thirty days after the date on which due or assumed to be made and there are no foreclosures or repurchases of those Program Loans, (vi) the PAC Term Bonds are redeemed only on regularly scheduled interest payment dates, and (vii) the Series Bonds, including the PAC Term Bonds, are not redeemed pursuant to optional redemption or from Excess Revenues. Based solely on the assumptions, some or all of which are unlikely to reflect actual experience, the following table provides projected weighted average life information for the PAC Term Bonds.

Projected Weighted Average Lives for the PAC Term Bonds*

PSA Prepayment	PAC Term Bonds Weighted Average Life [†]
0%	. years
50	.
75	5.00
100	5.00
200	5.00
300	5.00
400	5.00
500	5.00

[†]The weighted average life may be affected if, among other things, the Series Bonds, including the PAC Term Bonds, are redeemed with Excess Revenues, or from unexpended proceeds of the Series Bonds, as described above, or if PAC Term Bonds are redeemed on a date other than a regularly scheduled interest payment date.

* Preliminary; subject to change.

The Agency cannot give any assurance that prepayments of principal of the Series Bond Program Loans will conform to any level of a particular prepayment projection, schedule or model or that prepayments will be available to be applied to redemptions of any of the Series Bonds, including the PAC Term Bonds. The rates of principal prepayments on mortgage loans are generally influenced by a variety of economic, geographical, social and other factors, including servicing decisions, changing property values, prevailing interest rates and the time within which mortgage loans are originated. In general, if prevailing interest rates fall significantly below the interest rates on the mortgage loans, those mortgage loans may be likely to prepay at higher rates than if prevailing interest rates remain at or above the interest rates on those mortgage loans. Conversely, if prevailing interest rates increase above the interest rates on the mortgage loans, the rate of prepayments might be expected to decrease. Foreclosures or repurchases of Series Bond Program Loans will also affect the expected special redemption schedules. The Agency cannot predict the number of Series Bond Program Loans that may become delinquent, repurchased or foreclosed. For these reasons, the Agency cannot offer any assurances as to the rate at which the Series Bond Program Loans will prepay and offers no assurance that the scheduled amounts will, in fact, be available to effect any redemptions described herein.

Optional Redemption of the Fixed Rate Series Bonds

The Agency may redeem Fixed Rate Series Bonds with stated maturities on or after July 1, 2033* prior to their stated maturity dates, at its option, in whole or in part, from the Series and in the amounts and from the stated maturities that the Agency designates, on January 1, 2033* or any date thereafter, from any amounts available to the Agency for that purpose, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest to the date of redemption, without premium.

General Provisions as to Fixed Rate Series Bonds

Except as otherwise provided in the 2024/2025 Series Resolutions, any Fixed Rate Series Bonds to be redeemed other than upon mandatory sinking fund redemption will be redeemed only upon receipt by the Trustee of a certificate signed by an officer authorized by the Agency and stating (a) the Fixed Rate Series Bonds to be redeemed and (b) the maturities and amounts from which Fixed Rate Series Bonds are to be redeemed. If less than all Fixed Rate Series Bonds of a maturity are to be redeemed, the Fixed Rate Series Bonds of that maturity to be redeemed will be selected at random by a method determined by the Trustee. The Agency will not at any time cause Fixed Rate Series Bonds to be redeemed (other than pursuant to mandatory redemption) if this would have any material adverse effect on its ability to pay when due the principal of and interest on the Bonds Outstanding after that redemption.

The Trustee must mail a copy of the notice of redemption, by first class mail, to the registered owner of any Fixed Rate Series Bond called for redemption at least 30 days prior to the redemption date; that registered owner to be determined from the registry books as of the 15th day preceding the date that notice is mailed. (See “Appendix E — Book-Entry-Only System.”)

Optional Redemption of 2024 Series R Bonds

Optional Redemption. The Agency may redeem 2024 Series R Bonds in the Weekly Mode at its option, in whole or in part on any Business Day (including any optional or mandatory tender date), from any money made available for that purpose, at a Redemption Price equal to 100 percent of the principal amount thereof to be redeemed, plus accrued interest, if any, to but not including the redemption date.

Notice of Redemption. While 2024 Series R Bonds are in the Weekly Mode, the Trustee must give a copy of the notice of redemption identifying 2024 Series R Bonds to be redeemed by Immediate Notice not less than 20 days prior to the date fixed for redemption to the Owners of 2024 Series R Bonds to be redeemed at their addresses as shown on the bond register. “Immediate Notice” means notice by telephone, telex or telecopier to the address as the addressee has directed in writing, promptly followed by written notice by first class mail, postage prepaid. Notwithstanding the foregoing, the Trustee need not give a separate notice of redemption in addition to the notice of

* Preliminary; subject to change.

tender the Owner or the Trustee, as applicable, must give for 2024 Series R Bonds to be redeemed on an optional or mandatory tender date.

Subject to the terms of the 2024 Series R Resolution, any 2024 Series R Bonds to be optionally redeemed will be redeemed only upon receipt by the Trustee of a certificate signed by an officer authorized by the Agency stating (1) the principal amount of the 2024 Series R Bonds to be redeemed, and (2) the years in which and the amounts by which the applicable sinking fund installments, if any, are to be reduced. Upon any redemption of 2024 Series R Bonds, the Trustee is to select those to be redeemed by lot or another method of selection as it deems proper in its discretion; provided that the 2024 Series R Bonds that are Bank Bonds must be selected for redemption before other 2024 Series R Bonds.

Optional and Mandatory Tender of 2024 Series R Bonds

Optional Tender. Owners of 2024 Series R Bonds in the Weekly Mode may elect to tender their 2024 Series R Bonds for purchase, by providing notice to the Remarketing Agent and the Tender Agent not later than 5:00 p.m. (New York City time) on any Business Day that is at least seven calendar days before the purchase date, which must be a Business Day and must be set forth in the notice. Those 2024 Series R Bonds are to be purchased on the purchase date specified in the notice at a price equal to 100 percent of the principal amount thereof plus accrued interest to but not including the purchase date (the “Purchase Price”). The notice of optional tender for purchase of 2024 Series R Bonds by the Owners or beneficial owners thereof will be irrevocable once that notice is given to the Remarketing Agent and the Tender Agent.

Mandatory Tender. The 2024 Series R Bonds or any portion thereof are subject to mandatory tender for purchase (with no right to retain) at the Purchase Price (i) on any Mode Change Date and each Unenhanced Variable Rate Change Date for those 2024 Series R Bonds, (ii) upon scheduled expiration or termination by the Agency of the Initial Liquidity Facility or an Alternate Liquidity Facility (defined below) (a “Liquidity Expiration Event”) for those 2024 Series R Bonds, on a date not less than five days prior to the scheduled expiration or earlier termination of the Liquidity Facility, (iii) the effective date of an Alternate Liquidity Facility, a Non-Conforming Liquidity Facility or Self Liquidity, if a mandatory tender has not already occurred pursuant to the Liquidity Expiration Event, (iv) on any Conversion Date for those 2024 Series R Bonds, (v) on any Floating Rate Change Date and (vi) upon receipt of a Notice of Termination Date (as described in any Liquidity Facility) by the Trustee following the occurrence of certain Events of Default under that Liquidity Facility, on a date not less than five days prior to the date on which the Liquidity Facility will terminate (each a “Mandatory Tender Date”). If any of the listed events occur, the Trustee must deliver a notice of mandatory tender to the Owners, at least 15 days prior to the Mandatory Tender Date, stating the reason for the mandatory tender, the date of mandatory tender, and that all Owners of 2024 Series R Bonds subject to that mandatory tender are deemed to have tendered their 2024 Series R Bonds upon that date.

This paragraph is applicable to the 2024 Series R Bonds only if the book-entry-only system has been discontinued and replacement bonds have been issued. Any 2024 Series R Bonds not tendered and delivered to the Tender Agent on or prior to its Mandatory Tender Date for which there have been irrevocably deposited in trust with the Trustee the Purchase Price will be deemed to have been tendered and purchased on that Mandatory Tender Date. Owners will not be entitled to any payment (including any interest to accrue on or after the Mandatory Tender Date) other than the principal amount of those 2024 Series R Bonds, plus accrued interest to the day preceding the Mandatory Tender Date, and those Owners will no longer be entitled to the benefits of the Resolutions, except for the purpose of payment of the Purchase Price. Replacement 2024 Series R Bonds will be issued in place of those untendered 2024 Series R Bonds pursuant to the 2024 Series R Resolution, and, after the issuance of the replacement 2024 Series R Bonds, the untendered 2024 Series R Bonds will be deemed purchased, canceled, and no longer Outstanding under the Resolutions.

Remarketing of 2024 Series R Bonds

General. On each date on which 2024 Series R Bonds are required to be purchased, the Remarketing Agent must use its best efforts to sell those 2024 Series R Bonds at a Weekly Rate (or, in the case of purchase upon a Mode Change, an interest rate corresponding to the appropriate mode) that results as nearly as practicable in the price being 100 percent of the principal amount thereof. In the event the Remarketing Agent is unable to remarket the 2024 Series

R Bonds so tendered while the Initial Liquidity Facility is in effect, the Initial Liquidity Provider has agreed to purchase those 2024 Series R Bonds in accordance with the Initial Liquidity Facility. The Remarketing Agent is not required to remarket the 2024 Series R Bonds (i) after the occurrence of an Event of Default under the Resolution; (ii) after the occurrence of an Immediate Termination Event under the Initial Liquidity Facility and the Initial Liquidity Provider's termination of its commitment to purchase 2024 Series R Bonds thereunder; (iii) during an Immediate Suspension Event under the Initial Liquidity Facility and the Initial Liquidity Provider's suspension of its commitment to purchase the 2024 Series R Bonds thereunder (unless there is reinstatement of the Initial Liquidity Facility; provided that if no reinstatement occurs within specific time periods, termination will occur without mandatory tender); or (iv) if the Initial Liquidity Provider breaches its obligation to purchase 2024 Series R Bonds tendered and not remarketed. The Agency will enter into a Remarketing Agreement with the Remarketing Agent pursuant to which the Remarketing Agent will undertake the duties of Remarketing Agent in the 2024 Series R Resolution, including remarketing of tendered 2024 Series R Bonds and determination of interest rates. The Remarketing Agreement provides that the Remarketing Agent may suspend its activities under certain circumstances, that the Remarketing Agent may resign its duties by giving 30 days' written notice to the Agency, and that the Agency may remove the Remarketing Agent upon 30 days' written notice.

Remarketing Agent Is Paid by the Agency. The Remarketing Agent's responsibilities include determining the interest rate from time to time and using best efforts to remarket the 2024 Series R Bonds that are tendered by the Owners thereof (subject, in each case, to the terms of the Remarketing Agreement), as further described in this Official Statement. The Remarketing Agent is appointed by the Agency and is paid by the Agency for its services. As a result, the interests of the Remarketing Agent may differ from those of Owners and potential purchasers of 2024 Series R Bonds.

Remarketing Agent May Purchase Bonds for Its Own Account. The Remarketing Agent acts as remarketing agent for a variety of variable rate demand obligations and, in its sole discretion, may purchase those obligations for its own account. The Remarketing Agent is permitted, but not obligated, to purchase tendered 2024 Series R Bonds for its own account and, in its sole discretion, may acquire tendered 2024 Series R Bonds in order to achieve a successful remarketing of the 2024 Series R Bonds (i.e., because there otherwise are not enough buyers to purchase the 2024 Series R Bonds) or for other reasons. However, the Remarketing Agent is not obligated to purchase 2024 Series R Bonds and may cease doing so at any time without notice. The Remarketing Agent may also make a market in the 2024 Series R Bonds by purchasing and selling 2024 Series R Bonds other than in connection with an optional or mandatory tender and remarketing. Those purchases and sales may be at or below the principal amount thereof. However, the Remarketing Agent is not required to make a market in the 2024 Series R Bonds. The purchase of 2024 Series R Bonds by the Remarketing Agent may create the appearance that there is greater third-party demand for the 2024 Series R Bonds in the market than is the case. The Remarketing Agent may also sell any 2024 Series R Bonds it has purchased to one or more affiliated investment vehicles for collective ownership or enter into derivative arrangements with affiliates or others in order to reduce its exposure to the 2024 Series R Bonds. The practices described above also may result in fewer 2024 Series R Bonds being tendered for purchase pursuant to the 2024 Series R Resolution.

2024 Series R Bonds May Be Offered at Different Prices on Any Date, Including a Rate Determination Date. Pursuant to the Remarketing Agreement, the Remarketing Agent is required to determine the applicable rate of interest that, in the determination of the Remarketing Agent, would result as nearly as practicable in the market value of the 2024 Series R Bonds on the Effective Rate Date (without taking into account accrued interest thereon) being 100 percent of the principal amount thereof. The interest rate will reflect, among other factors, the level of market demand for the 2024 Series R Bonds (including whether the Remarketing Agent is willing to purchase 2024 Series R Bonds for its own account). There may or may not be 2024 Series R Bonds tendered and remarketed on a Rate Determination Date, the Remarketing Agent may or may not be able to remarket any 2024 Series R Bonds tendered for purchase on that date at the principal amount thereof and the Remarketing Agent may sell 2024 Series R Bonds at varying prices to different investors on that date or any other date. The Remarketing Agent is not obligated to advise purchasers in a remarketing if it does not have third party buyers for all of the 2024 Series R Bonds at the remarketing price. In the event the Remarketing Agent owns any 2024 Series R Bonds for its own account, it may, in its sole discretion in a secondary market transaction outside the tender process, offer those 2024 Series R Bonds on any date, including the Rate Determination Date, at a discount to the principal amount thereof to some investors.

Ability to Sell the 2024 Series R Bonds Other Than Through Tender Process May Be Limited. The Remarketing Agent may buy and sell 2024 Series R Bonds other than through the tender process. However, it is not obligated to do so and may cease doing so at any time without notice and may require Owners that wish to tender their 2024 Series R Bonds to do so through the Tender Agent with appropriate notice. Thus, investors who purchase the 2024 Series R Bonds, whether in a remarketing or otherwise, should not assume that they will be able to sell their 2024 Series R Bonds other than by tendering the 2024 Series R Bonds in accordance with the tender process.

Under Certain Circumstances, the Remarketing Agent May Be Removed, Resign or Cease Remarketing the 2024 Series R Bonds, Without a Successor Being Named. Under certain circumstances, the Remarketing Agent may be removed or have the ability to resign or cease its remarketing efforts, without a successor having been named, subject to the terms of the Remarketing Agreement. In the event there is no Remarketing Agent, the Trustee will establish the applicable rate of interest on the 2024 Series R Bonds as described in the 2024 Series R Resolution.

Agency Not Responsible to Owners for Initial Liquidity Provider's Failure To Purchase 2024 Series R Bonds. Under the terms and provisions of the Remarketing Agreement and the Initial Liquidity Facility, the Purchase Price of 2024 Series R Bonds is payable from moneys furnished in connection with the remarketing of the 2024 Series R Bonds or from the Initial Liquidity Facility. Upon the occurrence of certain Immediate Termination Events or Immediate Suspension Events under the Initial Liquidity Facility, the Initial Liquidity Provider's obligation to purchase 2024 Series R Bonds under the Initial Liquidity Facility will immediately terminate or suspend without notice or other action on the part of the Initial Liquidity Provider. (See "Appendix K – Summary of Certain Provisions of and Relating to the Standby Bond Purchase Agreement.") **The Agency is not responsible to Owners if the Initial Liquidity Provider fails to purchase 2024 Series R Bonds tendered at the option of the Owner or subject to mandatory tender for purchase pursuant to the 2024 Series R Resolution or upon the occurrence of an Immediate Termination Event or a Suspension Event unless the Immediate Termination Event arises solely from the long term credit rating of the 2024 Series R Bonds being withdrawn or suspended or reduced below "Baa3" or "BBB-" by Moody's or S&P, respectively.**

If a Termination Event or Immediate Suspension Event has occurred resulting in the termination or suspension of the Initial Liquidity Facility or if the Initial Liquidity Provider does not purchase any 2024 Series R Bonds tendered or deemed tendered for purchase by the owners thereof and not remarketed, those Bonds will automatically bear interest in a Weekly Mode with the interest rate reset on a weekly basis at the lesser of (i) the SOFR Index plus 1.60 percent or (ii) the Maximum Rate. Owners will not have the right to tender their 2024 Series R Bonds during that period and may be required to hold their 2024 Series R Bonds to maturity or prior redemption.

LIQUIDITY FACILITY

General Provisions

The Agency has agreed in the 2024 Series R Resolution to maintain a Liquidity Facility in effect at all times when any 2024 Series R Bonds are in a Weekly Mode, or other Mode requiring a Liquidity Facility, except as otherwise provided below, in an amount not less than the potential Purchase Price of the outstanding 2024 Series R Bonds in the Weekly Mode or other Mode requiring a Liquidity Facility.

The Agency may elect to replace any Liquidity Facility (including but not limited to the Initial Liquidity Facility) for the 2024 Series R Bonds, with another liquidity facility meeting the requirements of the 2024 Series R Resolution (an "Alternate Liquidity Facility," and, together with the Initial Liquidity Facility, a "Liquidity Facility"). The Agency will notify the Trustee, the Remarketing Agent and the Tender Agent of the Agency's intention to deliver an Alternate Liquidity Facility at least 45 days prior to that delivery. Upon receipt of that notice, the Trustee will mail a notice of the anticipated delivery of an Alternate Liquidity Facility, including the name of the provider of that Alternate Liquidity Facility, to each Owner of the 2024 Series R Bonds at that Owner's registered address not less than 15 days prior to the date the 2024 Series R Bonds are subject to mandatory tender. If the Agency elects to replace the Liquidity Facility, the 2024 Series R Bonds will be subject to mandatory tender not less than five days prior to the termination of the existing Liquidity Facility. This Official Statement does not describe the 2024 Series R Bonds when an Alternate Liquidity Facility in respect thereof is in place.

The Agency may also elect to provide liquidity support for any 2024 Series R Bonds from its own funds or by delivering a liquidity facility that does not meet the requirements of an Alternate Liquidity Facility. If the Agency makes an election, those 2024 Series R Bonds will be subject to mandatory tender prior to the expiration of the Liquidity Facility then in effect.

The Standby Bond Purchase Agreement

The Initial Liquidity Facility will be the Standby Bond Purchase Agreement. Appendix K to this Official Statement summarizes certain provisions of the Standby Bond Purchase Agreement, to which Appendix reference is made for the detailed provisions thereof. Certain information regarding the Initial Liquidity Provider appears in Appendix L to this Official Statement. **The Initial Liquidity Provider has no responsibility for the form and content of this Official Statement, other than solely with respect to the information describing itself set forth in “APPENDIX L – Certain Information Regarding the Initial Liquidity Provider”, and has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, other than solely with respect to the information describing itself set forth in “APPENDIX L – Certain Information Regarding the Initial Liquidity Provider”, or omitted herefrom.**

SECURITY FOR THE BONDS

The Outstanding Bonds, including the Series Bonds, are secured as provided in the Bond Resolution by a pledge of (a) all proceeds of the sale of the Bonds (other than proceeds deposited in trust for the retirement of outstanding bonds, notes or other obligations), (b) all Program Obligations and Investment Obligations made or purchased from those proceeds, (c) all Revenues, (d) any other loans, funds, securities, Cash Equivalents or other property of the Agency otherwise pledged as security for Outstanding Bonds pursuant to a Series Resolution; and (e) all money, Investment Obligations, and other assets and income held in and receivables of Funds (other than the Alternative Loan Fund, except as otherwise provided in a Series Resolution), established by or pursuant to the Bond Resolution. The Bonds, including the Series Bonds, are also general obligations of the Agency, payable out of any of its moneys, assets or revenues, subject only to the provisions of other resolutions or indentures now or hereafter pledging and appropriating particular moneys, assets or revenues to particular notes or bonds, or State or federal laws or restrictions that particular funds be applied for a specified purpose. The pledge granted by the Bond Resolution is for the equal benefit, protection and security of Owners of all Outstanding Bonds, except as otherwise expressly provided therein or in a Series Resolution.

The Agency has no taxing power. The State is not liable for the payment of the Bonds, and the Bonds are not a debt of the State.

Cash Flow Certificate

The Bond Resolution requires that the Agency file a Cash Flow Certificate with the Trustee (i) at least once within a 12-month period and as otherwise required under the Bond Resolution or a Series Resolution, (ii) upon the proposed application of funds in the Revenue Fund to acquire Program Obligations or to pay Program Expenses, if not contemplated by a prior Cash Flow Certificate, or (iii) to release funds to the Agency from the Revenue Fund or to transfer funds to the Alternative Loan Fund. The Bond Resolution also permits a revised Cash Flow Certificate to be filed at any time directed by the Agency. The Cash Flow Certificate is to give effect to the action proposed to be taken and demonstrating that in the current and in each succeeding Fiscal Year in which Bonds are scheduled to be Outstanding that Revenues and other amounts expected to be on deposit in the Funds and Accounts established under the Bond Resolution or any Series Resolution (excluding the Insurance Reserve Fund, and, except to the extent otherwise provided in a Series Resolution, the Alternative Loan Fund) will be at least equal to all amounts required to be on deposit in order to pay the Debt Service on the Bonds and to maintain the Debt Service Reserve Requirement and Insurance Reserve Requirement; provided that, to the extent specified in a Series Resolution, a Fund or Account (other than those excluded above) will not be taken into account when preparing the Cash Flow Certificate. The Cash Flow Certificate is to set forth the assumptions upon which the estimates therein are based, which assumptions will be based upon the Agency’s reasonable expectations at the time the Cash Flow Certificate is filed. The Agency may assume in a Cash Flow Certificate that, if Bonds of a Series are issued for purposes other than the Financing of Program

Loans for the acquisition of owner-occupied housing, amounts to be deposited in or irrevocably appropriated to any Fund or Account established under the Bond Resolution (other than the Alternative Loan Fund, unless otherwise provided in a Series Resolution) from sources not subject to the lien of the Bond Resolution will be available in amounts and at times sufficient to pay the Debt Service on Outstanding Bonds of that Series when due and to maintain the Debt Service Reserve Requirement and Insurance Reserve Requirement, if any, in respect of Outstanding Bonds of that Series. As set forth more fully in “Appendix C — Summary of Certain Provisions of the Bond Resolution — Revenue Fund,” the Agency may withdraw from the Revenue Fund funds to be released to the Agency free and clear of the lien of the Bond Resolution, for deposit in the Agency’s General Reserve Account or deposit in the Alternative Loan Fund, in each case upon the filing with the Trustee a Cash Flow Certificate and a Parity Certificate.

Program Obligations

General information concerning the Agency’s Residential Housing Finance Program and the types of Program Obligations that have been and are expected to be financed with the proceeds of the Series Bonds is provided below under the heading “The Residential Housing Finance Program.” The Agency expects that approximately \$___ million* in aggregate principal amount of Program Securities, and approximately \$___ million* in Deferred Payment Loans, will be acquired with proceeds of the Series Bonds. (See “Estimated Sources and Uses of Funds.”) Additional information regarding GNMA, Fannie Mae and Freddie Mac and Program Securities and the current Master Servicer is contained in Appendix I to this Official Statement.

Investment Obligations

Bond proceeds and other funds held in the Acquisition Account, the Debt Service Reserve Fund, the Insurance Reserve Fund, the Revenue Fund, the Bond Fund, and the Redemption Fund under the Bond Resolution may be invested in Investment Obligations as defined in the Bond Resolution (see “Appendix C – Summary of Certain Provisions of the Bond Resolution – Certain Defined Terms”).

Under the Bond Resolution, the Agency may direct the Trustee to invest funds held thereunder in investment agreements (sometimes referred to as “guaranteed investment contracts”), if that investment agreement does not adversely affect any ratings of the Bonds at the time of execution thereof. As of March 31, 2024, \$235,500 on deposit in the Debt Service Reserve Fund held in respect of Bonds under the Bond Resolution is invested in an investment agreement with Transamerica Life Insurance Co.

There is no assurance that the providers of Investment Obligations held under the Bond Resolution will be able to pay principal of and interest on those Investment Obligations as provided therein. No representation is made as to the creditworthiness of any provider.

The failure of a provider to pay principal and interest when due under an Investment Obligation pertaining to the Acquisition Account could result in the Agency’s inability to acquire Program Obligations in an amount necessary to fully secure the Bonds. A failure by a provider to pay amounts due under an Investment Obligation pertaining to the other Funds could result in the Agency’s inability to pay debt service on the Bonds. All of the Agency’s investment agreements contain “downgrade” provisions giving the Agency the right to withdraw all invested funds early if the provider’s credit ratings are downgraded below specified levels and remedial action is not taken by the provider. Funds withdrawn from investment agreements under those circumstances will be invested in alternate Investment Obligations at the direction of the Agency.

Revenues

When Revenues are greater than the amount necessary to pay maturing principal of and interest on the Bonds, the Agency may use the excess, to the extent permitted by applicable federal tax law, to make or purchase additional Program Obligations or to redeem Bonds. If Revenues are less than the amount necessary to pay maturing principal of the Bonds, then either the Agency, at its option, may provide the amount necessary for that payment from any of

* Preliminary; subject to change.

(a) the General Reserve Account of the Agency, (b) the Alternative Loan Fund, or (c) any other lawful source other than funds and accounts pledged pursuant to the Bond Resolution, or the Trustee must withdraw the necessary amount from the following funds in order of priority: (i) the Bond Redemption Fund, but only to the extent that amounts therein are in excess of amounts required for the redemption of Bonds for which the notice of redemption has been given, (ii) the Revenue Fund, (iii) the Debt Service Reserve Fund, and (iv) the Insurance Reserve Fund.

Debt Service Reserve Fund

The Bond Resolution creates and establishes a Debt Service Reserve Fund and provides that the Debt Service Reserve Requirement as of any date will be the sum of amounts established for each Series of Bonds by each Series Resolution. The aggregate Debt Service Reserve Requirement with respect to the Series Bonds is equal to \$0. The balance in the Debt Service Reserve Fund on July 1, 2024, was \$[5,666,416], which was at least equal to the Debt Service Reserve Requirement for all Series of Bonds then Outstanding.

The Act provides that the Agency may create and establish one or more debt service reserve funds for the security of its bonds. The moneys held in or credited to a debt service reserve fund are to be used solely for the payment of principal of bonds of the Agency as the same mature, the purchase of those bonds, the payment of interest thereon or the payment of any premium required when those bonds are redeemed before maturity, provided that the moneys in that fund are not to be withdrawn therefrom at any time in an amount that would reduce the amount reasonably necessary for the purposes of the fund, except for the purpose of paying principal and interest due on the bonds secured by the fund for the payment of which other moneys of the Agency are not available. The Agency is not to issue any additional bonds or notes that are secured by a debt service reserve fund if the amount in that debt service reserve fund or any other debt service reserve fund at the time of issuance does not equal or exceed the minimum amount required by the resolution creating the fund unless the Agency deposits in each debt service reserve fund at the time of issuance, from the proceeds of the bonds or otherwise, an amount that, together with the amount then in the fund, is not less than the minimum amount required. The Act further provides that:

In order to assure the payment of principal and interest on bonds and notes of the agency and the continued maintenance of all debt service reserve funds created and established therefor, the agency shall annually determine and certify to the governor, on or before December 1, (a) the amount, if any, then needed to restore each debt service reserve fund to the minimum amount required by the resolution or indenture establishing the fund, not exceeding the maximum amount of principal and interest to become due and payable in any subsequent year on all bonds or notes which are then outstanding and secured by such fund; and (b) the amount, if any, determined by the agency to be needed in the then immediately ensuing fiscal year, with other funds pledged and estimated to be received during that year, for the payment of the principal and interest due and payable in that year on all then outstanding bonds and notes secured by a debt service reserve fund the amount of which is then less than the minimum amount agreed. The governor shall include and submit to the legislature, in the budget for the following fiscal year, or in a supplemental budget if the regular budget for that year has previously been approved, the amounts certified by the agency

In the opinion of Bond Counsel and counsel to the Agency, under current law the State Legislature is legally authorized *but is not legally obligated* to appropriate those amounts.

Insurance Reserve Fund

The Bond Resolution creates and establishes an Insurance Reserve Fund to be used for the purpose of paying that portion of the claim for loss with respect to any defaulted Program Obligation that is not paid by a public or private insuring agency. As of any particular date of calculation, the Insurance Reserve Requirement is the sum of amounts, if any, established for each Series of Bonds by the applicable Series Resolution. The Insurance Reserve Requirement with respect to the Series Bonds is \$0. Currently, there is no balance in the Insurance Reserve Fund, as there is no Insurance Reserve Requirement for any Series of Bonds Outstanding.

Additional Bonds

The Bond Resolution permits the issuance of additional Bonds, upon the adoption of a Series Resolution, without limitation as to amount, to provide funds for the purpose of financing Program Obligations and, in addition, to refund outstanding Bonds or other obligations of the Agency. No additional Series of Bonds may be issued except upon receipt by the Trustee of (i) an Agency Certificate (in which the Agency may make certain assumptions permitted in a Cash Flow Certificate) certifying (a) that an amount equal to the Debt Service Reserve Requirement effective upon issuance of those Bonds will be on deposit in the Debt Service Reserve Fund and an amount equal to the Insurance Reserve Requirement effective upon issuance of those Bonds will be on deposit in the Insurance Reserve Fund, and (b) that estimated Revenues are in excess of required fund transfers and debt service on the Bonds in each Fiscal Year, and (ii) written confirmation that the then existing ratings of the Bonds will not be impaired. A Cash Flow Certificate need not be filed in connection with the issuance of additional Bonds unless the Series Resolution authorizing Bonds of the Series so provides.

Any additional Bonds issued under the Bond Resolution will be secured on an equal basis with the Series Bonds and all other Outstanding Bonds and will be entitled to the equal benefit, protection and security of the provisions, covenants and agreements in the Bond Resolution, except as otherwise expressly provided therein or in a Series Resolution.

State Pledge Against Impairment of Contracts

The State in the Act has pledged to and agreed with the Owners that it will not limit or alter the rights vested in the Agency to fulfill the terms of any agreements made with them or in any way impair the rights and remedies of the Owners until the Bonds, together with the interest thereon and on any unpaid installments of interest, and all costs and expenses in connection with any action or proceeding by or on behalf of the Owners, are fully met and discharged.

THE RESIDENTIAL HOUSING FINANCE PROGRAM

General

Under the Bond Resolution, the Agency may issue Bonds to finance Program Obligations in order to provide financing for housing for low and moderate income persons, including single family loans, home improvement loans, multifamily loans and other housing-related loans, and to secure those loans in the manner as the Agency determines, which would include first mortgage loans, subordinate mortgage loans or loans that are unsecured. All Outstanding Bonds issued under the Bond Resolution are secured on an equal basis, except as otherwise expressly provided in the Bond Resolution or in a Series Resolution. Certain proceeds of the Series Bonds will be used to purchase Program Securities backed by single family mortgage loans.

The following provides a general description of the Agency's Program in respect of the Program Securities backed by single family mortgage loans to be purchased with proceeds of the Series Bonds. *The Series Program Determinations governing the Program Obligations to be financed with proceeds of the Series Bonds may be revised by the Agency from time to time as provided in the Series Resolutions and, consequently, the following general description is subject to change.*

“MBS” Model

Effective for commitments made on or after September 1, 2009, the Agency changed its single-family mortgage lending program from a “whole loan” model to an “MBS” (mortgage-backed securities) model. The Agency has entered into a Servicing Agreement, dated as of October 17, 2013 (the “Servicing Agreement”), with U.S. Bank National Association, as master servicer (the “Master Servicer”), for an indefinite term (subject to termination rights). Pursuant to the Servicing Agreement, the Master Servicer is to acquire single family mortgage loans meeting Program requirements and pool those Program Loans into Program Securities to be purchased by the Trustee on behalf of the Agency. (See “Procedures for Origination, Purchase and Pooling -- Program Securities” below.) For additional information regarding the Master Servicer, see Appendix I to this Official Statement.

Prior to the transition to the “MBS” model, the Agency’s Program provided funds for the purchase by the Agency of newly originated Program Loans at a price and bearing interest at rates established from time to time on the basis of the interest cost of the Bonds and local mortgage market conditions. Generally, outstanding Program Loans purchased by the Agency with the proceeds of Bonds have 30-year terms except for some outstanding Program Loans purchased during a short period beginning in 2006 until October 2008 that have 40-year terms.

Outstanding Bonds have financed both Program Loans and Program Securities.

Reimbursement of Advances of Agency Funds with Proceeds of Series Bonds

The Agency does not anticipate that it will use proceeds of the Series Bonds to purchase Program Securities that are eligible to be financed with Bonds acquired prior to the date of issuance of the Series Bonds with its own funds. The Agency expects that all funds credited to the 2024 Series O-P-Q-R Acquisition Account will be disbursed on or before _____ 1, 2024, to purchase, or reimburse the Agency for the purchase of, Program Securities and Deferred Payment Loans.

Procedures for Origination, Purchase and Pooling

Application

The Agency has published, and revises from time to time, its Start Up Program Procedural Manual (the “Manual”) which sets forth the guidelines and procedures for participation in the Program and certain requirements for origination of mortgage loans, including provisions for compliance with the requirements of applicable federal tax law. The Master Servicer has also published its lending manual for the Program establishing additional origination, documentation and processing requirements. The Agency responds to inquiries by interested lenders by directing them to the Master Servicer and the appropriate page on the Master Servicer’s website delineating information regarding the requirements a lender must satisfy to be eligible to participate in the Program. Lenders must complete an application process with the Master Servicer, including the payment of an application fee. Each Lender that satisfies the requirements of the Master Servicer and participates in the Program must execute a participation agreement with the Agency, which incorporates the Manual, and a participating lender agreement with the Master Servicer, which incorporates the Master Servicer’s lending manual by reference. Generally, Lenders that participate in the Program receive no advance commitment of funds. Rather, Lenders may request an individual commitment of loan funds via the internet by entering loan information in the Agency’s online loan purchase approval system (the “Commitment System”). Each commitment request is subject to a review of the Agency’s eligibility rules that are a part of the Commitment System. If the information entered by the Lender meets the eligibility rules, the loan funds are then committed for each specific loan for a specific period. Should a specific loan ultimately be rejected or cancelled, the funds are available for use by another eligible borrower and Lender. There is no prescribed limit on the amount of funds that may be used by an individual participating Lender, subject to availability of funds.

Lenders are not required to pay a reservation fee upon obtaining a commitment of funds through the Commitment System. If the Master Servicer has not received a loan package pursuant to an individual commitment after 60 days, the Agency, at its option, may charge and, if so charged, the Lender must agree to pay an extension fee to maintain the individual commitment for a specified, extended period of time. Extension fees, if charged and not refunded, are deposited into the funds from which the loans or the Program Securities are purchased, either the Alternative Loan Fund or the Revenue Fund under the Bond Resolution.

Qualified Borrowers

The Agency has established the maximum gross income for eligible borrowers under the Program based upon applicable federal law and Agency policy objectives. The maximum gross income of an eligible borrower under the Program is currently as follows:

Household Size	11-County Twin Cities Metropolitan Area*	Dodge and Olmsted Counties	Balance of State
1 or 2 Persons	\$124,200	\$117,200	\$111,800
3 or more Persons	\$142,800	\$134,700	\$128,500

*As used in this table, the “Twin Cities Metropolitan Area” comprises the following 11 counties: Anoka, Carver, Chisago, Dakota, Hennepin, Isanti, Ramsey, Scott, Sherburne, Washington, and Wright Counties.

The Agency will apply the income limitations set forth in Section 143(f) of the Code to applicants for loans financed with proceeds of the Series Bonds. The Agency may revise the income limits for the loans from time to time to conform to State and federal law and Agency policy objectives.

At the time a loan is made, the borrower must certify his or her intention to occupy the mortgaged property as his or her principal residence.

Lenders must underwrite the borrower’s credit in compliance with the underwriting standards of FHA, VA, USDA Rural Development (formerly the Rural Housing and Community Development Service), Fannie Mae, Freddie Mac or the insuring private mortgage insurance company, as applicable, and of the Master Servicer.

Certain borrowers may be eligible for down payment and closing cost assistance if needed for borrower qualification. (See “Deferred Payment Loans” and “Monthly Payment Loans” under “Other Programs” below.)

Certain Fannie Mae Loan Product

In May 2012, the Agency began offering the Fannie Mae HFA Preferred Risk Sharing™ loan product for borrowers who meet the qualifying guidelines. The HFA Preferred Risk Sharing™ loan product enabled eligible state housing finance agencies to deliver loans with up to 97 percent loan-to-value ratios without mortgage insurance. The loan product carried a higher Fannie Mae guarantee fee and the Agency had to agree to repurchase the loan if it becomes delinquent in the first 12 months and remains delinquent for four consecutive months thereafter, or if the loan is delinquent at the 12th month, does not become current and remains delinquent for four consecutive months thereafter. From May 2012 to date, Fannie Mae has requested the repurchase of, and the Agency has repurchased, 33 loans. Other than the loans described in the next sentences of this paragraph, no loans of this loan product are still subject to repurchase. Fannie Mae and the Agency entered into a variance with respect to 25 loans to borrowers who requested forbearance during the period permitted by the CARES Act, including the period for which forbearance could be requested as was subsequently extended by FHFA. Under the terms of that variance, Fannie Mae extended the term of the repurchase obligation with respect to those 25 loans to 48 months after resolution of the forbearance by the borrower either making the missed payments or accepting one of Fannie Mae’s home retention workout options. Four of those 25 loans are included in the 33 loans which the Agency has repurchased. If those loans are Program Loans pooled into Program Securities, those Program Securities have the same Fannie Mae guaranty as other Fannie Mae Securities.

Effective for loans with application dates in Fannie Mae’s underwriting system on and after September 5, 2019, Fannie Mae only made the HFA Preferred Risk Sharing™ loan product available to borrowers whose qualifying income, as calculated pursuant to Fannie Mae’s underwriting standards, was not greater than 80 percent of area median income. **Effective July 1, 2020, Fannie Mae no longer offers the HFA Preferred Risk Sharing™ loan product; the Agency ceased taking commitments for those loans on April 1, 2020.**

Uniform Mortgage-Backed Securities

On June 3, 2019, Fannie Mae and Freddie Mac began issuing new, common, single mortgage-backed securities, formally known as the Uniform Mortgage-Backed Security (“UMBS”). The UMBS finance the same types of fixed-rate mortgages that back Fannie Mae Securities and Freddie Mac Securities issued before that date and are guaranteed by either Fannie Mae or Freddie Mac depending upon which issues the UMBS. The UMBS have characteristics similar to Fannie Mae Securities that are not UMBS and Freddie Mac is offering investors the opportunity to exchange existing Freddie Mac Securities for “mirror” UMBS backed by the same loans as the existing securities. Proceeds of the Series Bonds will be used to purchase Program Securities, which include UMBS. For purposes of this Official Statement, the term “Program Securities” includes UMBS.

Program Loans

Under the “whole loan” model utilized by the Agency until 2009, Program Loans were purchased from (1) Lenders including any bank, savings bank, credit union or mortgage company organized under the laws of Minnesota or the United States or nonprofit licensed by the State of Minnesota, and any mortgagee or lender approved or certified by the Secretary of Housing and Urban Development or by the Administrator of Veterans Affairs, or (2) any agency or instrumentality of the United States or the State.

Subject to the right of the Agency to modify the terms of Program Loans (see Appendix C – Summary of Certain Provisions of the Bond Resolution – Program Loans; Modification of Terms) under applicable Series Resolutions, the Agency must take or require a Servicer to take all measures, actions and proceedings reasonably necessary and deemed by it to be most effective to recover the balance due on a Defaulted Program Loan, including the curing of the default by the Mortgagor, foreclosure of the Mortgage, acceptance of a conveyance in lieu of foreclosure, sale of the Mortgage, renting or selling the Home, collection of any applicable mortgage insurance or guaranty, and preservation of the title to and value of the Home pending recovery of the balance of the Defaulted Program Loan. (See “State Laws Affecting Foreclosures” in Appendix D to this Official Statement.)

Acquisition of Program Securities

Under the “MBS” model, the Trustee, on behalf of the Agency, is to purchase mortgage-backed GNMA I and GNMA II-Custom Pool securities, guaranteed as to timely payment of principal of and interest by GNMA, mortgage-backed Fannie Mae Securities, guaranteed as to payment of principal and interest by Fannie Mae, and mortgage-backed Freddie Mac Securities, guaranteed as to payment by Freddie Mac (each a Program Security), each of which is backed by pools of mortgage loans that have been made by Lenders to qualified borrowers to finance the purchase of single family residential housing located in the State, in accordance with the Servicing Agreement, the Participation Agreements, the Manual and other Program documents. For additional information regarding GNMA, Fannie Mae, Freddie Mac, Program Securities and the Master Servicer, see Appendix I to this Official Statement.

During the Delivery Period, the Master Servicer is to acquire Program Loans from Lenders and pool the Program Loans into Program Securities as provided in the Servicing Agreement. The Trustee is to disburse moneys from the 2024 Series O-P-Q-R Acquisition Account for the acquisition of Program Securities pursuant to the Servicing Agreement. The Trustee is to pay the Master Servicer an amount equal to between 101.5 percent and 103.5 percent of the principal amount of each Program Security acquired from the Master Servicer, plus accrued interest, if any, and any applicable fees or charges payable to a Federal Mortgage Agency and not paid by the mortgagor.

The Agency may at any time transfer any proceeds of the Series Bonds in the 2024 Series O-P-Q-R Acquisition Account to the Bond Redemption Fund to be applied to the redemption of Series Bonds. In addition, the Agency will transfer any remaining proceeds of the Series Bonds in the 2024 Series O-P-Q-R Acquisition Account to the Bond Redemption Fund to be applied to the redemption of Series Bonds at the end of the Delivery Period; provided that the Agency may (instead of redeeming Series Bonds from unexpended proceeds) extend the Delivery Period with respect to all or any portion of the unexpended amounts remaining in the 2024 Series O-P-Q-R Acquisition Account, for the period or periods as the Agency determines consistent with the final sentence of this paragraph, but only if the Agency has delivered to the Trustee on or prior to the expiration of the then-current Delivery Period an Agency Certificate (i) designating the new ending date for the Delivery Period, (ii) certifying that the Agency has received a

Cash Flow Certificate and a Parity Certificate confirmed by an investment banking firm, financial consulting firm or accounting firm, in each case nationally recognized with respect to the cash-flow analysis of qualified mortgage bonds, that shows that the extension will not adversely affect the availability of Revenues sufficient to make timely payment of principal of and interest on the Outstanding Bonds in the current and each subsequent Fiscal Year, and that at all times the assets of the Program will equal or exceed the liabilities of the Program, which Cash Flow Certificate and Parity Certificate must accompany the Agency Certificate; (iii) certifying that, to the extent necessary to satisfy the requirements of the Cash Flow Certificate and each Rating Agency then rating the Bonds, an Investment Obligation has been arranged for investment of amounts in the 2024 Series O-P-Q-R Acquisition Account to a date not earlier than the ending date of the extended Delivery Period; (iv) designating the amount of any additional deposits required by the Cash Flow Certificate, the Parity Certificate and each Rating Agency then rating the Bonds to be made into funds held under the Resolutions in connection with that extension, which deposits must be made on or before the date of expiration of the then-current Origination Period and only from the Agency’s funds; and (v) certifying that the Agency has notified each Rating Agency then rating the Bonds that the extension is being planned and has provided copies of the Cash Flow Certificate and Parity Certificate to each Rating Agency then rating the Bonds, together with any other documentation as each Rating Agency then rating the Bonds may request, and has received written confirmation that the Rating of Outstanding Bonds will not be impaired by the extension of the Delivery Period. On any date or dates subsequent to any extension of the Delivery Period, the Agency may transfer any unexpended proceeds relating to the Series Bonds remaining in the 2024 Series O-P-Q-R Acquisition Account to the Bond Redemption Fund to be applied to redemption of Series Bonds. At the end of the Delivery Period, including any extension thereof, the Trustee is to transfer all amounts relating to the Series Bonds remaining in the 2024 Series O-P-Q-R Acquisition Account to the Bond Redemption Fund to be applied to the redemption of Series Bonds. The Delivery Period may not be extended beyond the date set forth in the definition under “Certain Defined Terms” in Appendix C to this Official Statement.

The Agency may participate each Program Security between different sources of funds of the Agency, so long as the interest of each has equal priority as to lien in proportion to the amount of the Program Security secured, but those interests need not be equal as to interest rate.

Qualified Real Property

Program Loans may finance the purchase of residential property in Minnesota on which is located an owner-occupied one or two-family dwelling, or an owner-occupied residential unit in a condominium, townhouse or planned unit development.

The Agency has established maximum purchase prices under the Program pursuant to the requirements of applicable federal law. The maximum purchase prices for each of one and two-family homes currently are as follows:

If the property to be mortgaged is located in:	Maximum Purchase Price <u>One-Family</u>	Maximum Purchase Price <u>Two-Family</u>
Twin Cities Metropolitan Area	\$515,200	\$659,550
Balance of State	\$472,030	\$604,400

The Agency may revise the maximum purchase prices from time to time to conform to applicable State and federal law and Agency policy objectives.

Targeted Areas

Pursuant to applicable federal tax law, targeted areas have been established for the Program. Targeted areas consist of certain census tracts in the State in which 70 percent of the families have an annual income of 80 percent or less of the statewide median income or areas determined by the State and approved by the Secretary of the Treasury of the United States and the Secretary of the United States Department of Housing and Urban Development to be areas of chronic economic distress (the “Targeted Areas”). The Agency will make available the required amount of the proceeds of the Series Bonds for the financing of loans for the purchase of residences located in Targeted Areas and

will advertise the availability of those funds for loans in Targeted Areas. The Agency is also required to exercise reasonable diligence in seeking to finance residences in Targeted Areas. Absent any determination by the Agency that further availability of the proceeds of the Series Bonds is required by federal law, any moneys remaining unused may be made available to finance the purchase of residences located anywhere within the State, or may be used to redeem Bonds.

Servicing of Program Loans

Under the Program, the Agency has set forth requirements for the servicing and accounting of Program Loans in a Servicing Manual. Each Servicer must maintain at all times a fidelity bond and an errors and omissions policy issued by a company having a current rating in Best's Insurance Reports of A/AAA or better. Servicers are required to ensure that mortgagors maintain on each home a hazard insurance policy providing fire and extended coverage equal to or greater than that customary in the geographic area in which the home is located. Servicers are required to advise the Agency if a home is exposed to a risk not otherwise covered by the hazard insurance policy and the Agency may require additional coverage.

The Agency requires its Servicers to supply reports and other data sufficient to reconcile the transactions within its loan portfolio. Servicers remit mortgage collections daily to the Trustee. The Agency may, at any time, terminate a servicing agreement and re-assign servicing. Under the Program, Servicers will receive as compensation a monthly servicing fee not to exceed 0.375 percent/12 of the outstanding principal amount of Program Loans they service.

The Agency has established specific requirements for Servicers regarding the procedures to be followed in cases involving delinquencies. In addition to a monthly report requirement, Servicers are required, by following the Agency's procedures, to bring a delinquency current in the shortest practicable time. Servicers use the following tools in an effort to bring delinquencies current: borrowers may be referred to foreclosure prevention counselors, Servicers may, in some cases, accept partial payments, set up repayment plans with borrowers, enter into forbearance agreements, modify the delinquent loan, approve a short sale and accept a deed-in-lieu of foreclosure. The Agency has significant flexibility under the Bond Resolution to modify the terms of a loan, including interest rate reductions, extension of loan term and principal forgiveness. (See Appendix C – Summary of Certain Provisions of the Bond Resolution – Program Loans; Modification of Terms.)

Servicing of Program Securities

A servicer of mortgage loans backing a Program Security must be a GNMA, Fannie Mae and Freddie Mac approved servicer experienced in servicing pools of mortgage loans for GNMA, Fannie Mae and Freddie Mac under their respective guaranteed mortgage-backed securities programs and be subject to the standards set forth in the GNMA Servicer's Guide, the Fannie Mae Single Family Selling and Servicing Guide and the Freddie Mac guidelines.

The Agency has entered into the Servicing Agreement with the Master Servicer to service mortgage loans backing Program Securities. For additional information regarding the Master Servicer, see Appendix I to this Official Statement. The Series Resolutions provide that in the event the Servicing Agreement is cancelled or terminated for any reason, the Agency must proceed with due diligence to procure a successor Master Servicer, subject to the provisions of the Servicing Agreement and the requirements of each applicable Federal Mortgage Agency. During the period necessary to obtain that successor, the Trustee will, subject to the approval of the applicable Federal Mortgage Agency, cause to be performed the duties and responsibilities of the Master Servicer, under the Servicing Agreement and will be compensated therefor, in addition to the compensation payable to it under the Resolutions or any other instrument, in the same manner and amounts as provided under the Servicing Agreement.

Applicable Federal Law Mortgage Eligibility Requirements

Applicable federal law imposes significant limitations on the financing of mortgage loans on owner occupied one- to four-family residences with the proceeds of a qualified mortgage bond issue, such as the Tax-Exempt Series Bonds. (See "Tax Exemption and Related Considerations.")

Mortgage Loan Portfolio and Acquired Program Securities

As of March 31, 2024, the Agency had outstanding Program Loans receivable of 197,572,000 gross, including outstanding Deferred Payment Loans receivable of \$19,162,000 gross and Monthly Payment Loans receivable of \$8,667,000 gross, which were financed from the proceeds of Bonds. There are no uncommitted proceeds from previous bond sales under the Bond Resolution available for commitment. Certain information relating to mortgage insurance and delinquency and foreclosure statistics for the single family mortgage whole loan portfolio funded by Bonds is contained in Appendix G to this Official Statement.

In addition, as of March 31, 2024, the following Program Securities (comprised of GNMA Securities, Fannie Mae Securities and Freddie Mac Securities) were pledged to secure Outstanding Bonds under the Bond Resolution:

	Principal Amount	
	<u>Outstanding</u>	<u>Percentage</u>
GNMA II	\$1,484,025,000	45.34%
GNMA I	35,562,000	1.09
FNMA	1,250,287,000	38.20
FHLMC	<u>503,128,000</u>	<u>15.37</u>
Total	\$3,273,002,000	100.00%

OTHER PROGRAMS

In addition to the Program funded from the proceeds of the Bonds, the Agency offers other housing programs that provide loans for the purchase or improvement of single family housing and the acquisition, construction or rehabilitation of multifamily rental housing in the State. The assets devoted to these programs are briefly described in the Notes to the Financial Statements in Appendix A-1 to this Official Statement.

For example, as of March 31, 2024, the Homeownership Finance Bond Fund had \$962,656,000 in outstanding principal amount of mortgage-backed securities, which were financed from the proceeds of the Agency's homeownership finance bonds. As of March 31, 2024, the Agency had outstanding home improvement loans receivable of \$117,191,000 gross. *None of these loans secure or are available for the payment of principal of or interest on the Bonds.*

Step Up Program

The Agency has initiated its Step Up Program in 2012 under which the Agency purchases mortgage loans made to mortgagors who do not qualify for its Start Up Program, including in connection with refinancing of an existing mortgage loan. Down payment and closing cost assistance is available under the Step Up Program as described under "Monthly Payment Loans" below. The Agency causes Step Up mortgage loans to be securitized and either financed with Bonds (not including the Series Bonds) or sold on the secondary market, financed with Bonds or retained in the Agency's portfolio.

Deferred Payment Loans

The Agency has established The Deferred Payment Loan Program, a Homeownership Assistance Fund program funded by State appropriations. The Alternative Loan Fund within the Bond Resolution and Outstanding Bonds are also a source of funding for these loans. (See "Estimated Sources and Uses of Funds" and "The Residential Housing Finance Program—Reimbursement of Advances of Agency Funds with Proceeds of Series Bonds.") Under The Deferred Payment Loan Program there are two options: the Deferred Payment Loan and the Deferred Payment Loan Plus. A Deferred Payment Loan originated under either of these options is a junior lien loan from the Agency to the mortgagor that is interest-free, with repayment due on sale or transfer of the property or when the property is no longer occupied by the mortgagor.

Mortgagors who meet program income and liquid asset limits, and who do not have sufficient cash for down payment and closing costs, are eligible for a Deferred Payment Loan in an amount of up to \$16,500.

Mortgagors who meet the requirements for a Deferred Payment Loan and additional targeting criteria are eligible for a Deferred Payment Loan Plus in an amount of up to \$18,000. In addition to down payments and closing costs, mortgagors may use the funds to write down the senior lien loan principal.

Program Loans backing Program Securities made or purchased from the proceeds of a Series of Bonds may or may not be accompanied by either of The Deferred Payment Loan Program options. The Agency has not pledged the Homeownership Assistance Fund to the payment of principal or interest on Outstanding Bonds and it is not available for that purpose. Amounts on deposit in the Alternative Loan Fund are available for the payment of principal of or interest on the Bonds and other debt of the Agency but are not pledged to payment of Outstanding Bonds or other debt. Deferred Payment Loans financed with proceeds of the Bonds, including the Series Bonds, are pledged to payment of Outstanding Bonds. (See “Security for the Bonds.”)

Monthly Payment Loans

In connection with both the Start Up Program and the Step Up Program, the Agency added another down payment and closing cost loan option, the Monthly Payment Loan. A Monthly Payment Loan is a junior lien loan made by the Agency. The interest-bearing, amortizing loan has a ten-year term with an interest rate equal to the interest rate of the applicable first mortgage loan. Borrowers can receive a Monthly Payment Loan in an amount up to \$18,000. Monthly Payment Loans financed with proceeds of the Bonds are pledged to payment of Outstanding Bonds. (See “Security for the Bonds.”)

First Generation Homebuyer Loans

The Agency has established First-Generation Homebuyer Loan Program, a Homeownership Assistance Fund program funded by a one-time State appropriation of \$50 million. A First-Generation Homebuyer Loan is a junior lien loan from the Agency to the mortgagor that is interest-free, with one half of the loan balance forgivable on the tenth anniversary, and the remaining loan balance on the twentieth anniversary, of the date of the loan. At least one mortgagor and their parent or legal guardian must not currently own a home or have previously owned a home, except, if applicable, a home lost due to foreclosure.

Mortgagors who meet program income limits and the First-Generation Homebuyer Loan Program criteria who do not have sufficient cash for a standard down payment and closing costs, are eligible for a First-Generation Homebuyer Loan in an amount of up to \$35,000. The loan may also be used to make an additional down payment.

Program Loans backing Program Securities made or purchased from the proceeds of a Series of Bonds may or may not be accompanied by the First-Generation Homebuyer Loan Program option. A mortgagor may combine a First-Generation Homebuyer Loan with either of the Deferred Payment Loan Program options or with a Monthly Payment Loan.

TAX EXEMPTION AND RELATED CONSIDERATIONS

Federal Tax Matters - The Tax-Exempt Series Bonds

General. In the opinion of Bond Counsel, under existing laws, regulations, rulings and judicial decisions, interest on the Tax-Exempt Series Bonds is excludable from gross income for federal income tax purposes. Interest on the 2024 Series O Bonds will be treated as an item of tax preference in calculating the alternative minimum tax imposed under the Code. Interest on the 2024 Series P Bonds is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. Interest on the 2024 Series P Bonds may affect the federal alternative minimum tax imposed on certain corporations. The opinion described above assumes the accuracy of certain representations and compliance by the Agency with covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Tax-Exempt Series Bonds. Failure to comply with those requirements could cause interest on the Tax-Exempt Series Bonds to be included in gross income for federal income

tax purposes retroactive to the date of issuance thereof. The Agency has covenanted to comply with these requirements. The opinion of Bond Counsel assumes compliance with these covenants. Bond Counsel has expressed no opinion regarding other federal tax consequences arising with respect to the Tax-Exempt Series Bonds.

Section 103(a) and Section 141(e)(1)(B) of the Code provide that gross income for federal income tax purposes does not include interest on a “qualified mortgage bond.” Under Section 143 of the Code, a qualified mortgage bond is a bond which is issued as part of an issue the proceeds of which are used to finance owner-occupied residences meeting certain requirements relating to loan eligibility, targeted areas, yield restrictions and other matters.

The mortgage loan eligibility requirements of Section 143 of the Code generally applicable to the Tax-Exempt Series Bonds are that (a) the residence with respect to which the mortgage loan is made is a single-family residence which is located in the State and can reasonably be expected to become the principal residence of the mortgagor within a reasonable time after the mortgage loan is made; (b) except in certain limited circumstances, no part of the proceeds are to be used to acquire or replace any existing mortgage; (c) the acquisition cost of the completed residence meets certain limits; (d) with certain exceptions, most notably targeted areas and for certain mortgagors who are qualified veterans, the mortgagor will not have had a present ownership interest in its principal residence during the preceding three years; (e) with certain exceptions, the family income of the mortgagor will not exceed 100%, in the case of a household of less than three persons, and 115%, in the case of a household of three or more persons, of median gross income for the area in which the residence is located or the State, whichever is greater; and (f) the loan will not be assumable unless the requirements of (a), (c), (d) and (e) above are met at the time of the assumption. An issue is treated as meeting the loan eligibility requirements of Section 143 if (a) the issuer in good faith attempted to meet all of the requirements before the loans were executed; (b) 95% or more of the proceeds of the issue used to finance loans was devoted to residences which met all those requirements at the time the loans were executed; and (c) any failure to comply with the loan eligibility requirements is corrected within a reasonable period after that failure is first discovered.

The Code imposes additional nonmortgage loan eligibility requirements relating to the Tax-Exempt Series Bonds to maintain the exclusion from gross income for federal income tax purposes of interest on the Tax-Exempt Series Bonds. For example, the Code limits the amount of the costs of issuance which may be paid from the proceeds of the Tax-Exempt Series Bonds, limits the size of reserve funds established with the proceeds of the Tax-Exempt Series Bonds and can require earnings on nonmortgage investments in excess of the yield on the Tax-Exempt Series Bonds to be rebated to the United States. Of the mortgage loans originally funded with proceeds of the Tax-Exempt Series Bonds, the mortgage loan principal prepayments and repayments that are received more than 10 years after the date of issuance of the Tax-Exempt Series Bonds or more than 10 years after the issuance of any prior bonds that are refunded from proceeds of the Tax-Exempt Series Bonds (or the earliest date in a chain of refundings) must be used to redeem or retire the Tax-Exempt Series Bonds, and those amounts may not be recycled into new mortgage loan originations. Any original proceeds of the Tax-Exempt Series Bonds (or transferred original proceeds of a prior bond refunded by the Tax-Exempt Series Bonds) that are deposited into the 2024 Series O-P-Q-R Acquisition Account must either be used to: (a) acquire mortgage loans within 42 months of the date of issuance of the Tax-Exempt Series Bonds (or, as applicable, the date of issuance of the refunded prior bond); or (b) be used to redeem the Tax-Exempt Series Bonds by that applicable date. The Code also imposes limitations on the yield of the mortgage loans allocable to the Tax-Exempt Series Bonds. The Agency will covenant to take those actions as are necessary to comply with those requirements unless, in the opinion of nationally recognized bond counsel, it is not necessary to comply with those requirements in order to assure the exclusion from gross income for federal income tax purposes of interest on the Tax-Exempt Series Bonds.

Original Issue Premium. Any Tax-Exempt Series Bonds sold at initial public offering prices which are greater than the stated amounts to be paid at maturity constitute “Premium Bonds.” An amount equal to the excess of the issue price of a Premium Bond over its stated redemption price at maturity constitutes premium on that Premium Bond. A purchaser of a Premium Bond must amortize any premium over the term of the Premium Bond using constant yield principles, based on the purchaser’s yield to maturity (or, in the case of a Premium Bond callable prior to its maturity, by amortizing the premium to the call date, based on the purchaser’s yield to the call date and giving effect to any call premium). As premium is amortized, the amount of amortization offsets a corresponding amount of interest for the period, and the purchaser’s basis in the Premium Bond is reduced by a corresponding amount resulting in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes upon a sale or disposition

of that Premium Bond prior to its maturity. Even though the purchaser's basis may be reduced, no federal income tax deduction is allowed. Purchasers of a Premium Bond should consult with their tax advisors with respect to the determination and treatment of amortizable premium for federal income tax purposes and with respect to state and local tax consequences of owning a Premium Bond.

Original Issue Discount. Any Tax-Exempt Series Bonds that have an original yield above their respective interest rates (collectively, the "Discount Bonds"), are being sold at an original issue discount. The difference between the initial public offering prices of those Discount Bonds and their stated amounts to be paid at maturity (excluding "qualified stated interest" within the meaning of Section 1.1273-1 of the Regulations) constitutes original issue discount treated in the same manner for federal income tax purposes as interest, as described above.

The amount of original issue discount that is treated as having accrued with respect to a Discount Bond is added to the cost basis of the owner of the bond in determining, for federal income tax purposes, gain or loss upon disposition of that Discount Bond (including its sale, redemption or payment at maturity). Amounts received on disposition of a Discount Bond that are attributable to accrued or otherwise recognized original issue discount will be treated as tax-exempt interest, rather than as taxable gain, for federal income tax purposes.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discount Bond, on days that are determined by reference to the maturity date of that Discount Bond. The amount treated as original issue discount on the Discount Bond for a particular semiannual accrual period is equal to (a) the product of (i) the yield to maturity for that Discount Bond (determined by compounding at the close of each accrual period) and (ii) the amount that would have been the tax basis of the Discount Bond at the beginning of the particular accrual period if held by the original purchaser, less (b) the amount of any interest payable for the Discount Bond during the accrual period. The tax basis for purposes of the preceding sentence is determined by adding to the initial public offering price on the Discount Bond the sum of the amounts that have been treated as original issue discount for those purposes during all prior periods. If the Discount Bond is sold between semiannual compounding dates, original issue discount that would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts between the days in that compounding period.

Owners of Discount Bonds should consult their tax advisors with respect to the determination and treatment of original issue discount accrued as of any date and with respect to the state and local tax consequences of owning a Discount Bond. Subsequent purchasers of Discount Bonds that purchase those bonds for a price that is higher or lower than the "adjusted issue price" of the bonds at the time of purchase should consult their tax advisors as to the effect on the accrual of original issue discount.

Other Tax Consequences. The accrual or receipt of interest on the Tax-Exempt Series Bonds may otherwise affect a bondholder's federal income tax liability. The extent of these other tax consequences will depend upon the bondholder's particular tax status and other items of income or deduction. Bond Counsel expresses no opinion regarding any of those consequences.

Purchasers of the Tax-Exempt Series Bonds, particularly purchasers that are corporations (including S corporations, foreign corporations operating branches in the United States of America, and corporations subject to the alternative minimum tax), property and casualty insurance companies, banks, thrifts or other financial institutions or recipients of Social Security or Railroad Retirement benefits, taxpayers otherwise entitled to the earned income credit, taxpayers entitled to claim the refundable credit in Section 36B of the Code for coverage under a qualified health plan or taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, are advised to consult their tax advisors as to the tax consequences of purchasing or holding the Tax-Exempt Series Bonds.

Federal Tax Matters - The Taxable Series Bonds

General. In the opinion of Bond Counsel, under existing laws, regulations, rulings and judicial decisions, interest on the Taxable Series Bonds is included in gross income for federal income tax purposes. The following is a summary of certain anticipated federal income tax consequences of the purchase, ownership, and disposition of the Taxable Series Bonds. The summary is based upon the provisions of the Code, the regulations promulgated thereunder

and the judicial and administrative rulings and decisions now in effect, all of which are subject to change or possible differing interpretations. The summary does not purport to address all aspects of federal income taxation that may affect particular investors in light of their individual circumstances or certain types of investors subject to special treatment under the federal income tax laws. Potential purchasers of the Taxable Series Bonds should consult their own tax advisors in determining the federal, state or local tax consequences to them of the purchase, holding and disposition of the Taxable Series Bonds.

Although there are not any regulations, published rulings or judicial decisions involving the characterization for federal income tax purposes of securities with terms substantially the same as the Taxable Series Bonds, Bond Counsel has advised the Agency that the Taxable Series Bonds will be treated for federal income tax purposes as evidences of indebtedness of the Agency and not as an ownership interest in the trust estate securing the Taxable Series Bonds or as an equity interest in the Agency or any other party, or in a separate association taxable as a corporation. Interest on the Taxable Series Bonds will be fully subject to federal income taxation. In general, interest paid on the Taxable Series Bonds and recovery of accrued market discount, if any, will be treated as ordinary income to a bondholder, and principal payments will be treated as a return of capital. The Code contains special federal income tax rules for “real estate mortgage investment conduits.” The Agency does not intend to treat the arrangement by which the trust estate secures the Taxable Series Bonds as a “real estate mortgage investment conduit.”

Bond Premium. An investor that acquires a Taxable Series Bond for a cost greater than its remaining stated redemption price at maturity and holds that bond as a capital asset will be considered to have purchased that bond at a premium and, subject to prior election permitted by Section 171(c) of the Code, may generally amortize that premium under the constant yield method. Except as may be provided by regulation, amortized premium will be allocated between, and treated as an offset to, interest payments. The basis reduction requirements of Section 1016(a)(5) of the Code apply to amortizable bond premium that reduces interest payments under Section 171 of the Code. Bond premium is generally amortized over the bond’s term using constant yield principles, based on the purchaser’s yield to maturity. Investors of any Taxable Series Bonds purchased with a bond premium should consult their own tax advisors as to the effect of that bond premium with respect to their own tax situation and as to the treatment of bond premium for state or local tax purposes.

Market Discount; Original Issue Discount. An investor that acquires a Taxable Series Bond for a price less than the adjusted issue price of that bond (or an investor who purchases a Taxable Series Bond in the initial offering at a price less than the issue price) may be subject to the market discount rules of Sections 1276 through 1278 of the Code. Under these sections and the principles applied by the Regulations, “market discount” means (a) in the case of a Taxable Series Bond originally issued at a discount, the amount by which the issue price of that bond, increased by all accrued original issue discount (as if held since the issue date), exceeds the initial tax basis of the owner therein, less any prior payments that did not constitute payments of qualified stated interest, and (b) in the case of a Taxable Series Bond not originally issued at a discount, the amount by which the stated redemption price of that bond at maturity exceeds the initial tax basis of the owner therein. Under Section 1276 of the Code, the owner of such a Taxable Series Bond will generally be required (i) to allocate each principal payment to accrued market discount not previously included in income and, upon sale or other disposition of the bond, to recognize the gain on that sale or disposition as ordinary income to the extent of the cumulative amount of accrued market discount as of the date of sale or other disposition of such a bond or (ii) to elect to include that market discount in income currently as it accrues on all market discount instruments acquired by that owner on or after the first day of the taxable year to which that election applies.

The Code authorizes the Treasury Department to issue regulations providing for the method for accruing market discount on debt instruments the principal of which is payable in more than one installment. Until such time as regulations are issued by the Treasury Department, certain rules described in the legislative history will apply. Under those rules, market discount will be included in income either (a) on a constant interest basis or (b) in proportion to the accrual of stated interest or, in the case of a Taxable Series Bond with original issue discount, in proportion to the accrual of original issue discount.

An owner of a Taxable Series Bond that acquired that bond at a market discount also may be required to defer, until the maturity date of that bond or its earlier disposition in a taxable transaction, the deduction of a portion of the amount of interest that the owner paid or accrued during the taxable year on indebtedness incurred or maintained to purchase or carry the bond in excess of the aggregate amount of interest (including original issue discount)

includable in that owner's gross income for the taxable year with respect to that bond. The amount of the net interest expense deferred in a taxable year may not exceed the amount of market discount accrued on the Taxable Series Bond for the days during the taxable year on which the owner held the bond and, in general, would be deductible when the market discount is includable in income. The amount of any remaining deferred deduction is to be taken into account in the taxable year in which the Taxable Series Bond matures or is disposed of in a taxable transaction. In the case of a disposition in which gain or loss is not recognized in whole or in part, any remaining deferred deduction will be allowed to the extent gain is recognized on the disposition. This deferral rule does not apply if the owner elects to include the market discount in income currently as it accrues on all market discount obligations acquired by that owner in that taxable year or thereafter.

Attention is called to the fact that regulations implementing the market discount rules have not yet been issued. Therefore, investors should consult their own tax advisors regarding the application of these rules as well as the advisability of making any of the elections with respect thereto.

Unearned Income Medicare Contribution Tax. Pursuant to Section 1411 of the Code, as enacted by the Health Care and Education Reconciliation Act of 2010, an additional tax is imposed on individuals earning certain investment income. Holders of the Taxable Series Bonds should consult their own tax advisors regarding the application of this tax to interest earned on the Taxable Series Bonds and to gain on the sale of a Taxable Series Bond.

Sales or Other Dispositions. If an owner of a Taxable Series Bond sells the bond, the owner will recognize gain or loss equal to the difference between the amount realized on the sale and the owner's basis in that bond. Ordinarily, that gain or loss will be treated as a capital gain or loss. If the terms of a Taxable Series Bond were materially modified, in certain circumstances, a new debt obligation would be deemed created and exchanged for the prior obligation in a taxable transaction. Among the modifications that may be treated as material are those that relate to redemption provisions and, in the case of a nonrecourse obligation, those which involve the substitution of collateral. Each potential owner of a Taxable Series Bond should consult its own tax advisor concerning the circumstances in which that bond would be deemed reissued and the likely effects, if any, of that reissuance.

Defeasance. The legal defeasance of the Taxable Series Bonds may result in a deemed sale or exchange of those bonds under certain circumstances. Owners of Taxable Series Bonds should consult their tax advisors as to the federal income tax consequences of such a defeasance.

Foreign Investors. An owner of a Taxable Series Bond that is not a "United States person" (as defined below) and is not subject to federal income tax as a result of any direct or indirect connection to the United States of America in addition to its ownership of a Taxable Series Bond will generally not be subject to United States income or withholding tax in respect of a payment on a Taxable Series Bond, provided that the owner complies to the extent necessary with certain identification requirements (including delivery of a statement, signed by the owner under penalties of perjury, certifying that the owner is not a United States person and providing the name and address of that owner). For this purpose the term "United States person" means a citizen or resident of the United States of America, a corporation, partnership or other entity created or organized in or under the laws of the United States of America or any political subdivision thereof, or an estate or trust whose income from sources within the United States of America is includable in gross income for United States of America income tax purposes regardless of its connection with the conduct of a trade or business within the United States of America.

Except as explained in the preceding paragraph and subject to the provisions of any applicable tax treaty, a 30% United States withholding tax will apply to interest paid and original issue discount accruing on Taxable Series Bonds owned by foreign investors. In those instances in which payments of interest on the Taxable Series Bonds continue to be subject to withholding, special rules apply with respect to the withholding of tax on payments of interest on, or the sale or exchange of Taxable Series Bonds having original issue discount and held by foreign investors. Potential investors that are foreign persons should consult their own tax advisors regarding the specific tax consequences to them of owning a Taxable Series Bond.

Tax-Exempt Investors. In general, an entity that is exempt from federal income tax under the provisions of Section 501 of the Code is subject to tax on its unrelated business taxable income. An unrelated trade or business is any trade or business that is not substantially related to the purpose that forms the basis for that entity's exemption. However, under the provisions of Section 512 of the Code, interest may be excluded from the calculation of unrelated

business taxable income unless the obligation that gave rise to that interest is subject to acquisition indebtedness. Therefore, except to the extent any owner of a Taxable Series Bond incurs acquisition indebtedness with respect to that bond, interest paid or accrued with respect to that owner may be excluded by that tax-exempt owner from the calculation of unrelated business taxable income. Each potential tax-exempt holder of a Taxable Series Bond is urged to consult its own tax advisor regarding the application of these provisions.

ERISA Considerations. The Employee Retirement Income Security Act of 1974, as amended (“ERISA”), imposes certain requirements on “employee benefit plans” (as defined in Section 3(3) of ERISA) subject to ERISA, including entities whose underlying assets are considered to include “plan assets” (within the meaning of 29 C.F.R. Section 2510.3 (as modified by Section 3(42) of ERISA)), such as collective investment funds and separate accounts whose underlying assets include the assets of those plans (collectively, “ERISA Plans,” and together with arrangements that are subject to Section 4975 of the Code or similar provisions under any other federal, state, local, non-United States or other laws or regulations or similar law, as applicable, “Plans”) and on those persons who are fiduciaries with respect to ERISA Plans. Investments by ERISA Plans are subject to ERISA’s general fiduciary requirements, including the requirement of investment prudence and diversification and the requirement that an ERISA Plan’s investments be made in accordance with the documents governing the ERISA Plan. The prudence of any investment by an ERISA Plan in the Taxable Series Bonds must be determined by the responsible fiduciary of the ERISA Plan by taking into account the ERISA Plan’s particular circumstances and all of the facts and circumstances of the investment. Government and non-electing church plans are generally not subject to ERISA. However, those plans may be subject to similar or other restrictions under state or local law.

In addition, ERISA and the Code generally prohibit certain transactions between an ERISA Plan or a qualified employee benefit plan under the Code and persons who, with respect to that plan, are fiduciaries or other “parties in interest” within the meaning of ERISA or “disqualified persons” within the meaning of the Code. In the absence of an applicable statutory, class or administrative exemption, transactions between an ERISA Plan and a party in interest with respect to an ERISA Plan, including the acquisition by one from the other of the Taxable Series Bonds, could be viewed as violating those prohibitions. In addition, Section 4975 of the Code prohibits transactions between certain tax-favored vehicles such as Individual Retirement Accounts and disqualified persons. Section 503 of the Code includes similar restrictions with respect to governmental and church plans. In this regard, the Agency or any dealer of the Taxable Series Bonds might be considered or might become a “party in interest” within the meaning of ERISA or a “disqualified person” within the meaning of the Code, with respect to an ERISA Plan or a plan or arrangement subject to Sections 4975 or 503 of the Code. Prohibited transactions within the meaning of ERISA and the Code may arise if the Taxable Series Bonds are acquired by those plans or arrangements with respect to which the Agency or any dealer is a party in interest or disqualified person.

In all events, fiduciaries of ERISA Plans and plans or arrangements subject to the above sections of the Code, in consultation with their advisors, should carefully consider the impact of ERISA and the Code on an investment in the Taxable Series Bonds. The sale of the Taxable Series Bonds to a Plan is in no respect a representation by the Agency or the Underwriter that such an investment meets the relevant legal requirements with respect to benefit plans generally or any particular Plan. Any ERISA Plan proposing to invest in the Taxable Series Bonds should consult with its counsel to confirm that that investment is permitted under the plan documents and will not result in a non-exempt prohibited transaction and will satisfy the other requirements of ERISA, the Code and other applicable law.

Neither the Agency nor any of the Underwriters is acting as a fiduciary, or undertaking to provide impartial investment advice, or to give advice in a fiduciary capacity, to any purchaser or transferee with respect to the decision to purchase or hold the Taxable Series Bonds or an interest in the Taxable Series Bonds.

The foregoing discussion is general in nature and is not intended to be all-inclusive. Due to the complexity of these rules and the penalties that may be imposed on persons involved in non-exempt prohibited transactions, it is particularly important that fiduciaries, or other persons considering purchasing the Taxable Series Bonds on behalf of, or with the assets of, any Plan, consult with their counsel regarding the potential applicability of ERISA, Section 4975 of the Code and any similar laws to that investment and whether an exemption would be applicable to the purchase and holding of the Taxable Series Bonds.

State Tax Matters

In the opinion of Bond Counsel, interest on the Tax-Exempt Series Bonds is not includable in the taxable net income of individuals, trusts and estates for State income tax purposes. Interest on the Tax-Exempt Series Bonds is includable in the income of corporations and financial institutions for purposes of the State franchise tax. Interest on the 2024 Series P Bonds is not includable in the State alternative minimum taxable income of individuals, estates, and trusts. Interest on the Taxable Series Bonds is includable in the taxable net income of individuals, trusts and estates for State income tax purposes, and that interest is also includable in the income of corporations and financial institutions for purposes of the State franchise tax.

Backup Withholding

An owner of a Series Bond may be subject to backup withholding at the applicable rate determined by statute with respect to interest paid with respect to the Series Bonds if the owner fails to provide to any person required to collect that information pursuant to Section 6049 of the Code with the owner's taxpayer identification number, furnishes an incorrect taxpayer identification number, fails to report interest, dividends or other "reportable payments" (as defined in the Code) properly, or, under certain circumstances, fails to provide those persons with a certified statement, under penalty of perjury, that the owner is not subject to backup withholding.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to above or adversely affect the market value of the Series Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted, it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the Series Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved or whether the Series Bonds or the market value thereof would be impacted thereby. Purchasers of the Series Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinion expressed by Bond Counsel is based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series Bonds, and Bond Counsel has not expressed any opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

PROSPECTIVE PURCHASERS OF THE SERIES BONDS ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS PRIOR TO ANY PURCHASE OF THE SERIES BONDS AS TO THE IMPACT OF THE CODE UPON THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE SERIES BONDS.

LITIGATION

There is not now pending or, to the best knowledge of the officers of the Agency, overtly threatened any litigation against the Agency seeking to restrain or enjoin the sale, issuance, execution or delivery of the Series Bonds, or in any manner questioning or affecting the validity of the Series Bonds or the proceedings or authority pursuant to which they are to be issued and sold.

The Agency is a party to various litigations arising in the ordinary course of business. While the ultimate effect of those actions cannot be predicted with certainty, the Agency expects that the outcome of these matters will not result in a material adverse effect on the financial position or results of operations of the Agency.

LEGAL MATTERS

The validity of the Series Bonds, and the tax exemption of interest on the Tax-Exempt Series Bonds, is subject to the opinion of Kutak Rock LLP, Bond Counsel. The opinion of Bond Counsel will be provided in substantially the form set forth in Appendix F attached hereto. Certain legal matters will be passed upon for the Underwriters by their counsel, Dorsey & Whitney LLP.

RATINGS

The Fixed Rate Series Bonds are rated “___” by Moody’s Investors Service, Inc. (“Moody’s”), and “___” by S&P Global Ratings, a division of Standard & Poor’s Financial Services LLC (“S&P”), and the 2024 Series R Bonds are rated “_____” by Moody’s and “_____” by S&P. The short-term ratings assigned to the 2024 Series R Bonds are conditioned upon the issuance by the Initial Liquidity Provider of the Standby Bond Purchase Agreement. The ratings reflect only the views of the applicable rating agency, and an explanation of the significance of that rating may be obtained only from the rating agency and its published materials. The ratings described above are not a recommendation to buy, sell or hold the Series Bonds. There can be no assurance that any rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of the rating agency, circumstances so warrant. Therefore, after the date hereof, investors should not assume that those ratings are still in effect. A downward revision or withdrawal of either rating is likely to have an adverse effect on the market price and marketability of the Series Bonds. The Agency has not assumed any responsibility either to notify the owners of the Series Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Undertaking (see Appendix B to this Official Statement), or to contest any revision or withdrawal.

TRUSTEE

Computershare Trust Company, National Association (the “Trustee”), a national banking association, serves as successor Trustee under the Bond Resolution to Wells Fargo Bank, National Association (“WFBNA”). The Trustee also serves as bond trustee for other outstanding bonds of the Agency. As part of the sale of WFBNA’s corporate trust services to the Trustee, virtually all corporate trust services employees of WFBNA along with most existing corporate trust services systems, technology and offices, transferred to the Trustee, together with all duties, obligations and rights of WFBNA under the Bond Resolution.

Pursuant to the Bond Resolution, any successor Trustee, including a successor by sale or transfer of the corporate trust business, must be a bank or trust company or national banking association having trust powers and combined capital and surplus aggregating at least \$75,000,000.

FINANCIAL ADVISOR

CSG Advisors Incorporated (the “Financial Advisor”) is serving as financial advisor to the Agency with respect to the planning, structuring and sale of the Series Bonds. The Financial Advisor assisted in the preparation of this Official Statement and in other matters relating to the planning, structuring and issuance of the Series Bonds and provided other advice to the Agency. The Financial Advisor does not underwrite or trade bonds and will not engage in any underwriting activities with regard to the issuance and sale of the Series Bonds. The Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification, or to assume responsibility for the accuracy, completeness or fairness, of the information contained in this Official Statement and is not obligated to review or ensure compliance with continuing disclosure undertakings.

UNDERWRITING

RBC Capital Markets, LLC, Piper Sandler & Co., Wells Fargo Bank, National Association, Morgan Stanley & Co. LLC and Northland Securities, Inc. (collectively, the “Underwriters”) will purchase from the Agency, and the Agency will sell to the Underwriters, all of the Series Bonds for the public offering prices stated on the inside front cover of this Official Statement. The Agency will pay the Underwriters a fee of \$_____ with respect to their purchase of the Series Bonds. The Underwriters may offer and sell the Series Bonds to certain dealers and certain dealer banks at prices lower than those public offering prices.

Each of the Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include securities trading, commercial and investment banking, financial advisory, investment management, principal investment, hedging, financing and brokerage activities. Each of the Underwriters and their respective affiliates may have, from time to time, performed and may in the future perform, various

investment banking services for the Agency, for which they may have received or will receive customary fees and expenses. In the ordinary course of their various business activities, each of the Underwriters and their respective affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (which may include bank loans and/or credit default swaps) for their own account and for the accounts of their customers and may at any time hold long and short positions in those securities and instruments. Those investment and securities activities may involve securities and instruments of Agency.

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

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

Morgan Stanley & Co. LLC, one of the Underwriters of the Series Bonds, has entered into a retail distribution arrangement with its affiliate Morgan Stanley Smith Barney LLC. As part of the distribution arrangement, Morgan Stanley & Co. LLC may distribute municipal securities to retail investors through the financial advisor network of Morgan Stanley Smith Barney LLC. As part of this arrangement, Morgan Stanley & Co. LLC may compensate Morgan Stanley Smith Barney LLC for its selling efforts with respect to the Series Bonds.

RBC Capital Markets, LLC, one of the Underwriters of the Series Bonds [and the initial Remarketing Agent for the 2024 Series R Bonds], is a subsidiary of Royal Bank of Canada.

MISCELLANEOUS

This Official Statement is submitted in connection with the offering of the Series Bonds and may not be reproduced or used, as a whole or in part, for any other purpose. Any statements made or incorporated in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are set forth as opinion or estimates and not as representations of fact. This Official Statement is not to be construed as a contract or agreement between the Agency and the purchasers or owners of any of the Series Bonds.

The execution and delivery of this Official Statement have been duly authorized by the Agency.

MINNESOTA HOUSING FINANCE AGENCY

By _____
Commissioner

Dated: _____, 2024.

APPENDIX A-1

**AUDITED FINANCIAL STATEMENTS OF THE AGENCY
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

APPENDIX A-2

FINANCIAL STATEMENTS OF CERTAIN FUNDS OF THE AGENCY
(EXCLUDING STATE APPROPRIATED AND FEDERAL APPROPRIATED FUNDS)
AS OF MARCH 31, 2024
AND FOR THE NINE MONTHS THEN ENDED (UNAUDITED)

APPENDIX B

SUMMARY OF CONTINUING DISCLOSURE UNDERTAKING

The following statements are extracted provisions of the Continuing Disclosure Undertaking to be executed by the Agency in connection with the issuance of the Series Bonds.

Purpose

This Disclosure Undertaking is executed and delivered by the Agency for the benefit of the holders and owners (the “Bondowners” or “Owners”) and the Beneficial Owners of the Series Bonds and in order to assist the Participating Underwriter in complying with the requirements of the Rule. There is no obligated person other than the Agency that is a party to the Disclosure Undertaking.

Definitions

In addition to the definitions set forth in the Resolutions, which apply to any capitalized term used in this Disclosure Undertaking, the following capitalized terms shall have the following meanings:

“*Annual Financial Information*” means the following financial information and operating data (in addition to Audited Financial Statements): information about the outstanding principal amounts and types of Program Securities pledged to the payment of Bonds outstanding under the Bond Resolution as the end of that fiscal year of a type substantially similar to that under the heading “The Residential Housing Finance Program—Mortgage Loan Portfolio and Acquired Program Securities” in the Official Statement; information of the type set forth in Appendix G to the Official Statement relating to mortgage insurance and delinquency and foreclosure statistics; information of the type set forth in Appendix H to the Official Statement relating to liquidity facilities for outstanding Bonds; and information under the heading “Security for the Bonds – Investment Obligations” in the Official Statement concerning funds held in respect of Bonds under the Bond Resolution in investment agreements.

“*Annual Financial Information Disclosure*” means the dissemination of disclosure concerning Annual Financial Information and the dissemination of the Audited Financial Statements as described under “Annual Financial Information Disclosure” herein.

“*Audited Financial Statements*” means the audited financial statements of the Agency, prepared pursuant to the standards and as described under the caption “Annual Financial Information Disclosure.”

“*Beneficial Owners*” means (1) in respect of a Series Bond subject to a book-entry-only registration system, any person or entity that (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, that Series Bond (including persons or entities holding Series Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of the Series Bond for federal income tax purposes, and that person or entity provides to the Trustee evidence of that beneficial ownership in form and substance reasonably satisfactory to the Trustee; or (2) in respect of a Series Bond not subject to a book-entry-only registration system, the registered owner or owners thereof appearing in the bond register maintained by the Trustee, as Registrar.

“*Commission*” means the Securities and Exchange Commission.

“*Exchange Act*” means the Securities Exchange Act of 1934, as amended.

“*Financial Obligation*” means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

“*Listed Event*” means the occurrence of any of the events with respect to the Series Bonds set forth below:

1. Principal and interest payment delinquencies;
2. Nonpayment-related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
7. Modifications to rights of security holders, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution or sale of property securing repayment of the securities, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Agency (within the meaning of the Rule);
13. The consummation of a merger, consolidation or acquisition involving the Agency or the sale of all or substantially all of the assets of the Agency, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the Agency, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Agency, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Agency, any of which reflect financial difficulties.

“*Listed Events Disclosure*” means dissemination of a notice of a Listed Event as described under the heading “Listed Events Disclosure” in this Appendix B.

“*MSRB*” means the Municipal Securities Rulemaking Board.

“*Participating Underwriter*” means each broker, dealer or municipal securities dealer acting as an underwriter in any primary offering of the Series Bonds.

“*Prescribed Form*” means, with regard to the filing of Annual Financial Information, Audited Financial Statements and notices of Listed Events with the MSRB at www.emma.msrb.org (or another address or addresses as the MSRB may from time to time specify), the electronic format, accompanied by

the identifying information, as shall have been prescribed by the MSRB and which shall be in effect on the date of filing of that information.

“*Rule*” means Rule 15c2-12 adopted by the Commission under the Exchange Act, as the same may be amended from time to time.

“*Undertaking*” means the obligations of the Agency described under the headings “Annual Financial Information Disclosure” and “Listed Events Disclosure” in this Appendix B.

Annual Financial Information Disclosure

The Agency shall disseminate the Annual Financial Information and the Audited Financial Statements (in the form and by the dates set forth below) for each fiscal year of the Agency, commencing with the fiscal year ended June 30, 2024, by one of the following methods: (i) the Agency may deliver that Annual Financial Information and the Audited Financial Statements to the MSRB within 120 days of the completion of the Agency’s fiscal year or (ii) delivery of an Official Statement of the Agency to the MSRB within 120 days of the completion of the Agency’s fiscal year, but only to the extent that Official Statement includes that Annual Financial Information and Audited Financial Statements.

The Agency shall deliver the information in Prescribed Form and by the time so that those entities receive the information by the dates specified.

If any part of the Annual Financial Information can no longer be generated because the operations to which it is related have been materially changed or discontinued, the Agency shall disseminate a statement to that effect as part of its Annual Financial Information for the year in which such event first occurs.

If any amendment is made to this Disclosure Undertaking, the Annual Financial Information for the year in which such amendment is made (or in any notice or supplement provided to the MSRB) shall contain a narrative description of the reasons for such amendment and its impact on the type of information being provided.

All or a portion of the Annual Financial Information and the Audited Financial Statements may be included by reference to other documents that have been submitted to the MSRB or filed with the Commission. The Agency shall clearly identify each such item of information included by reference.

Annual Financial Information will be provided to the MSRB within 120 days after the last day of the Agency’s fiscal year. Audited Financial Statements as described below should be filed at the same time as the Annual Financial Information. If Audited Financial Statements are not available when the Annual Financial Information is filed, unaudited financial statements shall be included, and Audited Financial Statements will be provided to the MSRB within 10 business days after availability to the Agency.

Audited Financial Statements will be prepared in accordance with generally accepted accounting principles in the United States as in effect from time to time.

If any change is made to the Annual Financial Information as permitted by the Disclosure Undertaking, including for this purpose a change made to the fiscal year-end of the Agency, the Agency will disseminate a notice to the MSRB of that change in Prescribed Form.

Listed Events Disclosure

The Agency shall disseminate in a timely manner, not in excess of 10 business days after the occurrence of the event, Listed Events Disclosure to the MSRB in Prescribed Form. Notwithstanding the foregoing, notice of optional or unscheduled redemption of any Series Bonds or defeasance of any Series Bonds need not be given under this Disclosure Undertaking any earlier than the notice (if any) of that redemption or defeasance is given to the owners of the Series Bonds pursuant to the Resolutions. In addition, notice of the mandatory sinking fund redemption of certain of the Series Bonds is not required to be given as a Listed Event.

Consequences of Failure of the Agency To Provide Information

The Agency shall give notice in a timely manner, not in excess of 10 business days after the occurrence of the event, to the MSRB in Prescribed Form of any failure to provide Annual Financial Information Disclosure when the same is due hereunder.

In the event of a failure of the Agency to comply with any provision of this Disclosure Undertaking, the Bondowner or Beneficial Owner of any Series Bond may seek specific performance by court order to cause the Agency to comply with its obligations under this Disclosure Undertaking. A default under this Disclosure Undertaking shall not be deemed an Event of Default under the Resolutions or any other agreement, and the sole remedy under this Disclosure Undertaking in the event of any failure of the Agency to comply with this Disclosure Undertaking shall be an action to compel performance.

Amendment; Waiver

Notwithstanding any other provision of this Disclosure Undertaking, the Agency may amend this Disclosure Undertaking, and any provision of this Disclosure Undertaking may be waived, if:

(i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Agency or type of business conducted;

(ii) This Disclosure Undertaking, as amended, or the provision, as waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(iii) The amendment or waiver does not materially impair the interests of the Bondowners of the Series Bonds, as determined either by parties unaffiliated with the Agency (such as the Trustee) or by an approving vote of the Bondowners of the Series Bonds holding a majority of the aggregate principal amount of the Series Bonds (excluding Series Bonds held by or on behalf of the Agency or its affiliates) pursuant to the terms of the Resolutions at the time of the amendment; or

(iv) The amendment or waiver is otherwise permitted by the Rule.

Termination of Undertaking

This Disclosure Undertaking shall terminate when the Agency shall no longer have any legal liability for any obligation on or relating to the repayment of the Series Bonds. The Agency shall give notice to the MSRB in a timely manner and in Prescribed Form if the Undertaking is so terminated before the final stated maturity of the Series Bonds.

Additional Information

Nothing in this Disclosure Undertaking shall be deemed to prevent the Agency from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or including any other information in any Annual Financial Information Disclosure or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Undertaking. If the Agency chooses to include any information from any document or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Undertaking, the Agency shall not have any obligation under this Disclosure Undertaking to update that information or include it in any future disclosure or notice of the occurrence of a Listed Event.

Beneficiaries

This Disclosure Undertaking has been executed in order to assist the Participating Underwriter in complying with the Rule; however, this Disclosure Undertaking shall inure solely to the benefit of the Agency, the Bondowners and Beneficial Owners of the Series Bonds, and shall create no rights in any other person or entity.

Recordkeeping

The Agency shall maintain records of all Annual Financial Information Disclosure and Listed Events Disclosure, including the content of that disclosure, the names of the entities with whom that disclosure was filed and the date of filing that disclosure.

APPENDIX C

SUMMARY OF CERTAIN PROVISIONS OF THE BOND RESOLUTION

The following statements are brief summaries of certain provisions of the Bond Resolution. Terms defined herein are identical in all material respects with the definitions in the Bond Resolution or the Series Resolutions.

Certain Defined Terms

Agency Certificate: As the case may be, a document signed by an Authorized Officer either (i) attesting to or acknowledging the circumstances, representations or other matters therein stated or set forth or (ii) setting forth matters to be determined by the Agency or an Authorized Officer pursuant to the Bond Resolution or (iii) requesting or directing the Trustee or other party to take action pursuant to the Bond Resolution.

Agency Swap Payment: A payment due to a Swap Counterparty from the Agency pursuant to the applicable Swap Agreement (including, but not limited to, payments in respect of any early termination of such Swap Agreement).

Authorized Officer: The Chairperson, Vice Chairperson, Commissioner or Deputy Commissioner of the Agency or any other person authorized by resolution of the Agency to perform an act or sign a document.

Bondowner or Owner: The registered owner of any outstanding Bond or Bonds which at the time is registered on the registration books maintained by the Trustee.

Cash Flow Certificate: A certificate from an Authorized Officer giving effect to the action proposed to be taken and demonstrating that in the current and in each succeeding Fiscal Year in which Bonds are scheduled to be Outstanding that Revenues and other amounts expected to be on deposit in the Funds and Accounts established hereunder or under any Series Resolution (excluding the Insurance Reserve Fund and, except to the extent otherwise provided in a Series Resolution, the Alternative Loan Fund) will be at least equal to all amounts required to be on deposit in order to pay the Debt Service on the Bonds and to maintain the Debt Service Reserve Requirement and Insurance Reserve Requirement; provided that, to the extent specified in a Series Resolution, a Fund or Account (other than those excluded above) shall not be taken into account when preparing such Cash Flow Certificate. The Cash Flow Certificate shall set forth the assumptions upon which the estimates therein are based, which assumptions shall be based upon the Agency's reasonable expectations at the time such Cash Flow Certificate is filed. The Agency may assume in a Cash Flow Certificate that, if Bonds of a Series are issued for purposes other than the Financing of Program Loans for the acquisition of owner-occupied housing, amounts to be deposited in or irrevocably appropriated to any Fund or Account established under the Bond Resolution (other than the Alternative Loan Fund or, unless otherwise provided in a Series Resolution) from sources not subject to the lien of the Bond Resolution will be available in amounts and at times sufficient to pay the Debt Service on Outstanding Bonds of such Series when due and to maintain the Debt Service Reserve Requirement and Insurance Reserve Requirement, if any, with respect to Outstanding Bonds of such Series.

Code: The Internal Revenue Code of 1986, as amended, and the applicable temporary, proposed and final Treasury regulations promulgated thereunder or applicable thereto.

Counterparty Swap Payment: A payment due to or received by the Agency from a Swap Counterparty pursuant to a Swap Agreement (including, but not limited to, payments in respect of any early termination of such Swap Agreement) and amounts received by the Agency under any related Swap Counterparty Guarantee.

Debt Service Reserve Requirement: As of any particular date of computation, the sum of amounts established for each Series of Bonds by each Series Resolution.

Defaulted Program Loan: A Program Loan on which payments are 60 days in arrears (but not a Program Loan as to which all defaults have been cured to the satisfaction of the Agency).

Delivery Period: For the Series Bonds, the period of time for the purchase of Program Securities from the Master Servicer; the Delivery Period shall end on March 1, 2025 unless extended by the Agency pursuant to the Series Resolutions; provided the Delivery Period may not be extended beyond March 1, 2028.

Fannie Mae: The Federal National Mortgage Association or any successor thereto.

Fannie Mae Security: A single pool, guaranteed mortgage pass-through Fannie Mae Program Security, guaranteed as to timely payment of principal and interest by Fannie Mae and backed by Conventional Mortgage Loans, or FHA Insured or VA Guaranteed Program Loans, in the related mortgage pool.

Federal Mortgage Agency: The Government National Mortgage Association, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Farmers Home Mortgage Corporation and such other public or private agencies or corporations as the United States Congress may create for the purpose of housing finance and which are an agency or instrumentality of the United States or sponsored thereby.

FHA: The Federal Housing Administration of the Department of Housing and Urban Development or any agency or instrumentality of the United States of America succeeding to the mortgage insurance functions thereof.

Finance or finance: When used with reference to a Program Obligation, shall be construed to include (i) the making or purchase of such Program Obligation, (ii) the participation by the Agency, either with itself or with others, in the making or purchase thereof, or (iii) the permanent financing of a Program Obligation which has been temporarily financed by the Agency through the issuance of notes or other obligations or otherwise.

Fiscal Year: The period of 12 calendar months commencing on July 1 in any calendar year and ending on June 30 in the following year, or such other 12-month period as may be designated by the Agency by Agency Certificate delivered to the Trustee.

Freddie Mac: The Federal Home Loan Mortgage Corporation, a corporate instrumentality of the United States created pursuant to the Federal Home Loan Mortgage Act (Title III of the Emergency Home Finance Act of 1970, as amended, 12 U.S.C. §§ 1451-1459), and any successor to its functions.

Freddie Mac Security: A single pool, guaranteed mortgage pass-through Freddie Mac program security, guaranteed as to timely payment of principal and interest by Freddie Mac and backed by Conventional Mortgage Loans, or FHA Insured or VA Guaranteed Program Loans, in the related mortgage pool.

GNMA: The Government National Mortgage Association, a wholly owned corporate instrumentality of the United States within HUD, and any successor to its functions. Its powers are prescribed generally by Title III of the National Housing Act, as amended (12 U.S.C., §1716 et seq.).

Insurance Reserve Requirement: As of any particular date of computation, the sum of amounts, if any, established for each Series of Bonds by the Series Resolution.

Investment Obligations: Any of the following securities and other investments, if and to the extent the same are at the time legal for the investment of the Agency's moneys:

- (a) Direct obligations of, or obligations the timely payment of principal and interest on which are insured or guaranteed by, the United States of America;
- (b) Obligations (i) which are backed by the full faith and credit of any state of the United States of America, (ii) of any agency of the United States of America, or (iii) of any public corporation sponsored by the United States of America, provided that, at the time of purchase, such obligations shall not adversely affect the Rating of the Bonds;
- (c) Interest-bearing time or demand deposits, certificates of deposit or other similar banking arrangements with any bank, trust company, national banking association or other savings institution (including any Fiduciary) provided that (i) such deposits, certificates and other arrangements are fully insured by the Federal Deposit Insurance Corporation or guaranteed by the State, the proceeds of which insurance are timely available, or (ii) such Depository has combined capital and surplus of

at least \$75,000,000 and such deposits, certificates and other arrangements are fully secured by obligations described in clause (a) or (b) of this definition, or a combination thereof, at such levels and valuation frequency as shall not adversely affect the Rating of the Bonds or (iii) the deposit of funds with such Depository will not adversely affect the Rating of the Bonds;

- (d) Repurchase agreements and reverse repurchase agreements with banks which are members of the Federal Deposit Insurance Corporation, or with government bond dealers reporting to and trading with the Federal Reserve Bank of New York, which agreements are secured by obligations described in the preceding clauses (a) and (b) of this definition;
- (e) Shares of (i) an investment company registered under the federal investment company act of 1940, whose shares are registered under the federal securities act of 1933, whose only investments are in securities described in subparagraphs (a) or (b) above, or (ii) a common trust fund established by a national banking association or a bank or trust company organized under the laws of any state with combined capital and surplus of at least \$75,000,000, under the supervision and regulation of the Comptroller of the Currency pursuant to 12 C.F.R. 9, or any successor regulation, whose only investments are in securities described in subparagraphs (a) or (b) above;
- (f) Any investment contract with any provider as long as such investment contract does not adversely affect the Rating of the Bonds; and
- (g) Any other investment that will not adversely affect the Rating of the Bonds.

Lender: To the extent permitted in the Act, any bank or trust company, savings and loan association, savings bank, credit union, insurance company or other financial intermediary (whether or not organized for profit) approved by the Agency or mortgage banker or mortgage broker authorized to deal in mortgage loans insured or guaranteed by an agency of the United States government. Such Lender shall be authorized to do business in the State, and shall have such qualifications as may be established from time to time by rules and regulations of the Agency. For purposes of the Bond Resolution, Lender shall also be deemed to include any federal or state agency, including the Agency, or any political subdivision of the State or agency thereof.

Parity Certificate: An Agency Certificate, giving effect to the action proposed to be taken in connection with the filing thereof, showing that (A) the sum of (i) the moneys, Investment Obligations and Cash Equivalents then credited to the Acquisition Accounts, the Revenue Fund, the Bond Fund Principal Account, the Bond Fund Interest Account and the Debt Service Reserve Fund, (ii) the unpaid principal amount of all Program Obligations credited to the Acquisition Accounts (other than any Acquisition Account funded with moneys transferred from the Alternative Loan Fund), and (iii) any other moneys, Investment Obligations and Cash Equivalents and the unpaid principal amount of all Program Obligations otherwise specifically pledged to the payment of Outstanding Bonds by a Series Resolution, exceeds (B) an amount equal to 103% of the principal amount of Outstanding Bonds of all Series.

Principal Requirement: As of any particular date of calculation with respect to Bonds Outstanding on that date, the amount of money equal to any unpaid Principal Installment then due plus the Principal Installment to become due on each Series of Bonds on the next respective Principal Installment Date within the next succeeding six months.

Private Mortgage Insurer: Any private mortgage insurance company approved by the applicable Federal Mortgage Agency and the Agency and providing private mortgage guaranty insurance on Conventional Mortgage Loans.

Program: The program for the financing of Program Obligations for Housing established by the Agency pursuant to the Act, as the same may be amended from time to time, and the Bond Resolution and for financing Other Obligations.

Program Loan: A loan for Housing secured in such manner as the Agency may specify in the applicable Series Resolution for Program Loans to be made from the proceeds of a Series of Bonds.

Program Obligation: Any Program Loan or Program Security acquired by the Agency by the expenditure of amounts in an Acquisition Account.

Program Security: An obligation representing an undivided interest in a pool of Program Loans, to the extent the payments to be made on such obligation are guaranteed or insured by a Federal Mortgage Agency.

Rating: With respect to any Series of Bonds, the rating issued by a Rating Agency in force immediately prior to the proposed action to be taken by the Agency under the Bond Resolution, and an action which does not “impair” the Rating with respect to any Series of Bonds shall be an action which will not cause the Rating Agency to lower or withdraw the rating it has assigned to the Series of Bonds.

Rating Agency: Any nationally recognized entity which, upon the request of the Agency, has issued a credit rating on any Series of Bonds issued pursuant to the Bond Resolution.

Revenues: With respect to the Outstanding Bonds, all payments, proceeds, rents, premiums, penalties, charges and other cash income received by the Agency from or on account of any Program Obligation (including scheduled, delinquent and advance payments of, and any net insurance or guaranty proceeds with respect to, principal and interest on any Program Obligation or the net operating income or net proceeds of sale of any property acquired thereunder) (exclusive, however, of Program Obligations, if any, credited to the Alternative Loan Fund), any Counterparty Swap Payments received from any Swap Counterparty pursuant to a Swap Agreement, any amounts deposited in or irrevocably appropriated to any Fund or Account established under the Bond Resolution (other than the Alternative Loan Fund, except as otherwise provided in a Series Resolution) from sources not subject to the lien of the Bond Resolution, and all interest earned or gain realized in excess of losses as a result of the investment of the amount in any Fund or Account established under the Bond Resolution (other than the Alternative Loan Fund, except as otherwise provided in a Series Resolution), but excludes (i) any amount retained by a servicer (including the Agency) of any Program Obligation as compensation for services rendered in connection with such Program Obligation, (ii) any payments for the guaranty or insurance of any Program Obligation, (iii) any payments of taxes, assessments or similar charges or premiums or other charges for fire or other hazard insurance (and any escrow payments in connection therewith) called for by or in connection with any Program Obligation, (iv) amounts payable with respect to a Program Obligation which represent a return on amounts financed by the Agency or by other persons pursuant to a participation, forbearance or other arrangement from sources other than proceeds of Bonds or other amounts held hereunder and (v) to the extent such items do not exceed the income derived therefrom, payments or charges constituting expenses of managing and maintaining property acquired pursuant to a Program Loan.

Series: All Bonds delivered on original issuance in a simultaneous transaction, regardless of variations in maturity, interest rate or other provisions, and any Bond thereafter delivered in lieu of or substitution for any of such Bonds pursuant to the Bond Resolution.

Series Resolution: A resolution of the Agency authorizing the issuance and delivery of Bonds pursuant to the Bond Resolution.

Swap Agreement: With respect to any Bonds, an interest rate exchange agreement between the Agency and a Swap Counterparty, as amended or supplemented, or other interest rate hedge agreement between the Agency and a Swap Counterparty, as amended or supplemented, for the purpose of converting, in whole or in part, (i) the Agency’s fixed interest rate liability on all or a portion of any Bonds to a variable rate liability, (ii) the Agency’s variable rate liability on all or a portion of any Bonds to a fixed rate liability or (iii) the Agency’s variable rate liability on all or a portion of any Bonds to a different variable rate liability.

Swap Counterparty: Any Person with whom the Agency shall from time to time enter into a Swap Agreement, as specified in a Series Resolution.

Swap Counterparty Guarantee: A guarantee in favor of the Agency given in connection with the execution and delivery of a Swap Agreement, as specified in a Series Resolution.

UMBS: The common, single mortgage-backed securities backed by fixed-rate mortgages formally known as the Uniform Mortgage-Backed Security, issued as of June 3, 2019 by Fannie Mae and Freddie Mac, guaranteed by either Fannie Mae or Freddie Mac, depending upon which issues the UMBS. UMBS are a type of Program Security.

Series Accounts

Unless otherwise provided in a Series Resolution, the Trustee shall establish within each Fund under the Bond Resolution (other than the Alternative Loan Fund), a separate Series Account for each Series of Bonds. The proceeds of a particular Series of Bonds, other amounts made available by the Agency in the Series Resolution or otherwise relating to a particular Series of Bonds and the Revenues relating to a particular Series of Bonds (including the payments on Program Obligations acquired with the proceeds of a particular Series of Bonds or the payments on any other collateral pledged to a particular Series of Bonds and the earnings on investments of any of said proceeds, funds and amounts) shall be deposited or credited to the separate Series Accounts established for that particular Series of Bonds. Where required to assure compliance with the covenants of the Bond Resolution and any Series Resolution, withdrawals from Series Accounts established in connection with a particular Series of Bonds may be made and used (including for purposes of redemption) for any other Series of Bonds. For purposes of investment, the Trustee, may, or shall at the direction of the Agency, consolidate the Series Accounts required to be established in a particular Fund so long as adequate records are maintained as to the amounts held in each such Fund allocable to each Series of Bonds. In addition to the Funds and Accounts established under the Bond Resolution, the Trustee may from time to time, establish, maintain, close and reestablish such accounts and subaccounts as may be requested by the Agency for convenience of administration of the Program and as shall not be inconsistent with the provisions of the Bond Resolution.

Cost of Issuance Accounts

Each Series Resolution authorizing the issuance of a Series of Bonds may, but is not required to, provide for a separate Cost of Issuance Account to be held by the Trustee. Moneys in each such Cost of Issuance Account shall be expended for Costs of Issuance of such Series of Bonds and for no other purpose upon receipt by the Trustee of a requisition signed by an Authorized Officer stating the amount and purpose of any such payment. Any amounts in a Cost of Issuance Account remaining therein upon payment of all Costs of Issuance for such Series of Bonds shall (i) if not proceeds of Bonds, be transferred to the Revenue Fund and (ii) if sale proceeds, investment proceeds or transferred proceeds of Bonds, be transferred to any one or more of the Acquisition Accounts or the Bond Redemption Fund, upon receipt by the Trustee of a Certificate of the Agency stating that such moneys are no longer needed for the payment of Costs of Issuance whereupon such Account shall be closed. Interest and other income derived from the investment or deposit of each such Cost of Issuance Account shall be transferred by the Trustee upon receipt thereof to the Revenue Fund.

Acquisition Accounts

Each Series Resolution authorizing the issuance of a Series of Bonds shall, unless such Bonds are Refunding Bonds for which no such account is necessary, establish a separate Acquisition Account to be held by the Trustee. There shall be deposited from time to time in each Acquisition Account (i) any proceeds of Bonds or other amounts required to be deposited therein pursuant to the Bond Resolution or the applicable Series Resolution and (ii) any other amounts determined by the Agency to be deposited therein from time to time.

Except as otherwise permitted or required to be transferred to other Funds and Accounts, amounts in an Acquisition Account shall be expended only to Finance Program Obligations. All Program Obligations Financed by application of amounts in an Acquisition Account shall be credited to such Acquisition Account or, if a Series Resolution so provides, to the Alternative Loan Fund. No Program Loan shall be Financed unless the requirements of the applicable Series Resolution have been met, and no Program Security shall be Financed unless the Program Security is registered in the name of the Trustee or is registered in the name of the Agency and delivered to the Trustee with a written assignment thereof to the Trustee pursuant to the Bond Resolution from and after the date such Program Security is Financed hereunder. In addition, no Program Security shall be Financed unless such Program Security represents a pass through or participation interest in a pool of Program Loans and provides for a guaranty of all payments to be made to the Agency thereunder by a Federal Mortgage Agency.

The Trustee shall pay out and permit the withdrawal of amounts on deposit in any Acquisition Account at any time for the purpose of making payments pursuant to the Bond Resolution, but only upon receipt of the following documents prior to any proposed withdrawal:

(1) an Agency Certificate setting forth the amount to be paid, the person persons to whom such payment is to be made (which may be or include the Agency) and, in reasonable detail, the purpose or purposes of such withdrawal; and

(2) an Agency Certificate stating that the amount to be withdrawn from such Acquisition Account pursuant to such requisition is a proper charge thereon and, if such requisition is made to Finance the acquisition of Program Obligations, that (i) the terms of such Program Obligations conform to the description of the Program Obligations to be Financed from such amount as provided to the Trustee pursuant to the terms of the Bond Resolution, and (ii) such Program Obligations otherwise comply with the provisions of the Bond Resolution.

At any time the Agency, by Agency Certificate, may direct the Trustee to transfer amounts in an Acquisition Account into the Bond Fund Principal Account or Bond Fund Interest Account, as appropriate, to pay principal or sinking fund installments of and interest on the related Series of Bonds, or into the appropriate account in the Debt Service Reserve Fund or Insurance Reserve Fund, which Request shall state that such transfer is appropriate to meet the requirements of said Fund.

The interest earned and other income derived from the investment or deposit of each Acquisition Account may be transferred to the appropriate account in the Revenue Fund for the related Series of Bonds by the Trustee upon receipt thereof to the extent that such amounts exceed any losses realized by investment of deposits in such Acquisition Account or may be retained in the Acquisition Account for the Financing of additional Program Obligations, as directed by Agency Certificate.

All amounts deposited into an Acquisition Account shall be disbursed in the manner provided in the Bond Resolution or the Agency may, by Agency Certificate, direct the Trustee to transfer any amounts from the Acquisition Account to the Bond Redemption Fund to be used for the redemption of Bonds of the related Series; provided, however, that (i) the Agency Certificate shall specify the maturities, the principal amounts of each maturity, and the Series of Bonds to be redeemed (including any credits against sinking fund installments on any Term Bonds to be redeemed) and (ii) in the case of any selection method of Bonds for an optional or special redemption different from the selection method assumed in the most recently filed Cash Flow Certificate, the Agency shall file an updated Cash Flow Certificate with the Trustee.

The Agency may establish temporary subaccounts within an Acquisition Account for the collection and custody of fees paid by Lenders or other persons in connection with the reservation of funds in the Acquisition Account for use in Financing Program Obligations to be originated by such Lenders or other persons. To the extent that the Agency's agreements with such Lenders or other persons provide for the refund of any such fees (or portions thereof), amounts may be withdrawn from any such subaccount or the Acquisition Account in accordance with such agreements, and any amounts not required to be so applied may, pursuant to an Agency Certificate, be applied to any other purpose of the Acquisition Account as provided in the Bond Resolution.

Revenue Fund

The Agency shall cause all Revenues to be deposited promptly with a Depository and to be transmitted regularly to the Trustee. Unless otherwise provided in the Bond Resolution, all such amounts shall be deposited in the Revenue Fund. There shall also be deposited in the Revenue Fund any other amounts required to be deposited therein pursuant to the Bond Resolution or the Series Resolution or other resolution of the Agency.

The Trustee shall withdraw from any money in the Revenue Fund and credit to each of the following Funds and Accounts, or pay to the Person specified, the amount indicated in the following tabulation, at the times indicated in the following tabulation:

(1) on or before the applicable Interest Payment Date, to the Bond Fund Interest Account the amount needed, taking into account any balance then on deposit therein, to increase the balance therein to the Interest Requirement;

(2) on or before the applicable Principal Installment Date, to the Bond Fund Principal Account the amount, needed, taking into account any balance then on deposit therein, to increase the amount therein to the Principal Requirement;

(3) on any date, assuming any prior transfers required pursuant to subsections (1) and (2) above have been made, to the Debt Service Reserve Fund, the amount, if any, needed to increase the amount therein to the Debt Service Reserve Requirement;

(4) on any date, assuming any prior transfers required pursuant to subsections (1), (2) and (3) above have been made, to the Insurance Reserve Fund, the amount, if any, needed to increase the amount therein to the Insurance Reserve Requirement;

(5) unless otherwise expressly provided in the Series Resolution in respect of a Series of Bonds to which the Swap Agreement relates in whole or in part, on or before the applicable due dates, assuming any prior transfers required pursuant to subsections (1), (2), (3) and (4) above have been made, to any Swap Counterparty, the Agency Swap Payments due from time to time pursuant to a Swap Agreement; and

(6) to the extent not transferred pursuant to the preceding subsections, the balance shall be held in the Revenue Fund until and unless directed by Agency Certificate to be transferred and utilized as set forth elsewhere in this section.

At such periodic intervals as the Agency, by Agency Certificate, shall direct, the Trustee shall withdraw from the Revenue Fund and transfer to the United States of America such amounts as are necessary to comply with the Code, including particularly the arbitrage rebate requirements of Section 148 thereof.

Amounts credited to the Revenue Fund shall be transferred to the Bond Redemption Fund on or before the designated Redemption Date to be used for the purchase or redemption of Bonds pursuant to the Bond Resolution and the terms of any related Series Resolution upon the filing with the Trustee of (i) an Agency Certificate specifying the maturities, the principal amounts of each maturity, and the Series of Bonds to be redeemed (including any credits against sinking fund installments on any Term Bonds to be redeemed) and (ii) in the case of any selection method of Bonds for an optional or special redemption different from the selection method assumed in the most recently filed Cash Flow Certificate, a Cash Flow Certificate.

Amounts credited to the Revenue Fund may be transferred to an existing Acquisition Account or a new Acquisition Account to be established to be used to acquire Program Obligations upon filing with the Trustee of (i) an Agency Certificate specifying the amount to be so transferred and either specifying the existing Acquisition Account to which the funds are to be deposited or directing the establishment of a new Acquisition Account for the deposit of the funds and providing the information relating to the new Acquisition Account required by the Bond Resolution and (ii) a Cash Flow Certificate.

Amounts credited to the Revenue Fund, as directed by an Agency Certificate, shall be released to the Agency for the payment of Program Expenses or the establishment of reserves therefor in an amount needed or required to pay reasonable and necessary Program Expenses; provided that if the amount to be released exceeds the amount assumed in the most recently filed Cash Flow Certificate, the Agency shall file a new Cash Flow Certificate with the Trustee.

Amounts credited to the Revenue Fund, except Program Expenses, may be released to the Agency free and clear of the lien of the Bond Resolution, for deposit in the Agency's General Reserve Account or deposit in the Alternative Loan Fund, upon the filing with the Trustee of (i) an Agency Certificate directing the same, (ii) a Cash Flow Certificate and (iii) a Parity Certificate.

Any investment earnings on moneys held in the Revenue Fund shall be retained therein.

Bond Fund Interest Account and Bond Fund Principal Account

The Trustee shall withdraw from the Bond Fund Interest Account, on or immediately prior to each Interest Payment Date of the Bonds, an amount equal to the unpaid interest due on the Bonds on such Interest Payment Date,

and shall cause the same to be applied to the payment of said interest when due and is authorized to transmit the same to any Paying Agents who shall apply the same to such payment.

If the withdrawals required with respect to the same and every prior date shall have been made, the Trustee shall withdraw from the Bond Fund Principal Account, on or immediately prior to each Principal Installment Date, an amount equal to the principal amount of the Outstanding Bonds, if any, maturing on or before said Principal Installment Date and shall cause the same to be applied to the payment of the principal amount of said Bonds when due and is authorized to transmit the same to any Paying Agents who shall apply the same to such payment.

Any amount at any time held in the Bond Fund Interest Account or Bond Fund Principal Account in excess of the Interest Requirement or Principal Requirement may be transferred by the Trustee to the Revenue Fund, if so directed by Agency Certificate, and otherwise shall be retained in the Bond Fund Interest Account or Bond Fund Principal Account, as the case may be.

The interest earned or other income derived from the investment of moneys in the Bond Fund Interest Account and Bond Fund Principal Account shall be transferred by the Trustee to the Revenue Fund (unless the Trustee is directed by Agency Certificate to retain such amounts in the Bond Fund Interest Account or Bond Fund Principal Account, as the case may be).

Bond Redemption Fund

Subject to the provisions of the respective Series of Bonds and to the provisions of the respective Series Resolutions authorizing the issuance thereof, all amounts deposited in the Bond Redemption Fund shall be applied to the purchase or redemption of Bonds, including payment of any redemption premium, on the applicable Redemption Date; provided, however, that in the event the Agency has issued refunding obligations for the purpose of redeeming Bonds of a Series in accordance with the Bond Resolution, upon receipt of an Agency Certificate directing such transfer and confirmation by the Trustee that provisions have been made for wiring proceeds of such refunding obligations to the Trustee, the Trustee, immediately on the date of such confirmation, shall transfer moneys in the Bond Redemption Fund in an amount equal to the amount of refunding proceeds received by the Trustee to the funds or accounts specified in the refunding resolution as specified in the Agency Certificate. The Redemption Price of Bonds subject to redemption by operation of the Bond Redemption Fund in the Bond Fund shall be the price set forth in the applicable Series Resolution. Upon receipt of an Agency Certificate directing the same, the Trustee shall transfer at the time of purchase or no more than 45 calendar days prior to such redemption to the Bond Redemption Fund in the Bond Fund from the Debt Service Reserve Fund or Insurance Reserve Fund the amount stated in such Request, which amount shall be no greater than the amount by which the Debt Service Reserve Requirement or Insurance Reserve Requirement will decrease due to the purchase or redemption of Bonds. Subject to the provisions of the Bond Resolution or of any Series Resolution authorizing the issuance of Bonds, requiring the application thereof to the purchase or redemption of any particular Bonds, the Trustee shall apply any amounts deposited in the Bond Redemption Fund to the purchase or redemption of Bonds at the times and in the manner provided in the Bond Resolution. Amounts on deposit in the Bond Redemption Fund for the payment, purchase or redemption of any particular Bonds in accordance with the provisions of any Series Resolution authorizing the issuance of Refunding Bonds shall be segregated and shall be identified as such on the records of the Trustee.

Any earnings derived from the investment of amounts deposited in the Bond Redemption Fund pursuant to the issuance and delivery of Refunding Bonds, to the extent required to provide amounts sufficient for the payment or redemption of Bonds in accordance with the conditions for issuance of Refunding Bonds set forth in the Resolution, be deposited in the Bond Redemption Fund. All other interest earned or other income derived from the investment or deposit or moneys in each Bond Redemption Fund in the Bond Fund shall be transferred by the Trustee upon receipt thereof to the Revenue Fund.

Debt Service Reserve Fund

There shall be deposited in the Debt Service Reserve Fund all amounts required to be deposited therein by the Bond Resolution or any Series Resolution and any other amounts available therefor and determined by the Agency to be deposited therein.

If on any Bond Payment Date the amount in the Bond Fund Interest Account, Bond Fund Principal Account or Bond Redemption Fund, as appropriate, shall be less than the amount required for the payment of the Principal Installments and interest due on the Outstanding Bonds on such date, the Trustee shall apply amounts from the Debt Service Reserve Fund to the extent required pursuant to the Bond Resolution.

If, concurrently with any allocation from the Revenue Fund pursuant to the Bond Resolution, or, on any date upon which a Series Resolution shall be delivered to the Trustee, the amount on deposit in the Debt Service Reserve Fund shall be in excess of the Debt Service Reserve Requirement, the Trustee shall, if so directed in writing pursuant to an Agency Certificate, (1) transfer the amount of such excess which is Revenues to any one or more of the Acquisition Accounts, the Bond Fund Interest Account, the Bond Fund Principal Account, the Bond Redemption Fund or the Revenue Fund as so directed and (2) transfer the amount of such excess which is sale proceeds, investment proceeds or transferred proceeds of Bonds to any one or more of the Acquisition Accounts or the Bond Redemption Fund.

Subject to any limitation provided in the Act, a Series Resolution may provide that the Debt Service Reserve Requirement may be funded through Cash Equivalents. For purposes of determining whether such Requirement has been met, the amount in the Debt Service Reserve Fund so funded shall be deemed to include any amount payable under such Cash Equivalents on the demand of the Trustee.

Any earnings derived from the investment of amounts deposited in the Debt Service Reserve Fund shall, to the extent the balance therein is less than the Debt Service Reserve Requirement, be retained in the Debt Service Reserve Fund and otherwise shall be transferred by the Trustee upon receipt thereof to the Revenue Fund.

In order better to secure the Bonds and to make them more marketable and to maintain in the Debt Service Reserve Fund an amount equal to the Debt Service Reserve Requirement, and in accordance with the provisions of Section 22, Subdivision 3 of the Act, the Agency shall cause the Chair annually, on or before December 1 of each year, to make and deliver to the Governor of the State the Chair's certificate stating the sum, if any, that is necessary to restore the Debt Service Reserve Fund to an amount equal to the Debt Service Reserve Requirement. All money received by the Agency from the State in accordance with the provisions of Section 22, Subdivision 3 of the Act pursuant to any such certification shall be paid to the Trustee for deposit in and credit to the Debt Service Reserve Fund.

Notwithstanding the provisions of the foregoing paragraph, prior to causing the Chair to execute and deliver the certificate specified therein, the Agency shall first transfer to the Debt Service Reserve Fund from the Alternative Loan Fund such amount as may be available therein to reduce or eliminate, if possible, the deficiency in the Debt Service Reserve Fund.

Insurance Reserve Fund

The Insurance Reserve Requirement, if any, received by the Trustee upon the issuance of a Series of Bonds shall be held in the Insurance Reserve Fund and used for the purpose of paying that portion of the claim for loss with respect to any Program Loan in default, made or purchased from an Acquisition Account, which is not paid by any public or private insuring agency. The Agency shall promptly furnish to the Trustee an Agency Certificate stating the amount of the loss, when determinable, and the Trustee shall forthwith transfer this amount to the extent available from the Insurance Reserve Fund to the Revenue Fund.

If on any Bond Payment Date the amount in the Bond Fund Interest Account, Bond Fund Principal Account or Bond Redemption Fund, as appropriate, shall be less than the amount required for the payment of the Principal Installments and interest due on the Outstanding Bonds on such date, the Trustee shall apply amounts from the Insurance Reserve Fund to the extent required pursuant to the Bond Resolution.

If, concurrently with any allocation from the Revenue Fund pursuant to the Bond Resolution, or, on any date upon which a Series Resolution shall be delivered to the Trustee, the amount on deposit in the Insurance Reserve Fund shall be in excess of the Insurance Reserve Requirement, the Trustee shall, if so directed in writing pursuant to an Agency Certificate, (1) transfer the amount of such excess which is Revenues to any one or more of the Acquisition Accounts, the Bond Fund Interest Account, the Bond Fund Principal Account, the Bond Redemption Fund or the

Revenue Fund as so directed and (2) transfer the amount of such excess which is sale proceeds, investment proceeds or transferred proceeds of Bonds to any one or more of the Acquisition Accounts or the Bond Redemption Fund.

Subject to any limitation provided in the Act, a Series Resolution may provide that the Insurance Reserve Requirement may be funded through Cash Equivalents. For purposes of determining whether such Requirement has been met, the amount in the Insurance Reserve Fund so funded shall be deemed to include any amount payable under such Cash Equivalents on the demand of the Trustee.

Any earnings derived from the investment of amounts deposited in the Insurance Reserve Fund shall, to the extent the balance therein is less than the Insurance Reserve Requirement, be retained in the Insurance Reserve Fund and otherwise shall be transferred by the Trustee upon receipt thereof to the Revenue Fund.

Alternative Loan Fund

The Trustee shall maintain the Alternative Loan Fund created within the Bond Resolution and shall deposit therein any amounts authorized by an Agency Certificate to be withdrawn from the Revenue Fund in accordance with the Resolution and any other amounts provided by the Agency for deposit therein. Amounts on deposit in the Alternative Loan Fund shall be free and clear of any lien or pledge created by the Bond Resolution, and free and clear of any restrictions on the investment of funds set forth in the Bond Resolution. Amounts deposited into the Alternative Loan Fund may be used for any lawful purpose for which the Agency may from time to time use funds on deposit in its General Reserve Account and, pending such use, may be invested in any securities or investments permissible generally for the investment of funds of the Agency as specified by Agency Certificate. By Agency Certificate furnished to the Trustee, the Agency may at any time appropriate any funds and investments on deposit in the Alternative Loan Fund to any Account or Fund created pursuant to the Bond Resolution (in which case such funds and investments shall become subject to the lien and pledge thereof) or may direct that such funds and investments be transferred to the Agency's General Reserve Account or to any other fund or account established pursuant to resolution of the Agency.

The Agency, by Agency Certificate, may request the Trustee to establish one or more subaccounts in the Alternative Loan Fund to be restricted to such uses, and used in accordance with such terms, as are specified in the Agency Certificate.

Any earnings derived from the investment of amounts deposited in the Alternative Loan Fund shall be retained therein unless otherwise directed by Agency Certificate.

Investment of Moneys Held by the Trustee

Moneys held by the Trustee for the credit of any Account or Fund established under the Bond Resolution shall be invested by the Trustee as directed by the Agency to the fullest extent practicable and reasonable in Investment Obligations which shall mature or be redeemable at the option of the Owner prior to the respective dates when the moneys held for the credit of such Fund or Account will be required for the purposes intended. Unless otherwise confirmed in writing, an account statement delivered by the Trustee to the Agency shall be deemed written confirmation by the Agency that investment transactions identified therein accurately reflect the investment directions given to the Trustee pursuant to the terms of the Bond Resolution, unless the Agency notifies the Trustee in writing to the contrary within 45 days of the date of such settlement.

The Investment Obligations purchased shall be held by the Trustee and shall be deemed at all times to be part of such Fund or Account or combination thereof, and the Trustee shall inform the Agency of the detail of all such investments. The Trustee shall sell at the best price obtainable, or present for redemption, any Investment Obligations purchased by it as an investment whenever it shall be necessary to provide moneys to meet any payment from a Fund or Account. The Trustee shall not be liable for any depreciation of the value of any investment on the redemption, sale and maturity thereof, and in the absence of any direction from the Agency, the Trustee shall not be required to invest such funds.

The Trustee may purchase from or sell to itself or an affiliate, as principal or agent, any Investment Obligations. The Trustee shall advise the Agency in writing monthly, unless otherwise directed by Agency Certificate,

of all investments held for the credit of each Fund and Account in its custody under the provisions of the Bond Resolution as of the end of the preceding month.

In computing the amount in any Fund or Account, Investment Obligations shall be valued at par or, if purchased at a price other than par, at their Amortized Value, in either event exclusive of accrued interest purchased.

Except as otherwise specifically provided in the Bond Resolution or in a Series Resolution, the income or interest earned, or gain, shall be transferred by the Trustee upon receipt thereof to the appropriate Revenue Account.

The Trustee shall not be liable or responsible for the making of any investment authorized by the Bond Resolution in the manner provided in the Bond Resolution or for any loss resulting from any such investment so made, except for its own negligence.

Program Loans; Modification of Terms

The Agency may consent to the modification of the security for, or any terms or provisions of, one or more Program Loans but only if (1) the Agency reasonably determines that the modification will not be materially adverse to the security or other interests of Owners of Outstanding Bonds, and (2) the modification does not impair any contract of insurance or guaranty of the Program Loan.

Any such modifications shall be reflected in the next Cash Flow Certificate which the Agency is required to prepare and provide to the Trustee pursuant to the provisions of the Bond Resolution; provided, however, that if the cumulative effect of such modifications not reflected in a Cash Flow Certificate previously delivered to the Trustee would reduce estimated Revenues from the Program Loans so modified by more than \$500,000 in the current or any future Fiscal Year, then the Agency may not consent to such modifications until it has delivered a Cash Flow Certificate to the Trustee reflecting such modifications.

Sale of Program Obligations

The Agency may at any time sell, assign or otherwise dispose of a Program Obligation (or the premises to which such Program Obligation is related):

(i) in the event that payment under such Program Loan is delinquent more than 90 calendar days or, at any time, in order to realize the benefits of insurance with respect to such Program Obligation or property;

(ii) in order to obtain funds to provide for the redemption (whether optional or special, to the extent permitted by the terms of any applicable Series Resolution) or purchase of an amount of Bonds having a value corresponding to the value of such Program Obligation as reasonably estimated by the Agency; or

(iii) in the event that a Certificate of the Agency shall be filed with the Trustee, and each Rating Agency, which gives effect to the proposed sale thereof and states that such sale, assignment, transfer or other disposition would not have a material adverse effect on the ability of the Agency to pay the Debt Service on the Outstanding Bonds when and as due and payable and reasonable and necessary Program Expenses.

Cash Flow Certificates

The Agency is required to file a Cash Flow Certificate (i) at least once within any 12-month period and (ii) at such other times as may be required pursuant to the provisions of the Bond Resolution or of any Series Resolution authorizing the issuance of Bonds of a Series then Outstanding.

Creation of Liens

The Agency shall not issue any bonds or other evidences of indebtedness, other than the Bonds, secured by a pledge of Revenues or of the moneys, securities, rights and interests pledged or held or set aside by the Agency or by any Fiduciary under the Bond Resolution and shall not create or cause to be created any lien or charge on any pledged Revenues or such moneys, securities, rights or interests: provided, however, that nothing in the Bond Resolution shall prevent the Agency from issuing (i) evidences of indebtedness secured by a pledge of Revenues to

be derived after any pledge of Revenues provided in the Bond Resolution shall be discharged and satisfied as provided in the Bond Resolution, or (ii) notes or bonds of the Agency not secured under the Bond Resolution; and provided, further, that, to secure its obligation to make Agency Swap Payments to a Swap Counterparty pursuant to a Swap Agreement, the Agency may grant to the Swap Counterparty a subordinate and junior pledge and security interest (subordinate and junior to the pledge and security interest granted to the Bondowners) in all or any of the collateral pledged to the payment of the Bonds under the Bond Resolution.

Defeasance of Bonds

Bonds or interest installments for the payment or redemption of which moneys shall have been set aside and shall be held in trust by the Trustee or any one or more of the alternate Paying Agents (through deposit by the Agency of moneys for such payment or redemption or otherwise) at the maturity or Redemption Date thereof shall be deemed to have been paid within the meaning and with the effect expressed in the Bond Resolution. All Outstanding Bonds of any Series shall be deemed prior to the maturity or Redemption Date thereof to have been paid within the meaning and with the effect expressed in the Bond Resolution if (i) in case any of said Bonds are to be redeemed on any date prior to their maturity, the Agency shall have given to the Trustee in form satisfactory to it irrevocable instructions to mail notice of redemption of such Bonds on said date; (ii) there shall have been deposited with the Trustee either moneys in an amount sufficient, or Government Obligations the principal of and the interest on which when due will provide moneys in an amount that, together with the moneys, if any, deposited with the Trustee at the same time, shall be sufficient to pay when due the principal or Redemption Price of and interest due and to become due on said Bonds on and prior to the Redemption Date or maturity date thereof, as the case may be. Neither Government Obligations nor moneys deposited with the Trustee pursuant to this section nor principal or interest payments on any such Government Obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal or Redemption Price, if applicable, of and interest on said Bonds.

Events of Default

Each of the following events shall constitute an event of default under the Bond Resolution: (1) the Agency shall fail to pay any Principal Installment or the Redemption Price of any Bond when and as the same shall become due and payable, whether at maturity or by call for redemption or otherwise, or shall fail to pay the purchase price of any Bond tendered or deemed tendered for purchase on the date established therefor; or (2) the Agency shall fail to pay any installment of interest on any Bond when and as the same shall become due and payable; or (3) the Agency shall fail to perform or observe any other covenant, agreement or condition on its part contained in the Bond Resolution or in the Bonds, and such failure shall continue for a period of 60 days after written notice thereof to the Agency by the Trustee or to the Agency and to the Trustee by the Bondowners of not less than a majority in principal amount of the Bonds Outstanding; or (4) the Agency shall file a petition seeking a composition of indebtedness under the Federal bankruptcy laws, or under any other applicable law or statute of the United States of America or of the State; or (5) the State limits or alters the rights of the Agency pursuant to the Act, as in force on the date of adoption of the Bond Resolution, to fulfill the terms of any agreements made with the Owners of the Bonds or in any way impaired the rights and remedies of Owners of Bonds while any Bonds are Outstanding.

Acceleration; Annulment of Acceleration

Upon the occurrence of an Event of Default, the Trustee may and, upon the written request of the Bondowners of not less than 25% in aggregate principal amount of Bonds Outstanding shall, give 30 days' notice in writing to the Agency of its intention to declare all Bonds Outstanding immediately due and payable; provided, however, that the Trustee may not make any such declaration with respect to an Event of Default under item (3) above unless (1) the Trustee has received a written request to do so from 100% of the Owners of all Outstanding Bonds or (2) there are sufficient moneys available in the Funds and Accounts to pay the principal and interest on the Bonds upon such declaration. At the end of such 30-day period the Trustee may, and upon such written request of Bondowners of not less than 25% in aggregate principal amount of Bonds Outstanding shall, by notice in writing to the Agency, declare all Bonds Outstanding immediately due and payable and such Bonds shall become and be immediately due and payable, anything in the Bonds or in the Bond Resolution to the contrary notwithstanding. In such event, there shall be due and payable on the Bonds an amount equal to the total principal amount of all such Bonds, plus all interest accrued thereon and which will accrue thereon to the date of payment.

At any time after the principal of the Bonds shall have been so declared to be due and payable and before the entry of final judgment or decree in any suit, action or proceeding instituted on account of such default, or before the completion of the enforcement of any other remedy under the Bond Resolution, the Trustee may annul such declaration and its consequences with respect to any Bonds not then due by their terms if (1) moneys shall have been deposited in the Bond Fund sufficient to pay all matured installments of interest and principal or Redemption Price or purchase price (other than principal then due only because of such declaration) of all Outstanding Bonds; (2) moneys shall have been deposited with the Trustee sufficient to pay the charges, compensation, expenses, disbursements, advances and liabilities of the Trustee and any Paying Agents; (3) all other amounts then payable by the Agency under the Bond Resolution shall have been paid or a sum sufficient to pay the same shall have been deposited with the Trustee; and (4) every Event of Default known to the Trustee (other than a default in the payment of the principal of such Bonds then due only because of such declaration) shall have been remedied to the satisfaction of the Trustee. No such annulment shall extend to or affect any subsequent Default or impair any right consequent thereon.

If the Agency shall fail to pay any Principal Installment, the Redemption Price, the purchase price or any installment of interest on any Bond when and as the same shall become due and payable, the Trustee shall, within 30 days, give written notice thereof by first class mail to the Bondowners, shown by the registry of Bondowners required to be maintained at the office of the Trustee.

Additional Remedies and Enforcement of Remedies

Upon the occurrence and continuance of any Event of Default, the Trustee may, and upon the written request of the Bondowners of not less than a majority in aggregate principal amount of the Bonds Outstanding, together with indemnification of the Trustee to its satisfaction therefor, shall, proceed forthwith to protect and enforce its rights and the rights of the Bondowners under the Act, the Bonds and the Bond Resolution by such suits, actions or proceedings as the Trustee, being advised by counsel, shall deem expedient, including but not limited to: (1) suit upon all or any part of the Bonds; (2) suit to require the Agency to account as if it were the trustee of an express trust for the Bondowners; (3) suit to enjoin any acts or things which may be unlawful or in violation of the rights of the Bondowners; (4) enforcement of any other right of the Bondowners conferred by law or by the Bond Resolution; and (5) in the event that all Bonds are declared due and payable, by selling Program Obligations.

Regardless of the happening of an Event of Default, the Trustee, if requested in writing by the Bondowners of not less than a majority in aggregate principal amount of the Bonds then Outstanding, shall, upon being indemnified to its satisfaction therefor, institute and maintain such suits and proceedings as it may be advised shall be necessary or expedient (i) to prevent any impairment of the security under the Bond Resolution by any acts which may be unlawful or in violation of the Bond Resolution, or (ii) to preserve or protect the interests of the Bondowners, provided that such request is in accordance with law and the provisions of the Bond Resolution.

Amendments

Amendments of the Resolutions may be made by a Supplemental Resolution.

Supplemental Resolutions may become effective upon filing with the Trustee if they add limitations and restrictions in addition to the limitations and restrictions contained in the Bond Resolution or Series Resolution, add covenants and agreements of the Agency in the Bond Resolution or Series Resolution that are not contrary to or inconsistent with the Bond Resolution or the applicable Series Resolution in effect at the time, add limitations and restrictions to be observed by the Agency, surrender any right, power or privilege reserved to or conferred upon the Agency or are reasonably necessary to preserve the tax exemption of Outstanding Bonds or permit the issuance of additional tax exempt Bonds.

Supplemental Resolutions become effective upon consent of the Trustee for the following purposes:

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

(2) To insert such provisions clarifying matters or questions arising under the Bond Resolution or any Series Resolution as are necessary or desirable and are not contrary to or inconsistent with the Bond Resolution or the applicable Series Resolution theretofore in effect;

(3) To waive any right reserved to the Agency, provided that the loss of such right shall not adversely impair any Revenues available to pay the Outstanding Bonds of any Series; and

(4) To make any other change as shall not be, in the opinion of the Trustee, materially adverse to the security or other interests of the Bondowners. With respect to the foregoing, the Trustee may rely upon the opinion of the Rating Agency with respect to whether the Rating of the Bonds has been adversely affected as conclusively establishing whether the change is materially adverse to the security or other interests of the Bondowners.

Other Supplemental Resolutions may become effective only with consent (i) of the Bondowners of at least a majority in principal amount of the Bonds Outstanding at the time such consent is given and (ii) in case less than all of the several Series of Bonds then Outstanding are affected by the modification or amendment, of the Bondowners of at least a majority in principal amount of the Bonds of each Series so affected and Outstanding at the time such consent is given.

However, no such modification or amendment shall permit a change in the terms of redemption or maturity of the principal of any Outstanding Bonds or of any installment of interest thereon or a reduction in the principal amount or the Redemption Price or purchase price thereof or in the rate of interest thereon (except as otherwise provided in a Series Resolution) without the consent of the Bondowners of all such Bonds, or shall reduce the percentages or otherwise affect the classes of Bonds the consent of the Bondowners of which is required to effect any such modification or amendment or shall change or modify any of the rights or obligations of any Fiduciary without its written assent thereto.

Any amendment may be made with unanimous consent of the Bondowners, except that no amendment shall change any of the rights or obligations of any fiduciary without the consent of the Fiduciary.

APPENDIX D

MORTGAGE INSURANCE PROGRAMS AND STATE LAWS AFFECTING FORECLOSURES

The following description of certain mortgage insurance programs is only a brief outline and does not purport to summarize or describe all of the provisions of these programs. For a more complete description of the terms of these programs, reference is made to the provisions of the insurance and guaranty contracts embodied in regulations of the Federal Housing Administration (“FHA”), Rural Development (“RD”) and the Veterans Administration (“VA”), respectively, and of the regulations, master insurance contracts and other information of the various private mortgage insurers. Program Loans purchased by the Agency are not limited by the Resolutions to the foregoing programs and it is possible that insurance benefits under other federal or private programs in which the Agency may participate could be more or less favorable.

While all Program Loans are subject to the applicable mortgage insurance programs, Program Loans that back Program Securities are further guaranteed by GNMA, Fannie Mae or Freddie Mac as further described in Appendix I to this Official Statement.

Federal Housing Administration Single-Family Mortgage Insurance Programs

The National Housing Act of 1934, as amended, authorizes various FHA mortgage insurance programs, which differ in some respects depending primarily upon whether the mortgaged premises contain five or more dwelling units or less than five units.

The regulations governing all of the FHA programs under which the mortgage loans may be insured provide that insurance benefits are payable upon foreclosure (or other acquisition of possession) and conveyance of the mortgaged premises to the Department of Housing and Urban Development (“HUD”).

Under some of the FHA insurance programs, insurance claims are paid by HUD in cash, unless the mortgage holder specifically requests payment in debentures issued by HUD. Under others, HUD has the option, at its discretion, to pay insurance claims in cash or in those debentures. The current HUD policy, subject to change at any time, is to make insurance payments on single family mortgage loans in cash, with respect to all programs covering those units as to which it has discretion to determine the form of insurance payment.

HUD debentures issued in satisfaction of FHA insurance claims bear interest at the HUD debenture interest rate in effect under HUD regulations on the date of the mortgage insurance commitment or of the initial insurance endorsement of the mortgage, whichever rate is higher. The HUD debenture interest rates applicable to the FHA insured mortgages that the Agency has acquired or committed to acquire are in most cases lower than the interest rates of those mortgages.

When entitlement to insurance benefits results from foreclosure (or other acquisition of possession) and conveyance, the insurance payment is computed as of the date of institution of foreclosure proceedings or acquisition of the property. The mortgage holder generally is not compensated for mortgage interest accrued and unpaid prior to that date. Under those 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 2/3 of the mortgagee’s foreclosure costs. The regulations under all insurance programs described above provide that the insurance payment itself bears interest from the date of default, to the date of payment of the claim at the same interest rate as the applicable HUD debenture interest rate determined in the manner set forth above.

When any property to be conveyed to HUD has been damaged by fire, earthquake, flood or tornado, or, if the property has suffered damage because of failure of the mortgage holder to take action to inspect and preserve the property, it is generally required, as a condition to payment of an insurance claim, that the property be repaired by the

mortgage holder prior to the conveyance or assignment. For mortgages insured on or after April 19, 1992, if the property has been damaged during the mortgage holder's possession by events other than fire, flood, earthquake or tornado notwithstanding reasonable action by the mortgage holder, HUD may require the mortgage holder to repair the property prior to conveyance to HUD as a condition to payment of an insurance claim.

Veterans Administration Guaranty Program

The Serviceman's Readjustment Act of 1944, as amended, permits a veteran (or, in certain instances, his or her spouse) to obtain a mortgage loan guaranteed by the VA covering mortgage financing of the purchase of a one to four family dwelling unit at interest rates agreed upon by the purchaser and the mortgagee, as the VA may elect. The program has no mortgage loan limits (other than that the amount may not exceed the property's reasonable value as determined by the VA), requires no down payment from the purchaser and permits the guaranty of mortgage loans with terms of up to 30 years. The guaranty provisions for mortgage loans are as follows: (a) for home and condominium loans of \$45,000 or less, 50 percent of the loan is guaranteed (for loans with an original principal balance of \$45,000 and not more than \$56,250, the guaranty will not exceed \$22,500); (b) for home and condominium loans of more than \$56,250 but less than or equal to \$144,000, 40 percent of the loan is guaranteed subject to a maximum guaranty of \$36,000; (c) for home and condominium loans of more than \$144,000, 25 percent of the principal amount of the loan is guaranteed subject to a maximum guarantee amount hereinafter described; and (d) for loans for manufactured homes, 40 percent of the loan is guaranteed (with a maximum guaranty of \$20,000). The maximum guaranty amount for loans greater than \$144,000 is generally 25 percent of the Freddie Mac conforming loan limit (currently \$417,000); however, pursuant to the Housing and Economic Recovery Act of 2008 and the Veterans Benefits Improvement Act of 2008, the maximum guaranty amount for loans originated in 2009 through 2011 is 25 percent of the greater of (i) the Freddie Mac conforming loan limit or (ii) 125 percent of the area median price for a single family residence in the county in which the property securing the loan is located. 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 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 mortgage holder of unsatisfied indebtedness on a mortgage upon its assignment to the VA.

Rural Development (RD) Insured Program

Loans insured by RD may be made to purchase new or existing homes in designated rural areas. Eligible rural areas have a population not in excess of 10,000 persons or if located outside a Metropolitan Statistical Area, not in excess of 25,000. Loans may be made up to 100 percent of the market value of the property or 100 percent of the acquisition cost, whichever is less. The maximum loan amount is the applicable FHA maximum loan amount. The interest rate of these 30 year mortgages may not exceed the higher of the current VA rate or the Fannie Mae required net yield for 90 day commitments on a 30 year fixed rate mortgage with actual/actual remittance plus 60 basis points. RD covers all losses on foreclosed loans up to 35 percent of the original principal. Any loss in excess of this amount carries an 85 percent guarantee. It is the present administrative policy of the Agency to tender a claim to RD by the earlier of (a) six months after the date of acquisition of the property through foreclosure or (b) 30 days after the sale of the property. The Agency retains title to the property and may apply the insurance proceeds and any sale proceeds to the outstanding debt.

Private Mortgage Insurance Programs

Under outstanding Series Resolutions, all Program Loans insured by a private mortgage insurance company are to be in any amount not exceeding the Market Value of the Home, provided that the Agency is issued a mortgage insurance policy under which the minimum insured percentage of any claim filed is at least equal to that percentage of the Market Value or sale price of the Home, whichever is less, by which the original principal amount of the mortgage exceeds 80 percent of that Market Value. Each private mortgage insurer insuring those Program Loans must be a company (a) that is licensed to do business in Minnesota; (b) that has ratings not less than "A2" from Moody's Investors Service, Inc., and "AA" from S&P Global Ratings, Inc., or that is approved to insure mortgages purchased by Fannie Mae and Freddie Mac, or any other agency or instrumentality of the United States to which the powers of either of them have been transferred or which has similar powers to purchase Program Loans; and (c) that, by insuring Program Loans financed by the Agency, does not cause the Rating on the Bonds to be adversely affected. Both Fannie

Mae and Freddie Mac require approval of private mortgage insurance companies before mortgages insured by those companies are eligible for purchase by them.

Among the considerations taken into account by Fannie Mae in determining whether to approve a private mortgage insurer currently are the following: (a) experienced mortgage insurers are expected to have policyholders' surplus of not less than \$5 million; (b) it is preferred that an insurer's principal insurance activity relate to loss resulting from nonpayment of mortgages and deeds of trust on residential structures, with total liability not in excess of 25 times its policyholders' surplus; (c) a private mortgage insurer must demonstrate that it possesses the technical expertise necessary to properly evaluate property and credit; and (d) an insurer must expressly consent to and comply with Fannie Mae's requirements for audit and reports concerning changes in personnel, financial structure, qualifications, and rates.

Freddie Mac eligibility requirements for approving private mortgage insurers presently provide that (a) not more than 10 percent of an insurer's mortgage insurance risk may be represented by mortgage insurance covering property other than real property improved by a building or buildings designed for occupancy by one to four families; (b) an insurer shall not insure mortgages secured by properties in a single housing tract or contiguous tracts where the insurance risk applicable thereto is in excess of 10 percent of its policyholders' surplus (net of reinsurance); (c) no insurer shall have more than 20 percent of its total insurance in force in any one Standard Metropolitan Statistical Area nor may any combination of insurance in force in any one state exceed 60 percent of its total insurance in force; and (d) an insurer shall limit its insurance risk with respect to each insured to the maximum permitted under state law.

Freddie Mac also requires the private mortgage insurer to meet the following financial requirements: (a) policyholders' surplus must be maintained at not less than \$5 million; (b) an insurer shall maintain an unearned premium reserve computed on a monthly pro rata basis; if a greater unearned premium reserve is required by the state where the insurer is licensed, then that greater requirement shall be met; (c) an insurer shall establish and maintain a contingency reserve in an amount equal to 50 percent of earned premiums; (d) an insurer shall maintain a loss reserve for claims incurred but not reported, including estimated losses on insured mortgages that have resulted in the conveyance of property that remains unsold, mortgages in the process of foreclosure or mortgages in default for four or more months; (e) an insurer shall maintain no less than 85 percent of its total admitted assets in the form of marketable securities or other highly liquid investments that qualify as insurance company investments under the laws and regulations of the state of its domicile and the standards of the National Association of Insurance Commissioners; and (f) an insurer shall not at any time have total insurance risk outstanding in excess of 25 times its policyholders' surplus. Approved private mortgage insurers must file quarterly and annual reports with the Freddie Mac.

It has been the administrative policy of the Agency to require that any private mortgage insurance policy with respect to a Program Loan to be purchased with the proceeds of Bonds contain provisions substantially as follows: (a) the private mortgage insurer must pay a claim, including unpaid principal, accrued interest and certain expenses, within sixty days of presentation of the claim by the mortgage lender; (b) for a mortgage lender to present a claim, the mortgage lender must have acquired, and tendered to the insurer, title to the property, free and clear of all liens and encumbrances, including any right of redemption by the mortgagor; (c) when a claim is presented, the insurer will have the option of paying the claim in full, taking title to the property and arranging for its sale, or of paying the insured percentage of the claim (the Agency's exposure is to be limited to 70 percent or 75 percent, depending on the initial loan-to-value ratio of the mortgage loan) and allowing the insured lender to retain title to the property.

The private mortgage insurance companies providing mortgage insurance on outstanding Program Loans under the Bond Resolution are identified in Appendix G to this Official Statement. There is no assurance that any private mortgage insurance company will be able or willing to honor its obligations under the mortgage insurance policy as provided therein. In particular, certain private mortgage insurance companies have recently experienced substantial financial difficulties and ratings downgrades, and some are in receivership and are paying claims at the rate of 50 cents on the dollar. No representation is made as to the creditworthiness of any private mortgage insurance company.

State Laws Affecting Foreclosures

Mortgage foreclosures in Minnesota are governed by statute and permit two alternative methods, "by action" or "by advertisement." The latter is normally utilized since it is slightly faster, less expensive, and does not have the same tendency to invite contest as does foreclosure by action. The process is normally initiated by the publication,

recordation and service of a notice of foreclosure. This notice must include all relevant information on the mortgage loan and the secured premises as well as a statement of the time and place of sale and the time allowed by law for redemption by the mortgagor. This notice must then be published in a legal newspaper each week for six consecutive weeks. Service of the notice on the mortgagor and any other affected party must be completed at least four weeks prior to the designated date of the foreclosure sale. Compliance with the above publication and service of notice requirements within the prescribed time limitations is essential to the validity of the mortgage foreclosure sale.

Prior to the foreclosure sale, the mortgagor has the right to reinstate the mortgage and prevent foreclosure by curing all defaults on a current basis and by paying attorneys' fees and out-of-pocket disbursements to the extent permitted by statute. If the mortgage is not reinstated, the foreclosure sale is held in the sheriff's office in the county in which the real estate being foreclosed is located. Although anyone can bid at a foreclosure sale, the normal result of the foreclosure sale is that the lien holder bids in the debt without competing bidders (and under the Bond Resolution, the Agency is required to do so), and purchases the mortgaged property from the defaulting borrower through the sheriff, subject to the rights of the borrower and subsequent creditors to redeem.

The holding of the foreclosure sale starts the period of redemption. The period of redemption will normally be six months but can be as long as twelve months. During the period of redemption the mortgagor normally retains the right to remain in possession of the mortgaged property without making mortgage payments or paying real estate taxes. During the period of redemption, the mortgagor has the right to pay off the entire indebtedness, including full principal, accrued interest, any amounts reasonably paid by the mortgagee to preserve the security, and attorneys' fees and disbursements to the extent allowed by statute.

After the period of redemption expires, the mortgagee is entitled to possession of the premises, but may have to bring an unlawful detainer proceeding to enforce its possessory rights, and a proceeding subsequent in the case of Torrens property to perfect its title to the mortgaged property.

It is not unusual, therefore, for a mortgagee to be delayed 10 months or more from the date of initiation of the mortgage foreclosure proceeding until it realizes its possessory rights.

APPENDIX E

BOOK-ENTRY-ONLY SYSTEM

General

The Depository Trust Company, New York, New York (“DTC”), is to act as securities depository for each Series of the Series Bonds. The ownership of one fully registered Series Bond of each Series for each maturity in the aggregate principal amount of that maturity, will be registered in the name of Cede & Co., DTC’s partnership nominee. *So long as Cede & Co. or another nominee designated by DTC is the registered owner of the Series Bonds of a Series, references herein to the Bondowners, Owners or registered owners of those Series Bonds means Cede & Co. or any other nominee and not the Beneficial Owners(as hereinafter defined) of those Series Bonds.*

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 and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of beneficial ownership interests in the Series Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series Bonds on DTC’s records. The ownership interest of each actual purchaser of each Beneficial Owner (as defined in Appendix B) 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 Series Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series Bonds, except in the event that use of the Book-Entry System for the Series Bonds of the Series is discontinued as described below.

To facilitate subsequent transfers, all Series Bonds deposited by Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or any other name as may be requested by an authorized representative of DTC. The deposit of Series Bonds with DTC and their registration in the name of Cede & Co. or that other nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts those Series Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers. For every transfer and exchange of beneficial ownership in the Series Bonds, the Beneficial Owner may be charged a sum sufficient to cover any tax, fee or other governmental charge that may be imposed in relation thereto.

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 will be sent to DTC. If less than all of the Series Bonds of a Series and maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in the Series Bonds of the Series and maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to any Series Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the bond issuer 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 Series Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Payment of the principal, redemption price and purchase price of, and interest on, the Series Bonds will be made to Cede & Co., or any other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the bond issuer or trustee on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of that Participant and not of DTC, the Trustee or the Agency, subject to any statutory and regulatory requirements as may be in effect from time to time. Payment of principal, redemption price, purchase price and interest to Cede & Co. (or any other nominee as may be requested by an authorized representative of DTC), is the responsibility of the Trustee, disbursement of those payments to Direct Participants will be the responsibility of DTC, and disbursement of those payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

Under the Series Resolutions, payments made by or on behalf of the Agency to DTC or its nominee shall satisfy the Agency's obligations to the extent of the payments so made.

A Beneficial Owner must give notice to elect to have its Series Bonds purchased or tendered, through its Participant, to the Tender Agent and the Remarketing Agent, and must effect delivery of such Series Bonds by causing the Direct Participant to transfer the Participant's interest in the Series Bonds, on DTC's records, to the Tender Agent. The requirement for physical delivery of Series Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Series Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Series Bonds to the Tender Agent's DTC account.

The above information contained in this section "Book-Entry-Only System" is based solely on information provided by DTC. No representation is made by the Agency or the Underwriters as to the completeness or the accuracy of that information or as to the absence of material adverse changes in that information subsequent to the date hereof.

The Agency, the Underwriters and the Trustee cannot and do not give any assurances that DTC, the Direct Participants or the Indirect Participants will distribute to the Beneficial Owners of the Series Bonds (i) payments of principal of or interest and premium, if any, on the Series Bonds, (ii) certificates representing an ownership interest or other confirmation of beneficial ownership interest in Series Bonds, or (iii) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Series Bonds, or that they will do so on a timely basis, or that DTC, Direct Participants or Indirect Participants will serve and act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities Exchange Commission, and the current "Procedures" of DTC to be followed in dealing with Direct Participants are on file with DTC.

Neither the Agency, the Underwriters nor the Trustee will have any responsibility or obligation to any Direct Participant, Indirect Participant or any Beneficial Owner or any other person with respect to: (1) the accuracy of any records maintained by DTC or any Direct Participant or Indirect Participant; (2) the payment by DTC or any Direct Participant or Indirect Participant of any amount due to any Beneficial Owner in respect of the principal, redemption price or purchase price of, or interest on, the Series Bonds; (3) the delivery by DTC or any Direct Participant or Indirect Participant of any notice to any Beneficial Owner that is required or permitted under the terms of the Resolutions to be given to Owners of Series Bonds; (4) the selection of the Beneficial Owners to receive payment in the event of any partial redemption of Series Bonds; or (5) any consent given or other action taken by DTC as a Bondowner.

Discontinuation of Book-Entry System

DTC may discontinue its book-entry services with respect to all or any Series of the Series Bonds at any time by giving notice to the Agency and discharging its responsibilities with respect thereto under applicable law. Under those circumstances, that Series of the Series Bonds are required to be delivered as described in the Series Resolutions. The Beneficial Owner, upon registration of those Series Bonds held in the Beneficial Owner's name, shall become the Bondowner.

The Agency may determine to discontinue the system of book entry transfers through DTC (or a successor securities depository) for all or any Series of the Series Bonds. In that event, the Series Bonds of that Series are to be delivered as described in the Series Resolutions.

APPENDIX F
FORM OF OPINION OF BOND COUNSEL

[to be dated the date of issuance of the Series Bonds]

_____, 2024

Minnesota Housing Finance Agency
St. Paul, Minnesota 55102

Minnesota Housing Finance Agency
Residential Housing Finance Bonds
2024 Series O
2024 Series P
2024 Series Q (Taxable)
2024 Series R (Taxable)

Ladies and Gentlemen:

We have acted as bond counsel to the Minnesota Housing Finance Agency (the “Agency”) in connection with the authorization, issuance and delivery by the Agency of its Residential Housing Finance Bonds, 2024 Series O, in the aggregate principal amount of \$_____ (the “2024 Series O Bonds”), its Residential Housing Finance Bonds, 2024 Series P, in the aggregate principal amount of \$_____ (the “2024 Series P Bonds”), its Residential Housing Finance Bonds, 2024 Series Q (Taxable), in the aggregate principal amount of \$_____ (the “2024 Series Q Bonds”), and its Residential Housing Finance Bonds, 2024 Series R (Taxable), in the aggregate principal amount of \$_____ (the “2024 Series R Bonds” and, together with the 2024 Series O Bonds, the 2024 Series P Bonds and the 2024 Series Q Bonds, the “2024 Series Bonds”) each series of which is issuable only as fully registered bonds of single maturities in denominations as are provided in the Series Resolutions referenced below.

The 2024 Series Bonds are dated, mature on the dates, bear interest at the rates and are payable as provided in the Series Resolutions referenced below. The 2024 Series Bonds are subject to optional, mandatory and special redemption prior to maturity, including special redemption at par, and the 2024 Series R Bonds are subject to optional and mandatory tender, all as provided in the Series Resolutions referenced below.

As bond counsel, we have examined certificates as to facts, estimates and circumstances and certified copies of resolutions and proceedings of the Agency and other documents we considered necessary as the basis for this opinion, including the Agency’s Amended and Restated Bond Resolution adopted August 24, 1995, as amended and supplemented (the “Bond Resolution”), and a Series Resolution relating to the 2024 Series O Bonds, the 2024 Series P Bonds and the 2024 Series Q Bonds adopted May 23, 2024, and a Series Resolution relating to the 2024 Series R Bonds adopted June 27, 2024 (together, the “Series Resolutions”). As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Applicable federal tax law, including certain provisions of Sections 143 and 148 of the Internal Revenue Code of 1986, as amended (the “Code”), establishes certain requirements which must be met subsequent to the delivery of the 2024 Series O Bonds and the 2024 Series P Bonds (together, the “2024 Series Tax-Exempt Bonds”) in order that interest on the 2024 Series Tax-Exempt Bonds may be excluded from gross income for federal income tax purposes. The Agency has covenanted in the Bond Resolution and Series Resolutions to comply with the requirements of applicable federal tax law and for such purpose to adopt and maintain appropriate procedures. In rendering this opinion, we have assumed compliance by the Agency with and enforcement by the Agency of the provisions of the Bond Resolution and Series Resolutions.

From such examination it is our opinion that, under state and federal laws, regulations, rulings and decisions in effect on the date hereof: (1) the Agency is a public body corporate and politic, having no taxing power, duly organized and existing under Minnesota Statutes, Chapter 462A, as amended; (2) the Bond Resolution and Series Resolutions have been duly and validly adopted by the Agency and are valid and binding upon it in accordance with

their terms, and create the valid pledge and security interest they purport to create with respect to the Program Obligations, Investment Obligations, Revenues, moneys and other assets held and to be set aside under the Bond Resolution and Series Resolutions; (3) the 2024 Series Bonds are duly and lawfully authorized to be issued and are valid and binding general obligations of the Agency in accordance with their terms, entitled to the benefits granted by and secured by the covenants contained in the Bond Resolution and Series Resolutions, and are further secured by the pledge of the full faith and credit of the Agency, and are payable out of any of its moneys, assets or revenues, subject to the provisions of other resolutions or indentures now or hereafter pledging and appropriating particular moneys, assets, or revenues to other bonds or notes, or state laws appropriating particular funds for a specified purpose, but the State of Minnesota is not liable thereon and the 2024 Series Bonds are not a debt of the State; (4) in the Bond Resolution the Agency has created a Debt Service Reserve Fund for the security of the 2024 Series Bonds and other bonds issued or to be issued under the Bond Resolution, to be maintained in an amount specified therein, and has agreed to certify annually to the Governor the sum, if any, necessary to restore the Fund to this amount for inclusion in the next budget submitted to the Legislature, and the Legislature is legally authorized, but is not legally obligated, to appropriate such amount to the Fund; (5) the interest payable on the 2024 Series Tax-Exempt Bonds is not includable in gross income of owners thereof for federal income tax purposes or in taxable net income of individuals, trusts and estates for State of Minnesota income tax purposes, but such interest is includable in the income of corporations and financial institutions for purposes of the Minnesota franchise tax; (6) the interest payable on 2024 Series Q Bonds and the 2024 Series R Bonds (together, the “2024 Series Taxable Bonds”) is includable in gross income of owners thereof for federal income tax purposes, in taxable net income of individuals, trusts and estates for state of Minnesota income tax purposes and in the income of corporations and financial institutions for purposes of the Minnesota franchise tax; and (7) the 2024 Series Taxable Bonds will not be treated as a taxable mortgage pool within the meaning of Section 7701(i) of the Code.

Interest on the 2024 Series O Bonds will be treated as an item of tax preference in calculating the alternative minimum tax imposed under the Code with respect to individuals. Interest on the 2024 Series P Bonds will not be treated as an item of tax preference in calculating the alternative minimum tax imposed under the Code with respect to individuals; however, interest on the 2024 Series P Bonds is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on such corporations. Interest on the 2024 Series P Bonds will not be treated as an item of tax preference for purposes of calculating the Minnesota alternative minimum tax imposed on individuals, trusts and estates. We express no opinion regarding other federal, state or local tax consequences arising from the ownership or disposition of the 2024 Series Bonds. All owners of 2024 Series Bonds (including, but not limited to, insurance companies, financial institutions, Subchapter S corporations, United States branches of foreign corporations and recipients of social security and railroad retirement benefits) should consult their tax advisors concerning other possible indirect tax consequences of owning and disposing of the 2024 Series Bonds.

The opinions expressed above are qualified only to the extent that the enforceability of the 2024 Series Bonds and the Bond Resolution and Series Resolutions is subject to bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting creditors’ rights heretofore or hereafter enacted to the extent constitutionally applicable and that their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

Respectfully yours,

APPENDIX G

**CERTAIN INFORMATION RELATING TO THE
RHFB WHOLE LOAN MORTGAGE PORTFOLIO**

Mortgage Insurance for RHFB Whole Loan Mortgage Portfolio as of March 31, 2024

Series	FHA	VA	Rural Development	MGIC	Genworth	Mortgage Insurers*	Uninsured	Total
Retired	\$ 8,414,166	\$ 289,022	\$ 3,069,915	\$ 4,721	\$ -	\$ -	\$ 2,938,099	\$ 14,715,923
07M	480,039	56,831	503,538	465,421	123,684	98,683	1,585,724	3,313,920
07M-40 Year	-	-	-	723,139	-	364,854	407,350	1,495,343
13ABC	1,963,098	64,032	1,380,091	119,866	-	-	2,780,903	6,307,990
14A	915,818	52,240	388,027	-	12,167	8,754	540,073	1,917,079
14B	1,754,304	11,204	475,550	16,619	2,471	-	535,642	2,795,790
14CDE	7,498,404	576,978	6,663,313	925,958	146,680	453,279	15,184,802	31,449,414
15ABCD	2,501,110	62,344	1,460,946	64,167	127,775	-	5,494,960	9,711,302
15ABCD-40 Year	-	-	-	114,008	-	617,790	154,667	886,465
15EFG	3,752,631	195,623	4,422,707	682,988	182,198	347,179	9,082,471	18,665,797
15EFG-40 Year	-	-	-	629,541	151,587	962,048	1,568,405	3,311,581
16ABC	1,020,985	185,482	2,172,322	1,161,729	348,192	473,285	7,147,955	12,509,950
16ABC-40 Year	-	-	-	1,696,782	598,276	1,185,863	1,473,784	4,954,705
16DEF	1,257,514	133,597	931,351	705,027	206,261	147,018	2,487,876	5,868,644
16DEF-40 Year	-	-	-	1,077,147	-	543,466	606,766	2,227,379
17ABC	6,157,985	29,949	2,953,105	530,641	156,238	-	4,185,209	14,013,127
17ABC-40 Year	-	-	-	1,629,938	427,495	629,849	2,073,745	4,761,027
17DEF	3,520,765	-	715,661	-	30,868	-	2,272,679	6,539,973
17DEF-40 Year	-	-	-	1,083,361	-	285,642	1,121,590	2,490,593
18ABCD	3,503,404	-	1,850,431	-	7,977	-	1,843,729	7,205,541
19ABCD	10,596,851	50,314	1,875,668	60,061	12,538	20,704	1,984,517	14,600,653
Total Bond Financed	\$ 53,337,074	\$ 1,707,616	\$ 28,862,625	\$ 11,691,114	\$ 2,534,407	\$ 6,138,414	\$ 65,470,946	\$ 169,742,196
	31.42%	1.01%	17.00%	6.89%	1.49%	3.62%	38.57%	100.00%

RMIC 1.533%, United 1.046%, PMI 0.609%, Radian Guarantee Fund 0.240%, Commonwealth 0.013%, Triad 0.175%, Amerin 0.000%

RHFBS Whole Loan Mortgage Portfolio

Delinquency and Foreclosure Statistics as of March 31, 2024

Payments Past Due as a Percentage of the Number of Loans Outstanding

Bond Financed	Number of Loans	Balance Outstanding	Payments Past Due as a Percentage of the Number of Loans Outstanding								Total ⁽²⁾
			30-59 Days		60-89 Days		90-119 Days		120 Days and Greater ⁽¹⁾		
			#	%	#	%	#	%	#	%	
Retired	410.5	\$14,715,923	18.0	4.38	9.0	2.19	3.0	0.73	9.0	2.19	5.12
07M	47.8	3,313,920	1.8	3.77	1.2	2.51	0.6	1.26	0.4	0.84	4.60
07M-40 Yr	11.0	1,495,343	-	-	-	-	-	-	-	-	-
13ABC	148.0	6,307,990	7.0	4.73	1.0	0.68	1.0	0.68	4.0	2.70	4.05
14A	111.0	1,917,079	3.0	2.70	1.0	0.90	-	-	1.0	0.90	1.80
14B	102.0	2,795,790	2.0	1.96	-	-	1.0	0.98	-	-	0.98
14CDE	490.0	31,449,414	18.0	3.67	7.0	1.43	4.0	0.82	9.0	1.84	4.08
15ABCD	134.0	9,711,302	8.0	5.97	3.0	2.24	2.0	1.49	7.0	5.22	8.96
15ABCD-40 Year	6.0	886,465	2.0	33.33	-	-	1.0	16.67	-	-	16.67
15EFG	293.0	18,665,797	12.5	4.27	3.0	1.02	3.0	1.02	7.0	2.39	4.44
15EFG-40 Year	25.0	3,311,581	-	-	-	-	-	-	-	-	-
16ABC	173.0	12,509,950	13.0	7.51	2.0	1.16	1.5	0.87	6.0	3.47	5.49
16ABC-40 Year	38.0	4,954,705	2.0	5.26	-	-	-	-	1.0	2.63	2.63
16DEF	128.7	5,868,644	6.7	5.21	1.8	1.40	0.9	0.70	2.6	2.02	4.12
16DEF-40 Year	16.0	2,227,379	-	-	-	-	-	-	-	-	-
17ABC	215.5	14,013,127	13.5	6.26	4.0	1.86	3.0	1.39	5.0	2.32	5.57
17ABC-40 Year	45.0	4,761,027	1.0	2.22	2.0	4.44	-	-	1.0	2.22	6.67
17DEF	92.0	6,539,973	2.0	2.17	-	-	2.0	2.17	3.0	3.26	5.43
17DEF-40 Year	23.0	2,490,593	2.0	8.70	-	-	-	-	-	-	-
18ABCD	167.5	7,205,541	10.0	5.97	-	-	2.0	1.19	5.0	2.99	4.18
19ABCD	326.0	14,600,653	13.5	4.14	1.0	0.31	2.0	0.61	15.0	4.60	5.52
Total Bond Financed	3,003.0	\$169,742,196	136.0	4.53	36.0	1.20	27.0	0.90	76.0	2.53	4.63

All Loans are serviced by US Bank Home Mortgage.

If the number of properties allocated to a series of Bonds in the table is expressed in an increment of 0.5, the allocation reflects the fact that proceeds of Bonds of the series were used, with an equal amount of funds from another source (which may be another series of Bonds) to purchase the mortgage loan that financed the property. In such cases, while principal repayments and prepayments are allocated equally to each funding source, interest payments on the mortgage loan are not allocated pro rata. However, mortgage loans that were originated with 07LM Bonds were funded with proceeds of 07L (and series of Bonds that refunded 07L) and 07M in the fractions of 0.6 and 0.4, respectively. Currently, allocation of repayments and prepayments to each funding source may be expressed in multiples of 0.1.

(1) Included in "Foreclosures" are loans for which the sheriff's sale has been held and the redemption period (generally six months) has not yet elapsed in addition to those customarily included in delinquency statistics.

(2) 30-59 days not included in total.

See page G-3 for comparative delinquency and foreclosure statistics.

continued from page G-2.

Comparative 60+ Day Delinquency Statistics⁽¹⁾	12/31/2023	3/31/2024
Residential Housing Finance Bond Resolution Loan Portfolio	3.90%	3.30%
Mortgage Bankers Association of America, Minnesota ⁽²⁾	2.66%	NA
Mortgage Bankers Association of America, National ⁽²⁾	2.72%	NA

Comparative Foreclosure Statistics⁽³⁾	12/31/2023	3/31/2024
Residential Housing Finance Bond Resolution Loan Portfolio	0.85%	1.13%
Mortgage Bankers Association of America, Minnesota ⁽²⁾	0.59%	NA
Mortgage Bankers Association of America, National ⁽²⁾	0.62%	NA

(1) This table compares 60+ day delinquency statistics. The delinquency rates do not include those delinquent loans referred to an attorney, where the first legal documents have been filed, or where any further foreclosure proceedings have occurred. Thus, the percentage for the Residential Housing Finance Bond Resolution loan portfolio differs from that in the table on page G-2.

(2) Mortgage Bankers Association of America average of 60+ days delinquency and foreclosure statistics adjusted by the Agency to reflect the proportions of insurance types in the Residential Housing Finance Bond Resolution loan portfolio. The unadjusted 12/31/23 Mortgage Bankers Association of America average 60+ days delinquency rate is 1.62% Minnesota and 2.15% national. The unadjusted 12/31/23 Mortgage Bankers Association of America foreclosure rate is 0.29% Minnesota and 0.45% national. None of the delinquency and foreclosure rates presented are seasonally adjusted. Reprinted by permission of the Mortgage Bankers Association. For more information, contact the Mortgage Bankers Association, 1331 L Street NW, Washington D.C. 20005, (202) 557-2700 <http://www.mortgagebankers.org>

(3) This table compares foreclosure statistics, where "foreclosures" include only those loans referred to an attorney and with the first legal documents filed, but not loans for which a foreclosure sale has been held. Thus, the percentage for the Residential Housing Finance Bond Resolution loan portfolio is not directly comparable to the table on page G-2.

APPENDIX H
CERTAIN INFORMATION RELATING TO LIQUIDITY FACILITIES
FOR BONDS OUTSTANDING

as of March 31, 2024

(unaudited)

<u>Liquidity Provider</u>	<u>Related Bond Series</u>	<u>Bonds Outstanding</u>	<u>Expiration Date</u>
Royal Bank of Canada	2015 Series D	\$ 13,460,000	8/11/2027
	2015 Series G	27,710,000	11/17/2027
	2017 Series F	31,865,000	11/17/2027
	2019 Series D	32,425,000	6/29/2029*
	2022 Series D	48,945,000	3/16/2027
	2022 Series F	50,000,000	5/12/2027
	2018 Series D	19,625,000	6/30/2028
	2018 Series H	28,820,000	6/30/2028
	2023 Series K	<u>20,000,000</u>	8/24/2028
			\$272,850,000
Federal Home Loan Bank of Des Moines	2016 Series F	\$ 36,800,000	1/2/2027
	2017 Series C	30,430,000	7/19/2029**
	2022 Series H	50,000,000	7/7/2025
	2022 Series K	25,000,000	9/29/2025
	2023 Series I	30,000,000	7/27/2026
	2023 Series T	43,750,000	11/30/2026
	2023 Series V	<u>26,250,000</u>	12/14/2026
			\$242,230,000
U.S. Bank National Association	2019 Series H	\$40,840,000	9/10/2024
TD Bank, N.A.	2023 Series M	\$ 30,000,000	9/14/2028
	2023 Series Q	30,000,000	10/12/2028
	2024 Series C	20,000,000	2/8/2027
	2024 Series E	<u>20,000,000</u>	3/26/2027
		\$100,000,000	

*Expiration Date as of May 31, 2024

** Expiration Date as of June 14, 2024

APPENDIX I

CERTAIN INFORMATION RELATING TO GNMA, FANNIE MAE, FREDDIE MAC AND CERTAIN PROGRAM SECURITIES AND THE MASTER SERVICER

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION MORTGAGE-BACKED SECURITIES

This summary does not purport to be comprehensive and is qualified in its entirety by reference to the GNMA Mortgage-Backed Securities Guide and to the documents referred to herein for full and complete statements of their provisions. Additional information is available at www.ginniemae.gov.

The Government National Mortgage Association is a wholly owned corporate instrumentality of the United States within the Department of Housing and Urban Development with its principal office in Washington, D.C. The documents and websites referred to above are not a part of this Official Statement, and neither the Agency nor any of the Underwriters takes any responsibility for information contained in any of these documents or websites.

Each GNMA Security is to be issued under either the GNMA I Program or the GNMA II Program. Although there are a number of differences between GNMA I Securities and GNMA II-Custom Pool Securities, those differences do not adversely affect the availability of Revenues with which to pay principal of and interest on Outstanding Bonds. Each GNMA Security is to be backed by a pool of mortgage loans in a minimum aggregate amount of \$25,000 and multiples of \$1 in excess of \$25,000. The Master Servicer is required to pay to the Trustee (in the case of a GNMA I Security) or to the Central Paying and Transfer Agent (in the case of a GNMA II-Custom Pool Security), and the Central Paying and Transfer Agent is required to pay to the Trustee, as the owner of the GNMA Security, the regular monthly installments of principal and interest on the mortgage loans backing the GNMA Security (less the Master Servicer's servicing fee, which includes the GNMA guaranty fee), whether or not the Master Servicer receives those installments, plus any mortgage prepayments received by the Master Servicer in the previous month. The Government National Mortgage Association guarantees the timely payment of the principal of and interest on the GNMA Security.

In order to issue GNMA Securities, the Master Servicer must first apply to and receive from the Government National Mortgage Association a commitment to guarantee securities. Such a commitment authorizes the Master Servicer to issue GNMA Securities up to a stated amount during a one-year period following the date of the commitment. The Master Servicer is required to pay the application fee to the Government National Mortgage Association for the commitments. The amount of commitments to guarantee GNMA Securities that the Government National Mortgage Association can approve in any federal fiscal year is limited by statute and administrative procedures. The total annual amount of available commitments is established in appropriation acts and related administrative procedures.

The issuance of each GNMA Security by the Master Servicer is subject to the following conditions, among others: (i) the purchase by the Master Servicer of mortgage loans in a minimum aggregate principal amount at least equal to the minimum size permitted by the Government National Mortgage Association for each GNMA Security (the origination being subject, among other conditions, to the availability of FHA mortgage insurance and VA guarantees), (ii) the submission by the Master Servicer to the Government National Mortgage Association of certain documents required by the Government National Mortgage Association in form and substance satisfactory to the Government National Mortgage Association, (iii) the Master Servicer's continued compliance, on the date of issuance of the GNMA Security, with all of the Government National Mortgage Association's eligibility requirements, specifically including, but not limited to, certain net worth requirements, (iv) the Master Servicer's continued approval by the Government National Mortgage Association to issue GNMA Securities, and (v) the Master Servicer's continued ability to issue, execute and deliver the GNMA Security, as that ability may be affected by the Master Servicer's

bankruptcy, insolvency or reorganization. In addition, the issuance of a GNMA Security by the Master Servicer is subject to the condition that the Government National Mortgage Association must have entered into a guaranty agreement with the Master Servicer. The conditions to the Government National Mortgage Association entering into such an agreement may change from time to time, and there can be no assurance that the Master Servicer will be able to satisfy all the requirements in effect at the time a GNMA Security is to be issued. Moreover, there can be no assurance that all of the above conditions will be satisfied at the time a GNMA Security is to be issued by the Master Servicer for purchase by the Trustee.

GNMA Security

The Government National Mortgage Association is authorized by Section 306(g) of Title III of the National Housing Act of 1934, as amended (the "Housing Act") to guarantee the timely payment of the principal of, and interest on, securities that are based on and backed by a pool composed of, among other things, mortgage loans insured by FHA under the Housing Act or guaranteed by the VA under the Servicemen's Readjustment Act of 1944, as amended. Section 306(g) further provides that "[T]he full faith and credit of the United States is pledged to the payment of all amounts which may be required to be paid under any guaranty under this subsection." An opinion dated December 9, 1969, of an Assistant Attorney General of the United States, states that guarantees under Section 306(g) of mortgage-backed securities of the type to be delivered to the Trustee by the Lenders are authorized to be made by the Government National Mortgage Association and "would constitute general obligations of the United States backed by its full faith and credit."

Government National Mortgage Association Borrowing Authority

In order to meet its obligations under the guaranty, the Government National Mortgage Association, in its corporate capacity under Section 306(d) of Title III of the Housing Act, may issue its general obligations to the United States Treasury (the "Treasury") in an amount outstanding at any one time sufficient to enable the Government National Mortgage Association, with no limitations as to amount, to perform its obligations under its guaranty of the timely payment of the principal of and interest on the GNMA Securities. The Treasury is authorized to purchase any obligations so issued by the Government National Mortgage Association and has indicated in a letter dated February 13, 1970, from the Secretary of the Treasury to the Secretary of Housing and Urban Development ("HUD") that the Treasury will make loans to the Government National Mortgage Association, if needed, to implement the aforementioned guaranty.

The Government National Mortgage Association is to warrant to the Trustee, as the owner of the GNMA Securities, that, in the event it is called upon at any time to honor its guaranty of the payment of principal and interest on any GNMA Security, it shall, if necessary, in accordance with Section 306(d), apply to the Treasury Department of the United States for a loan or loans in amounts sufficient to make the payment.

Servicing of the Mortgage Loans

Under contractual arrangements that will be entered into by and between the Master Servicer and the Government National Mortgage Association, and pursuant to the Program Documents, the Master Servicer is responsible for servicing and otherwise administering the mortgage loans in accordance with generally accepted practices of the mortgage lending industry and the Government National Mortgage Association Servicer's Guide.

The monthly remuneration of the Master Servicer, for its servicing and administrative functions, and the guaranty fee charged by the Government National Mortgage Association, are based on the unpaid principal amount of each GNMA Security outstanding on the last day of the month preceding the calculation. Each GNMA Security carries an interest rate that is fixed below the lowest interest rate on the underlying mortgage loans because the servicing and guaranty fees are deducted from payments on the mortgage loans before the payments are forwarded to the Trustee.

It is expected that interest and principal payments on the mortgage loans received by the Master Servicer will be the source of money for payments on the GNMA Securities. If those payments are less than the amount then due, the Master Servicer is obligated to advance its own funds to ensure timely payment of all scheduled payments of principal and interest due on the GNMA Securities. The Government National Mortgage Association guarantees the

timely payment in the event of the failure of the Master Servicer to pass through an amount equal to the scheduled payments (whether or not made by the mortgagors).

The Master Servicer is required to advise the Government National Mortgage Association in advance of any impending default on scheduled payments so that the Government National Mortgage Association, as guarantor, will be able to continue the payments as scheduled on the third business day after the twentieth day of each month. However, if the payments are not received as scheduled, the Trustee has recourse directly to the Government National Mortgage Association.

Guaranty Agreement

The Government National Mortgage Association guaranty agreement to be entered into by the Government National Mortgage Association and the Master Servicer upon issuance of a GNMA Security, pursuant to which the Government National Mortgage Association guarantees the payment of principal of and interest on that GNMA Security (the “GNMA Guaranty Agreement”), provides that, in the event of a default by the Master Servicer, including (i) a failure to make any payment due under the GNMA Security, (ii) a request to the Government National Mortgage Association to make a payment of principal or interest on a GNMA Security and the utilization thereof by the Master Servicer, (iii) insolvency of the Master Servicer, or (iv) default by the Master Servicer under any other terms of the GNMA Guaranty Agreement, the Government National Mortgage Association has the right, by letter to the Master Servicer, to effect and complete the extinguishment of the Master Servicer’s interest in the mortgage loans, and the mortgage loans will thereupon become the absolute property of the Government National Mortgage Association, subject only to the unsatisfied rights of the owner of the GNMA Security. In that event, the GNMA Guaranty Agreement provides that on and after the time the Government National Mortgage Association directs a letter of extinguishment to the Master Servicer, the Government National Mortgage Association will be the successor in all respects to the Master Servicer in its capacity under the GNMA Guaranty Agreement and the transaction and arrangements set forth or arranged for therein, and will be subject to all responsibilities, duties, and liabilities (except the Master Servicer’s indemnification of the Government National Mortgage Association), theretofore placed on the Master Servicer by the terms and provisions of the GNMA Guaranty Agreement, provided that at any time the Government National Mortgage Association may enter into an agreement with any other eligible issuer of GNMA Securities under which the latter undertakes and agrees to assume any part or all responsibilities, duties or liabilities theretofore placed on the Master Servicer, and provided that no agreement is to detract from or diminish the responsibilities, duties or liabilities of the Government National Mortgage Association in its capacity as guarantor of the GNMA Security, or otherwise adversely affect the rights of the owner thereof.

Payment of Principal of and Interest on the GNMA Securities

Regular monthly installment payments on each GNMA Security are required to begin on the fifteenth day (in the case of a GNMA I Security) and on the twentieth day (in the case of a GNMA II-Custom Pool Security) (or in each case if that day is not a business day then the next business day), of the first month following the date of issuance of the GNMA Security and will be equal to the aggregate amount of the scheduled monthly principal and interest payments on each mortgage loan in the mortgage pool backing the GNMA Security, less the monthly servicing and guaranty fees. In addition, each payment is required to include any mortgage prepayments on mortgage loans underlying the GNMA Security.

FANNIE MAE MORTGAGE-BACKED SECURITIES

General

The following summary of the Fannie Mae MBS Program (as defined below), the Fannie Mae Securities, Fannie Mae’s mortgage purchase and servicing standards and other documents referred to herein does not purport to be complete and is qualified in its entirety by reference to Fannie Mae’s Prospectus, as defined below, the Fannie Mae Single Family Selling and Servicing Guides and the other documents referred to herein.

Fannie Mae is subject to the supervision and regulation of the Federal Housing Finance Agency to the extent provided in the Housing and Economic Recovery Act of 2008. The FHFA has placed Fannie Mae into conservatorship.

Information on Fannie Mae and its financial condition is contained in Fannie Mae's most current annual report on Form 10-K, quarterly reports on Form 10-Q and current reports on Form 8-K that are filed with the Securities and Exchange Commission (the "SEC"). Fannie Mae files reports, proxy statements and other information with the SEC. Materials that it files with the SEC are also available from the SEC's website, "www.sec.gov." In addition, these materials may be inspected, without charge, and copies may be obtained at prescribed rates, at the SEC's Public Reference Room at 100 F Street, NE, Room 1580, Washington, DC 20549. Investors may obtain information on the operation of the Public Reference Room by calling the SEC at 1-800-SEC-0330. The periodic reports filed by Fannie Mae with the SEC are also available on Fannie Mae's website at <http://www.fanniemae.com/ir/sec> or from Fannie Mae at the Office of Investor Relations at 202-752-7115. The documents and websites referred to above are not a part of this Official Statement, and neither the Agency nor any of the Underwriters takes any responsibility for information contained in any of these documents or websites.

Fannie Mae

Fannie Mae is a government-sponsored enterprise that was chartered by the U.S. Congress in 1938, organized and existing under the Federal National Mortgage Association Charter Act, 12 U.S.C. 1716 et seq. (the "Charter"). Fannie Mae has a public mission to support liquidity and stability in the secondary mortgage market, where existing mortgage loans are purchased and sold. Fannie Mae securitizes mortgage loans originated by lenders in the primary mortgage market into mortgage-backed securities ("Fannie Mae MBS"), which can then be bought and sold in the secondary mortgage market. Fannie Mae also participates in the secondary mortgage market by purchasing mortgage loans (often referred to as "whole loans") and mortgage-related securities, including Fannie Mae MBS, for Fannie Mae's mortgage portfolio. In addition, Fannie Mae makes other investments to increase the supply of affordable housing, however, pursuant to the Charter, Fannie Mae may not lend money directly to consumers in the primary mortgage market. *Although Fannie Mae is a corporation chartered by the U.S. Congress, the conservator of Fannie Mae is a U.S. Government agency, and the United States Department of Treasury ("Treasury") owns senior preferred stock and a warrant to purchase common stock of Fannie Mae, the U.S. Government (including Treasury) does not guarantee, directly or indirectly, the securities or other obligations of Fannie Mae.*

On September 6, 2008, the Director of the Federal Housing Finance Agency ("FHFA"), the safety, soundness and mission regulator of Fannie Mae, placed Fannie Mae into conservatorship and appointed FHFA as the conservator. As the conservator, FHFA succeeded to all rights, titles, powers and privileges of Fannie Mae, and of any stockholder, officer or director of Fannie Mae with respect to Fannie Mae and the assets of Fannie Mae. As such, FHFA has the authority to conduct all business of Fannie Mae. Pursuant to the Housing and Economic Recovery Act of 2008, FHFA, as conservator, may take "such action as may be necessary to put the regulated entity in a sound and solvent condition." Fannie Mae has no control over FHFA's actions or the actions it may direct Fannie Mae to take. The conservatorship has no specified termination date; Fannie Mae does not know when or how the conservatorship will be terminated. In addition, the Board of Directors of Fannie Mae does not have any fiduciary duties to any person or entity except to FHFA, as conservator. Accordingly, the Board of Directors is not obligated to consider the interests of Fannie Mae or the stockholders of Fannie Mae unless specifically directed to do so by FHFA, as conservator. The United States Department of Housing and Urban Development, however, remains Fannie Mae's regulator with respect to fair lending matters.

Mortgage-Backed Security Program

Fannie Mae has implemented a mortgage-backed securities program pursuant to which Fannie Mae issues securities backed by pools of mortgage loans (the "MBS Program"). **The obligations of Fannie Mae, including its obligations under the Fannie Mae Securities, are obligations solely of Fannie Mae and are not guaranteed by the United States Government (including Treasury) and do not constitute a debt or obligation of the United States or any agency or instrumentality thereof, including Treasury and FHFA, other than Fannie Mae.**

The terms of the MBS Program are governed by the Fannie Mae Single Family Selling and Servicing Guides (the "Fannie Mae Guides"), as modified by a pool purchase contract, and, in the case of mortgage loans such as the Program Loans exchanged with Fannie Mae, a single family master trust agreement (the "Trust Indenture"), and a supplement thereto to be issued by Fannie Mae in connection with each pool. The MBS Program is further described in a prospectus issued by Fannie Mae (the "Fannie Mae Prospectus"). The Fannie Mae Prospectus is updated from time to time.

Fannie Mae Securities

Fannie Mae Securities are mortgage-backed pass-through securities issued and guaranteed by Fannie Mae under its MBS Program. As of June 3, 2019, each Fannie Mae Security will be a Uniform Mortgage-Backed Security (“UMBS”) (see “The Residential Housing Finance Program—Uniform Mortgage-Backed Securities”). Each Fannie Mae Security will represent the entire interest in a specified pool of mortgage loans purchased by Fannie Mae from the Master Servicer and identified in records maintained by Fannie Mae. The Pool Contract requires that each Fannie Mae Security be in a minimum amount of \$250,000 (or, in each case, the lesser amounts as may be approved by Fannie Mae). The mortgage loans backing each Fannie Mae Security are to bear interest at a rate higher than each Fannie Mae Security (the “pass-through rate”). The difference between the interest rate on the mortgage loans and the pass-through rate on the Fannie Mae Security is to be collected by the Master Servicer and used to pay the Master Servicer’s servicing fee and Fannie Mae’s guaranty fee.

Fannie Mae will guarantee to the registered holder of the Fannie Mae Securities that it will distribute amounts representing scheduled principal and interest at the applicable pass-through rate on the mortgage loans in the pools represented by the Fannie Mae Securities, whether or not received, and the full principal balance of any foreclosed or other finally liquidated mortgage loan, whether or not that principal balance is actually received. **The obligations of Fannie Mae under these guarantees are obligations solely of Fannie Mae and are not backed by, nor entitled to the faith and credit of the United States. If Fannie Mae were unable to satisfy these obligations, distributions to the Trustee, as the registered holder of the Fannie Mae Securities, would consist solely of payments and other recoveries on the underlying mortgage loans and, accordingly, monthly distributions to the Trustee, as the holder of the Fannie Mae Securities, and payments on Outstanding Bonds would be affected by delinquent payments and defaults on those mortgage loans.**

Payments on the Mortgage Loans; Distributions on the Fannie Mae Securities

Payments on a Fannie Mae Security will be made on the 25th day of each month (beginning with the month following the month the Fannie Mae Security is issued), or, if the 25th day is not a business day, on the first business day next succeeding the 25th day. With respect to each Fannie Mae Security, Fannie Mae will distribute to the Trustee an amount equal to the total of (i) the principal due on the mortgage loans in the related pool underlying the Fannie Mae Security during the period beginning on the second day of the month prior to the month of the distribution and ending on the first day of the month of distribution, (ii) the stated principal balance of any mortgage loan that was prepaid in full during the second month next preceding the month of the distribution (including as prepaid for this purpose at Fannie Mae’s election any mortgage loan repurchased by Fannie Mae because of Fannie Mae’s election to repurchase the mortgage loan after it is delinquent, in whole or in part, with respect to four consecutive installments of principal and interest; or because of Fannie Mae’s election to repurchase that mortgage loan under certain other circumstances), (iii) the amount of any partial prepayment of a mortgage loan received in the second month next preceding the month of distribution, and (iv) one month’s interest at the pass-through rate on the principal balance of the Fannie Mae Security as reported to the Trustee (assuming the Trustee is the registered holder) in connection with the previous distribution (or, respecting the first distribution, the principal balance of the Fannie Mae Security on its issue date).

For purposes of distributions, a mortgage loan will be considered to have been prepaid in full if, in Fannie Mae’s reasonable judgment, the full amount finally recoverable on account of that mortgage loan has been received, whether or not that full amount is equal to the stated principal balance of the mortgage loan. Fannie Mae may, in its discretion, include with any distribution principal prepayments, both full and partial, received during the month prior to the month of distribution but is under no obligation to do so.

FREDDIE MAC MORTGAGE-BACKED SECURITIES

General

The following summary of the Freddie Mac Guarantor Program, the Freddie Mac Securities, Freddie Mac’s mortgage purchase and servicing standards and other documents referred to herein does not purport to be complete and is qualified in its entirety by reference to Freddie Mac’s Mortgage Participation Certificates Offering Circular, applicable Offering Circular Supplements, Freddie Mac’s Information Statement, any Information Statement

Supplements, the Freddie Mac Securities and any other documents made available by Freddie Mac. Copies of the Offering Circular, Information Statement and any supplements to those documents and other information can be obtained by calling Freddie Mac's Investor Inquiry Department (telephone (800) 336-3672) or by accessing Freddie Mac's World Wide Web site.

Freddie Mac is subject to the supervision and regulation of the FHFA to the extent provided in the federal Housing and Economic Recovery Act of 2008. The FHFA has placed Freddie Mac into conservatorship.

Freddie Mac is a publicly traded company listed on the New York Stock Exchange (symbol: FRE). Information on Freddie Mac and its financial condition is contained in annual, quarterly and current reports, proxy statements and other information that Freddie Mac files with the SEC. You may read and copy any document Freddie Mac files with the SEC at the SEC's public reference room at 100 F Street, N.E., Washington, D.C. 20549. Please call the SEC at 1-800-SEC-0330 for further information on the public reference room. These SEC filings are also available to the public from the SEC's website at <http://www.sec.gov>. The documents and websites referred to above are not a part of this Official Statement, and neither the Agency nor any of the Underwriters takes any responsibility for information contained in any of these documents or websites.

Freddie Mac

Freddie Mac is a shareholder-owned government-sponsored enterprise created on July 24, 1970 pursuant to the Federal Home Loan Mortgage Corporation Act, Title III of the Emergency Home Finance Act of 1970, as amended, 12 U.S.C. §§ 1451-1459 (the "Freddie Mac Act"). Freddie Mac's statutory mission is (i) to provide stability in the secondary market for residential mortgages; (ii) to respond appropriately to the private capital market; (iii) to provide ongoing assistance to the secondary market for residential mortgages (including activities relating to mortgages on housing for low- and moderate-income families involving a reasonable economic return that may be less than the return earned on other activities); and (iv) to promote access to mortgage credit throughout the United States (including central cities, rural areas and underserved areas) by increasing the liquidity of mortgage financing. Neither the United States nor any agency or instrumentality of the United States is obligated, either directly or indirectly, to fund the mortgage purchase or financing activities of Freddie Mac or to guarantee Freddie Mac's securities or obligations.

Freddie Mac's principal business consists of the purchase of (i) first-lien, conventional residential mortgages subject to certain maximum loan limits and other underwriting requirements under the Freddie Mac Act and (ii) securities backed by those mortgages. Freddie Mac finances its mortgage purchases and mortgage-backed securities purchases through the issuance of a variety of securities, primarily pass-through mortgage participation certificates and unsecured debt, as well as with cash and equity capital.

On September 7, 2008, the Director of the Federal Housing Finance Agency ("FHFA") appointed FHFA as conservator of Freddie Mac in accordance with the Federal Housing Finance Reform Act of 2008 (the "Reform Act") and the Federal Housing Enterprises Financial Safety and Soundness Act of 1992. On September 7, 2008, in connection with the appointment of FHFA as conservator, Freddie Mac and the U.S. Department of the Treasury ("Treasury") entered into a Senior Preferred Stock Purchase Agreement. Also, pursuant to its authority under the Reform Act, Treasury announced that it has established the Government Sponsored Enterprise Credit Facility (a lending facility to ensure credit availability to Freddie Mac, Fannie Mae, and the Federal Home Loan Banks that will provide secured funding on an as needed basis under terms and conditions established by the Treasury Secretary to protect taxpayers) and a program under which Treasury will purchase Government Sponsored Enterprise (including Freddie Mac) mortgage-backed securities (MBS) in the open market. The announcements by FHFA and Treasury and descriptions of these programs are available at their respective websites: <http://www.OFHEO.gov> and <http://www.Treasury.gov>.

Freddie Mac Guarantor Program

Freddie Mac has established a mortgage purchase program pursuant to which Freddie Mac purchases a group of mortgages from a single seller in exchange for a Freddie Mac certificate representing an undivided interest in a pool consisting of the same mortgages (the "Guarantor Program"). Freddie Mac approves the institutions that may sell and service mortgages under the Guarantor Program on an individual basis after consideration of factors such as

financial condition, operational capability and mortgage origination and/or servicing experience. Most sellers and servicers are HUD-approved mortgagees or FDIC-insured financial institutions.

Freddie Mac Securities

Freddie Mac Securities will be mortgage-backed pass-through securities issued and guaranteed by Freddie Mac under its Guarantor Program. As of June 3, 2019, each Freddie Mac Security will be a Uniform Mortgage-Backed Security (“UMBS”) (see “The Residential Housing Finance Program—Uniform Mortgage-Backed Securities”). Freddie Mac Securities are issued only in book-entry form through the Federal Reserve Banks’ book-entry system. Each Freddie Mac Security represents an undivided interest in a pool of mortgage loans. Payments by borrowers on the mortgage loans in the pool are passed through monthly by Freddie Mac to record holders of the Freddie Mac Securities representing interests in that pool.

Payments on Freddie Mac Securities that are not UMBS begin on or about the 15th day of the first month following issuance. Payments on Freddie Mac Securities that are UMBS begin on the 25th day of the first month following issuance, or, if the 25th day is not a business day, on the first business day next succeeding the 25th day. Each month Freddie Mac passes through to record holders of Freddie Mac Securities their proportionate share of principal payments on the mortgage loans in the related pool and one month’s interest at the applicable pass-through rate. The pass-through rate for a Freddie Mac Security is determined by subtracting from the lowest interest rate on any of the mortgage loans in the pool the applicable servicing fee and Freddie Mac’s management and guarantee fee, if any. The interest rates on the mortgages in a pool formed under Freddie Mac’s Guarantor Program must fall within a range from the pass-through rate on the Freddie Mac Securities plus the minimum servicing fee through the pass-through rate plus 250 basis points.

Freddie Mac guarantees to each record holder of a Freddie Mac Security the timely payment of interest at the applicable pass-through rate on the principal balance of the holder’s Freddie Mac Security. Freddie Mac also guarantees to each holder of a Freddie Mac Security (i) the timely payment of the holder’s proportionate share of monthly principal due on the related mortgage loans, as calculated by Freddie Mac, and (ii) the ultimate collection of the holder’s proportionate share of all principal of the related mortgage loans, without offset or reduction, no later than the payment date that occurs in the month by which the last monthly payment on the Freddie Mac Security is scheduled to be made.

Freddie Mac may pay the amount due on account of its guarantee of ultimate collection of principal on a mortgage at any time after default, but not later than 30 days following (i) the foreclosure sale of the mortgaged property, (ii) if applicable, the payment of an insurance or guaranty claim by the mortgage insurer or guarantor or (iii) the expiration of any right of redemption that the borrower may have, whichever is the last to occur. In no event, however, will Freddie Mac make payments on account of this guarantee later than one year after an outstanding demand has been made on the borrower for accelerated payment of principal or for payment of the principal due at maturity.

The obligations of Freddie Mac under its guarantees of the Freddie Mac Securities are obligations of Freddie Mac only. The Freddie Mac Securities, including the interest thereon, are not guaranteed by the United States and do not constitute debts or obligations of the United States or any agency or instrumentality of the United States other than Freddie Mac. If Freddie Mac were unable to satisfy its obligations under its guarantees, distributions on the Freddie Mac Securities would consist solely of payments and other recoveries on the related mortgages; accordingly, delinquencies and defaults on the mortgage loans would affect distributions on the Freddie Mac Securities and could adversely affect payments on Outstanding Bonds.

Mortgage Purchase and Servicing Standards

All mortgage loans purchased by Freddie Mac must meet certain standards established by the Freddie Mac Act. In addition, Freddie Mac has established its own set of mortgage purchase standards, including credit, appraisal and underwriting guidelines. These guidelines are designed to determine the value of the real property securing a mortgage loan and the creditworthiness of the borrower. Freddie Mac’s administration of its guidelines may vary based on its evaluation of and experience with the seller of the mortgage loans, the loan-to-value ratio and age of the mortgage loans, the type of property securing the mortgage loans and other factors.

Freddie Mac has also established servicing policies and procedures to support the efficient and uniform servicing of the mortgage loans it purchases. Each servicer must perform diligently all services and duties customary to the servicing of mortgage loans in a manner consistent with prudent servicing standards. The duties performed by a servicer include collection and remittance of principal and interest to Freddie Mac; administration of escrow accounts; collection of insurance or guaranty claims; property inspections; and, if necessary, foreclosure. Freddie Mac monitors servicers' performance through periodic and special reports and inspections.

In the event of an existing or impending delinquency or other default on a mortgage loan, Freddie Mac may attempt to resolve the default through a variety of measures. In determining which measures to pursue with respect to a given mortgage loan and when to initiate those measures, Freddie Mac seeks to minimize the costs that may be incurred in servicing the mortgage, as well as Freddie Mac's possible exposure under its guarantees. However, the measures that Freddie Mac may choose to pursue to resolve a default will not affect Freddie Mac's guarantees. In any event, Freddie Mac generally repurchases from a pool any mortgage loan that has remained delinquent for at least 120 consecutive days and makes payment of principal to record holders pursuant to Freddie Mac's guarantee of ultimate collection of principal.

THE MASTER SERVICER

U.S. Bank National Association currently serves as Master Servicer for the Agency's MBS Program, including the Program Securities to be financed with proceeds of the Series Bonds. The Agency has entered into a Servicing Agreement, dated as of October 17, 2013 (the "Servicing Agreement"), with U.S. Bank National Association, as master servicer (the "Master Servicer"), for an indefinite term (subject to termination rights), which replaces the previous servicing agreement executed by the Agency and the Master Servicer. The Program Securities acquired with proceeds of the Series Bonds are expected to be serviced by the Master Servicer.

THE FOLLOWING INFORMATION ABOUT THE MASTER SERVICER RELATES TO AND WAS SUPPLIED BY U.S. BANK NATIONAL ASSOCIATION. NONE OF THE AGENCY, THE UNDERWRITERS, THEIR COUNSEL OR BOND COUNSEL HAS VERIFIED THIS INFORMATION OR GUARANTEES IT AS TO COMPLETENESS OR ACCURACY. POTENTIAL INVESTORS SHOULD NOT CONSTRUE THIS INFORMATION AS A REPRESENTATION OF ANY OF THE AGENCY, THE UNDERWRITERS, THEIR COUNSEL OR BOND COUNSEL.

As of March 31, 2024, the Master Servicer serviced 1,340,871 single-family mortgage loans purchased through its U.S. Bank Home Mortgage Division, with an aggregate principal balance of approximately \$225.5 billion. The Master Servicer currently services single-family mortgage loans for state and local housing finance authorities, mutual savings banks, life insurance companies, savings and loan associations, commercial banks, as well as Fannie Mae, GNMA and Freddie Mac.

As of March 31, 2024, according to its unaudited quarterly financial statements, U.S. Bancorp had total assets of approximately \$683.6 billion and a net worth of \$55.6 billion. For the three months ended March 31, 2024, the Master Servicer, through its U.S. Bank Home Mortgage Division, originated and purchased single-family mortgage loans in the total principal amount of approximately \$7.1 billion.

The Master Servicer is (i) an FHA- and VA-approved lender in good standing, (ii) a GNMA-approved seller and servicer of mortgage loans and an issuer of mortgage-backed securities guaranteed by GNMA, (iii) a Fannie Mae approved seller and servicer of Fannie Mae Securities, and (iv) a Freddie Mac approved seller and servicer of Freddie Mac securities.

The Master Servicer is not liable for the payment of the principal of Outstanding Bonds or the interest or redemption premium, if any, thereon.

The holding company for U.S. Bank National Association is U.S. Bancorp, the fifth largest financial services holding company in the United States.

APPENDIX J

CERTAIN DEFINITIONS WITH RESPECT TO THE 2024 SERIES R BONDS

“*Alternate Liquidity Facility*” means any standby purchase agreement, line of credit, letter of credit or similar agreement (not including a Non-Conforming Liquidity Facility or Self-Liquidity Facility) providing liquidity for the Liquidity Facility Bonds or any portion thereof, delivered by the Agency in connection with a Mode Change to a Mode Period or in substitution for an existing Liquidity Facility pursuant to the terms of the 2024 Series R Resolution. The extension or renewal of an extant Liquidity Facility will not be deemed an Alternate Liquidity Facility.

“*Bank*” means (i) with respect to the Initial Liquidity Facility for the 2024 Series R Bonds, State Street Bank and Trust Company, together with its successors and assigns; (ii) with respect to an Alternate Liquidity Facility or a Non-Conforming Liquidity Facility, the provider thereof, together with its successors and assigns; and (iii) with respect to Self-Liquidity, the Agency, together with its successors and assigns.

“*Bank Bonds*” means 2024 Series R Bonds purchased with funds provided by the Bank pursuant to a Liquidity Facility, other than Self Liquidity.

“*Bank Interest Rate*” means the rate of interest, if any, on any Bank Bonds held by and payable to the Bank at any time as determined and calculated in accordance with the provisions of the Liquidity Facility.

“*Bank Purchase Date*” means any Purchase Date on which the Bank purchases 2024 Series R Bonds.

“*Business Day*” means any day other than (a) a Saturday, a Sunday, or (b) a day on which banking institutions in New York, New York are authorized or required by law or executive order to close, or (c) a day on which the New York Stock Exchange is closed or (d) a day on which the principal office of the Trustee is authorized to be closed for regular business.

“*Conversion Date*” means the Business Day on which the interest rate on any of the 2024 Series R Bonds is Converted to a Fixed Interest Rate or an Indexed Rate.

“*Convert*,” “*Converted*” or “*Conversion*,” as appropriate, means the conversion of the interest rate on any of the 2024 Series R Bonds to a Fixed Interest Rate or an Indexed Rate pursuant to the 2024 Series R Resolution.

“*Floating Rate Change*” means a change to all or a portion of the Variable Rate Bonds, FRNs or Index Bonds to bear interest at a New Floating Rate.

“*Floating Rate Change Date*” means the date on which a Floating Rate Change is effective (inclusive of a FRN Rate Change Date).

“*Liquidity Expiration Event*” means either (i) the Agency has determined to terminate a Liquidity Facility in accordance with its terms, (ii) the Bank has delivered notice to the Trustee on or prior to 45 days prior to the scheduled expiration of a Liquidity Facility that the Liquidity Facility will not be extended or renewed or (iii) the Bank has not delivered notice to the Trustee on or prior to 45 days prior to the scheduled expiration of a Liquidity Facility that the Liquidity Facility will be extended or renewed.

“*Liquidity Facility*” means any instrument delivered pursuant to the terms of the 2024 Series R Resolution that provides liquidity support for the purchase of Liquidity Facility Bonds in accordance with the terms of the 2024 Series R Resolution, including the Initial Liquidity Facility and any Alternate Liquidity Facility, Non-Conforming Liquidity Facility or Self Liquidity.

“*Maximum Rate*” means (i) with respect to the 2024 Series R Bonds (other than Bank Bonds) 12 percent per annum, unless the Agency directs in writing that the rate be increased to a higher rate and delivers to the Trustee (a) an Agency Certificate to the Trustee to the effect that the increase will not impair the Ratings on the 2024 Series R Bonds by each Rating Agency; and (b) a certified copy of a resolution adopted by the Agency approving that increase in the Maximum Rate; and (ii) with respect to Bank Bonds, the meaning ascribed to that term in the Liquidity Facility;

provided, however, that in no event may the Maximum Rate, as described in (i) above, exceed the lesser of (a) 12 percent or a higher rate as approved by the Agency's governing body or specified for the Bank Bonds, or (b) the maximum rate permitted by applicable law, anything herein to the contrary notwithstanding.

"*Mode*" means the manner in which the interest rate on any of the 2024 Series R Bonds is determined, consisting of a Daily Rate, Weekly Rate, Monthly Rate, Quarterly Rate, or Semiannual Rate.

"*Mode Change*" means a change in Mode Period.

"*Mode Change Date*" means the date of effectiveness of a Mode Change.

"*Mode Period*" means each period beginning on the first Effective Rate Date for any of the 2024 Series R Bonds, or the first Effective Rate Date following a change from one Mode to another, and ending on the date immediately preceding the first Effective Rate Date following the next change in Mode with respect to those 2024 Series R Bonds.

"*Non-Conforming Liquidity Facility*" means a liquidity facility delivered by the Agency pursuant to the 2024 Series R Resolution that does not meet the requirements for an Alternate Liquidity Facility.

"*Purchase Date*" means any date that 2024 Series R Bonds are to be purchased pursuant to the 2024 Series R Resolution.

"*Purchase Price*" means an amount equal to the principal amount of any 2024 Series R Bond tendered or deemed tendered for purchase as provided herein, plus, if the Purchase Date is not an Interest Payment Date, accrued interest from the previous Interest Payment Date to the day preceding the Purchase Date.

"*Qualified Index*" means one of the following indices: (i) SIFMA Swap Index, (ii) SOFR Index, (iii) BSBY Index, or (iv) such other variable rate index selected by the Agency as a commercially reasonable index.

"*Record Date*" means, with respect to Variable Rate Bonds, the Business Day immediately prior to the applicable Interest Payment Date and, in all other cases, the 15th day preceding each Interest Payment Date; provided, however, that if the Record Date is not a Business Day, then that Record Date will be deemed to be the first Business Day following that Record Date.

"*Remarketing Agreement*" means the Remarketing Agreement, between the Agency and _____, with respect to the 2024 Series R Bonds, as the same may be amended in accordance with the terms thereof, and any similar agreement entered into between the Agency and any successor Remarketing Agent in respect of those 2024 Series R Bonds.

"*Replacement Index*" means on any Floating Rate Change Date or Conversion Date, or on or after such date or after such period as an originally designated index pursuant to the 2024 Series R Resolution ceases to be available or ceases to be a reliable market indicator, such Qualified Index as shall be designated by the Agency in writing provided to the Calculation Agent via Electronic Means, together with the Effective Date of the substitute or replacement index.

"*Self-Liquidity*" means a liquidity facility provided by the Agency's own funds pursuant to the 2024 Series R Resolution, other than a Non-Conforming Liquidity Facility.

"*SOFR Index*" means the Secured Overnight Financing Rate ("SOFR"), as published on or about 8:00 a.m. (New York time) on the Federal Reserve's Website (or any successor publisher website) for each SOFR Published Date, representing the SOFR Index as of the SOFR Lookback Date. For any date that the SOFR does not so appear by 5:00 p.m. (New York time) on such date or if such date is not a U.S. Government Securities Business Day, the rate shall be the SOFR published on the Federal Reserve's Website on the first preceding U.S. Government Securities Business Day for which SOFR was published on the Federal Reserve's Website. On any date that a SOFR Index determination is necessary, if (1) the relevant rate is not available for any reason or (2) the Agency in its sole but commercially reasonable discretion determines that SOFR is no longer a reliable market indicator, then a comparable Replacement Index will be determined by such alternate method as reasonably selected and designated in writing by the Agency to the Calculation Agent and shall be used in place of the SOFR Index. "SOFR Published Date" means

the second U.S. Government Securities Business Day immediately preceding each Effective Rate Date. “SOFR Lookback Date” means the third U.S. Government Securities Business Day immediately preceding an Effective Rate Date. “U.S. Government Securities Business Day” means any day except for a Saturday, a Sunday or a day on which the Securities Industry and Financial Markets Association (or any successor entity) recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in U.S. Government Securities. “Federal Reserve’s Website” means the website of the Federal Reserve Bank of New York, or the website of any successor publisher of SOFR. Notwithstanding the foregoing, the Agency may choose to modify the description set forth above to a description that is commercially reasonable.

“*Tender Agent*” means the Trustee appointed pursuant to the Bond Resolution.

“*Variable Rate Bonds*” means 2024 Series R Bonds (or portion thereof) during a Daily Mode Period, a Weekly Mode Period, a Monthly Mode Period, a Quarterly Mode Period, or a Semiannual Mode Period (whether or not in each case those 2024 Series R Bonds are Liquidity Facility Bonds or Unenhanced Variable Rate Bonds).

APPENDIX K
SUMMARY OF CERTAIN PROVISIONS OF AND RELATING TO
THE STANDBY BOND PURCHASE AGREEMENT

General

The Initial Liquidity Facility for the 2024 Series R Bonds will be a Standby Bond Purchase Agreement. The following description is a summary of certain provisions of the Initial Liquidity Facility for the 2024 Series R Bonds. This summary does not purport to be a complete description or restatement of the material provisions of the Initial Liquidity Facility. The provisions of any Alternate Liquidity Facility may be different from those summarized herein. Investors should obtain and review a copy of the Standby Bond Purchase Agreement in order to understand all terms of the documents. Certain information regarding the Initial Liquidity Provider appears in Appendix L to this Official Statement.

The Initial Liquidity Facility provides that, subject to the terms and conditions set forth in the Initial Liquidity Facility, the Initial Liquidity Provider must purchase Eligible Bonds (as defined in the Initial Liquidity Facility) tendered or deemed tendered from time to time pursuant to an optional or mandatory tender by owners thereof in accordance with the terms of the Bond Resolution and the 2024 Series R Resolution (together, the “Resolution”), in each case, to the extent those Eligible Bonds are not remarketed by the Remarketing Agent. The Initial Liquidity Facility will expire on _____, * (the “Expiration Date”), unless extended or terminated pursuant to its terms.

Under certain circumstances described below, the obligation of the Initial Liquidity Provider to purchase Eligible Bonds tendered or deemed tendered by the owners thereof pursuant to an optional or mandatory tender may be immediately and automatically suspended or terminated without notice to the Bondowners. In that event, sufficient funds may not be available to purchase Eligible Bonds tendered or deemed tendered by the owners thereof pursuant to an optional or mandatory tender. In addition, the Initial Liquidity Facility does not provide support or security for the payment of principal of, premium, if any, or interest on the Eligible Bonds.

Purchase of Tendered Eligible Bonds by the Initial Liquidity Provider

Subject to the terms and conditions of the Initial Liquidity Facility, the Initial Liquidity Provider will purchase from time to time during the period from the Effective Date (as defined in the Initial Liquidity Facility) to and including the close of business on the earliest of (a) the Expiration Date, (b) the day immediately succeeding the date on which no Bonds are Outstanding and (c) the date on which the Available Commitment (as defined in the Initial Liquidity Facility) and the Initial Liquidity Provider’s obligation to purchase Eligible Bonds have been terminated in their entireties pursuant to terms of the Initial Liquidity Facility, Eligible Bonds tendered or deemed tendered from time to time, pursuant to an optional or mandatory tender by owners thereof in accordance with the terms and provisions of the Resolution, in each case, to the extent the Eligible Bonds are not remarketed in accordance with the terms and provisions of the Remarketing Agreement (as defined in the Initial Liquidity Facility). The price to be paid by the Initial Liquidity Provider for the Eligible Bonds will be equal to the aggregate principal amount of the Eligible Bonds, provided that the aggregate principal amount of those Eligible Bonds so purchased may not exceed the Available Principal Commitment (as defined in the Initial Liquidity Facility), plus the lesser of (i) the Available Interest Commitment (as defined in the Initial Liquidity Facility) and (ii) interest accrued thereon to but excluding the date of that purchase and, if the Purchase Date for such Eligible Bonds is also an Interest Payment Date, excluding all accrued interest). In no event shall the Purchase Price of any Eligible Bond include Defaulted Interest (as defined in the Initial Liquidity Facility) accrued on such Eligible Bond or any premium owed with respect to such Eligible Bond.

Events of Default

The following events, among others, constitute Events of Default under the Initial Liquidity Facility. Reference is made to the Initial Liquidity Facility for a complete listing of all Events of Default.

* Preliminary; subject to change.

Events of Default not Permitting Immediate Termination

(a) *Payments.* The Agency fails to pay (i) when due any amounts owed by the Agency to the Initial Liquidity Provider pursuant to certain sections of the Initial Liquidity Facility (other than as specified in the sub-heading “Events of Default Permitting Immediate Termination or Suspension” below); or (ii) within five Business Days after the same becomes due any amount owed to the Initial Liquidity Provider pursuant to any other section of the Initial Liquidity Facility or the Fee Letter (as defined in the Initial Liquidity Facility).

(b) *Representations.* Any representation or warranty made by or on behalf of the Agency in the Initial Liquidity Facility or in any other Related Document (as defined in the Initial Liquidity Facility) or in any certificate or statement delivered thereunder proves to have been incorrect or untrue in any material respect when made or deemed to have been made.

(c) *Covenants.* The Agency fails to observe or perform certain covenants under the Initial Liquidity Facility.

(d) *Other Covenants.* The Agency fails to perform or observe any other term, covenant or agreement (other than the ones described in any other paragraph under this sub-caption “**Events of Default not Permitting Immediate Termination**”) contained in the Initial Liquidity Facility or any other Related Document on its part to be performed or observed which failure continues for 30 days or more after receipt of written notice of that failure from the Initial Liquidity Provider.

(e) *Other Documents.* Any Event of Default under any of the other Related Documents occurs.

(f) *Downgrade.* The rating assigned to the 2024 Series R Bonds or to any other Parity Debt (as defined in the Initial Liquidity Facility) (without regard to third party credit enhancement) by Moody’s or S&P is withdrawn or suspended for credit related reasons or fall below “A2” by Moody’s or “A” by S&P.

(g) *Cross Acceleration.* Any act or omission by the Agency occurs under any mortgage, agreement or other instrument under or pursuant to which any Material Debt (as defined in the Initial Liquidity Facility) is incurred or issued that results in that Material Debt becoming, or being capable of becoming, immediately due and payable.

(h) *Cross Default.* The Agency defaults under any mortgage, agreement or other instrument under or pursuant to which any Material Debt is incurred or issued, and that default continues beyond the period of grace, if any, allowed with respect thereto.

(i) *Invalidity or Contest of Validity.* Other than as described in the sub-heading “Events of Default Permitting Immediate Termination or Suspension” below, (i) the Initial Liquidity Facility, any other Related Document or any provision of the Initial Liquidity Facility or of any Related Document at any time for any reason ceases to be valid and binding on the Agency or is declared in a final, non-appealable judgment by any court of competent jurisdiction to be null and void, invalid or unenforceable or (ii) the Agency, the State or any other Governmental Authority (as defined in the Initial Liquidity Facility) with appropriate jurisdiction contests the validity or enforceability of the Agency’s obligations under the Initial Liquidity Facility or under the other Related Documents or deny that the Agency has any further liability or obligation under the Initial Liquidity Facility or under the other Related Documents.

(j) *Default.* The Agency defaults in the payment of any regularly scheduled amount due in respect of any Interest Rate Protection Agreement (as defined in the Initial Liquidity Facility) with the Initial Liquidity Provider with a notional amount equal to or greater than \$5,000,000 or in the payment due in respect of any principal of or interest on any Debt outstanding in a principal amount equal to or greater than \$5,000,000 owed to the Initial Liquidity Provider.

Events of Default Permitting Immediate Termination or Suspension

(a) *Event of Insolvency.* An Event of Insolvency (as defined below) has occurred with respect to the Agency.

(b) *Payment Default.* Any principal or interest due with respect to the 2024 Series R Bonds (including regularly scheduled payments of principal and interest on Bank Bonds (as defined in the Initial Liquidity Facility)) is not paid when due or the Agency fails to make or otherwise defaults in any regularly scheduled payment of principal or interest on any other Material Debt (as defined in the Initial Liquidity Facility) beyond any grace period provided with respect thereto.

(c) *Invalidity.* (i) The Act, the 2024 Series R Bonds (including Bank Bonds), the Initial Liquidity Facility, the Resolution, any Material Debt, or any material provision of the Initial Liquidity Facility or of the Act, the 2024 Series R Bonds (including Bank Bonds), the Resolution or any Material Debt relating to the payment of principal or interest on the 2024 Series R Bonds or other Material Debt, at any time for any reason ceases to be valid and binding on the Agency as determined by any court of competent jurisdiction or Governmental Authority having appropriate jurisdiction over the Agency in a final non-appealable judgment, ruling, finding, decree, order or legislative act or similar action or is declared in a final, non-appealable judgment, ruling, finding, decree, order or legislative act or similar action by any court of competent jurisdiction or Governmental Authority having appropriate jurisdiction over the Agency to be null and void, invalid or unenforceable; (ii) the pledge of and Lien (as defined in the Initial Liquidity Facility) on the Trust Estate (as defined in the Initial Liquidity Facility) at any time for any reason ceases to be valid and binding on the Agency as determined by any court of competent jurisdiction or Governmental Authority having appropriate jurisdiction over the Agency in a final non-appealable judgment, ruling, finding, decree, order or legislative act or similar action or is declared in a final, non-appealable judgment, ruling, finding, decree, order or legislative act or similar action by any court of competent jurisdiction or Governmental Authority having appropriate jurisdiction over the Agency to be null and void, invalid or unenforceable; or (iii) any Governmental Authority with jurisdiction to rule on the validity of the Initial Liquidity Facility, the Act, the 2024 Series R Bonds (including Bank Bonds), the Resolution or any Material Debt finds or rules that any of the Act, the Initial Liquidity Facility, the 2024 Series R Bonds (including Bank Bonds), the Resolution or any Material Debt, as the case may be, or any provision of the Initial Liquidity Facility or of the Act, the 2024 Series R Bonds (including Bank Bonds), the Resolution or any Material Debt relating to (A) the payment of principal or interest on the 2024 Series R Bonds (including Bank Bonds) or any Material Debt or (B) the pledge of and Lien on the Trust Estate is not valid or not binding on the Agency or is null and void.

(d) *Contest of Validity.* The Agency or any Governmental Authority with appropriate jurisdiction (i) repudiates or denies that the Agency has any further liability or obligation under the Initial Liquidity Facility, under the 2024 Series R Bonds (including Bank Bonds), the Act, the Resolution or any Material Debt or (ii) claims that any of the provisions that provide (A) for the payment of principal or interest on the 2024 Series R Bonds (including Bank Bonds) or any Material Debt or (B) for the pledge of and Lien on the Trust Estate, in the Resolution, the 2024 Series R Bonds (including Bank Bonds) or the Initial Liquidity Facility, is not valid or not binding on the Agency; or (iii) initiates any legal proceedings to seek an adjudication that any of the provisions that provide (A) for the payment of principal or interest on the 2024 Series R Bonds (including Bank Bonds) or any Material Debt or (B) for the pledge of and Lien on the Trust Estate, in the Resolution, the 2024 Series R Bonds (including Bank Bonds) or the Initial Liquidity Facility is not valid or not binding on the Agency; or (iv) has taken or permitted to be taken any official action, or has duly enacted any statute that would make or cause any provision of the 2024 Series R Bonds (including Bank Bonds), the Act, the Resolution or any Material Debt that provide (A) for the payment of principal or interest on the 2024 Series R Bonds (including Bank Bonds) or any Material Debt or (B) for the pledge of and Lien on the Trust Estate, in the Resolution, the 2024 Series R Bonds (including Bank Bonds) or the Initial Liquidity Facility to be null and void, invalid or unenforceable.

(e) *Investment Grade Rating.* The unenhanced rating of the 2024 Series R Bonds or any other Material Debt is (i) withdrawn or suspended for credit-related reasons or reduced below “Baa3” by Moody’s and (ii) withdrawn or suspended for credit-related reasons or reduced below “BBB-” by S&P.

(f) *Judgment.* (i) One or more final, non-appealable judgments or orders in an amount in excess of \$5,000,000 in the aggregate is rendered against the Agency and (ii) those judgments or orders have not been paid in accordance with the terms of those judgments or orders or discharged, vacated, satisfied or stayed within 60 days after entry thereof or if, after the expiration of any stay, those judgments or orders have not been paid in accordance with the terms of those judgments or orders or discharged.

“*Event of Insolvency*” means, with respect to any Person (as defined in the Initial Liquidity Facility), the occurrence of one or more of the following events:

(a) the issuance, under the laws of any state or under the laws of the United States of America, of an order for relief, rehabilitation, liquidation or dissolution of that Person;

(b) (i) the commencement against that Person of a case or other proceeding seeking an order for relief, liquidation, reorganization or other relief with respect to that Person or its debts under any bankruptcy, insolvency, reorganization or other similar state or federal law now or hereafter in effect, including, without limitation, the appointment of a trustee, receiver, liquidator, custodian or other similar official for that Person or any substantial part of its property or the appointment, and that Person consents to such case or other proceeding at any time, or such case or other proceeding remains uncontested by that Person for a period of 60 days or such case or proceeding results in an order for such relief; (ii) the commencement by that Person of a case or other proceeding seeking an order for relief, liquidation, reorganization or other relief with respect to that Person or its debts under any bankruptcy, insolvency, reorganization or other similar state or federal law now or hereafter in effect, including, without limitation, the appointment of a trustee, receiver, liquidator, custodian or other similar official for that Person or any substantial part of its property or the appointment; or (iii) the designation with respect to that Person, of an entity such as an organization, board, commission, authority, agency or body to monitor, review, oversee, recommend or declare a financial emergency or similar state of financial distress with respect to it or the declaration of, or the introduction or proposal for consideration by it or by any legislative or regulatory body with competent jurisdiction over it of the existence of a state of financial emergency or similar state of financial distress in respect of it;

(c) the making of an assignment for the benefit of creditors by that Person;

(d) that Person is “insolvent” as defined in Section 101(32) of the United States Bankruptcy Code;

(e) the declaration of a moratorium with respect to the payment of the debts of that Person, which, in the case of the Agency, means that a debt moratorium, debt restructuring, debt adjustment or comparable extraordinary restriction is declared by, or imposed on, Material Debt as a result of a finding or ruling of a Governmental Authority with jurisdiction over the Agency;

(f) the admission by that Person in writing of its inability to pay its debts when due; or

(g) the initiation of any actions to authorize any of the foregoing by or on behalf of that Person.

Remedies

The following are remedies available to the Initial Liquidity Provider under the Initial Liquidity Facility upon the occurrence of an Event of Default thereunder:

(a) *Immediate Termination.* Upon the occurrence of any Event of Default described in paragraphs (a), (b), (c)(i), (c)(ii), (d), (e) or (f) under the sub-caption “**Events of Default Permitting Immediate Termination or Suspension**” (each an “*Immediate Termination Event*”), the Available Commitment, the Purchase Period and the obligation of the Initial Liquidity Provider to purchase Eligible Bonds will immediately terminate without notice or demand, and thereafter the Initial Liquidity Provider will be under no obligation to purchase Eligible Bonds. Upon an Immediate Termination Event, the Initial Liquidity Provider will promptly give written notice of the same to the Agency, the Trustee, the Tender Agent and the Remarketing Agent; *provided* that the Initial Liquidity Provider will incur no liability of any kind by reason of its failure to give that notice, and that failure will in no way affect the termination of the Available Commitment, the Purchase Period and the Initial Liquidity Provider’s obligation to purchase Eligible Bonds pursuant to the Initial Liquidity Facility.

(b) *Termination with Notice.* Upon the occurrence of any Event of Default described under the sub-caption “**Events of Default not Permitting Immediate Termination**”, the Initial Liquidity Provider may terminate the Available Commitment and Purchase Period (as defined in the Initial Liquidity Facility) by giving a Notice of Termination Date (as defined in the Initial Liquidity Facility) to the Agency, the Tender Agent, the Trustee and the Remarketing Agent, specifying the date on which the Available Commitment and Purchase Period will terminate, which date will be not less than 30 days after the date of receipt of that Notice of Termination Date by the Trustee (a “Default Tender”). On and after the date specified in a Notice of Termination Date, the Available Commitment and the Purchase Period will terminate and the Initial Liquidity Provider will be under no further obligation to purchase Eligible Bonds under the Initial Liquidity Facility.

(c) *Suspension Events.* In the case of an Event of Default specified in clause (iii) of paragraph (c) under the sub-caption “**Events of Default Permitting Immediate Termination or Suspension**” (following the entry of a judgment subject to further proceedings and prior to the entry of a final, non-appealable judgment) (an “*Immediate Suspension Event*”), the Initial Liquidity Provider’s obligation to purchase Eligible Bonds will be immediately suspended without notice or demand and thereafter the Initial Liquidity Provider will be under no obligation to purchase Eligible Bonds until that obligation is reinstated as described in this paragraph (c). Promptly upon the Initial Liquidity Provider obtaining knowledge of any Immediate Suspension Event, the Initial Liquidity Provider will give written notice to the Agency, the Tender Agent, the Trustee and the Remarketing Agent of that suspension; *provided* that the Initial Liquidity Provider will incur no liability or responsibility whatsoever by reason of its failure to give that notice and that failure will in no way affect the suspension of the Initial Liquidity Provider’s obligation to purchase Eligible Bonds. If a court with jurisdiction to rule on the validity of the provisions described in clause (iii) of paragraph (c) under the sub-caption “**Events of Default Permitting Immediate Termination or Suspension**” enters a final, non-appealable judgment that any provision is not valid and binding on the Agency, then, in either case, the Purchase Period, the Available Commitment and the Initial Liquidity Provider’s obligation to purchase Eligible Bonds will immediately terminate. If a court with jurisdiction to rule on the validity of the provisions described in clause (iii) of paragraph (c) the sub-caption “**Events of Default Permitting Immediate Termination or Suspension**” thereafter finds or rules that those provisions are valid and binding on the Agency, the Initial Liquidity Provider’s obligation to purchase Eligible Bonds under the Initial Liquidity Facility will be automatically reinstated and the terms of the Initial Liquidity Facility will continue in full force and effect (unless the obligation of the Initial Liquidity Provider to purchase Eligible Bonds under the Initial Liquidity Facility otherwise has terminated or been suspended as provided in the Initial Liquidity Facility). Notwithstanding the foregoing, if, upon the earlier of the expiration of the Purchase Period and the date that is two years after the effective date of suspension of the Initial Liquidity Provider’s obligation pursuant to this paragraph (c), litigation is still pending and a judgment regarding the validity of the provisions described in clause (iii) of paragraph (c) under the sub-caption “**Events of Default Permitting Immediate Termination or Suspension**” that are the cause of that Immediate Suspension Event has not been obtained, then the Available Commitment, the Purchase Period and the obligation of the Initial Liquidity Provider to purchase Eligible Bonds will at that time immediately terminate and thereafter the Initial Liquidity Provider will be under no obligation to purchase Eligible Bonds.

(d) *Other Remedies.* In addition to the rights and remedies provided in paragraphs (a), (b) and (c) above, upon the occurrence and during the continuation of any Event of Default specified in any provision under the caption “**Events of Default**” above, upon the election of the Initial Liquidity Provider: (i) all amounts payable under the Initial Liquidity Facility, under the Fee Letter and under Bank Bonds will, upon demand by the Initial Liquidity Provider given to the Agency and the Trustee, become immediately due and payable without other presentment, demand, protest or further notice of any kind, all of which are expressly waived by the Agency pursuant to the Initial Liquidity Facility; and (ii) all Bank Bonds will, upon demand by the Initial Liquidity Provider made to the Agency and the Trustee, become subject to immediate mandatory redemption at a redemption price equal to the principal amount thereof, plus accrued interest thereon, without premium. Upon the occurrence of any Event of Default as specified in any provision under the caption “**Events of Default**” above, the Initial Liquidity Provider will have all the rights and remedies available to it under the Initial Liquidity Facility, the other Related Documents or otherwise pursuant to law or equity; *provided, however*, that the Initial Liquidity Provider will not have the right to terminate its obligation to purchase Eligible Bonds or to declare any amount due under the Initial Liquidity Facility due and payable except as expressly provided in the Initial Liquidity Facility.

(e) *Remedies Non-exclusive.* The remedies provided under the caption “**Remedies**” above will only be exclusive with respect to Events of Default to the extent described under the caption “**Remedies**” above and to the extent they are obtained by the Initial Liquidity Provider. If, for any reason whatsoever, the Initial Liquidity Provider is not able to obtain all those remedies, then the Initial Liquidity Provider thereby reserves the right and will have the right to pursue any other available remedies, whether provided by law, equity, or any Related Document.

Notwithstanding the provisions of paragraph (a) under the caption “**Remedies**” above, if, upon the occurrence of and during the continuation of an Event of Default under the sub-caption “**Events of Default not Permitting Immediate Termination or Suspension,**” the Initial Liquidity Provider exercises its rights under paragraph (d) under the caption “**Remedies**” above or under the Initial Liquidity Facility to declare the amounts owed thereunder, under the Fee Letter and under the Bank Bonds to be immediately due and payable or to have the Bank Bonds become subject to immediate mandatory redemption, the failure by the Agency to pay those accelerated amounts will not, by itself, permit the immediate termination of the Available Commitment, the Purchase Period or the Initial Liquidity Provider’s obligation to purchase Eligible Bonds pursuant to paragraph (a) under the caption “**Remedies**” above.

APPENDIX L

CERTAIN INFORMATION REGARDING THE INITIAL LIQUIDITY PROVIDER

Certain Information Regarding _____

APPENDIX M
USE OF PROCEEDS REPORT*

Series Bond Proceeds Summary

Total Proceeds Deposited in 2024 Series O-P-Q-R Acquisition Account	Proceeds Spent to Acquire Program Securities	Proceeds Spent to Acquire Deferred Payment Loans	Proceeds Remaining

Program Loans backing Program Securities Acquired with Series Bonds Originated by Borrower Income as a Percent of Area Median Income (“AMI”)**				
AMI Band	\$ of Loans	# of Loans	% of Proceeds Allocated to Acquire Program Loans pooled into Program Securities	% of Proceeds Allocated to Acquire Program Loans to BIPOC Households pooled into Program Securities
<50%				
50% - 59%				
60% - 69%				
70% - 79%				
80% - 89%				
90% - 99%				
100%+				
Total				

Down Payment Assistance Provided in Conjunction with Program Loans pooled into Program Securities Acquired with the Series Bonds	
Total DPA Provided (\$)	
Total DPA Provided (#)	
Borrowers Receiving DPA (%)	
Average DPA Provided per Borrower (\$)	
Average DPA Provided (% of Purchase Price)	

*As of the date hereof, the Agency has not yet pooled all Program Loans that are expected to be Program Loans backing the Program Securities to be acquired with the Series Bonds. When all proceeds of the Series Bonds deposited in the 2024 Series O-P-Q-R Acquisition Account have been spent, the Agency will provide this information on EMMA with respect to all Program Loans pooled into Program Securities financed with proceeds of the Series Bonds.

**Reported income is based on borrower income at time of loan origination.

APPENDIX N

KESTREL'S SECOND PARTY OPINION



Item: Approval, Commitment, Pool 2 First Mortgage Refinance Loan - Five Lakes Cooperative, Fairmont D7842

Action Item: 7.H
Date: 06/27/2024
Staff Contacts: Michael Tobias, 651.296.8500, michael.tobias@state.mn.us
Michael Solomon, 651.297.4009, michael.solomon@state.mn.us
Request Type: Approval, Resolution

Request Summary

Staff requests board authorization to provide a first mortgage loan in an amount up to \$1,220,000 for the refinance of Five Lakes Cooperative, a manufactured housing community in Fairmont, MN. The loan will refinance the existing debt and pay necessary financing and closing costs.

Fiscal Impact

The loan will be funded from Housing Investment Fund (Pool 2) resources. Minnesota Housing will earn interest income on the Pool 2 loan and will earn additional fee income from originating the loan for this project.

Agency Priorities

- | | |
|---|--|
| <input checked="" type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Development Summary
- Term Letter
- Resolution

Background

Minnesota Housing has increased lending options to manufactured housing communities over the last few years. At the June 24, 2021 meeting, the Minnesota Housing board of directors approved several financing options for manufactured housing, including acquisition financing, improvement financing and permanent financing. The approval indicated that these repayable loans may be funded from either Pool 2 or Pool 3 and may be used in connection with each other or independently and are to be offered on a year-round basis.

General loan terms were recommended and adopted at that time with the requirement that each individual loan transaction would be brought to board for approval at the time of engagement. To date, Minnesota Housing has received approval for and closed three acquisition loans for manufactured housing communities: Woodlawn Terrace, Richfield, MN; Emerald Pines Cooperative, Alexandria, MN; and Bois de Sioux Cooperative, Breckenridge, MN. There has been a strong interest from manufactured home community owners in each of these types of lending and additional opportunities to lend on manufactured housing communities are being analyzed by staff. Five Lakes Cooperative is the first refinance transaction to be recommended for permanent financing.

It is important to note that while staff believes these financing activities will be a complement to the current Manufactured Home Community Redevelopment Program, utilizing Agency financing for acquisition, improvement or permanent financing does not guarantee that an application for the Redevelopment Program, or other Agency, RFP will result in a selection for other programs. Nor does a successful application for an infrastructure grant qualify any community for other forms of lending by the Agency.

Development Summary

Section I: Project Description and Recommendations

Project Information			
Development Name	Five Lakes Cooperative	D# 7842	M# 20746
Address	1301 Winnebago Ave		
City	Fairmont	County	Martin
Date of Selection	05/29/2024	Region	South Central

A. Project Description

- Five Lakes is an existing manufactured housing community located in Fairmont situated on over 34 acres of land.
- The Property contains 95 home sites that are serviced by municipal natural gas, electric and sewer utilities. The Property also contains a permanent building which includes the office/laundry room/storm shelter.
- 87 of the manufactured home rental spaces are currently occupied.
- Five Lakes was selected for funding in the 2023 Manufactured Housing Community Redevelopment Program (MHCRP) which will provide \$2.2 million for needed infrastructure improvements in the community.
- To encourage economic integration, the loan documents will not impose specific rent or income limits, however, recent income surveys at the site indicate that 54% of tenants are at or below 50% AMI and an additional 15% of the tenants are at or below 60% AMI. Five Lakes will likely continue to serve low- and moderate-income Minnesotans.

B. Mortgagor Information

- Five Lakes Cooperative, Inc. owns the community.
- The cooperative was formed and purchased the community in 2014 under Minnesota Statutes Section 308B. The cooperative is in good financial standing considering the nature of the cooperative ownership and has strong governance at the cooperative level.
- 60 of the 87 households are members of the cooperative ownership entity.

C. Development Team

- Five Lakes contracts with Northcountry Cooperative Foundation (NCF) for technical assistance services.
- Property management services are provided by an individual and are supported by the technical assistance provider.

D. Current Funding Request

Loan Type	Program	Source	Amount	Rate	Term	Amort
Refinance	Manufactured Home Pool 2 Permanent	Pool 2	\$1,220,000	6.125%	10	35

E. Conditions of Loan Closing

- Final legal review and approval of all closing and due diligence items.
- Five Lakes Cooperative, Inc. must maintain a Technical Assistance Agreement with Northcountry Cooperative Foundation (or a similar entity) throughout the term of the loan.
- An operating reserve in the minimum amount of \$10,000 will be required and held by Minnesota Housing.
- An estimated initial deposit to the replacement reserve in an anticipated amount of \$50,000 will be held by Minnesota Housing. This amount will vary and is dependent upon final payment of other project invoices at loan closing. Ongoing deposits to replacement reserve in the amount of \$416.67/month (\$5,000/year) will also be required.
- A technical assistance fee escrow will be collected in the amount of \$600/month (\$7,200/year). This escrow will be held by Minnesota Housing.
- Real estate tax escrow and property insurance escrow to be established at the time of loan closing and will be held by Minnesota Housing.

Section II: Sources and Uses

A. Project Sources

Description	Amount	Per Unit
Pool 2 Permanent Loan	\$ 1,220,000	\$ 12,842
NCF CLF Subordinate Loan	\$ 400,000	\$ 4,211
Total Permanent Financing	\$ 1,620,000	\$ 17,053

B. Estimated Project Uses

Description	Amount	Per Unit
Refinance/Payoff	\$ 1,474,000	\$ 15,516
MHFA Financing and App fee	\$ 25,250	\$ 266
NCF Refi Fee and Reimbursement	\$ 26,100	\$ 275
Anticipated Replacement Reserve Escrow	\$ 50,000	\$ 526
Operating Reserve	\$ 10,000	\$ 105

Initial Tax and Insurance Escrow	\$ 10,000	\$ 105
Closing and Financing Costs	\$ 24,650	\$ 260
Total Development Cost	\$ 1,620,000	\$ 17,053

C. Financing Structure

- The \$1,220,000 first mortgage refinance loan will be funded with Housing Investment Funds (Pool 2) with a 6.125% fixed interest rate. The term of the loan will be 10 years and will be amortized over 35 years.
- The NCF Cooperative Loan Fund (“CLF”) will provide subordinate debt (second lien position) in the amount of \$400,000. This loan will mirror the 10-year term and 35-year amortization of the Minnesota Housing loan with a 4.50% interest rate.

Section III: Underwriting

A. Income

- Lot rents at Five Lakes Cooperative are \$250 per month.
- The water utility is billed back to the tenants and has been historically under collected by the Cooperative. The new water billing method has corrected this shortage and now more accurately collects the water utility from the tenants.
- Project underwriting includes a standard 2% rent inflator.

B. Expenses

- The underwritten operating expenses reflect historical operations at the community.
- The Year 1 Debt Service Coverage (“DSC”) is 1.15, including the subordinate debt payment on the CLF loan. The year 10 DSC increases to 1.25.
- Project underwriting includes a standard 3% expense inflator.

C. Feasibility Summary

- The project has maintained stable occupancy at 87 units for 8 years.
- Five Lakes Cooperative has acceptable debt service coverage in year 1 which increases through the term of the loan.
- The appraisal indicates an as-is value of \$1,730,000 and a proposed as-improved value of \$2,800,000. The proposed Loan-to-Value based on the as-is value is approximately 70%.



May 29, 2024

Five Lakes Cooperative, Inc.
 c/o Ms. Victoria Clark
 Northcountry Cooperative Foundation
 2610 University Ave W, Suite 150
 St Paul MN 55114

RE: Term Letter
 Five Lakes Cooperative
 MHFA Development #D7842 M20746

Dear Tory:

This letter outlines the general terms and conditions of this proposal and does not constitute a commitment to lend on the part of Minnesota Housing. The terms and conditions are subject to Minnesota Housing’s Board of Directors’ approval, delivery of required due diligence items, satisfactory loan documentation and other loan closing requirements and relate only to the specific financing referenced in this letter.

Borrower: Five Lakes Cooperative, Inc., a Minnesota cooperative association

Project: Five Lakes Cooperative

Project Address: 1301 Winnebago Avenue, Fairmont MN 56031

Development Description/Purpose: Refinance of a 95-unit manufactured housing development located in Fairmont, Minnesota

Program	Pool 2 Financing
Loan Amount	\$1,220,000
Interest Rate	6.125%*
Term	10 years
Amortization / Repayment	Amortizing, 35 years
Prepayment Provision	No prepayment in first 5 years from date of Note
Nonrecourse or Recourse	Nonrecourse
Loan Type	Permanent End Loan
Lien Priority	First

*Quoted Interest Rate will be held until November 29, 2024, and may be subject to adjustment at Minnesota Housing’s sole discretion if the loan is not closed by this date.

Origination Fee and Application Fee:	Origination Fee in the amount of \$25,000 Application Fee in the amount of \$250
Collateral:	Mortgage and Assignment of Rents and Leases for Property
Guaranty/Guarantor:	Not applicable
Recourse:	The loans will be non-recourse.
Escrows and Reserves:	<ul style="list-style-type: none">• An operating reserve in the amount of \$10,000. This reserve will be held by Minnesota Housing.• An estimated replacement reserve escrow with an anticipated initial deposit in the amount of \$50,000 will be required. This amount will vary and is dependent upon final payment of other project invoices at loan closing. There is no minimum or maximum required amount. Ongoing deposits to replacement reserve in the amount of \$416.67 per month will also be required. The escrow will be held by Minnesota Housing.• A technical assistance fee escrow will be collected in the amount of \$600/month (\$7,200/year). This escrow will be held by Minnesota Housing.• Real estate tax escrow and property insurance escrow to be established at the time of loan closing and will be held by Minnesota Housing.
Third Party Reports:	May include, but not limited to: appraisal, environmental, market study, and physical needs assessment, as may be required by Minnesota Housing.
Closing Costs:	<p>Borrower is responsible for all expenses incurred by the proposed transaction, including, but not limited to, title examination and title insurance, recording and filing fees, closing and escrow charges, mortgage registration tax, survey, bond and insurance premiums, and all legal fees. Minnesota Housing may, at its option, deduct and pay all fees, costs and expenses from the loan proceeds at the time of closing.</p> <p>Parties agree that any closing expenses incurred that exceed the funds made available through loans provided by Minnesota Housing will be financed through the third mortgage loan made by Northcountry Cooperative Foundation or its affiliates.</p>
Conditions of the Loan:	<p>Closing of the loan will be conditioned upon:</p> <ul style="list-style-type: none">• Final legal review and approval of all closing and due diligence items.• Five Lakes Cooperative must maintain a Technical Assistance Agreement with Northcountry Cooperative Foundation (or a similar entity) throughout the term of the loan.• All federal, state and local regulations must be followed with regard to any environmental contamination that is encountered on the site.

Not a Binding Contract: This letter is not a commitment to be bound by the terms in this letter. The parties expressly agree that this letter does not create a legally binding agreement.

Please sign this letter and return it to Michael Tobias on or before June 15, 2024. If the signed letter is not received by Minnesota Housing by this date, then the proposed terms are no longer valid, and a new letter may be issued.

If you have any questions related to this letter, please contact Mike Tobias at 651.296.8500 or by e-mail at michael.tobias@state.mn.us.

We appreciate the opportunity to work with you on your manufactured housing development.

Sincerely,

Michael Solomon
Chief Financial Officer

AGREED AND ACCEPTED BY:

FIVE LAKES COOPERATIVE, INC. A MINNESOTA
COOPERATIVE ASSOCIATION

By: _____

Date Accepted: _____

**MINNESOTA HOUSING FINANCE AGENCY
400 Wabasha Street North, Suite 400
St. Paul, Minnesota 55102**

RESOLUTION NO. MHFA 24-XXX

RESOLUTION APPROVING COMMITMENT OF MANUFACTURED HOME PARK LOAN

WHEREAS, the Minnesota Housing Finance Agency (Agency) has received a request to provide financing to a manufactured home development, as follows:

Name of Development:	Five Lakes Cooperative
Location of Development:	Fairmont
Owner:	Five Lakes Cooperative, Inc.
Number of Units:	95
Amount of Loan Commitment:	\$1,220,000

WHEREAS, Agency staff has determined that such project is eligible for a commitment under the Agency's statute; that such loan is not otherwise available, wholly or in part, from private lenders upon equivalent terms and conditions; and that the financing of the development will assist in fulfilling the purpose of Minn. Stat. 462A.05, subd. 3 and 462A.03, subd. 7.

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to issue a commitment to provide mortgage loans to said Owner from the Housing Investment Fund (Pool 2) for acquisition and related costs of the indicated manufactured home development subject to the following terms and conditions:

1. The amount of the Pool 2 loan shall not exceed \$1,220,000; and
2. The interest rate shall be 6.125% per annum, with monthly payments based on a 35-year amortization; and
3. The term of the Pool 2 loan shall be 10 years, which will be locked out from prepayment for a period of 5 years and will be open for prepayment with no penalty after the first five years; and
4. The Pool 2 loan shall be non-recourse; and
5. The Pool 2 loan shall be secured by a mortgage; and

6. The Owner shall execute documents embodying the above in form and substance acceptable to Agency staff; and
7. Annual property financial statements (or more frequently in our sole discretion) must be submitted to Minnesota Housing; and
8. The Owner and such other parties as Agency staff in its sole discretion deems necessary, shall execute all such documents relating to said loans, to the security therefore, and to the operation of the development, as Agency staff in its sole discretion deems necessary.

Adopted this 27th day of June 2024

CHAIR



Item: Minnesota Housing Administrative Budget for Fiscal Year 2025

Discussion Item: 8.A
Date: 06/27/2024
Staff Contacts: Michael Solomon, 651.297.4009, michael.solomon@state.mn.us
Rachel Robinson, 651.297.3125, rachel.robinson@state.mn.us
Request Type: No Action, Discussion

Request Summary

The Agency's administrative budget has been in development by staff and is annually presented to the board. Presentation of the administrative budget is informational and no action by the board is required.

Fiscal Impact

The administrative budget represents the projected expenditures necessary to support the level of program delivery and other activities which the Agency anticipates for fiscal year 2025, July 1, 2024 – June 30, 2025. Since the budget is largely funded by the Agency's earnings, balancing budgeted expenditures with the sustainability of the Agency's financial position remains a focus.

Agency Priorities

<Instructions: Select all that apply.>

- | | |
|---|--|
| <input checked="" type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input checked="" type="checkbox"/> Strengthen Communities |

Attachments

- Background
- FY 2025 Administrative Budget Summary
- Administrative Budget History

Background

The overall Agency administrative budget for fiscal year (FY) 2025 (July 1, 2024 – June 30, 2025) is \$62.915 million. This budget covers all Agency administrative and operational expenses. The 2025 budget is 9.7% greater than the current 2024 administrative budget, which was 21% greater than the 2023 administrative budget. Over the past 5 years the Agency administrative budget has grown by 51.6%.

The majority of significant budget line-item costs are expected to increase from FY2024. The cost of salaries and benefits represent approximately 75% of the Agency's expenses and this budget incorporates a 7.5% cost of living adjustment for contract increases in FY2024 and FY2025. The Agency continues to make investments in new technology and the budget includes inflationary cost increases for software licensing, hardware and data hosting in line with the market. As internal promotions, a tight labor market and other factors resulted in some vacant positions throughout FY2024 the 2025 budget is approximately 28% greater than forecasted actual expenditures for 2024.

In the FY2024 budget the Agency planned to add 56 new FTEs, primarily to address the needs of the significant increase in appropriations and new programs resulting from the 2023 legislative session. The FY2025 budget maintains the same level of staffing. The Agency remains confident that this staffing level will support the ongoing work to program, deploy and monitor the increase in Minnesota Housing's state appropriated resources and programs.

Of note, since 2021 the Agency has been spending as much as \$1.4 million (and 13 FTEs) annually to administer temporary federal assistance programs (RentHelpMN, HomeHelpMN and HOME ARP) and is fully reimbursed by the administrative components of those federal grants. As these temporary programs wind down the FY2025 budget includes \$750,000 and 5 FTEs to be reimbursed. Additional external sources such as state appropriations eligible for administrative costs and other federal programs support portions of the administrative budget while the majority is funded by Agency interest earnings in bond and state appropriated programs, fee revenues and other sources. Management is incorporating the sustainability work being done with its financial advisor into the near-term forecasting for future Agency administrative budget sources and uses.

MINNESOTA HOUSING
 Administrative Budget
 Fiscal Year 2025 with Prior Year Comparables

EXPENSE CATEGORY	Total Agency 2025		Total Agency 2024		Total Agency 2025 Budget to 2024 Budget		Prior Year Comparable 2024		Prior Year Comparable 2024 Budget to 2024 Forecast		Prior Year Comparable 2023	
	Budget	2025 Budget to 2024 Forecast	Budget	2024 Budget	2025 Budget to 2024 Budget	2024 Budget	Forecast	2024 Budget to 2024 Forecast	Forecast	2024 Budget to 2024 Forecast	Actual	2023 Actual
Full Time Salaries	47,384,000	6,718,000	44,384,000	(3,000,000)	49,000	(31,000)	110,000	61,000	40,665,000	(3,719,000)	34,492,625	192,571
Part Time & Temp Salaries	80,000	(30,000)	49,000	(31,000)	49,000	(31,000)	110,000	61,000	110,000	61,000	192,571	192,571
Overtime	215,000	37,000	204,000	(11,000)	204,000	(11,000)	178,000	(26,000)	178,000	(26,000)	232,644	232,644
Separation Expenses	337,000	38,000	378,000	41,000	378,000	41,000	299,000	(79,000)	299,000	(79,000)	205,745	205,745
Space Rental	1,770,000	68,000	1,759,000	(11,000)	1,759,000	(11,000)	1,702,000	(57,000)	1,702,000	(57,000)	1,677,633	1,677,633
Printing /Advertising	149,000	79,000	120,000	(29,000)	120,000	(29,000)	71,000	(49,000)	71,000	(49,000)	68,166	68,166
Postage/Telephone	113,000	26,000	118,000	5,000	118,000	5,000	87,000	(31,000)	87,000	(31,000)	88,879	88,879
Travel-In State	277,000	118,000	250,000	(27,000)	250,000	(27,000)	159,000	(91,000)	159,000	(91,000)	173,007	173,007
Travel-Out State	389,000	210,000	296,000	(93,000)	296,000	(93,000)	179,000	(117,000)	179,000	(117,000)	166,479	166,479
Employee Development	565,000	268,000	455,000	(110,000)	455,000	(110,000)	297,000	(158,000)	297,000	(158,000)	236,099	236,099
Other Benefits	149,000	113,000	139,000	(10,000)	139,000	(10,000)	36,000	(103,000)	36,000	(103,000)	46,268	46,268
Repairs & Maintenance	141,000	57,000	124,000	(17,000)	124,000	(17,000)	84,000	(40,000)	84,000	(40,000)	222,356	222,356
Computer & Systems Services	2,214,000	275,000	2,069,000	(145,000)	2,069,000	(145,000)	1,939,000	(130,000)	1,939,000	(130,000)	1,763,372	1,763,372
Supplies	204,000	107,000	183,000	(21,000)	183,000	(21,000)	97,000	(86,000)	97,000	(86,000)	186,674	186,674
Equipment Rentals	19,000	9,000	16,000	(3,000)	16,000	(3,000)	10,000	(6,000)	10,000	(6,000)	0	0
Equipment Purchases	493,000	423,000	800,000	307,000	800,000	307,000	70,000	(730,000)	70,000	(730,000)	84,584	84,584
Other Operating Expenses	640,000	357,000	386,000	(254,000)	386,000	(254,000)	283,000	(103,000)	283,000	(103,000)	354,394	354,394
Pool 2 Contracts	1,337,000	176,000	1,450,000	113,000	1,450,000	113,000	1,161,000	(289,000)	1,161,000	(289,000)	883,471	883,471
Prof & Tech w/Outside Vendors	4,192,000	3,352,000	2,952,000	(1,240,000)	2,952,000	(1,240,000)	840,000	(2,112,000)	840,000	(2,112,000)	260,926	260,926
Prof & Tech Computer System Dev.	1,022,000	935,000	522,000	(500,000)	522,000	(500,000)	87,000	(435,000)	87,000	(435,000)	0	0
Prof & Tech w/State Agencies	154,000	(64,000)	234,000	80,000	234,000	80,000	218,000	(16,000)	218,000	(16,000)	554,776	554,776
State Indirect Costs	740,000	434,000	306,000	(434,000)	306,000	(434,000)	306,000	0	306,000	0	124,094	124,094
State Board of Investments	107,000	107,000	0	(107,000)	0	(107,000)	0	0	0	0	5,025	5,025
Attorney General Costs	225,000	110,000	150,000	(75,000)	150,000	(75,000)	115,000	(35,000)	115,000	(35,000)	115,111	115,111
TOTALS	62,916,000	13,923,000	57,344,000	(5,572,000)	57,344,000	(5,572,000)	48,993,000	(8,351,000)	48,993,000	(8,351,000)	42,134,899	42,134,899



**MINNESOTA HOUSING FINANCE AGENCY
ADMINISTRATIVE BUDGET HISTORY
(\$000's)**

	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Budgeted*	33,509	36,657	37,852	39,298	40,481	41,501	45,377	47,437	57,344	62,915
Actual**	30,813	35,649	35,938	34,860	37,117	38,124	39,081	42,813	48,992	N/A
Variance	2,696	1,008	1,914	4,438	3,364	3,377	6,296	4,624	8,352	N/A
<i>Budget FTE Count*</i>	242.4	249.6	253.6	258.9	266.0	268.0	293.4	307.42	363.42	363.42
Expense actual change % year/year**		15.69%	0.81%	-3.00%	6.47%	2.71%	2.51%	9.55%	14.43%	N/A
Expense actual change \$\$ year/year**		4,836	289	(1,078)	2,257	1,007	957	3,732	6,179	N/A

Notes:

- * FY2022 budget includes 9 FTEs, and approximately \$1 million, planned to be paid for via the administrative component of emergency federal programs
- * FY2023 budget includes 13 FTEs, and approximately \$1.4 million, planned to be paid for via the administrative component of emergency federal programs
- * FY2024 budget includes 9 FTEs, and approximately \$1 million, planned to be paid for via the administrative component of emergency federal programs
- * FY2025 budget includes 5 FTEs, and approximately \$0.74 million, planned to be paid for via the administrative component of emergency federal programs
- ** FY2024 is forecasted amount



Item: Financial Update for Quarter 3, Fiscal Year 2024

Discussion Item: 8.B
Date: 06/27/2024
Staff Contacts: Michael Solomon, 651.297.4009, michael.solomon@state.mn.us
Debbi Larson, 651.296.8081, debbi.larson@state.mn.us
Request Type: No Action, Discussion

Request Summary

Staff will review financial results for the 3rd quarter of the 2024 fiscal year.

Fiscal Impact

None.

Agency Priorities

- | | |
|--|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

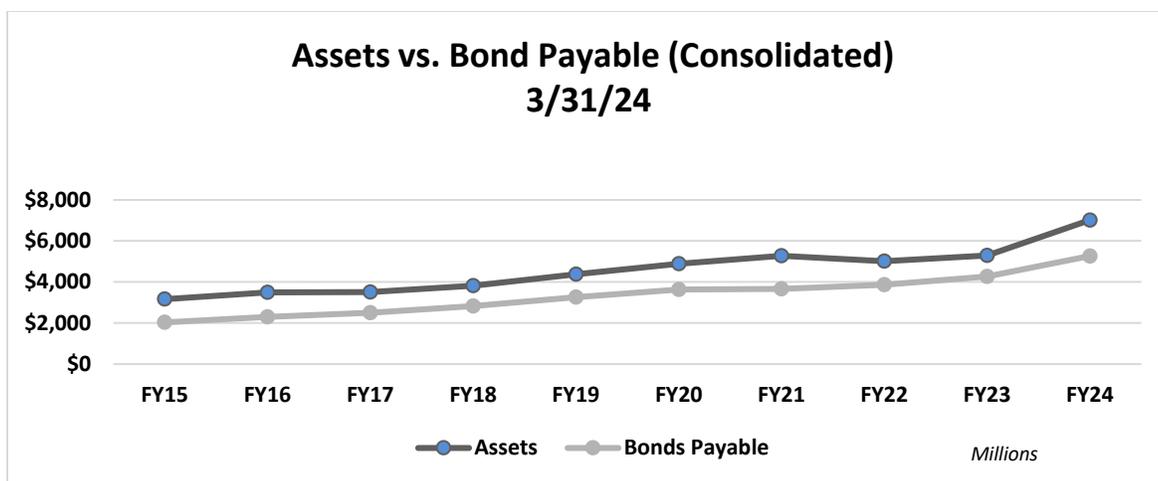
Attachments

- Noteworthy Items
- Financial Dashboard
- Selected Financial Statements – 3rd quarter of FY 2024

Minnesota Housing Finance Agency
FY 2024 3rd Quarter Financial Results
Noteworthy Items

Balance Sheet

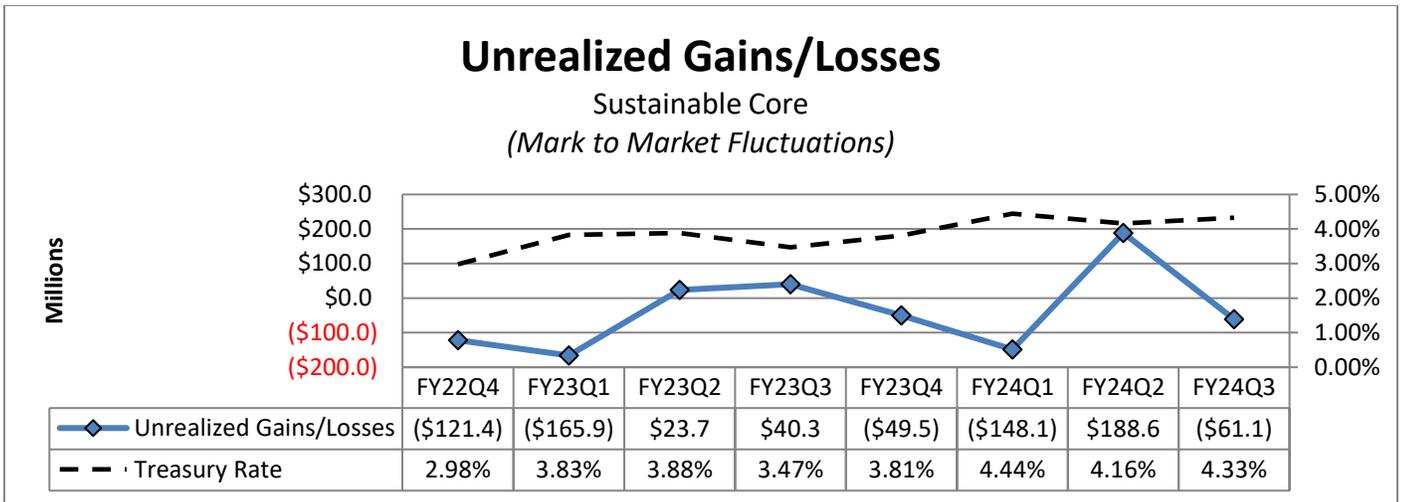
Total assets increased in the consolidated financials from the previous quarter by \$124 million and prior year by \$1.8 billion. \$1.1 billion of this increase from FY23 was within the sustainable core. In terms of the Mortgage-Backed Securities (MBS) portfolio, program securities are up compared to previous quarter and have increased \$878.6 million compared to FY23.



Overall, in FY24, non-securitized loan assets had a \$100.1 million increase over FY23. Multiple drivers for the increase including an increase in state appropriated loans in the amount of \$45.2 million, a \$46.4 million increase in Pool 2 loans, \$18.8 million increase in Rental Housing loans, an \$2.7 million increase in Pool 3 loans and a decrease in RHFB loans by \$12.9 million.

The cash from the federal programs has been a main driver related to the net position balances for the past few years, but in FY24 the increase in cash from state funds appropriated to the Agency has a major impact on our net position. The 2023 legislative session awarded the Agency over \$1 billion in appropriations, in July 2023 the Agency received \$832 million in appropriated funds.

Asset values continue to be impacted by the increase in interest rates. The chart below shows the changes in market interest rates and the impact on the market value of the securities in the sustainable core. While increases in interest rates reduce the market value of investments, the Agency buys and holds investments to maturity thereby not realizing the losses recorded on the balance sheet. Additionally, increased interest rates provide additional interest revenue for the Agency.

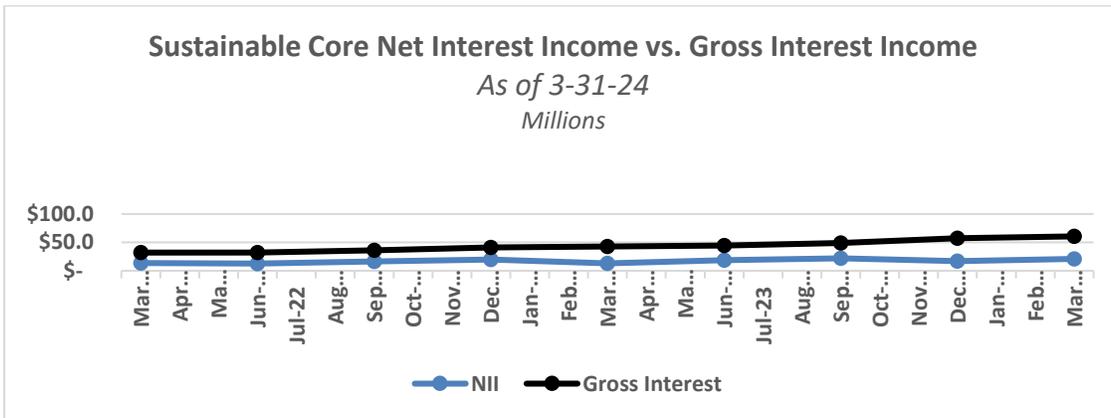


Operating Results

In the Sustainable Core, Q3 FY24 net interest income was \$20.9 million, an increase from the prior quarter by \$3.7 million. YTD net interest income is \$60.1 million compared to FY23 which was \$49.4 million.

Gross Interest revenue for the Sustainable Core, Q3 FY24, was \$167.4 million, compared to \$119.8 million in FY23. As shown on the graph below the spread between gross and net interest earnings has grown, primarily as the Agency’s cost of capital has increased in line with market interest rates.

Along with the changing interest rate environment, interest bearing assets have increased significantly over FY23 both have contributed to the increase of net interest income and gross interest revenue.



YTD other revenue increased 12.9% over prior year and operating expenses (salaries and general operating expenses) were higher when compared to the prior year.

STATEMENT OF OPERATIONS
Quarterly Financial Dashboard - Selected Reporting
As of March 31, 2024 - (\$ million)

	This Quarter	Prior Quarter	Change from Prior Quarter	FYTD	Last Year FYTD	Change
CONSOLIDATED						
Revenues	146.6	354.9	(208.3)	1,371.2	386.9	984.3
Expenses	210.7	207.2	3.5	620.6	500.1	120.5
Net	(64.1)	147.7	(211.8)	750.6	(113.2)	863.8
SUSTAINABLE CORE						
Interest revenue	60.6	57.3	3.3	167.1	119.9	47.2
Other revenue	19.4	19.8	(0.4)	55.2	48.8	6.4
Unrealized gain (loss)	(61.1)	188.6	(249.7)	(19.7)	(101.9)	82.2
TOTAL REVENUE	18.9	265.7	(246.8)	202.6	66.8	135.8
Interest Expense	39.7	40.1	(0.4)	107.0	70.4	36.6
Operating Expenses(1)	8.0	12.3	(4.3)	34.4	34.7	(0.3)
Other Expenses	12.7	13.5	(0.8)	38.0	23.5	14.5
TOTAL EXPENSE	60.4	65.9	(5.5)	179.4	128.6	50.8
Revenue over Expense	(41.5)	199.8	(241.3)	23.2	(61.8)	85.0
Net Interest Income	20.9	17.2	3.7	60.1	49.5	10.6
<i>Annualized Net Interest Margin (2)</i>	<i>1.52%</i>	<i>1.34%</i>		<i>1.58%</i>	<i>1.49%</i>	
<i>Annualized Gross Interest Margin (3)</i>	<i>4.41%</i>	<i>4.45%</i>		<i>4.39%</i>	<i>3.62%</i>	

(1) Salaries, benefits and other general operating; includes Year End Pension Adjustment

(2) Annualized Net Interest Income/Average assets for period

(3) Annualized Gross Interest/Average assets for period

Minnesota Housing Finance Agency
Fund Financial Statements
Statement of Financial Position - UNAUDITED
Proprietary Funds
As of March 31, 2024 (with comparative totals as of
March 31, 2023)

Assets

	General Reserve	Rental Housing	Residential Housing Finance			Homeownership Finance Bonds	Multifamily Housing Bonds	HOMEIS™	Appropriated Funds			Total as of March 31, 2024	*** see note Totals as of March 31, 2023
			Residential Housing Finance	Homeownership Finance Bonds	Multifamily Housing Bonds				State Appropriated	Federal Appropriated			
Cash and cash equivalents	\$ 93,962	\$ 22,832	\$ 351,630	\$ 37,135	\$ 2,081	\$ -	\$ 330,616	\$ 95,816	\$ 934,072	\$ 912,419			
Investments-program mortgage-backed securities	-	-	3,114,144	879,964	-	-	-	-	3,994,108	3,115,454			
Investment securities-other	12,984	18,047	62,490	3,766	-	3,902	783,871	-	885,060	114,610			
Loans receivable, net	-	184,069	839,441	-	12,715	-	87,126	-	1,123,351	1,023,306			
Interest receivable on loans and program mortgage-backed securities	-	-	15,677	2,947	47	-	38	-	19,448	13,659			
Interest receivable on investments	389	177	1,677	159	9	11	4,747	20	7,189	2,979			
Interest rate swap agreements	-	-	43,949	-	-	-	-	-	43,949	24,883			
FHA/VA insurance claims, net	-	-	122	-	-	-	-	-	122	113			
Real estate owned, net	5,432	-	559	-	-	-	-	-	559	1,284			
Capital assets, net	2,438	-	1,966	-	-	-	-	-	7,398	7,072			
Other assets	-	2	919	11	-	-	-	1,094	4,464	4,865			
Total assets	115,205	225,866	4,432,574	923,982	14,852	3,913	1,206,398	96,930	7,019,720	5,220,644			

Deferred Outflows of Resources

Deferred loss on refunding	-	-	-	-	-	-	-	-	-	-	
Deferred loss on interest rate swap agreements	-	-	844	-	-	-	-	-	844	454	
Deferred pension expense	10,792	-	-	-	-	-	-	-	10,792	12,397	
Total deferred outflows of resources	10,792	-	844	-	-	-	-	-	11,636	12,851	
Total assets and deferred outflows of resources	\$ 125,997	\$ 225,866	\$ 4,433,418	\$ 923,982	\$ 14,852	\$ 3,913	\$ 1,206,398	\$ 96,930	\$ 7,031,356	\$ 5,233,495	

Liabilities

Bonds payable, net	\$ -	\$ 69,955	\$ 3,721,520	\$ 965,493	\$ 12,340	\$ 4,378	\$ 494,428	\$ -	\$ 5,268,114	\$ 4,170,919	
Interest payable	-	402	34,500	2,167	31	11	3,269	-	40,380	24,817	
Interest rate swap agreements	-	-	844	-	-	-	-	-	844	454	
Net pension liability	13,428	-	-	-	-	-	-	-	13,428	2,423	
Accounts payable and other liabilities	6,050	6,787	65,738	46	-	-	1,933	1,764	82,318	102,387	
Interrund payable (receivable)	6,644	(17,759)	12,503	(5,074)	-	-	3,446	440	-	-	
Funds held for others	80,669	-	-	-	-	-	-	114	80,307	75,903	
Lease Liability	5,268	-	1,980	-	-	(476)	-	-	5,268	6,584	
Subscription Liability	-	-	-	-	-	-	-	381	2,361	-	
Total liabilities	112,059	59,385	3,836,885	962,632	12,371	3,913	503,076	2,699	5,493,020	4,383,487	

Deferred Inflows of Resources

Deferred gain on interest rate swap agreements	-	-	43,949	-	-	-	-	-	43,949	24,883	
Deferred revenue-service release fee	-	-	14,935	4,468	-	-	-	-	19,403	19,540	
Deferred pension credit	4,634	-	-	-	-	-	-	-	4,634	22,813	
Total deferred inflows of resources	4,634	-	58,884	4,468	-	-	-	-	67,986	67,236	
Total liabilities and deferred inflows of resources	\$ 116,693	\$ 59,385	\$ 3,895,769	\$ 967,100	\$ 12,371	\$ 3,913	\$ 503,076	\$ 2,699	\$ 5,561,006	\$ 4,450,723	

Commitments and contingencies

Net Position

Restricted by bond resolution	-	166,784	278,536	15,321	2,481	-	-	-	463,122	142,770	
Restricted by covenant	9,140	-	546,773	-	-	-	-	-	555,913	553,622	
Restricted by law	-	-	-	-	-	-	1,009,198	94,531	1,103,729	350,124	
Unrestricted by State Appropriation-backed Debt	-	-	-	-	-	-	(325,021)	-	(325,021)	(284,232)	
Unrestricted by bond resolution	-	(303)	(287,660)	(58,439)	-	-	-	-	(346,402)	-	
Unrestricted by covenant	-	-	-	-	-	-	-	-	-	-	
Unrestricted by law	-	-	-	-	-	-	19,145	(300)	18,845	-	
Net Investment in Capital Assets	164	-	-	-	-	-	-	-	164	488	
Total net position	9,304	166,481	537,649	(43,118)	2,481	-	703,322	94,231	1,470,350	782,772	
Total liabilities, deferred inflows of resources, and net position	\$ 125,997	\$ 225,866	\$ 4,433,418	\$ 923,982	\$ 14,852	\$ 3,913	\$ 1,206,398	\$ 96,930	\$ 7,031,356	\$ 5,233,495	

*** FY23 financials were restated at year-end. FY23 quarterly totals for comparison purposes will not be restated on the FY24 statements until year end.

This information on the funds of the Agency for the nine-month period ended March 31, 2024, was prepared by the Agency, and in the opinion of the Agency, includes all accounting adjustments necessary for a fair statement of the financial position and results of operations of these funds for the nine-month period ended March 31, 2024, subject to year-end adjustments. However, this presentation excludes management's discussion and analysis, the agency-wide financial statements, and the notes to the financial statements which are required by generally accepted accounting principles. This information has not been reviewed by independent auditors and is not accompanied by any opinion from them. This information should be read in conjunction with the Agency's audited financial statements as of June 30, 2023 and for the fiscal year then ended.

**Minnesota Housing Finance Agency
Fund Financial Statements - UNAUDITED**

Statement of Revenues, Expenses and Changes in Net Position (in thousands)

	Proprietary Funds				Bond Funds			Appropriated Funds			Total for the Nine Months Ended March 31, 2023
	General Reserve	Rental Housing	Residential Housing Finance	Homeownership Finance Bonds	Multifamily Housing Bonds	HOMES SM	State Appropriated	Federal Appropriated	Total for the Nine Months Ended March 31, 2024		
Operating revenues											
Interest earned on loans	\$ -	\$ 6,805	\$ 23,159	\$ -	\$ 421	\$ -	\$ 585	\$ -	\$ 30,970	\$ 28,106	
Interest earned on investments-program mortgage-backed securities	-	-	91,338	25,958	-	-	-	-	117,296	77,818	
Interest earned on investments-other	925	1,589	16,050	1,499	77	107	42,554	3,601	66,402	25,464	
Net G/L on Sale of MBS Held for Sale/HOMES Certificates	-	-	(575)	-	-	-	-	-	(575)	1,704	
Appropriations received	-	-	-	-	-	-	910,616	201,347	1,111,963	308,445	
Administrative reimbursement	37,450	-	-	-	-	-	-	-	37,450	30,539	
Fees earned and other income	13,031	34	4,071	1,058	-	-	9,031	-	27,225	16,816	
Unrealized gains (losses) on investments	-	163	(13,776)	(6,058)	-	-	183	-	(19,488)	(101,971)	
Total operating revenues	51,406	8,591	120,267	22,457	498	107	962,969	204,948	1,371,243	386,921	
Operating expenses											
Interest	228	1,777	85,109	20,018	280	107	11,040	-	118,559	80,076	
Financing, net	-	1	10,554	-	-	-	272	-	10,827	2,316	
Loan administration and trustee fees	-	69	2,486	288	4	-	90	-	2,937	2,547	
Administrative reimbursement	-	1,123	18,263	4,852	67	-	9,373	-	33,678	29,401	
Salaries and benefits	30,083	-	-	-	-	-	-	-	30,083	25,912	
Other general operating	3,217	9	2,210	36	-	-	450	226	6,148	11,476	
Appropriations disbursed	-	-	-	-	-	-	84,498	237,953	322,451	296,358	
Reduction in carrying value of certain low interest rate deferred loans	-	(199)	8,146	-	-	-	84,661	-	92,608	50,099	
Provision for loan losses	-	(24)	1,786	-	(1)	-	1,598	-	3,359	1,943	
Total operating expenses	33,528	2,756	128,554	25,194	350	107	191,982	238,179	620,650	500,128	
Operating income (loss)	17,878	5,835	(8,287)	(2,737)	148	-	770,987	(33,231)	750,593	(113,207)	
Other changes											
Non-operating transfer of assets and program contributions between funds	(18,064)	85	17,979	-	-	-	-	-	-	-	
Non-operating expenses	-	-	-	-	-	-	-	-	-	-	
Change in net position	(186)	5,920	9,692	(2,737)	148	-	770,987	(33,231)	750,593	(113,207)	
Net Position											
Total net position, beginning of period	9,490	160,561	527,957	(40,381)	2,333	-	(67,665)	127,462	719,757	895,979	
Total net position, end of period	\$ 9,304	\$ 166,481	\$ 537,649	\$ (43,118)	\$ 2,481	\$ -	\$ 703,322	\$ 94,231	\$ 1,470,350	\$ 782,772	

*** FY23 financials were restated at year-end. FY23 quarterly totals for comparison purposes will not be restated on the FY24 statements until year end.

This information on the funds of the Agency for the nine-month period ended March 31, 2024 was prepared by the Agency, and, in the opinion of the Agency, includes all accounting adjustments necessary for a fair statement of the financial position and results of operations of those funds for the nine-month period ended March 31, 2024, subject to year-end adjustments. However, this presentation excludes management's discussion and analysis, the agency-wide financial statements, and the notes to the financial statements which are required by generally accepted accounting principles. This information has not been reviewed by independent auditors and is not accompanied by any opinion from them. This information should be read in conjunction with the Agency's audited financial statements as of June 30, 2023 and for the fiscal year then ended.

Total net position, beginning of period adjusted to GASB 68.

See accompanying notes to financial statements.

Minnesota Housing Finance Agency
Supplementary Information(Unaudited)
Statement of Assets and Liabilities
General Reserve & Bond Funds

As of March 31, 2024 (with comparative totals for
March 31, 2023)

Assets	Bond Funds						HOMES SM	General Reserve & Bond Funds			Residential Housing			General Reserve & Bond Funds			
	General Reserve	Rental Housing		Residential Housing Finance		Homeownership Finance		Multifamily Housing		Total As Of	Excluding Pool 3	Finance Pool 3		Total As Of	Total As Of	Total As Of	
				Bonds	Pool 2	Bonds		Bonds	Bonds			Bonds	Bonds				Pool 3
Cash and cash equivalents	\$ 93,962	\$ 22,892	\$ 243,958	\$ 105,472	\$ 37,135	\$ 2,081	\$ -	\$ 505,440	\$ -	\$ 369,709	\$ 2,200	\$ 507,640	\$ -	\$ 373,447			
Investments-program mortgage-backed securities	-	-	3,114,144	-	879,964	-	-	3,994,108	-	3,115,454	-	3,994,108	-	3,115,454			
Investment securities-other	12,984	18,047	2,667	51,581	3,766	-	3,902	92,947	-	106,003	8,242	101,189	-	114,610			
Loans receivable, net	-	184,069	196,290	510,326	2,947	12,715	-	903,400	-	851,312	132,825	1,036,225	-	981,410			
Interest receivable on loans and program mortgage-backed securities	-	739	13,805	1,842	2,947	47	-	19,380	-	13,605	30	19,410	-	13,639			
Interest receivable on investments	389	177	1,087	557	159	9	11	2,389	-	1,726	33	2,422	-	1,774			
Interest rate swap agreements	-	-	43,949	-	-	-	-	43,949	-	24,883	-	43,949	-	24,883			
FHA/VA insurance claims, net	-	-	122	-	-	-	-	122	-	113	-	122	-	113			
Real estate owned, net	-	-	432	127	-	-	-	559	-	1,295	-	559	-	1,284			
Capital assets, net	5,432	-	1,966	1,966	7,398	-	-	7,398	-	7,072	-	7,398	-	7,072			
Other assets	2,438	2	185	733	11	-	-	3,369	-	4,725	1	3,370	-	4,725			
Total assets	115,205	225,866	3,616,639	672,604	923,982	14,852	3,913	5,573,061	14,852	4,495,897	143,331	5,716,392	143,331	4,638,411			
Deferred Outflows of Resources																	
Deferred loss on refunding	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Deferred loss on interest rate swap agreements	-	-	844	-	-	-	-	844	-	454	-	844	-	454			
Deferred pension expense	10,792	-	-	-	-	-	-	10,792	-	12,397	-	10,792	-	12,397			
Total deferred outflows of resources	10,792	-	844	-	-	-	-	11,636	-	12,851	-	11,636	-	12,851			
Total assets and deferred outflows of resources	\$ 125,997	\$ 225,866	\$ 3,617,483	\$ 672,604	\$ 923,982	\$ 14,852	\$ 3,913	\$ 5,584,697	\$ 14,852	\$ 4,508,748	\$ 143,331	\$ 5,728,028	\$ 143,331	\$ 4,651,262			
Liabilities																	
Bonds payable, net	\$ -	\$ 69,955	\$ 3,591,294	\$ 130,226	\$ 965,493	\$ 12,340	\$ 4,378	\$ 4,773,686	\$ 12,340	\$ 3,683,830	\$ -	\$ 4,773,686	\$ -	\$ 3,683,830			
Interest payable	-	402	34,176	324	2,167	31	11	37,111	-	21,663	-	37,111	-	21,663			
Interest rate swap agreements	-	-	844	-	-	-	-	844	-	454	-	844	-	454			
Net pension liability	13,428	-	-	-	-	-	-	13,428	-	2,423	-	13,428	-	2,423			
Accounts payable and other liabilities	6,050	6,787	918	64,819	46	-	-	78,620	-	100,495	1	78,621	-	100,497			
Interfund payable (receivable)	6,644	(17,759)	(57,614)	84,022	(5,074)	-	-	(4,242)	-	(3,886)	(14,105)	(3,886)	-	(4,200)			
Funds held for others	80,669	-	-	-	-	-	(476)	80,193	-	75,895	-	80,193	-	75,895			
Lease Liability	5,268	-	-	-	-	-	-	5,268	-	6,584	-	5,268	-	6,584			
Subscription Liability	-	-	1,980	-	-	-	-	1,980	-	-	-	1,980	-	-			
Total liabilities	112,069	59,385	3,569,618	281,371	962,632	12,371	3,913	5,001,349	12,371	3,887,102	(14,104)	4,987,245	(14,104)	3,887,146			
Deferred Inflows of Resources																	
Deferred gain on interest rate swap agreements	-	-	43,949	-	-	-	-	43,949	-	24,883	-	43,949	-	24,883			
Deferred revenue-service release fee	-	-	13,040	1,895	4,468	-	-	19,400	-	19,540	-	19,403	-	19,540			
Deferred pension credit	4,634	-	-	-	-	-	-	4,634	-	22,813	-	4,634	-	22,813			
Total deferred inflows of resources	4,634	-	56,989	1,895	4,468	-	-	67,986	-	67,236	-	67,986	-	67,236			
Total liabilities and deferred inflows of resources	\$ 116,693	\$ 59,385	\$ 3,626,607	\$ 283,266	\$ 967,100	\$ 12,371	\$ 3,913	\$ 5,069,335	\$ 12,371	\$ 3,954,338	\$ (14,104)	\$ 5,055,231	\$ (14,104)	\$ 3,954,382			
Commitments and contingencies																	
Net Position																	
Restricted by bond resolution	-	166,784	278,536	389,338	15,321	2,481	-	463,122	2,481	142,770	-	463,122	-	142,770			
Restricted by covenant	9,140	-	-	-	-	-	-	398,478	-	411,152	157,435	555,913	-	553,622			
Restricted by law	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Unrestricted by State Appropriation-backed Debt	-	(303)	(287,660)	-	(58,439)	-	-	(346,402)	-	-	-	(346,402)	-	-			
Unrestricted by bond resolution	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Unrestricted by covenant	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Unrestricted by law	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Net Investment in Capital Assets	164	-	-	-	-	-	-	164	-	488	-	164	-	488			
Total net position	9,304	166,481	(9,124)	389,338	(43,118)	2,481	-	515,362	2,481	554,410	157,435	672,797	157,435	696,880			
Total liabilities, deferred inflows, and net position	\$ 125,997	\$ 225,866	\$ 3,617,483	\$ 672,604	\$ 923,982	\$ 14,852	\$ 3,913	\$ 5,584,697	\$ 14,852	\$ 4,508,748	\$ 143,331	\$ 5,728,028	\$ 143,331	\$ 4,651,262			

This information on the funds of the Agency for the nine-month period ended March 31, 2024 was prepared by the Agency, and, in the opinion of the Agency, includes all accounting adjustments necessary for a fair statement of the financial position and results of operations of those funds for the nine-month period ended March 31, 2024, subject to year-end adjustments. However, this presentation excludes management's discussion and analysis, the agency-wide financial statements, and the notes to the financial statements which are required by generally accepted accounting principles. This information has not been reviewed by independent auditors and is not accompanied by any opinion from them. This information should be read in conjunction with the Agency's audited financial statements as of June 30, 2023 and for the fiscal year then ended.

See accompanying notes to financial statements.

**Minnesota Housing Finance Agency
Supplementary Information (Unaudited)
Statement of Revenues, Expenses and Changes in Net Position (in thousands)
General Reserve & Bond Funds**

Nine Months Ended March 31, 2024 (with comparative totals for the nine months ended March 31, 2023)

	General Reserve		Bond Funds			Multifamily Housing		HOMES SM	General Reserve & Excluding Pool 3		Residential Housing Finance Pool 3		General Reserve & Bond Funds		
	March 31, 2024	March 31, 2023	Rental Housing	Bonds	Homeownership Finance	Bonds	Bonds		Pool 2	Pool 1	Pool 3	Pool 3	March 31, 2024	March 31, 2023	March 31, 2024
Operating revenues															
Interest earned on loans	\$ -	\$ -	6,805	\$ 6,802	\$ 16,220	\$ -	\$ 421	\$ -	\$ -	\$ 30,248	\$ 137	\$ 27,245	\$ -	\$ 30,385	\$ 27,525
Interest earned on investments-program mortgage-backed securities	-	-	-	91,338	-	25,958	-	-	-	117,296	-	77,818	-	117,296	77,818
Interest earned on investments-other	925	-	1,589	10,427	5,014	1,499	77	107	-	19,638	609	14,847	-	20,247	15,140
Net G/L on Sale of MBS Held for Sale/HOMES Certificate	-	-	-	-	(575)	-	-	-	-	(575)	-	1,704	-	(575)	1,704
Appropriations received	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative reimbursement	37,450	-	-	-	-	-	-	-	-	37,450	-	30,539	-	37,450	30,539
Fees earned and other income	13,031	34	34	2,438	1,619	1,058	-	-	-	18,180	14	16,584	14	18,194	16,624
Unrealized gains (losses) on Investments	-	163	163	(14,538)	772	(6,058)	-	-	-	(19,661)	(10)	(101,926)	(10)	(19,671)	(101,971)
Total operating revenues	51,406	8,591	8,591	96,467	23,050	22,457	498	107	202,576	66,811	750	66,811	203,326	67,379	
Operating expenses															
Interest	228	1,777	1,777	79,353	5,756	20,018	280	107	107,519	70,366	-	70,366	107,519	70,366	
Financing, net	-	1	1	10,087	467	-	-	-	10,555	1,566	-	1,566	10,555	1,566	
Loan administration and trustee fees	-	69	69	1,337	1,139	288	4	-	2,837	2,438	10	2,438	2,847	2,463	
Administrative reimbursement	-	1,123	1,123	14,223	2,735	4,852	67	-	23,000	19,122	1,305	19,122	24,305	20,320	
Salaries and benefits	30,083	-	-	-	-	-	-	-	30,083	25,912	-	25,912	30,083	25,912	
Other general operating	3,217	9	9	95	910	36	-	-	4,267	8,794	1,205	8,794	5,472	10,010	
Appropriations disbursed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Reduction in carrying value of certain low interest rate deferred loans	-	(199)	(199)	38	(225)	-	-	-	(386)	(186)	8,333	(186)	7,947	(2,160)	
Provision for loan losses	-	(24)	(24)	539	1,021	-	(1)	-	1,535	539	226	539	1,761	1,604	
Total operating expenses	33,528	2,756	2,756	105,672	11,803	25,194	350	107	179,410	128,551	11,079	128,551	190,489	130,081	
Operating income (loss)	17,878	5,835	5,835	(9,205)	11,247	(2,737)	148	-	23,166	(61,740)	(10,329)	(61,740)	12,837	(62,702)	
Other changes															
Non-operating transfer of assets and program contributions between funds	(18,064)	85	85	22,165	(4,186)	-	-	-	-	(3,715)	-	(3,715)	-	-	849
Non-operating expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Change in net position	(186)	5,920	5,920	12,960	7,061	(2,737)	148	-	23,166	(65,455)	(10,329)	(65,455)	12,837	(61,853)	
Net Position															
Total net position, beginning of period	9,490	160,561	160,561	(22,084)	382,277	(40,381)	2,333	-	492,196	619,865	167,764	619,865	659,960	758,733	
Total net position, end of period	\$ 9,304	\$ 166,481	\$ 166,481	\$ (9,124)	\$ 389,338	\$ (43,118)	\$ 2,481	\$ -	\$ 515,362	\$ 554,410	\$ 157,435	\$ 554,410	\$ 672,797	\$ 696,880	

This information on the funds of the Agency for the nine-month period ended March 31, 2024, was prepared by the Agency, and, in the opinion of the Agency, includes all accounting adjustments necessary for a fair statement of the financial position and results of operations of those funds for the nine-month period ended March 31, 2024, subject to year-end adjustments. However, this presentation excludes management's discussion and analysis, the agency-wide financial statements, and the notes to the financial statements which are required by generally accepted accounting principles. This information has not been reviewed by independent auditors and is not accompanied by any opinion from them. This information should be read in conjunction with the Agency's audited financial statements as of June 30, 2023 and for the fiscal year then ended.



Item: Board Risk Assessment for 2023 and 2024

Discussion Item: 8.C

Date: 06/27/2024

Staff Contacts: Mike Thone, 651.296.9813, mike.thone@state.mn.us
Rachel Robinson, 651.296.0749, rachel.robinson@state.mn.us

Request Type: No Action, Discussion

Request Summary

As part of the Minnesota Housing's Risk Management and Internal Control Framework, the Board Risk Assessment is provided to the board for discussion.

Fiscal Impact

None.

Agency Priorities

- | | |
|--|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Background
- Board Risk Assessment Executive Summary

Background

On March 28, 2024, the board approved the Agency's Risk Management and Internal Control Framework (Framework), which adopts the "Standards for Internal Control in the Federal Government" (also known as the "Green Book") as the Agency's criteria to design, implement and operate an effective risk management and internal control system.

As outlined in the Framework, Agency risk is assessed through a number of methods. Minnesota Management and Budget (MMB) has created a set of internal control tools, which Minnesota Housing employs. However, the MMB tools are not specific to housing finance and do not include the business and external risks to the Agency.

The "Board Risk Assessment" is an internal self-assessment of business and external risks. The purpose of the assessment is to focus on the critical risks confronting the Agency that could negatively impact the Agency's ability to achieve the goals identified in the Minnesota Housing 2024-2027 Strategic Plan and 2024-2025 Affordable Housing Plan. The Board Risk Assessment assists the Commissioner and Risk Management Committee in communicating risk-related issues to the board.

In the past, the Board Risk Assessment was prepared using an external vendor, with the last report presented to the board at the February 27, 2020 meeting. As discussed previously with the board, the new process eliminates the cost of an external vendor and instead relies on the expertise of Agency leadership serving on the Risk Management Committee.



Board Risk Assessment 2023 and 2024: Executive Summary

Background and Overview

Background

The following report is an executive summary of the internal self-assessment of business and external risks known as the Board Risk Assessment.

The purpose of the assessment is to focus on the critical risks confronting the Agency which could negatively impact the Agency's ability to achieve the goals identified in the Minnesota Housing 2024-2027 Strategic Plan and 2024-2025 Affordable Housing Plan. The Board Risk Assessment assists the Commissioner and Risk Management Committee in communicating risk-related issues to the board.

Board Risk Assessment Project Scope and Timing

Beginning fall of 2023, the Agency Risk Management Committee (RMC) began the Board Risk Assessment project to identify and evaluate the risks determined most critical to the Agency's mission and objectives. The RMC identified seven risk categories critical to the Agency mission, which is assigned to applicable RMC subject matter experts (SMEs):

- Planning / Execution – Deputy Commissioner
- Legislative – Assistant Commissioner for Policy
- Financial markets, including access to capital and interest rates – Chief Financial Officer
- Human resources / operational capacity – Director of Human Resources
- Information technology, including cybersecurity – Chief Information Officer
- Counterparties – Assistant Commissioners for the Single Family, Multifamily and Housing Stability Divisions
- Regulatory Compliance – Deputy Commissioner

The SMEs consider the following five questions:

1. In your assigned risk category, what could go wrong?
2. If the risk in question materialized (something goes wrong), what would the impact be to the Agency and achievement of its mission and objectives?
3. How is the Agency currently monitoring the risk?
4. What is the Agency currently doing to mitigate the risk, or doing to address the weaknesses in the area?

5. Are there any additional monitoring or mitigation actions the Agency should be taking to reduce the chances of the risk materializing and/or minimizing the negative impact if the risk does materialize?

The SMEs presented their assessment findings and recommendations at RMC meetings between September and December 2023. The Deputy Commissioner and Chief Risk Officer prepared the initial summary report for RMC review and approval by the Agency board.

Summary of Board Risk Assessment Project Results

Change is a key driver of risk. Over the past four years, the Agency, and the business and legislative environment the Agency operates in, has experienced significant changes, which include:

- A worldwide pandemic
- Changing economic and financial markets including inflationary cost pressures, interest rate increases and labor market shortages
- Transition to a hybrid, mostly teleworking, workforce
- Increased staffing, including at the Servant Leadership Team and managerial levels
- Agency restructuring, including adding new divisions and work groups
- Significant increases in state and federal funding
- State and federal legislation changes
- New affordable housing programs, some requiring activities the Agency had never done before (e.g., federal pandemic programs to provide direct assistance to the public)
- Threats of a federal government shutdown

The risk assessment results indicate that management is aware of the increased risk profile of the Agency, and that they are prudently managing and mitigating the risks using efficient and effective internal controls and other mitigation strategies.

Following are the individual risk assessment summaries of each of the seven critical risk categories facing the Agency.

Human Resources and Capacity Risk

Management should demonstrate a commitment to recruit, develop and retain competent individuals to achieve its mission and objectives. Strengthening the Agency's financial and organizational capacity is a priority of the Agency's Strategic Plan. These efforts focus on attracting and retaining a skilled, committed and diverse staff.

The critical human resources and organizational capacity risks to be managed and mitigated include, but are not limited to:

- Change management related to key leadership position transitions, and the expansion and addition of new teams and divisions.
- Changing demographics of the workforce as the Agency expects a higher rate of retirements in coming years.
- A tight labor market overall that limits the pool of qualified and available talent, particularly for public-sector positions with salaries below the comparable private-sector market.
- Overall capacity challenges as workloads grow.

Below are some of the key monitoring and mitigation strategies employed to address the identified risks. The Agency:

- Monitors these risks via regular review of attrition data and exit survey feedback.
- Has developed a hiring plan for staff growth that reflects the needs identified by all Servant Leadership Team members and that is sustainable within the Agency's budget in the short term.
- Is offering hiring incentives and referral incentives for hard-to-fill positions.
- Offers a broad range of options and benefits that support work-life balance, professional growth and personal development.
- Is completing a job classification project to update the Housing series classifications to reflect the complexity of the work and to work with Minnesota Management and Budget on more competitive salaries.

Planning and Execution Risk

Minnesota Housing is experiencing significant, one-time growth attributable to the legislative outcomes in 2023: over \$1.3 billion for Minnesota Housing programs and legislatively-named grants. This represents a ten-fold increase in the Agency's appropriated resources that staff have been referring to as "Go Big" for planning purposes. Planning activities are essential for setting clear direction, achieving outcomes and achieving long-term success. Currently, the Deputy Commissioner is leading the planning for Go Big with all Servant Leadership Team members responsible for execution within their respective teams and divisions. Incomplete or insufficient planning for Go Big could result in failure to achieve the Agency's "Go Big" mission objectives.

The most critical areas of planning include:

- Tactical planning: allocation of resources and responsibilities, short and medium-term milestones and deadlines, and budgets.
- Operational planning: creating sufficient organizational infrastructure to support new programs and initiatives long-term, including most importantly staffing, policies, procedures and budgets.
- Human resource planning: recruiting, hiring and training as well as successful onboarding and training.
- Communication and stakeholder engagement: Engagement with internal and external stakeholders including employees, grantees, policymakers and people with lived experience while maintaining transparency of process.
- Monitoring and evaluation: Regularly assessing performance on goals and adjusting as necessary, pursuing continuous improvement.

The structured planning efforts underway at Minnesota Housing emphasize enough staffing for each program and budgeting reflects the true cost of operating at the necessary scale. Below, are some of the key monitoring and mitigation strategies employed to address the identified planning and execution-related risks. The Agency:

- Has developed a hiring prioritization process for the Servant Leadership Team to effectively manage the creation, posting and hiring of new positions.
- Has developed a communication and external engagement plan that included engagement sessions with interested stakeholders to outline progress on existing programs, new programs and new initiatives.
- Has created and implemented a Grants and Programs Committee, an internal committee that is a centralized place to review program design, program guides and selections prior to board meetings as well as review pre-award risk assessments, evaluations and any action plans as needed.

Legislative and Policy Risk

State and federal resources are critical to meeting the housing needs of people and communities across the state and accomplishing the Agency's priorities, including but not limited to the goals and activities identified in the Strategic Plan and Affordable Housing Plan.

The critical legislative risks to be managed and mitigated include, but are not limited to:

- Election and leadership changes: While this is a risk the Agency has no control over, the Agency proactively plans to address this risk.
- State or federal government shutdowns: This is a risk the Agency has no control over but increasingly has had to plan for over the last decade with divided government.
- Budget reductions and/or eliminations: This would result in the Agency having fewer financial resources to achieve the objectives outlined in the Strategic, and Affordable Housing, Plans. Fewer resources would result in serving fewer households, especially those at lower incomes, and likely result in less progress made on closing racial disparities in housing.
- Statutory and policy changes: Changes to statutes or legislative policies could negatively impact the Agency's ability to serve households or could result in increased costs and/or operational complexities for the Agency to manage.

Below are some of the key monitoring and mitigation strategies employed to address the identified legislative risks. The Agency:

- Maintains and creates new relationships with people and organizations involved with policy work at the state and federal level. It is through these relationships and connections that the Agency monitors state and federal legislative activities and pursues significant resources to address statewide housing needs.
- Meets regularly and ad hoc with the state's key stakeholder groups to understand and provide technical assistance on their advocacy efforts for housing-related programs and resources.
- Works with staff throughout the Agency to highlight and elevate the accomplishments of state and federal funding, as well as to get answers to issues and questions raised during legislative processes.

Financial Markets Risk, including Access to Capital and Interest Rates

Many risks in financial markets are inherent to the Agency's business, but access to capital and interest rate volatility could have the greatest impact. Two distinct categories of risk are: 1) things within the Agency's control, such as organizational structure and staffing, strategic planning for financing Agency operations and lending; and 2) things the Agency cannot control, such as the economic, political and geopolitical environments in which it operates.

The critical financial markets and interest rate risks the Agency manages and mitigates include, but are not limited to:

- **Access to Capital:** The Agency needs access to capital via financial markets to finance its mortgage lending, conduct loan origination business and generate the interest rate spread needed to accomplish the Agency's mission.
- **Credit Rating:** The Agency's credit ratings directly impact the Agency's interest cost for its primary sources of funds. The Agency would incur higher interest rates as a direct result of a lowering of Agency's credit ratings, which in turn would reduce the interest rate spread that funds affordable housing programs and Agency operations.
- **Interest Rate Volatility:** Because the Agency borrows funds to finance mortgages and other housing-related financial products, changes in interest rates can affect borrowing costs, investment income, and the value of its assets and liabilities. If interest rates rise, the Agency may face higher borrowing costs, reduced demand for its products, and decreased revenue. Conversely, if interest rates fall, the Agency may experience decreased investment income and potentially impact demand for our products. Actions by the Federal Reserve over the past couple of years to moderate recessionary and inflationary pressures on the economy have directly impacted the Agency's financial operations as well as the willingness and ability of state residents to borrow and purchase homes.

The Agency relies on its Finance team, comprised of internal staff and management as well as external market experts. The Agency's external market experts includes its financial advisor, investment banking team, bond counsel and rating agencies to manage its capital market and interest rate risks. These consultants and vendors are highly experienced in housing finance agency (HFA) operations and municipal securities transactions nationwide. They continuously monitor economic, social, political and geopolitical impacts to the market. Internal staff assess the nature, direction and stability of markets and interest rate movements by monitoring HFA activities throughout the country, staying abreast of global news, and reviewing research and analysis provided by Agency partners. Below are some of the key monitoring and mitigation strategies employed to address the identified financial risks. The Agency:

- Has established, through the board, a Debt and Balance Sheet policy and an Investment and Cash Management policy. Together, these policies outline the board's financial management strategies, practices and reporting requirements.
- Conducts monthly board meetings where updates on financial position and performance and compliance with board policies is reviewed.
- Has an effective financial system in place to record financial transactions and produce reports for the Finance team to use for financial review, monitoring and decision making.

- Reviews Agency costs of capital and relationship to our lending rates on a near daily basis.
- Uses industry best practice risk mitigation tools and strategies such as hedging, interest rate swap agreements, portfolio diversification, and maintaining cash reserves and liquidity to mitigate interest rate volatility risk.
- Conducts bi-weekly Finance team calls and holds an annual Finance team conference to facilitate review and adjustment of financial strategies, information sharing, industry analysis and discussion, and promotion of education and learning.
- Contracts with rating agencies, Moody's and Standard and Poor's (S&P), for additional external review and evaluation of the Agency's financial management strategies and execution including financial position, loan performance, risk profile and operations.

Information Technology Risk, including Cybersecurity

Minnesota Housing operates in a complex information technology (IT) environment and faces a wide variety of IT and cybersecurity risks. The critical information technology and cybersecurity risks to be managed and mitigated include, but are not limited to:

- Data breaches and unauthorized access to sensitive data
- Sophisticated ransomware and malware attacks
- Vulnerabilities inherent in constantly changing internet, hardware and software tools
- Telework and remote work security
- Human errors and social engineering

These risks present a range of potential impacts, including damage to the Agency's reputation, financial credit worthiness, interruption of services to the Agency and the people it serves, as well as financial loss from regulatory fines, ransom payments, and expenses related to investigating, mitigating, and resolving specific cybersecurity events.

Below are some of the key monitoring and mitigation strategies employed to address the identified IT and cybersecurity risks. The Agency:

- Employs a dedicated infrastructure and security team that stays up-to-date with cybersecurity and information technology trends.
- Continuously monitors internal systems and logs for signs of breach, infection and failure. Partners with the MN.IT agency, which monitors and reports on authentication and network logging.
- Implemented a multi-layered approach to cybersecurity that matches the shift to a remote workforce and emerging technologies.
- Maintains a backup data center that can be activated in case of catastrophic infrastructure failure in the main data center.
- Implemented clear security protocols and conducts regular employee training on cyber security awareness.
- Developed a robust plan for the gradual modernization of legacy systems, including patching critical vulnerabilities and decommissioning unsupported systems.
- Contracts for an annual IT internal controls and infrastructure review (done in conjunction with the annual financial and compliance audits).

Counterparty Risk

Counterparties are critical to the Agency accomplishing its vision, mission and the specific goals and programs outlined in both the Agency's Strategic Plan and Affordable Housing Plan.

Counterparty risk refers to the risk the Agency faces when engaging with external partners in its transactions. As a housing finance agency, Minnesota Housing participates in complex financial activities, such as borrowing funds, issuing bonds and making loans and grants. To achieve its mission, the Agency partners and interacts with a wide variety of counterparties across its divisions.

The primary concern with counterparty risk is the potential for counterparties to default on their financial obligations or fail to perform the duties and services required in the contract. If these risks materialize, the Agency could incur financial losses and disruption to operations. Fraud and misuse of funds is an overarching risk in all counterparty relationships. The Agency's three loan and grant production divisions manage and oversee those counterparties most critical to implementing the Agency's Strategic and Affordable Housing Plans.

- A) Single Family Division: This division manages the Homeownership and Home Improvement loan programs. These programs are the largest source of revenue and earnings producers for the Agency. The division relies on a master servicer for its Homeownership Program and its whole loan portfolio, a subordinate mortgage servicer and a network of more than 100 participating lenders to originate loans for these critical programs.
- B) Multifamily Division: This division primarily offers three types of loan products to construct and preserve affordable rental housing: permanent amortizing loans, construction loans and deferred loans. The counterparties for these loans include for-profit, nonprofit and government borrowers to construct and preserve affordable rental housing.
- C) Housing Stability Division: This division administers the housing assistance and other programs that stabilize households through direct assistance. These programs have received significant funding increases over the past couple of years. Program delivery for housing stability programs relies on counterparties that are local governments, Tribal Nations and non-profits.

Maintaining effective internal controls to manage counterparty risk is a core strategy of the Agency. To support the "Go Big" initiative and effectively oversee the extraordinary influx of new funding received, the Agency continues to add staff and implement new policies, procedures and practices to enhance its capacity for managing and mitigating the impact of counterparty risk and for safeguarding the Agency's financial stability and operational flexibility. Below are some of the key counterparty risk mitigation practices:

- Due Diligence: The Agency conducts thorough assessments of counterparties' creditworthiness, financial stability, operational capabilities and past performance, as applicable, before contract execution.
- Diversification: The Agency spreads exposure across multiple counterparties to reduce reliance on any single entity and minimize concentration risk.

- **Contractual Protections:** The Legal team works with program staff in each division to incorporate risk mitigation clauses, such as collateral requirements, termination rights and default provisions, into contracts to mitigate potential losses from counterparty contract default or failure comply with program guidelines.
- **Monitoring:** Policies and procedures are established to ensure grantee counterparties are appropriately monitored in accordance with all applicable state, federal and other guidelines.
- **Reporting Channels:** The Agency has established communication channels for its staff, partners, contractors, vendors and general public to report concerns of fraud or misuse of funds. Counterparty contracts and program guides outline these reporting channels and provides guidance for when such reports should be made. The Agency has dedicated staff and processes for addressing all reports of wrongdoing received.
- **Relationship Management:** On-going relationship management with counterparties is a key mitigation strategy each division employs for monitoring program compliance and contractual performance.

Regulatory Compliance Risk

Minnesota Housing is responsible for complying with a myriad of state and federal laws and regulations relating to a wide variety of Agency programs. Each program funding source (new and existing) involves compliance requirements, many of which are increasingly complex and specific. As a state enterprise agency, Minnesota Housing is also subject to a broad set of statewide executive orders, rules, policies and other regulations. Compliance requirements impact every division and team at Minnesota Housing. Any noncompliance could result in significant consequences for the Agency as discussed below.

The critical regulatory compliance risks to be managed and mitigated include, but are not limited to:

- Audit findings that require immediate response up to and including repayment of funds.
- Municipal bond-related regulations such as actions and rules from the Securities and Exchange Commission, Municipal Securities Rulemaking Board and Internal Revenue Service.
- Downgrade to Agency credit rating(s).
- Reputational damage resulting from public criticism, negative press or legislative review.
- Increased auditor scrutiny and audit engagements.
- Additional operational expenditures from resolving compliance violations and developing corrective action plans to address internal control gaps.

To address the increasingly complex array of compliance activities at Minnesota Housing, the Agency has recently made key additions and changes in staff composition. Below are some of the key monitoring and mitigation strategies employed to address the identified compliance risks. The Agency:

- Created an Operations Department, a centralized division covering Agencywide administration, including Agencywide consistency in compliance with state statutes and regulations.
- Established a Contracting and Procurement team within the Operations Department, with responsibility to ensure compliant contracting and compliance with statewide grant-making and statutes and regulations.
- Added a position in the Finance team to assist with federal program audit and compliance, including audit preparedness.
- Maintains a Federal Affairs team that monitors and addresses federal program compliance matters. The team recently added staff to increase its oversight capacity.
- Reassigned the credit risk function to the Financial Services team. This change adds capacity for Agencywide credit analysis in supporting program teams, including support for grant-making compliance activities.
- Is in process of hiring additional staff for the Agency risk management function to increase capacity for risk management activities, including compliance policy and process consultation.
- Added staff to the Legal team, including hiring a Deputy General Counsel, to increase Agencywide capacity for compliance oversight in the areas of data practices, records management, contracting, grants management, litigation and other Agencywide teams.
- Employs in-house Finance Legal Counsel to ensure compliance with regulations related to bonds, investment activities and disclosures.

- Added grants management positions to increase grants monitoring and compliance capacity and will also add a community reviewer position to meet the same goal.
- Contracts with an external audit firm to conduct the Agency's annual Single Audit. This audit includes compliance testing and review of the Agency's compliance-related internal controls over federal programs. The audit is completed in conjunction with the annual financial audit.



Item: Post Sale Report, Residential Housing Finance Bonds, Series 2024 FGHI

Information Item: 9.A
Date: 06/27/2024
Staff Contacts: Michael Solomon, 651.297.4009, michael.solomon@state.mn.us
Paula Rindels, 651.296.2293, paula.rindels@state.mn.us
Request Type: No Action, Information

Request Summary

The Agency priced \$125,000,000 of its Series 2024 FGHI Residential Housing Finance Bonds on April 9, 2024. Series FG were issued as tax-exempt and fixed rate bonds. Series HI were issued as taxable bonds, and Series I of this issue is variable rate. All series closed May 1, 2024. In accordance with the Debt and Balance Sheet Management Policy the attached detailed post-sale report is provided by the Agency's financial advisor, CSG Advisors.

Fiscal Impact

None.

Agency Priorities

- | | |
|---|--|
| <input type="checkbox"/> Improve the Housing System | <input checked="" type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Post-Sale Report

\$125,000,000
Minnesota Housing Finance Agency
Residential Housing Finance Bonds
2024 Series F (AMT)
2024 Series G (Non-AMT)
2024 Series H (Taxable)
2024 Series I (Variable-Rate, Taxable)

POST-SALE ANALYSIS

KEY RESULTS FOR MINNESOTA HOUSING

Purpose. 2024 Series FGHI accomplished the following major objectives:

1. Enabled Minnesota Housing to profitably finance Start Up first mortgages on the balance sheet and earn net annual income over future years.
2. Used taxable debt for 70% of the issue, together with 2021 carryforward volume cap and recycled cap from loan prepayments, so that the Agency used less than \$30 million of new volume cap.
3. Achieved an expected spread of 1.35% on the bond issue, together with a hedge gain, outside of bond yield, of \$1.108 million.

Key Measurable Objectives and Accomplishments. This issue was very successful despite a volatile market environment.

<i>Objective</i>	<i>Result</i>
Finance new production on balance sheet	\$119 million of new Start Up first-mortgage loans in MBS securities and \$6 million of 0% deferred payment loan second mortgages
Leverage private activity bond volume cap by efficiently incorporating taxable debt	Included \$87 million of taxable bonds (Series H & I)
Maximize spread on the overall transaction	Achieved a direct spread of 1.35% on the bond issue. In addition, MHFA received a cash hedge gain of \$1.108 million.
Minimize use of and/or create zero participations (interest subsidies under IRS rules), and preserve them for future issues	Neither created nor used zero participations. The Agency has approximately \$24 million of zeros available to help achieve full spread on future issues.
Achieve cost-effective bond yield	Overall projected bond yield of 5.26%
Create future income streams that will support Pool 3	Increased indenture's expected net present value by approximately \$5.4 million at 150% PSA prepayment speed, after accounting for net service release premiums and the hedge gain
Maintain high bond ratings	RHFB bonds are rated Aa1/AA+

TIMING AND STRUCTURE

Timing. The bonds were priced on Tuesday, April 9th.

Sizing. The issue was sized to fund pipeline lending.

Major Design Decisions

- 1. Efficiently leverage volume cap.** To help preserve volume cap at a time when loan prepayments (and thus the ability to recycle past volume cap) have decreased significantly, the Agency structured 70% of the issue (\$87 million) as taxable debt. The Agency also utilized \$11.13 million of recycled cap from loan prepayments so only \$29.68 million of new volume cap was needed (including PAC premium) from the 2024 Minnesota City Participation Program.
- 2. Finance deferred payment loans.** To help fund deferred payment loans from resources outside Pool 3, the issue included \$6 million of such loans. Because they have a 0% interest rate and are deferred until sale or refinancing, these loans reduced the net spread and net income earned by the indenture on this issue.
- 3. Issue variable-rate debt.** In order to finance Start Up and 0% deferred payment loans at or above full spread with so much taxable debt and so little volume cap, the Agency issued \$25 million of taxable bonds (one-fifth of the entire issue) as variable-rate demand bonds (Series I). For RHFB as a whole, the total amount of variable-rate debt remains about 19%, well below the 30% of total indenture bonds outstanding often used as a benchmark for comparisons among HFAs and presentations to rating agencies.
- 4. Appropriately hedge the variable-rate debt.** For the \$25 million of variable-rate Series I bonds, the Agency entered into an interest rate swap with Bank of America (Aa2/A+) at a rate of 4.991%. Minnesota Housing can terminate the entire swap at no cost to the Agency starting on January 1, 2031.
- 5. Time and size the issue to address volatile interest rates.** To deal with fluctuations in the bond and mortgage markets, Minnesota Housing has been (a) actively adjusting interest rates for new loan reservations to help keep pace with the market and (b) issuing bonds frequently and quickly, in relationship to the amount of loans reserved, to help reduce interest rate risk.

Bond Structure

- 1. Series F.** The \$11.125 million of tax-exempt fixed-rate bonds in Series F (which were subject to AMT) included \$7.475 million of serial maturities due between 2025 and 2035 and \$3.65 million of term bonds due in 2039.
- 2. Series G.** All \$26.78 million of tax-exempt bonds in Series G (which were non-AMT) were planned amortization class (PAC) bonds due in 2054.
- 3. Series H.** The \$62.095 million of taxable fixed-rate bonds included \$17.235 million of serial maturities due between 2025 and 2035 and \$44.86 million of term bonds due in 2039, 2044, and 2050.
- 4. Series I.** The \$25 million of taxable variable-rate demand bonds are covered by an initial 4-year standby bond purchase agreement from State Street Bank and Trust Company, assuring investors they can tender their bonds with reasonable notice if desired. The cost of the liquidity facility to the Agency is 23 basis points per year.

SOCIAL BONDS

Minnesota Housing continued its practice since 2021 of designating its RHFB bonds as meeting an important social purpose. This confirms to investors that the bonds meet specific environmental, social, and governance standards. Single-family housing bonds generally meet the social purpose standards because of the level of affordability in serving low- and moderate-income households. Like many housing finance agencies, Minnesota Housing contracts with an independent party to evaluate and confirm that the bonds specifically meet the criteria for social bonds. Kestrel Verifiers, widely recognized across the industry, provided this certification based on detailed information from Minnesota Housing on the income mix of borrowers.

BOND SALE RESULTS

- 1. Market Environment.** The market has been volatile over the past several months as investors speculate about future Federal Reserve actions to curb inflation. The rate on the 10-year Treasury was 4.53% when series 2023UV priced in November 2023. It then declined throughout November and December to below 3.80%, only to rebound to 4.14% when 2024ABC priced in January. It was 4.36% when 2024FGHI was priced on April 9th. After pricing, rates rose to as high as 4.70% in response to stronger-than-expected economic data and higher-than-expected annualized inflation data, both of which have tempered investors' expectations for aggressive Fed rate cuts in 2024.
- 2. Tax-Exempt Serial and Term Bonds (AMT), 2024 Series F.** Institutional interest in the \$11.125 million of Series F bonds was adequate and varied by maturity. Of the 22 serial maturities, 15 were fully subscribed. The spreads on 4 such maturities were reduced by 2.5 to 5 basis points due to oversubscription of 2x to 3.5x. Underwriters purchased the less than \$1.8 million of unsold balances on the 7 undersubscribed serial maturities. The \$3.65 million 2039 maturity was 3.4x oversubscribed, leading to a 5-basis point reduction in spread.
- 3. Tax-Exempt PAC Bonds (Non-AMT), 2024 Series G.** Institutional interest in the \$26.78 million of Series G bonds was very strong, with 6 orders totaling \$141.9 million. With 5.3x oversubscription, the spread was reduced by 5 basis points.
- 4. Taxable Serial and Term Bonds, 2024 Series H.** Institutional interest in the \$62.095 million of Series H bonds was strong. All serial maturities were fully subscribed, and most were 5x to 9x oversubscribed, which lead to spread reductions of 2 to 9 basis points. The 2039 term bonds were 4.1x oversubscribed and reduced in yield by 3 basis points. The 2044 term bonds were undersubscribed and increased in yield by 10 basis points, with underwriters still purchasing an \$8 million unsold balance.
- 5. Comparable Transactions**

Tax-Exempt Serial and Term Bonds (AMT), 2024 Series F. The most comparable tax-exempt, AMT offering was from SONYMA on February 21, 2024. Minnesota's spreads to MMD were 1 to 26 basis points tighter than SONYMA's on comparable maturities.

Tax-Exempt PAC Bonds (Non-AMT), 2024 Series G. The most comparable tax-exempt, Non-AMT offerings were Delaware (priced 4/8), New Hampshire (priced 4/2), and South Dakota (priced 3/26). Minnesota's 137-bp spread to 5-year MMD was 4 to 9 basis points tighter than all three comparable issues: South Dakota (141 bps to 5-year Treasury), Delaware (145 bps to 5.6-year Treasury), and New Hampshire (146 bps to 5-year Treasury).

Taxable Serial and Term Bonds, 2024 Series H. The most comparable taxable offerings were New Hampshire (priced 4/2), South Dakota (priced 3/26), and Colorado (priced 3/19). Spreads to Treasuries for Minnesota's serial maturities were equal to or tighter than the equivalent serials for the comparable issues (with the exception of Minnesota's July 2033 maturity, which priced 1 basis point wider than Colorado's). The spread to Treasuries for Minnesota's 2039 term maturity was 2 basis points tighter than New Hampshire and 2 basis points wider than South Dakota and Colorado (both rated 'AAA'). The spreads on Minnesota's 2044 and 2050 maturities were 3 to 10 basis points wider than the comparable, AAA-rated, New Hampshire maturities (2044 and 2049).

UNDERWRITING

Underwriters. RBC was senior manager. Morgan Stanley, Piper Sandler, and Wells Fargo served as regular co-managers, while Northland Securities was included as a co-manager based on its sales performance on the 2024DE issue. Selling group members included AmeriVet Securities, Blaylock Van, BofA, Huntington Securities, J.P. Morgan, Mesirow Financial, Raymond James, and TD Securities.

Sales by Underwriter. Of the \$158.32 million of institutional orders for the \$37.9 million of tax-exempt bonds (Series F & G), RBC brought in \$158.02 million, and Northland brought in \$300k. The largest amount of retail orders came from selling group member J.P. Morgan (\$2.145 million) followed by \$1.78 million from Wells Fargo, \$1.62 million from RBC, \$985k from BofA, \$775k from Morgan Stanley, and \$545k from Raymond James.

For institutional orders on the \$62.095 million of Series H taxable serial and term bonds, RBC brought in \$143.435 million, Northland brought in \$10.26 million, and Piper Sandler brought in \$3.76 million. This was an excellent performance by Northland, which will continue as rotating co-manager for the next RHFB bond issue.

Underwriter Fees. Management fees were appropriate, consistent with industry standards, and in the same range as fees reported for other housing issues of similar size and structure.

ISSUE DETAILS

Economic Calendar. Data releases throughout the second half of 2023 largely reflected slowing inflation, with first-quarter inflation data showing continued progress towards the Federal Reserve's annual inflation target of 2%. As a result, the Fed has left fed funds rates unchanged since its July 26th meeting, though short-term rates remain at their highest level in 22 years.

At its January meeting, the Fed acknowledged the progress made to curb inflation but stopped short of indicating that rate cuts are imminent as the economy's strength continues to surprise. Despite annual inflation cooling to 2.6% as of December, during the final two quarters of 2023, the U.S. economy expanded at its fastest pace since 2021, and unemployment has remained below 4% for the longest stretch of time since the 1960s. As a result, the timing of the first rate cut in 2024 and the total number of cuts this year are still very much to be determined, and the market volatility prevalent over the past year will likely continue as market participants await the Fed's next move and periodically react to the mixed signals in economic data releases.

Treasuries. At market close on the day of bond pricing, the 10-year Treasury yield was 4.36%, 26 basis points higher than when series 2024DE priced in March. The yield curve remained inverted, with the 2-year Treasury at 4.74% on the date of pricing, 38 basis points higher than the 10-year. This is a significant change since early 2023, when the 2-year Treasury had been as much as 100 basis points above the 10-year Treasury.

Post-Sale Report: Minnesota Housing \$125,000,000 RHFB Series 2024 FGHI
Page 5 of 5

Municipals. In 2023, the supply of new-issue municipal bonds was the lowest of the past 5 years at just \$380 billion. Interest rates reached highs not seen in more than a decade, creating more demand from investors while fewer bonds were available, thus resulting in lower MMD to Treasury ratios by the end of 2023. Throughout 2023, while outflows continued from muni bond funds, municipal ETFs received periodic inflows, and there was a much more favorable tone to investor demand in the muni market, due to lower supplies of new bond issues as well as investors looking to reinvest recent bond redemptions. This led to an especially favorable market for municipal issuers throughout much of 2023, which has continued into 2024. Buyer interest in tax-exempt bonds has pushed the 10-year MMD/Treasury ratio to about 60% on recent issues, compared to over 80% in 2022.

TABLE 1: COMPARISON OF RATES IN RECENT MHFA SINGLE-FAMILY TRANSACTIONS

Issue	Date	10-Year Treasury	10-Year MMD	MMD/Treasury	30-Year Treasury	30-Year MMD	MMD/Treasury
2022 RHFB AB	2/1/22	1.79%	1.50%	83.8%	2.11%	1.91%	91.1%
2022 RHFB CD	3/3/22	1.73%	1.61%	93.1%	2.16%	2.03%	94.0%
2022 RHFB EF	4/13/22	2.70%	2.46%	91.1%	2.81%	2.81%	100.0%
2022 RHFB GH	6/8/22	3.02%	2.45%	81.1%	3.17%	2.92%	92.1%
2022 RHFB IJK	9/13/22	3.42%	2.81%	82.1%	3.51%	3.62%	103.1%
2022 RHFB LMN	11/9/22	3.83%	3.26%	85.1%	4.31%	4.06%	94.2%
2023 RHFB ABC	2/7/23	3.68%	2.23%	60.6%	3.71%	3.24%	87.3%
2023 RHFB DE	4/19/23	3.60%	2.36%	65.6%	3.79%	3.40%	89.7%
2023 RHFB FG	6/18/23	3.72%	2.57%	69.1%	3.84%	3.50%	91.1%
2023 RHFB HI	6/29/23	3.85%	2.56%	66.5%	3.90%	3.49%	89.5%
2023 RHFB JK	7/27/23	4.01%	2.52%	62.8%	4.06%	3.51%	86.5%
2023 RHFB LM	8/23/23	4.19%	2.95%	70.4%	4.27%	3.91%	91.6%
2023 RHFB NOPQ	9/12/23	4.27%	2.98%	69.8%	4.35%	3.92%	90.1%
2023 RHFB RST	11/8/23	4.49%	3.20%	71.3%	4.64%	4.20%	90.5%
2023 RHFB UV	11/15/23	4.53%	3.10%	68.4%	4.68%	4.12%	88.0%
2024 RHFB ABC	1/23/24	4.14%	2.46%	59.4%	4.38%	3.61%	82.4%
2024 RHFB DE	3/11/24	4.10%	2.40%	58.5%	4.26%	3.57%	83.8%
2024 RHFB FGHI	4/9/24	4.36%	2.65%	60.8%	4.50%	3.81%	84.7%
Change from RHFB 2024 DE		+ 26 bps	+ 25 bps	+ 2.3%	+ 24 bps	+ 24 bps	+ 0.9%

AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 6 MONTHS PLUS EARLIER MHFA

Pricing Date	4/9/24	2/21/24	10/18/23	10/11/23	9/12/23
Amount	\$11,125,000	\$27,235,000	\$4,105,000	\$4,110,000	\$10,995,000
Issuer	Minnesota HFA	SONYMA	Massachusetts HFA	Indiana HCDA	Minnesota HFA
Series	2024 Series F	Series 259	Series 230	2023 Series D-2	2023 Series N
Program	Single Family / Negotiated				
Rating(s)	Aa1 / AA+ / -	Aa1 / - / -	Aa1 / AA+ / -	Aaa / - / AA+	Aa1 / AA+ / -
Tax Status	AMT	AMT	AMT	AMT	AMT
Maturity	Coupon/ Yield	Coupon/ Yield	Coupon/ Yield	Coupon/ Yield	Coupon/ Yield
Year (24 pricings)	Spread to iMMD				
0	3.80 / 3.80	3.50 / 3.50	4.30 / 4.30	4.300	3.875
1	+47 / +56	+57 / +68	+60 / +60	+69	+63
2	3.85 / 3.85	3.60 / 3.65	4.30 / 4.35	4.400	3.900
3	+76 / +77	+88 / +98	+66 / +74	+85	+68
4	3.85 / 3.85	3.70 / 3.75	4.450	4.400	3.95 / 4.00
5	+92 / +98	+115 / +124	+91	4.400	+85 / +97
6	3.90 / 3.95	3.80 / 3.80		4.500	4.05 / 4.10
7	+113 / +120	+134 / +134			+110 / +118
8	4.00 / 4.00	3.90 / 3.90			4.20 / 4.25
9	+131 / +132	+146 / +146			+131 / +136
10	4.10 / 4.10	3.95 / 3.95			4.30 / 4.40
11	+145 / +145	+151 / +151			+142 / +152
12	4.15 / 4.15	4.05 / 4.05			4.45 / 4.50
13	+153 / +153	+161 / +161			+157 / +162
14	4.25 / 4.25	4.10 / 4.125			4.55 / 4.60
15	+161 / +161	+165 / +168			+164 / +169
16	4.25 / 4.25	4.20 / 4.25			4.625 / 4.65
17	+160 / +160	+174 / +179			+168 / +170
18	4.35 / 4.35	4.25 / 4.25			4.70 / 4.70
19	+170 / +168	+178 / +175			+175 / +173
20	4.40 / 4.40	4.25 / 4.25			4.75 / 4.75
21	+168 / +163	+169 / +165			+176 / +172
22		4.35 / 4.35			
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Notes					
Maturity Dates	7/1 and 1/1	10/1 and 4/1	6/1 and 12/1	7/1 and 1/1	7/1 and 1/1
Call Provisions	7/1/33 at par	4/1/33 at par	None	None	1/1/33 at par
Mkt Index	BBI / RBI 3.68% / 3.96%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.97% / 4.25%	BBI / RBI 4.12% / 4.40%	BBI / RBI 3.85% / 4.13%
Sr Manager	RBC Capital Markets	BofA	Morgan Stanley	J.P. Morgan	RBC Capital Markets

AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 6 MONTHS PLUS EARLIER MHFA

Pricing Date	9/7/23	6/28/23	6/1/23	6/1/23	4/26/23
Amount	\$4,280,000	\$32,215,000	\$4,715,000	\$58,235,000	\$8,230,000
Issuer	Washington SHFC	SONYMA	Colorado HFA	New Jersey HMFA	Washington SHFC
Series	2023 Series 2A	Series 253	2023 Series H	2023 Series C	2023 Series 1A
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Multifamily / Negotiated	Single Family / Negotiated
Rating(s)	Aaa / - / -	Aa1 / - / -	Aaa / AAA / -	- / AA- / -	Aaa / - / -
Tax Status	AMT	AMT	AMT	Non-AMT	AMT
Maturity	Coupon/ Yield	Coupon/ Yield	Coupon/ Yield	Coupon/ Yield	Coupon/ Yield
Year ('24 pricings)	Spread to iMMD	Spread to iMMD	Spread to iMMD	Spread to iMMD	Spread to iMMD
0	3.875	3.65 / 3.70	3.750	4.00 / 4.10	3.350
1	3.900	+63	+64 / +71	+58 / +61	3.40 / 3.45
2	3.950	+79	+89 / +96	+96 / +107	3.50 / 3.55
3		+96	3.85 / 3.875	4.05 / 4.15	3.60 / 3.65
4			3.90 / 3.95	+108 / +115	3.70 / 3.75
5			4.00 / 4.05	+127 / +133	3.80 / 3.85
6			4.05 / 4.10	+141 / +147	3.90 / 3.95
7			4.15 / 4.20	+152	4.00 / 4.05
8			4.25 / 4.30	+164 / +169	4.10 / 4.15
9			4.35 / 4.40	+176 / +181	4.200
10			4.450	+187 / +192	+187
11				+192 / +191	
12					
13					
14					
15			4.700		
16			+164		
Notes					
Maturity Dates	12/1	4/1 and 10/1	5/1 and 11/1	5/1 and 11/1	12/1 and 6/1
Call Provisions	None	4/1/33 at par	None	5/1/32 at par	None
Mkt Index	BBI / RBI 3.85% / 4.13%	BBI / RBI 3.65% / 3.93%	BBI / RBI 3.67% / 3.95%	BBI / RBI 3.67% / 3.95%	BBI / RBI 3.56% / 3.84%
Sr Manager	RBC Capital Markets	RBC Capital Markets	Jefferies	Barclays	RBC Capital Markets
				* 5/1/25 - 11/1/30 are 5% coupons	

AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 6 MONTHS PLUS EARLIER MHFA

Pricing Date	4/11/23	2/7/23	11/9/22	12/7/21	9/9/21
Amount	\$5,020,000	\$11,570,000	\$24,290,000	\$22,690,000	\$15,695,000
Issuer	Indiana HCDA	Minnesota HFA	Minnesota HFA	Minnesota HFA	Minnesota HFA
Series	2023 Series B-2	2023 Series A	2022 Series L	2021 Series G	2021 Series E
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated
Rating(s)	Aaa / - / AAA	Aa1 / AA+ / -			
Tax Status	AMT	AMT	AMT	AMT	AMT
Maturity	Coupon/ Yield	Coupon/ Yield	Coupon/ Yield	Coupon/ Yield	Coupon/ Yield
Year (24 pricings)	Spread to iMMD	Spread to iMMD	Spread to iMMD	Spread to iMMD	Spread to iMMD
0					
1	3.20* / 3.25*	3.05 / 3.10	3.75 / 3.80	0.250	0.150
2	+69 / +74	+89 / +97	+65 / +70	+21 / +28	+8 / +8
3	+79 / +84	+117 / +127	+89 / +94	+41 / +42	+14 / +19
4	+99 / +109	+139 / +144	+89 / +94	+54 / +58	+33 / +39
5	+122 / +127	+151 / +156	+111 / +121	+67 / +70	+51 / +49
6		+158 / +163	+136 / +141	+75 / +83	+57 / +56
7		+167 / +172	+144 / +154	+88 / +93	+66 / +73
8		+176 / +180	+162 / +167	+98 / +104	
9		+183 / +187	+171 / +175	+105 / +113	
10		+187	+179 / +184	+121 / +124	
11			+181 / +185	+126 / +125	
12				+129 / +134	
13					
14			5.350		
15			+179		
16					
Notes	* All are 5% coupons not subject to redemption				
Maturity Dates	1/1 and 7/1	1/1 and 7/1	1/1 and 7/1	7/1 and 1/1	1/1 and 7/1
Call Provisions	None	7/1/32 at par	1/1/32 at par	1/1/31 at par	None
Mkt Index	BBI / RBI 3.36% / 3.64%	BBI / RBI 3.39% / 3.67%	BBI / RBI 4.06% / 4.34%	BBI / RBI 2.05% / 2.41%	BBI / RBI 2.15% / 2.50%
Sr Manager	J.P. Morgan	RBC Capital Markets	RBC Capital Markets	RBC Capital Markets	RBC Capital Markets

NON-AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 3 MONTHS PLUS EARLIER MHFA

Pricing Date	4/9/24	4/6/24	4/2/24	3/26/24	3/14/24	3/13/24	3/13/24	
Amount	\$26,780,000	\$125,000,000	\$50,000,000	\$99,000,000	\$100,000,000	\$199,995,000	\$20,000,000	
Issuer	Minnesota HFA	Delaware SHA	New Hampshire HFA	South Dakota HDA	Louisiana HC	Ohio HFA	Pinellas Co. HFA (FL)	
Series	2024 Series G	2024 Series B	2024 Series A	2024 Series A	Series 2024A	2024 Series A	2024 Series A	
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	
Rating(s)	Aa1 / AA+ / -	Aa1 / - / -	Aaa / - / -	Aaa / AAA / -	Aaa / - / -	Aaa / - / -	Aaa / - / -	
Tax Status	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	
Maturity								
Year ('24 pricings)	0	2024						
	1	2025	2	2026	3	2027	4	
	2	2026	3	2027	4	2028	5	
	3	2027	4	2028	5	2029	6	
	4	2028	5	2029	6	2030	7	
	5	2029	6	2030	7	2031	8	
	6	2030	7	2031	8	2032	9	
	7	2031	8	2032	9	2033	10	
	8	2032	9	2033	10	2034	11	
	9	2033	10	2034	11	2035	12	
	10	2034	11	2035	12	2036	13	
	11	2035	12	2036	13	2037	14	
	12	2036	13	2037	14	2038	15	
	13	2037	14	2038	15	2039	16	
	14	2038	15	2039	16	2040	17	
	15	2039	16	2040	17	2041	18	
	16	2040	17	2041	18	2042	19	
	17	2041	18	2042	19	2043	20	
	18	2042	19	2043	20	2044	21	
	19	2043	20	2044	21	2045	22	
	20	2044	21	2045	22	2046	23	
	21	2045	22	2046	23	2047	24	
	22	2046	23	2047	24	2048	25	
	23	2047	24	2048	25	2049	26	
	24	2048	25	2049	26	2050	27	
	25	2049	26	2050	27	2051	28	
	26	2050	27	2051	28	2052	29	
	27	2051	28	2052	29	2053	30	
	28	2052	29	2053	30	2054	31	
	29	2053	30	2054	31	2055		
	30	2054						
	31	2055						
PAC	6.50C/4.05Y	+137 to 5yr	6.00C/4.13Y	+145 to 5.6yr	6.25C/4.12Y	+146 to 5yr	6.25C/3.92Y	+141 to 5yr
Notes	7/54 PAC bond has 6.50% coupon priced at 110.824 to yield 4.05% and has an average life of 5 years from 75-500% PSA	1/55 PAC bond has 6% coupon priced at 109.097 to yield 4.13% and has an average life of 5.6 years from 75-400% PSA	1/55 PAC bond has 6.25% coupon priced at 109.381 to yield 4.12% and has an average life of 5 years from 100-400% PSA	5/55 PAC bond has 6.25% coupon priced at 110.332 to yield 3.92% and has an average life of 5 years from 100-400% PSA	6/55 PAC bond has 5.875% coupon priced at 109.64 to yield 3.88% and has an average life of 5.5 years from 100-400% PSA	6/55 PAC bond has 5.875% coupon priced at 109.64 to yield 3.88% and has an average life of 5.5 years from 100-400% PSA	*3/25-9/33 are 5% cpns (lock out); 3/55 PAC is 6.25% cpn at 110.755 to yield 3.83% w/5 yr avg. life 75-500% PSA	3/55 PAC bond has 5.50% coupon priced at 107.771 to yield 3.98% and has an average life of 6 years from 75-400% PSA
Maturity Dates	7/54 PAC only	7/1 and 1/1	1/1 and 7/1	11/1 and 5/1	6/1 and 12/1	3/1 and 9/1	3/1 and 9/1	
Call Provisions	7/1/33 at par	7/1/33 at par+adj PAC	11/1/33 at par	11/1/32 at par	6/1/33 at par+adj PAC	9/1/33 at par	3/1/33 at par	
Mkt Index	BBI / RBI 3.68% / 3.96%	BBI / RBI 3.68% / 3.96%	BBI / RBI 3.58% / 3.86%	BBI / RBI 3.55% / 3.83%	BBI / RBI 3.52% / 3.80%	BBI / RBI 3.52% / 3.80%	BBI / RBI 3.52% / 3.80%	
Sr.Manager	RBC Capital Markets	J.P. Morgan	BofA	BofA	Raymond James	J.P. Morgan	RBC Capital Markets	

NON-AMT SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 3 MONTHS PLUS EARLIER MHFA

Pricing Date	2/21/24	2/21/24	2/21/24	2/20/24	2/15/24	2/13/24	2/17/24	2/6/24
Amount	\$149,000,000	\$25,000,000	\$197,195,000	\$120,000,000	\$120,000,000	\$94,500,000	\$145,000,000	\$60,000,000
Issuer	North Dakota HFA	Pima Co./Tucson IDA (AZ)	Connecticut HFA	Missouri HDC	Missouri HDC	Tennessee HDA	Illinois HDA	Oklahoma HFA
Series	2024 Series A	Series 2024A	2024 Series A	2024 Series A	2024 Series A	Issue 2024-1A	2024 Series A	Series 2024A
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated
Rating(s)	Aa1 / - / -	Aa1 / - / -	Aaa / AAA / -	- / AA+ / -	- / AA+ / -	Aa1 / AA+ / -	Aaa / - / -	Aaa / - / -
Tax Status	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT
Maturity								
Year ('24 pricing)	0	2024	2,950	2,950	2,950	2,950	2,950	2,950
1	3.10 / 3.125	+14 / +25	2.95 / 2.95	+3 / +15	3.00	3.05 / 3.05	3.15 / 3.15	3.15 / 3.15
2	3.125 / 3.15	+39 / +46	3.05 / 3.10	+32 / +41	3.10 / 3.15	3.15 / 3.20	3.15 / 3.20	3.15 / 3.15
3	3.20 / 3.25	+62 / +73	3.15 / 3.20	+60 / +68	3.20 / 3.25	3.25 / 3.25	3.25 / 3.25	3.20 / 3.25
4	3.25 / 3.30	+79 / +84	3.25 / 3.25	+77 / +77	3.30 / 3.30	3.30 / 3.30	3.30 / 3.35	3.25 / 3.30
5	3.35 / 3.40	+91 / +96	3.35 / 3.40	+89 / +94	3.375 / 3.45	3.375 / 3.45	3.40 / 3.45	3.35 / 3.40
6	3.50 / 3.55	+106 / +111	3.45 / 3.45	+101 / +101	3.45 / 3.45	3.45 / 3.50	3.55 / 3.60	3.50 / 3.50
7	3.60 / 3.60	+116 / +116	3.55 / 3.60	+111 / +116	3.55 / 3.60	3.60 / 3.625	3.60 / 3.60	3.60 / 3.60
8	3.625 / 3.65	+118 / +120	3.65 / 3.65	+120 / +120	3.65 / 3.65	3.625 / 3.65	3.625 / 3.625	3.625 / 3.625
9	3.70 / 3.75	+124 / +129	3.70 / 3.70	+124 / +124	3.70 / 3.70	3.70 / 3.70	3.65 / 3.65	3.65 / 3.65
10	3.75 / 3.80	+129 / +132	3.85 / 3.90	+139 / +142	3.75 / 3.75	3.70 / 3.75	3.70 / 3.75	3.70 / 3.75
11	3.85 / 3.875	+132 / +130	3.80 / 3.80	+124 / +119	3.80 / 3.80	3.80 / 3.80	3.80 / 3.85	3.80 / 3.85
12	3.90 / 3.95	+126 / +128	3.90 / 3.90	+124 / +120	3.90 / 3.90	3.90 / 3.90	3.90 / 3.95	3.90 / 3.90
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PAC	6.00C/3.89Y	+145 to 5yr	6.00C/3.92Y	+146 to 5yr	5.75C/3.99Y	+155 to 6yr	5.75C/3.96Y	+150 to 5yr
Spread to IMMD	+128	+110	+115	+105	+105	+101	+106	+103
Coupon/Yield	4.550 / 4.700	4.750 / 4.750	4.650 / 4.650	4.600 / 4.600	4.600 / 4.600	4.700 / 4.700	4.550 / 4.750	4.450 / 4.550
Notes	7/54 PAC bond has 6% coupon priced at 109.368 to yield 3.89% and has an average life of 5 years from 50-500% PSA	7/55 PAC bond has 6% coupon priced at 109.541 to yield 4.14% and has an average life of 6 years from 75-400% PSA	11/54 PAC bond has 6% coupon priced at 109.222 to yield 3.92% and has an average life of 5 years from 55-500% PSA	5/55 PAC bond has 5.75% coupon priced at 108.978 to yield 3.99% and has an average life of 6 years from 100-400% PSA	1/55 PAC bond has 5.75% coupon priced at 107.922 to yield 3.96% and has an average life of 5 years from 100-500% PSA	10/54 PAC bond has 6% coupon priced at 109.323 to yield 3.89% and has an average life of 5 years from 75-400% PSA	9/54 PAC bond has 6% coupon priced at 110.634 to yield 3.94% and has an average life of 6 years from 100-400% PSA	
Maturity Dates	1/1 and 7/1	1/1 and 7/1	11/15 and 5/15	11/1 and 5/1	1/1 and 7/1	10/1 and 4/1	3/1 and 9/1	
Call Provisions	7/1/33 at par	7/1/33 at par	11/15/32 at par	5/1/33 at par/103.465 PAC	1/1/33 at par	10/1/32 at par/101.035 PAC	9/1/32 at par	
Mkt Index	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.49% / 3.77%	BBI / RBI 3.34% / 3.62%	BBI / RBI 3.34% / 3.62%	
Sr. Manager	RBC Capital Markets	Stifel	BofA	Raymond James	Raymond James	RBC Capital Markets	Raymond James	

TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 2 MONTHS PLUS EARLIER MHFA

Pricing Date	4/9/24	4/2/24	3/26/24	3/19/24	3/14/24
Amount	\$62,095,000	\$25,000,000	\$49,000,000	\$127,255,000	\$11,000,000
Issuer	Minnesota HFA	New Hampshire HFA	South Dakota HDA	Colorado HFA	Louisiana HC
Series	2024 Series H	2024 Series B	2024 Series B	2024 Series B-1	Series 2024B
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated
Rating(s)	Aa1 / AA+ / -	Aaa / - / -	Aaa / AAA / -	Aaa / AAA / -	Aaa / - / -
Tax Status	Taxable	Taxable	Taxable	Taxable	Taxable
Maturity					
Year ('24 pricings)					
1	5.145 / 5.145	5.092 / 5.092		5.020	5.020
2	5.025 / 5.045	5.022 / 5.012		4.97 / 4.97	4.97 / 4.97
3	4.857 / 4.907	4.858 / 4.898		4.82 / 4.87	4.82 / 4.87
4	4.827 / 4.887	4.854 / 4.904		4.77 / 4.82	4.77 / 4.82
5	4.887 / 4.937	4.924 / 4.984		4.87 / 4.95	4.87 / 4.95
6	5.019 / 5.069	5.057 / 5.107		5.00 / 5.05	5.00 / 5.05
7	5.139 / 5.179	5.167 / 5.217		5.10 / 5.15	5.10 / 5.15
8	5.238 / 5.288	5.272 / 5.322		5.18 / 5.23	5.18 / 5.23
9	5.348 / 5.388	5.372 / 5.402		5.28 / 5.30	5.28 / 5.30
10	5.428 / 5.428	5.422 / 5.462			
11	5.488 / 5.488				
12			5.097		
13					
14					
15	5.588	5.592	5.430	5.496	
16					
17					
18					
19					
20	5.730	5.694		5.601	
21					
22					
23					
24					
25		5.744			
26	5.850				
27					
28					
29					
30					
31		5.794		6.25C/5.513Y	5.900
PAC					
Notes	1/25 and 7/25 priced to 2yr	1/25 and 7/25 priced to 2yr	11/36 priced to 5yr (+87 to 10yr)	11/54 PAC is 6.25% coupon priced at 103.514 to yield 5.513% w/5.9 year avg. life 50-500% PSA	12/25 spread to 2yr
Maturity Dates	1/1 and 7/1	1/1 and 7/1	11/1	5/1 and 11/1	12/1 and 6/1
Call Provisions	7/1/33 at par	1/1/33 at par	11/1/32 at par	5/1/33 at par/101.185 PAC	6/1/33 at par
Mkt Index	BBI / RBI 3.68% / 3.96%	BBI / RBI 3.58% / 3.86%	BBI / RBI 3.55% / 3.83%	BBI / RBI 3.52% / 3.80%	BBI / RBI 3.52% / 3.80%
Sr Manager	RBC Capital Markets	BofA	BofA	RBC Capital Markets	Raymond James

TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 2 MONTHS PLUS EARLIER MHFA

Pricing Date	3/12/24	3/11/24	3/11/24	3/6/24	3/6/24		
Amount	\$100,000,000	\$60,000,000	\$160,000,000	\$60,000,000	\$244,850,000		
Issuer	Texas DHCA	Minnesota HFA	Virginia HDA	Florida HFC	Idaho HFA		
Series	Series 2024B	2024 Series D	2024 Series A	2024 Series 2	2024 Series B		
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated		
Rating(s)	Aaa / AA+ / -	Aa1 / AA+ / -	Aaa / AAA / -	Aaa / - / -	Aa1 / - / -		
Tax Status	Taxable	Taxable	Taxable	Taxable	Taxable		
Maturity Year (24 pricings)	Coupon/ Yield	Spread to UST	Coupon/ Yield	Spread to UST	Coupon/ Yield	Spread to UST	
1	4.990	+40	4.986	+45	4.892 / 4.892	+33 / +33	to 2 yr
2	4.91 / 4.89	+32 / +30	4.886 / 4.886	+35 / +35	4.706 / 4.756	+37 / +42	to 3 yr
3	4.727 / 4.757	+37 / +40	4.699 / 4.749	+40 / +45	4.70 / 4.74	+58 / +62	to 5 yr
4	4.716 / 4.746	+57 / +60	4.637 / 4.687	+55 / +60	4.78 / 4.86	+66 / +74	to 5 yr
5	4.776 / 4.836	+63 / +69	4.737 / 4.787	+65 / +70	4.913 / 4.963	+79 / +84	to 7 yr
6	4.919 / 4.969	+76 / +81	4.849 / 4.899	+75 / +80	5.013 / 5.063	+89 / +93	to 7 yr
7	4.989 / 5.019	+83 / +86	4.949 / 4.999	+85 / +90	5.078 / 5.128	+97 / +102	to 10 yr
8	5.111 / 5.131	+96 / +98	5.046 / 5.066	+95 / +97	5.168 / 5.208	+106 / +110	to 10 yr
9	5.181 / 5.201	+103 / +105	5.116 / 5.146	+102 / +105	5.268 / 5.298	+116 / +119	to 10 yr
10	5.261 / 5.271	+111 / +112	5.176 / 5.226	+108 / +113	4.970	+85	to 5 yr
11							
12							
13							
14							
15	5.391	+124	5.356	+126	5.348	+124	to 10 yr
16							
17							
18							
19							
20	5.546	+124	5.517	+126	5.491	+125	to 30 yr
21							
22							
23	5.616	+131					
24							
25							
26							
27							
28							
29							
30							
31							
PAC	6.00C/5.346Y	+120	6.25C/5.308Y	+122	6.00C/5.31Y	+119	to 5 yr
Notes	7/25 priced to 2yr; 1/54 PAC is 6% coupon priced at 102.775 to yield 5.346% w/5 year avg. life 100-400% PSA	7/34 priced to 5yr (+84 to 10yr); 7/54 PAC is 6.25% coupon priced at 104.008 to yield 5.308% w/5 year avg. life 75-500% PSA	10/25 priced to 2yr	7/55 PAC is 6% coupon priced at 102.980 to yield 5.31% w/5.1 year avg. life 50-500% PSA	6.25C/5.382Y +126 to 7 yr 1/34 priced to 5yr (+86 to 10yr); 7/54 PAC is 6.25% coupon priced at 104.264 to yield 5.382% w/6 year avg. life 75-400% PSA		
Maturity Dates	7/1 and 1/1	1/1 and 7/1	10/1 and 4/1	1/1 and 7/1	1/34, 1/39, 1/44, 7/49, 7/54		
Call Provisions	1/1/33 at par/100.323 PAC	7/1/33 at par	4/1/33 at par	1/1/33 at par/YTM PAC	1/1/33 at par/101.435 PAC		
Mkt Index	BBI / RBI 3.52% / 3.80%	BBI / RBI 3.52% / 3.80%	BBI / RBI 3.52% / 3.80%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.54% / 3.82%		
Sr Manager	RBC Capital Markets	RBC Capital Markets	Raymond James	RBC Capital Markets	Barclays		

TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 2 MONTHS PLUS EARLIER MHFA

Pricing Date	2/21/24	2/21/24	2/15/24	2/15/24	2/13/24				
Amount	\$40,000,000	\$39,120,000	\$10,000,000	\$49,540,000	\$349,250,000				
Issuer	North Dakota HFA	SONYMA	Missouri HDC	Nevada HD	Illinois HDA				
Series	2024 Series B	Series 260	2024 Series B	Series 2024B	2024 Series B				
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated				
Rating(s)	Aa1 / - / -	Aa1 / - / -	- / AA+ / -	- / AA+ / -	Aaa / - / -				
Tax Status	Taxable	Taxable	Taxable	Taxable	Taxable				
Maturity Year (24 pricings)	Coupon/ Yield	Spread to UST	Coupon/ Yield	Spread to UST	Coupon/ Yield	Spread to UST			
1	2025	5.168 / 5.168	+50 / +50	to 2 yr	5.07 / 5.07	+40 / +40	to 2 yr		
2	2026	5.118 / 5.118	+45 / +45	to 2 yr	4.965 / 4.975	+40 / +41	to 2 yr		
3	2027	4.944 / 4.984	+50 / +54	to 3 yr	4.875 / 4.895	+52 / +54	to 3 yr		
4	2028	4.994 / 5.034	+69 / +73	to 5 yr	4.917 / 4.977	+70 / +76	to 5 yr		
5	2029	5.084 / 5.134	+78 / +83	to 5 yr	5.017 / 5.057	+80 / +84	to 5 yr		
6	2030	5.178 / 5.228	+85 / +90	to 7 yr	5.126 / 5.176	+88 / +93	to 7 yr		
7	2031	5.258 / 5.308	+93 / +98	to 7 yr	5.216 / 5.266	+97 / +102	to 7 yr		
8	2032	5.349 / 5.399	+103 / +108	to 10 yr	5.31 / 5.40	+107 / +116	to 10 yr		
9	2033	5.449 / 5.479	+113 / +116	to 10 yr	5.45 / 5.47	+121 / +123	to 10 yr		
10	2034	5.250	+96	to 5 yr	5.49 / 5.51	+125 / +127	to 10 yr		
11	2035				5.53 / 5.56	+129 / +132	to 10 yr		
12	2036								
13	2037								
14	2038								
15	2039	5.543	+123	to 10 yr	5.510	+127	to 10 yr		
16	2040								
17	2041								
18	2042								
19	2043								
20	2044	5.781	+130	to 30 yr	5.719	+130	to 30 yr		
21	2045								
22	2046								
23	2047								
24	2048								
25	2049	5.861	+138	to 30 yr	5.839	+142	to 30 yr		
26	2050								
27	2051								
28	2052	5.931	+145	to 30 yr					
29	2053								
30	2054								
31	2055				5.914	+145	to 30 yr		
PAC	6.250/5.576Y	+123	to 5 yr	6.250/5.544Y	+125	to 5 yr	6.000/5.608Y	+128	to 5 yr
Notes	7/34 priced to 5yr (+94 to 10yr); 7/54 PAC is 6.25% coupon priced at 103.095 to yield 5.52% w/5 year avg. life 50-500% PSA	10/24 through 10/25 priced to 2yr; 10/54 PAC is 6.25% coupon priced at 102.974 to yield 5.544% w/5 year avg. life 60-500% PSA	10/24 through 10/25 priced to 2yr; 10/54 PAC is 6.25% coupon priced at 103.312 to yield 5.467% w/5 year avg. life 50-500% PSA	10/24 through 10/25 priced to 2yr; 10/54 PAC is 6.25% coupon priced at 103.312 to yield 5.467% w/5 year avg. life 50-500% PSA	10/24 through 10/25 priced to 2yr; 10/54 PAC is 6% coupon priced at 101.638 to yield 5.608% w/5 year avg. life 75-400% PSA				
Maturity Dates	7/1 except 1/1/52	10/1 and 4/1	10/1 and 4/1	10/1 and 4/1	4/1 and 10/1				
Call Provisions	7/1/33 at par	4/1/33 at par	5/1/33 at par	4/1/33 at par	4/1/34 at par				
Mkt Index	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.49% / 3.77%				
Sr Manager	RBC Capital Markets	BofA	Raymond James	J.P. Morgan	Morgan Stanley				

TAXABLE SINGLE FAMILY HOUSING PRICING COMPARABLES, PAST 2 MONTHS PLUS EARLIER MHFA

Pricing Date	2/13/24	2/13/24	2/6/24	1/23/24	11/15/23
Amount	\$34,510,000	\$175,500,000	\$18,070,000	\$73,605,000	\$48,750,000
Issuer	Iowa FA	Tennessee HDA	Texas SAHC	Minnesota HFA	Minnesota HFA
Series	2024 Series B	Issue 2024-1B	Series 2024B	2024 Series B	2023 Series U
Program	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated	Single Family / Negotiated
Rating(s)	Aaa / AAA / -	Aa1 / AA+ / -	Aa1 / - / -	Aa1 / AA+ / -	Aa1 / AA+ / -
Tax Status	Taxable	Taxable	Taxable	Taxable	Taxable
Maturity Year (24 pricings)					
1	2025	5.151 / 5.151	+50 / +50	to 2 yr	
2	2026	5.101 / 5.101	+45 / +45	to 2 yr	
3	2027	4.96 / 5.01	+50 / +55	to 3 yr	
4	2028	5.016 / 5.066	+70 / +75	to 5 yr	
5	2029	5.116 / 5.166	+80 / +85	to 5 yr	
6	2030	5.186 / 5.236	+85 / +90	to 7 yr	
7	2031	5.286 / 5.336	+95 / +100	to 7 yr	
8	2032	5.366 / 5.466	+105 / +115	to 10 yr	
9	2033	5.496 / 5.516	+118 / +120	to 10 yr	
10	2034	5.306	+99	to 10 yr	
11	2035				5.742
12	2036				+120
13	2037				
14	2038				
15	2039	5.642	+133	to 10 yr	
16	2040				6.121
17	2041				+157
18	2042				
19	2043				
20	2044				6.321
21	2045				+160
22	2046				
23	2047				
24	2048				
25	2049				
26	2050				
27	2051				
28	2052				
29	2053				
30	2054				
31	2055				
PAC	6.25C/5.576Y	+125	to 5 yr		6.50C/6.052Y
Notes	7/54 PAC is 6.25% coupon priced at 102.855 to yield 5.576% w/5 year avg. life 50-500% PSA	1/25 and 7/25 priced to 2yr; 1/55 PAC is 6.25% coupon priced at 102.895 to yield 5.566% w/5 year avg. life 100-500% PSA	9/54 PAC is 6% coupon priced at 102.783 to yield 5.42% w/5.9 year avg. life 100-400% PSA	1/25 and 7/25 priced to 2yr; 1/34 priced to 7yr avg. life	1/34 priced to 5yr avg. life; 1/39 priced to 10yr (+140 to 30yr); 7/54 PAC is 6.50% at 101.856 to yield 6.052% w/5 yr avg. life 75-500%
Maturity Dates	7/1	1/1 and 7/1	3/1 plus 9/54 PAC	1/1 and 7/1	1/1/34, 1/1/39, 7/1/43, 7/1/54
Call Provisions	7/1/33 at par	1/1/33 at par	3/1/34 at par/100.825 PAC	7/1/33 at par	1/1/33 at par
Mkt Index	BBI / RBI 3.49% / 3.77%	BBI / RBI 3.49% / 3.77%	BBI / RBI 3.34% / 3.62%	BBI / RBI 3.39% / 3.67%	BBI / RBI 3.93% / 4.21%
Sr. Manager	RBC Capital Markets	Raymond James	Raymond James	RBC Capital Markets	RBC Capital Markets



Item: Post Sale Report, Rental Housing Bonds, Series 2024 A-1 and A-2 (Walnut Towers)

Information Item: 9.B
Date: 06/27/2024
Staff Contacts: Michael Solomon, 651.297.4009, michael.solomon@state.mn.us
Paula Rindels, 651.296.2293, paula.rindels@state.mn.us
Request Type: No Action, Information

Request Summary

The Agency priced \$9,590,000 of its Series 2024 A Rental Housing Bonds on May 1, 2024. Series A-1 were issued as tax-exempt and fixed-rate bonds with maturities ranging from 2034 to 2066. The Series A-2 bond is a short-term bond maturing in 2026. All series closed May 8, 2024. In accordance with the Debt and Balance Sheet Management Policy the attached detailed post-sale report is provided by the Agency's financial advisor, CSG Advisors.

Fiscal Impact

None.

Agency Priorities

- | | |
|---|---|
| <input type="checkbox"/> Improve the Housing System | <input type="checkbox"/> Make Homeownership More Accessible |
| <input checked="" type="checkbox"/> Preserve and Create Housing Opportunities | <input checked="" type="checkbox"/> Support People Needing Services |
| | <input type="checkbox"/> Strengthen Communities |

Attachments

- Post-Sale Report

POST-SALE REPORT

\$9,590,000

Minnesota Housing Finance Agency Rental Housing Bonds, 2024 Series A-1 and A-2 (Walnut Towers)

Minnesota Housing issued its \$9,590,000 2024 Series A-1 and A-2 tax-exempt Rental Housing Bonds to provide funding for the 86-unit Walnut Towers development in Mankato. RBC Capital Markets, acting as sole manager, priced the bonds on May 1, 2024. The transaction closed on May 8, 2024.

The issue was structured with two components – \$5,530,000 Series A-1 with maturities ranging from 2034 to 2066 to provide long-term financing and \$4,060,000 Series A-2 maturing 8/1/26 to provide short-term bridge financing. Together, the A-1 and A-2 bonds make the development eligible for 4% low income housing tax credits. The A-1 long-term bonds will have HUD Risk-Share insurance on the underlying loan and will be repaid from project net operating income while the A-2 short-term bonds will be repaid from low income housing tax credit equity contributions and other sources. This was MHFA's first rental housing transaction with a long-term component since 2013, allowing the Agency to preserve liquidity while still providing an attractive long-term borrowing rate of 6.13% to the project. Moody's and Standard & Poor's rated the bonds "Aa1" and "AAA", respectively.

On pricing day, RBC generated \$26.4 million in orders, with subscription levels ranging from 1.5x to 4.2x depending on the maturity (2.75x overall). Given the oversubscription levels, RBC offered to reduce the yields on four of the five maturities by .025% to .050% while keeping the fifth maturity at the initial marketing level. For the A-2 short-term bonds, the final spread was +67.5 basis points to the interpolated Municipal Market Data (MMD) index set at the end of the day.

As shown in the table below, the +67.5 basis points spread on the A-2 short-term bonds is better than all eight other MHFA Rental transactions since 2021, where the range was +69 to +79. For Minnesota Housing and all other municipal bond issuers, yields and spreads from 2022 to present continue to be much higher than those in 2021 and earlier years, before spiking inflation and Fed tightening led to sharp increases in yields throughout U.S. bond markets. The 2024 Series A pricing levels compare favorably to similar recent HFA transactions in the market, as shown in the attached exhibit.

MINNESOTA HOUSING RENTAL HOUSING SHORT-TERM BOND TRANSACTIONS: 1/1/21 TO PRESENT

Pricing Date	Series	Development Name	Par Amount (\$ millions)	Weighted Average Life (yrs) First Call / Maturity	Yield	Spread to iMMD (bps)	
						Prior Day	Pricing Day
3/24/21	21A	North Moorhead	5.485	1.833 / 2.333	0.40%	+21	+23
5/6/21	21B	Element	8.765	1.217 / 1.717	0.30%	+20	+20
9/15/21	21C	Snelling Yards	7.840	1.839 / 2.339	0.30%	+17	+17
6/14/22	22B	WOTW Theodore	8.200	1.606 / 2.106	2.85%	+83	+77
8/2/22	22A	Spring Creek II	7.190	1.472 / 1.972	2.30%	+69	+69
10/4/22	22C	Lumin at Highland Br.	10.495	1.800 / 2.300	3.80%	+73	+78
2/14/23	23A	Horizon Heights	5.150	1.439 / 1.939	3.15%	+75	+73
3/21/23	23B	Brewery Creek	10.640	1.342 / 1.842	3.30%	+79	+79
5/4/23	23C	Cambridge Apts.	9.665	1.222 / 1.722	3.45%	+73	+76
7/20/23	23D	Calvary Center Apts.	7.940	1.011 / 1.511	3.65%	+75	+72
8/10/23	23E	Phalen Village	5.720	1.456 / 1.956	3.875%	+75.5	+77.5
5/1/24	24A	Walnut Towers	4.060	1.731 / 2.231	3.875%	+67.5	+67.5

HFA MULTIFAMILY HOUSING BOND PRICING COMPARABLES

Pricing Date	Amount	Issuer	Series	Program	Rating(s)	Tax Status	Maturity	Year (24 pricings)	Coupon/ Yield	Spread to IMMID								
5/1/24	\$9,590,000	Minnesota HFA	2024 S. A (Walnut Towers)	Multifamily / Negotiated	Aa1 / AAA / -	Non-AMT	2024	0										
4/24/24	\$11,723,000	Illinois HDA	S. 2024A (Lakeview)	Multifamily / Negotiated	Aaa/VMIG-1 / - / -	Non-AMT	2025	1	3.875	+67.5	4.00*	+88						
4/23/24	\$3,700,000	Ohio HFA	S. 2024A (Hitchcock)	Multifamily / Negotiated	Aaa/VMIG-1 / - / -	Non-AMT	2026	2			4.15*	+117						
4/22/24	\$4,831,000	Wisconsin HEDA	2024 S. F (Bishops Woods)	Multifamily / Negotiated	Aaa/VMIG-1 / - / -	Non-AMT	2027	3			4.01*	+92						
4/16/24	\$1,229,000	Ohio HFA	S. 2024B (Macarthur Park)	Multifamily / Negotiated	Aaa/VMIG-1 / - / -	Non-AMT	2028	4			4.13*	+88						
4/11/24	\$9,869,000	Louisiana HC	S. 2024 (Glen Oaks)	Multifamily / Negotiated	Aaa/VMIG-1 / - / -	Non-AMT	2029	5			4.10*	+84						
4/3/24	\$190,835,000	New York City HDC	2024 Series A-2	Multifamily / Negotiated	Aa2 / - / -	Non-AMT	2030	6			3.30 / 3.35	-3 / +12						
							2031	7			3.40 / 3.40	+29 / +34						
							2032	8			3.45 / 3.55	+70 / +80						
							2033	9			3.55 / 3.55	+87 / +87						
							2034	10			3.60 / 3.65	+97 / +102						
							2035	11			3.70 / 3.75	+109 / +114						
							2036	12			3.85 / 3.85	+123 / +123						
							2037	13			3.90 / 3.90	+127 / +127						
							2038	14			3.90 / 3.95	+126 / +128						
							2039	15			4.05 / 4.05	+124 / +120						
							2040	16			4.150	+105						
							2041	17										
							2042	18										
							2043	19										
							2044	20			4.550	+109						
							2045	21										
							2046	22										
							2047	23										
							2048	24										
							2049	25										
							2050	26										
							2051	27										
							2052	28										
							2053	29										
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							2059	35										
							2060	36										
							2061	37										
							2062	38										
							2063	39										
							2064	40										
							2065	41										
							2066	42										
Notes																		
Maturity Dates																		
Call Provisions																		
Mandatory Tender																		
Mkt Index																		
Sr Manager																		

HFA MULTIFAMILY HOUSING BOND PRICING COMPARABLES

Pricing Date	3/26/24	3/14/24	3/14/24	3/5/24	2/21/24	2/13/24	1/31/24
Amount	\$31,000,000	\$58,910,000	\$224,715,000	\$14,765,000	\$177,070,000	\$133,545,000	\$66,500,000
Issuer	Michigan SHDA S. 2024 (HOM Flats)	New York State HFA 2024 Series B-1	New York State HFA 2024 Series B-2	Maryland DHCD Series 2024 A	Virginia HDA 2024 Series A	New York State HFA 2024 Series A	California MFA S. 2024A (Terracina)
Program	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated	Multifamily / Negotiated
Rating(s)	Aaa/VMIG-1/-/-	Aaa2/-/-/-	Aaa2/-/-/-	Aa2/-/AA+	Aa1/AA+/-	Aa2/-/-/-	Aaa/VMIG-1/-/-
Tax Status	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT	Non-AMT
Maturity Year (24 pricings)	0 2024	3.00 / 3.00	3.00 / 3.00	3.150	Coupon/ Yield to IMM	Coupon/ Yield to IMM	Coupon/ Yield to IMM
0 2024	3.00 / 3.00	+3 / +13	+3 / +13	+44	Spread to IMM	Spread to IMM	Spread to IMM
1 2025	3.10 / 3.10	+34 / +38	+34 / +38	3.20 / 3.25	3.150	3.20 / 3.25	3.20 / 3.25
2 2026	3.15 / 3.20	+55 / +63	+55 / +63	+84	+44	+62 / +73	+64 / +74
3 2027	3.20 / 3.25	+71 / +76	+71 / +76	+84	3.30 / 3.30	+84 / +84	+84
4 2028	3.30 / 3.30	+85 / +85	+85 / +85	+96	3.30 / 3.55	+84 / +109	+84
5 2029	3.35 / 3.45	+92 / +102	+92 / +102	+90	3.35 / 3.40	+91 / +96	+99
6 2030	3.45 / 3.50	+102 / +107	+102 / +107	+96	3.45 / 3.50	+101 / +106	+106 / +106
7 2031	3.55 / 3.65	+111 / +121	+111 / +121	+96	3.55 / 3.60	+111 / +116	+116 / +121
8 2032	3.70 / 3.70	+125 / +125	+125 / +125	+106	3.60 / 3.65	+116 / +121	+125 / +125
9 2033	3.70 / 3.70	+124 / +121	+124 / +121	+106	3.70 / 3.70	+124 / +124	+129 / +129
10 2034	3.80 / 3.80	+125 / +120	+124 / +121	+106	3.75 / 3.75	+129 / +129	+129 / +128
11 2035	3.80 / 3.80	+117 / +113	+125 / +120	+106	3.80 / 3.80	+127 / +122	+125 / +120
12 2036	3.80 / 3.80	+117 / +113	+125 / +120	+106	3.80 / 3.80	+127 / +122	+125 / +120
13 2037				+106	3.90 / 3.90	+126 / +123	+125 / +121
14 2038				+106	3.90 / 3.90	+126 / +123	+125 / +121
15 2039				+106	4.000	+104	+105
16 2040				+106	4.000	+104	+105
17 2041				+106	4.000	+104	+105
18 2042				+106	4.000	+104	+105
19 2043				+106	4.000	+104	+105
20 2044				+106	4.000	+104	+105
21 2045				+106	4.000	+104	+105
22 2046				+106	4.000	+104	+105
23 2047				+106	4.000	+104	+105
24 2048				+106	4.000	+104	+105
25 2049				+106	4.000	+104	+105
26 2050				+106	4.000	+104	+105
27 2051				+106	4.000	+104	+105
28 2052				+106	4.000	+104	+105
29 2053				+106	4.000	+104	+105
30 2054				+106	4.000	+104	+105
31 2055				+106	4.000	+104	+105
32 2056				+106	4.000	+104	+105
33 2057				+106	4.000	+104	+105
34 2058				+106	4.000	+104	+105
35 2059				+106	4.000	+104	+105
36 2060				+106	4.000	+104	+105
37 2061				+106	4.000	+104	+105
38 2062				+106	4.000	+104	+105
39 2063				+106	4.000	+104	+105
40 2064				+106	4.000	+104	+105
41 2065				+106	4.000	+104	+105
42 2066				+106	4.000	+104	+105
Notes	4/1/42 maturity shown at 4/1/27 mandatory tender above	11/1 and 5/1 5/1/32 at par	Two portions, both 11/1/63 maturity: A) \$15,205,000 5/1/28 mand tender & 6/1/25 par call; B) \$209,510,000 11/1/29 mand tender & 6/1/26 par call	5/1/26 + 1/1 and 7/1 7/1/32 at par	9/1/28 is \$6,275,000 with 3/1/25 par call; 3/1/29 is \$27,225,000 with 3/1/26 par call	Two portions, both 11/1/63 maturity: A) \$42,795,000 11/1/27 mand tender & 10/1/25 par call; B) \$80,750,000 5/1/29 mand tender & 12/1/26 par call	8/1/45 maturity shown at 8/1/27 mandatory tender above
Maturity Dates	4/1/42 only	11/1 and 5/1	11/1/63 only	5/1/26 + 1/1 and 7/1	9/1/28 is \$6,275,000 with 3/1/25 par call; 3/1/29 is \$27,225,000 with 3/1/26 par call	11/1/63 only	8/1
Call Provisions	4/1/27 at par	5/1/32 at par	A: 6/1/25; B: 6/1/26	7/1/32 at par	9/1/33 except 9/28 & 3/29	A: 10/1/25; B: 12/1/26	2/1/27 at par
Mandatory Tender	4/1/27	N/A	A: 5/1/28; B: 11/1/29	N/A	N/A	A: 11/1/27; B: 5/1/29	8/1/27
Mkt Index	BBI / RBI 3.55% / 3.83%	BBI / RBI 3.52% / 3.80%	BBI / RBI 3.52% / 3.80%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.54% / 3.82%	BBI / RBI 3.49% / 3.77%	BBI / RBI 3.43% / 3.71%
Sr Manager	Stifel	J.P. Morgan	J.P. Morgan	BofA	BofA	RBC Capital Markets	RBC Capital Markets