



MEETINGS SCHEDULED FOR MAY

Minnesota Housing
400 Wabasha Street N. Suite 400
St. Paul, MN 55102

THURSDAY, MAY 28, 2020

Regular Board Meeting
1:00 p.m.

Conference Call

Toll-free dial-in number (U.S. and Canada):
(888) 742-5095

Conference code:
5561712598

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, May 28, 2020.

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 or Minn. Stat. 13D.021 are met. 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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Mission

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

Vision

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

AGENDA

Minnesota Housing Board Meeting

Thursday May 28, 2020

1:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Review**
- 4. Approval of Minutes**
 - A. (page 5) Regular Meeting of April 23, 2020
 - B. (page 9) Special Meeting of May 7, 2020
- 5. Reports**
 - A. **Chair**
 - B. **Commissioner**
 - C. **Committee**
- 6. Consent Agenda**
 - A. (page 11) Grant Fund Contract Modification, Impact Fund, Dayton's Bluff Neighborhood Housing Services
 - B. (page 15) Authorize execution of Master Participation Agreement with GMHF, allowing for purchase of Participation Certificates
- 7. Action Items**
 - A. (page 17) Approval, Lead-Based Paint Guide for Applicable Single Family Programs
 - B. (page 31) Approval, Disaster Recovery Loan Program Manual
 - C. (page 69) Approval, Manufactured Home Community Redevelopment Program Procedural Manual
 - D. (page 89) Selection/Commitment, Housing Trust Fund and Family Homeless Prevention and Assistance Program Resources for Homework Starts with Home Round 2
 - E. (page 95) Selection/Commitment of Housing Trust Fund Program Funds for Homework Starts with Home Round 2 Planning Grants
 - F. (page 99) 2020 Annual Action Plan for HUD
 - G. (page 113) Resolution authorizing the issuance and sale of Minnesota Housing Finance Agency fixed rate Residential Housing Finance Bonds (RHFB)

8. Discussion Items

- A. (page 229) 3rd quarter FY 2020 Financial Reporting Package
- B. (page 239) Second Quarter 2020 Progress Report: 2020-22 Strategic Plan and 2020-21 Affordable Housing Plan
- C. (page 245) Discussion, Proposed Changes to the State of Minnesota 2022-2023 Housing Tax Credit Qualified Allocation Plan (QAP) for Public Comment Release
- D. Covid-19 Update

9. Information Items

None.

10. Other Business

None.

11. Adjournment

DRAFT Minutes
Minnesota Housing Board Meeting
Thursday April 23, 2020
1:00 p.m.
Via Conference Call

1. Call to Order.

Chair DeCramer called to order the regular meeting of the Board of Minnesota Housing Finance Agency at 1:02 p.m.

2. Roll Call.

Members Present via conference call: Terri Thao, Stephanie Klinzing, John DeCramer, Auditor Julie Blaha, Craig Klausing and Melanie Benjamin.

Minnesota Housing Staff present via conference call: Tal Anderson, Ryan Baumtrog, Kevin Carpenter, Diane Elias, Vicki Farden, Rachel Franco, Anne Heitlinger, Anna Heitz, Jennifer Ho, Summer Jefferson, Kasey Kier, Tresa Larkin, Debbi Larson, Brad LeBlanc, Song Lee, James Lehnhoff, Nira Ly, Jill Mazullo, Don McCabe, Tom O'Hern, Ashley Oliver, John Patterson, Caryn Polito, Annie Reiersen, Paula Rindels, Lael Robertson, Rachel Robinson, Dani Salus, Joel Salzer, Anne Smetak, Corey Strong, Kim Stuart, Jodell Swenson, Susan Thompson, Mike Thone, Ted Tulashie, Nicola Viana, Carrie Weisman and Kristy Zack.

Others present via conference call: Ramona Advani, Office of the Minnesota State Auditor; Anne Mavity, Minnesota Housing Partnership;

3. Agenda Review

There were two walk on items for today's agenda. 7B. Program Guide revision for the Housing Trust Fund Rental Assistance Program. 7C. Waivers to Modify the Rehabilitation Loan Program and Emergency & Accessibility Loan Program (RLP/ELP) Program Requirements Due to COVID-19.

4. Approval

Regular Meeting Minutes of Regular Meeting of March 26, 2020

Motion: Terri Thao moved to approve the March 26, 2020 regular minutes. Seconded by Melanie Benjamin. Motion carries 6-0. Roll call was taken. All were in favor.

5. Reports

A. Chair

None.

B. Commissioner

Commissioner Ho shared the following with the board:

- Thankful to the board for their amazing work. Chief Executive Benjamin provided an update on the Mille Lacs Band community and how they are dealing with Covid-19.
- Day 38 of working from home for Jennifer and majority of the staff
- Welcome new employees and thanks to the HR team for their work
- In record timing, staff processed and executed \$500,000 in grant agreements for the Family Homeless Prevention and Assistance Program
- Devon Pohlman provided an update on the Qualified Allocation Plan (QAP). Expect a more thorough update at the May meeting.
- Ryan Baumtrog provided an update on the Legislative work, both at the State and Federal level.

- Moving forward with a recommendation to the Governor for a new board member for Minnesota Housing.

C. Committee

The Finance and Audit Committee met via tele conference prior to the board meeting to review the plans for the FY20 Financial Audit. RSM joined the meeting to review a presentation.

6. Consent Agenda

B. Selection and Approval, Asset Management Loan
- Alicia's Place, D3845, Duluth

C. Approval, Housing Trust Fund (HTF) Operating Subsidy (OS) Grant Extensions

Motion: Stephanie Klinzing moved to approve Consent Agenda Items 6B & 6C. Seconded by Terri Thao. Motion carries 6-0. Roll call was taken. All were in favor.

7. Action Items

Craig Klausung requested Consent Agenda Item 6A move to an Action Item

6A. Deferred Loan Contract Modification, Impact Fund, Community Neighborhood Housing Services dba NeighborWorks Home Partners- Mr. Klausung inquired how neighborhoods are defined. Nira Ly indicated that the neighborhoods were identified by the Administrator, NeighborWorks Home Partners (NWHP). NWHP identified streets that bordered the neighborhoods. The neighborhoods noted in the Board report are not formally defined by statute, county, etc. **Motion:** Craig Klausung moved to approve the Consent Agenda Items 6A. Seconded by Terri Thao. Motion carries 6-0. Roll call was taken. All were in favor.

A. Approval, Selection and Commitment, 2020 Housing Tax Credit (HTC) Program – Round 2; – Selection and Commitment of Preservation Affordable Rental Investment Fund (PARIF) Loan

William Price presented to the board a request for approval and adoption of the of a resolution approving the allocation of federal Housing Tax Credits (HTC) and a resolution approving the selection of a project for further processing, and the commitment of deferred financing and, subject to final underwriting and due diligence, authorizing the closing of a loan related to the following program and/or funding source: Preservation Affordable Rental Investment Fund. Chair DeCramer opened the discussion. Board members asked a series of questions and staff provided answers. **Motion:** Stephanie Klinzing moved agenda item Approval, Selection and Commitment, 2020 Housing Tax Credit (HTC) Program – Round 2; Selection and Commitment of Preservation Affordable Rental Investment Fund (PARIF) Loan. Seconded by Melanie Benjamin. Motion carries 6-0. Roll call was taken. All were in favor.

B. Program Guide revision for the Housing Trust Fund Rental Assistance Program

Joel Salzer presented to the Board a request for revision to the Housing Trust Fund (HTF) Program Guide that would provide flexibility for how grant administrators complete initial unit inspections. Chair DeCramer opened up the discussion. Board members asked a series of questions and staff provided answers. **Motion:** Terri Thao moved agenda item Program Guide revision for the Housing Trust Fund Rental Assistance Program. Seconded by Stephanie Klinzing. Motion carries 6-0. Roll call was taken. All were in favor.

C. Waivers to Modify the Rehabilitation Loan Program and Emergency & Accessibility Loan Program (RLP/ELP) Program Requirements Due to COVID-19.

Nira Ly presented to the Board a request for approval waivers to modify program requirements established in program Procedural Manuals due to COVID-19: (1) Income eligibility calculation requirements for RLP/ELP; (2) Maximum loan amount for ELP; and (3) Inspection requirements for RLP/ELP. Chair DeCramer opened up the discussion. Board members asked a series of questions and staff provided answers. **Motion:** Stephanie Klinzing moved agenda item Waivers to Modify the Rehabilitation Loan Program and Emergency & Accessibility Loan Program (RLP/ELP) Program Requirements Due to COVID-19. Seconded by Craig Klausing. Motion carries 6-0. Roll call was taken. All were in favor.

8. Discussion Items

A. Manufactured Home Community Redevelopment Program Concept

Annie Reiersen reviewed the program concept for the Manufactured Home Community Redevelopment Program.

B. Covid-19 Update

Jennifer Ho, Rachel Robinson and Kevin Carpenter provided the board with an update on Covid-19 impacts on business operations and the financial markets.

9. Information Items

A. Post-sale Report, Homeownership Finance Bonds (HFB), 2020 Series A (Taxable)

10. Other Business

None.

11. Adjournment

The meeting was adjourned at 3:09 p.m.

John DeCramer, Chair

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DRAFT Minutes
Minnesota Housing Special Board Meeting
Thursday May 7, 2020
9:00 a.m.
Via Conference Call

1. Call to Order.

Chair DeCramer called to order the special meeting of the Board of Minnesota Housing Finance Agency at 9:04 a.m.

2. Roll Call.

Members Present: Terri Thao, John DeCramer, Craig Klausung, Melanie Benjamin and Julie Blaha.

Minnesota Housing Staff present: Kevin Carpenter, Rachel Franco, Jennifer Ho, Summer Jefferson, James Lehnhoff, Tom O'Hern, Devon Pohlman, Rachel Robinson, Anne Smetak, Jodell Swenson, and Mike Thone .

Others present: Anne Mavity, Minnesota Housing Partnership;

A. Approval, Delegation of Authority to the Commissioner for Loan Forbearance Regarding Multifamily Loans

Tom O'Hern presented to the board a request for approval of a delegation that the Commissioner be granted authority to authorize forbearance regarding Multifamily loans that otherwise would need to be brought to the Board for approval. Payment of principal and/or interest will be postponed for up to five months. No principal or interest is being forgiven. Other conditions may also be imposed.

Granting the requested delegated authority will allow the Agency to react to financial hardship issues in a more expedient matter and will also improve the efficiency of the organization. The Commissioner will make a written report to the Board at least annually describing the actions taken utilizing the delegated authority. The delegated authority may be amended or revoked by the Board at any time.

Chair DeCramer opened up the discussion. Board members asked a series of questions and staff provided answers. **Motion:** Craig Klausung moved Approval, Delegation of Authority to the Commissioner for Loan Forbearance Regarding Multifamily Loans. Seconded by Terri Thao. Motion carries 5-0. Roll Call was taken, all were in favor.

B. Approval, Delegation of Authority to the Commissioner for Relief Provisions Available to the Federal Housing Tax Credit (HTC) Program

Summer Jefferson presented to the board a request for Approval, Delegation of Authority to the Commissioner for Relief Provisions Available to the Federal Housing Tax Credit (HTC) Program. The Commissioner is requesting that the Commissioner be granted authority to authorize certain relief options for federal Housing Tax Credit (HTC) developments, including extensions to certain deadlines. The relief options are permitted under applicable Internal Revenue Service (IRS) procedures when there is a federally declared disaster. This delegation of authority will allow the Agency to provide relief to developments on a case-by-case basis both during the COVID-19 pandemic and in future situations when there are federal disaster declarations.

Chair DeCramer opened up the discussion. Board members asked a series of questions and staff provided answers. **Motion:** Terri Thao, moved Approval, Delegation of Authority to the Commissioner for Relief Provisions Available to the Federal Housing Tax Credit (HTC) Program. Seconded by Melanie Benjamin. Motion carries 5-0. Roll Call was taken, all were in favor.

Commissioner Ho shared the following with the board:

- Update on the work of the Agency during Covid-19.
- Legislative Update
- Memo sent to the Governor's office in board appointments

3. Other Business

None.

4. Adjournment

The meeting was adjourned at 9:40 a.m.

John DeCramer, Chair

Item: Grant Fund Contract Modification, Impact Fund, Dayton's Bluff Neighborhood Housing Services

Staff Contact(s):

Song Lee, 651.296.2291, song.lee.mhfa@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff recommends amending Dayton's Bluff Neighborhood Housing Services (DBNHS) Impact Fund Grant Contract (11-2019-10) to modify and increase the Economic Development and Housing Challenge (Challenge) grant commitment by up to \$302,596, to a revised Challenge commitment amount of up to \$531,136.

Fiscal Impact:

Economic Development Housing Challenge funds are a state resource, with individual awards structured as grants or loans that do not earn interest for the Agency.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Background
- Recommendation
- Resolution

Background

The Community Homeownership Impact Fund (Impact Fund) provides funding for single family, owner-occupied housing projects through the annual Single Family Request for Proposals. On November 1, 2018, the Board approved \$228,540 in Economic Development Housing Challenge (Challenge) funds for Dayton's Bluff Neighborhood Housing Services (DBNHS) to develop five new single-family detached homes in the Railroad Island neighborhood of Saint Paul, which is part of the DBNHS's Village on Rivoli Phase II project through Resolution No. MHFA 18-060. Under this award, three homes will be developed on Rivoli Lane and two homes will be developed on Otsego Street.

Under certain circumstances, awards made through the Impact Fund in 2018 and moving forward may trigger state prevailing wage requirements under Minn. Stat. § 116J.871. On April 24, 2019, the Minnesota Department of Labor (DLI) provided an opinion to DBNHS that prevailing wage applies to their Impact Fund award 11-2018-10 – Village on Rivoli Phase II project. In a letter dated May 21, 2019, DLI stated that prevailing wage also applies to YouthBuild, a job training program for youth that DBNHS uses for its housing development projects. DLI's decisions were made after the funds had been awarded. As a result, DBNHS's initial development costs provided in its application did not include costs related to prevailing wage.

Due to prevailing wage, the development costs for this project have increased. There is an additional value gap (i.e., the difference between the total development cost of a project and the appraised value of the completed home) of \$64,729 per unit. This is an additional \$302,596 total that will need to be funded in order to continue construction of the units. Because of prevailing wage, DBNHS will no longer use the YouthBuild Program for their project and will work with a private contractor to complete their project.

The Agency entered into a grant contract with DBNHS for the initial award of \$228,540 for this project in April of 2019. DBNHS has indicated that due to the increased costs related to prevailing wage, it will not be able to complete the project without additional funding. The modular homes for the project have been ordered and are being constructed and the additional funding is needed to cover the cost of constructing the homes onsite.

Dayton's Bluff's Construction Timeline

- May 2020 – Completion of modular homes construction
- End of July – Completion of on-site construction for Rivoli Lane units and list the homes shortly after completion.
- Fall 2020 – Completion of on-site construction for Otsego Street units (2 units). These units will take longer due to the homes being built on a hill.

Reducing Costs

DBNHS is reducing costs as follows:

- Implementing a revised mix of competitively bid contractors.
- No longer installing solar panels for a net-zero home.

Project Costs and Subsidies

The following summarizes the changes to the project costs:

Agenda Item: 6.A
Background & Request Details

DESCRIPTION	Rivoli Lane units		Otsego Street units	
	NOV 2018 COMMITMENT ¹	FUNDING MODIFICATION ²	NOV 2018 COMMITMENT ¹	FUNDING MODIFICATION ²
Uses:				
Total Hard Costs	\$ 252,260	\$ 341,625	\$ 325,110	\$ 377,440
Total Soft Costs	\$ 70,995	\$ 83,165	\$ 81,410	\$ 88,080
Developer Fee ³	\$ 23,945	\$ 31,465	\$ 30,110	\$ 34,480
Total Development Cost	\$ 323,255	\$ 424,790	\$ 406,520	\$ 465,520
Appraised Value/Purchase price	\$ 190,000	\$ 210,000	\$ 240,000	\$ 230,000
Total Value Gap	\$ 133,255	\$ 214,790	\$ 166,520	\$ 235,520
Sources:				
Agency: Challenge	\$ 42,270	\$ 42,270	\$ 50,865	\$ 50,865
Housing & Redevelopment Authority, Metropolitan Council, DBNHS	\$ 38,655	\$ 83,840	\$ 38,655	\$ 83,840
Community Development Block Grant (CDBG)	\$ 32,330	\$ -	\$ 57,000	\$ -
Neighborhood Sales Tax Revitalization (STAR)	\$ 20,000	\$ 27,767	\$ 20,000	\$ 30,361.50
Total Sources	\$ 133,255	\$ 153,877	\$ 166,520	\$ 165,066.50
Remaining Value Gap	\$ 0	\$ 60,913	\$ 0	\$ 70,453.50
Minus increase in Soft Costs not applicable to prevailing wage		\$ 5,150		\$ 2,800
# of units	3	3	2	2
Total Remaining Value Gap	\$ 0	\$ 167,289	\$ 0	\$ 135,307
			Total Remaining Value Gap	\$302,596

¹ 2018 proposals did not include prevailing wage.

² Increase in construction costs based on estimated bids.

³ Developer Fee is included in the Total Soft Costs

Recommendation

Staff recommends a modification to increase the Challenge commitment for this project by an additional \$302,596, to a revised total Challenge commitment of up to \$531,136 for this award. This amount includes the original award of \$228,540. With the additional funding, DBNHS will be able to proceed and complete the project.

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

RESOLUTION NO. MHFA 20-
Modifying Resolution No. MHFA 18-060

**RESOLUTION MODIFYING RESOLUTION 18-060 TO REFLECT AN INCREASED AWARD OF ECONOMIC
DEVELOPMENT AND HOUSING CHALLENGE (EDHC)**

WHEREAS, the Minnesota Housing Finance Agency Board (Board), at its November 1, 2018 meeting, previously approved a commitment for the Selection of Projects for the Community Homeownership Impact fund (Impact Fund by its Resolution 18-060); and

WHEREAS, Agency staff has requested certain modifications to Resolution 18-060.

NOW THEREFORE, BE IT RESOLVED:

The Board hereby authorizes Agency staff to make the changes it has requested and enter into an amendment to a grant contract for the application below to include the increased amount set forth below, subject to the terms and conditions contained herein and in the amendment:

Applicant	Program Name	Funding Source	Type of Agreement	\$ Increase Amount
Dayton's Bluff Neighborhood Housing Services	Village on Rivoli Phase II	EDHC	Grant	\$ 302,596

1. The total award, in addition to the previous award of \$228,540 in Resolution 18-060, will not exceed \$531,136.
2. The execution of a grant contract amendment for the increase in funds awarded by the Agency in form and substance acceptable to the Agency shall occur no later than nine months from the adoption date of this Resolution; all funds must be expended and all reporting of the use of funds shall be completed within 20 months from the effective date of the grant contract amendment; and
3. The applicant and any other parties that Agency staff, in its sole discretion deem necessary, shall execute all such documents relating to the grant contract amendment and to the construction of the homeownership housing units, subject to such terms and conditions as the Agency, in its sole discretion, deems necessary.
4. All other terms and conditions of MHFA Resolution No. 18-060 remain in effect.

Adopted this 28th day of May 2020

CHAIRMAN

Item: Authorize execution of Master Participation Agreement with GMHF, allowing for purchase of Participation Certificates

Staff Contact(s):

Kevin Carpenter 651.297.4009, kevin.carpenter@state.mn.us

Tresa Larkin 651.284.3177, tresa.larkin@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Agency staff is requesting approval for Minnesota Housing to enter into a Master Participation Agreement with the Greater Minnesota Housing Fund (GMHF) and a special purpose entity formed by GMHF. Through this Agreement Minnesota Housing will have the ability to purchase Participation Certificates in first mortgage loans originated by GMHF. The Participation Certificates will provide Minnesota Housing with principal and interest payments, while providing liquidity to GMHF to enable them to continue originating new loans. Depending on the origination pipeline from GMHF, as well as market conditions at the time of individual Certificate purchase decisions, it is possible that over a three year period Minnesota Housing could purchase approximately \$30 million in Participation Certificates.

Fiscal Impact:

The Participation Certificates will be financed out of Pool 2 and will earn an estimated average spread of 1% over the corresponding U.S. Treasury rate at the time of purchase.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Background

Background

Agency staff and staff from Greater Minnesota Housing Fund (GMHF) have been discussing an opportunity for the Agency to utilize available cash to provide financing to GMHF, allowing GMHF to continue and expand their first mortgage lending business. The plan is for GMHF to continue to make multifamily first mortgage loans and, in turn, the Agency will be provided the opportunity, at its sole discretion, to purchase loan Participation Certificates backed by these loans. This concept was previously discussed with the Board at the regular August 2019 meeting.

The Certificates will provide the Agency with the terms and security of the underlying mortgage loan and GMHF will provide additional security to the Agency. The loans financed will primarily be smaller, out-state multifamily properties that are not particularly well suited for Agency first mortgage financing using HUD Risk Share. The Certificate sales allow GMHF to recycle capital effectively, and continue to fund their first mortgage lending.

Each Certificate purchased by the Agency will represent a 100% participation interest in an underlying multifamily first mortgage that has been originated and closed by GMHF. The underlying first mortgage loans will meet agreed upon underwriting standards. For example, each loan will require that the property financed will be affordable to households at or below 80% AMI with at least 40% of the units affordable at 60% AMI; or 20% of the units at 50% AMI and the project must agree to accept Section 8 vouchers. GMHF will maintain servicing, asset management and compliance responsibilities for the life of each loan.

GMHF will provide additional security for the Certificates through a debt service reserve that is equal to 90 days of debt service on the underlying loan for each Certificate. Further, GMHF will fund a loan loss reserve equal to 2 percent of the principal loan balance for each underlying mortgage. The Agency will receive documentation to ensure satisfactory compliance with required reserves as agreed between the parties.

The Agency will have the option to purchase a Certificate for any loan originated by GMHF that meets the underwriting standards and that is offered for sale by GMHF. Any purchase will be fully documented pursuant to the Master Participation Agreement.

The Participation Certificate arrangement with GMHF presents an opportunity for the Agency to earn a reasonable risk adjusted return on its cash and investment portfolio, while also providing liquidity to GMHF for the continued funding of affordable housing throughout the state, particularly in situations where it's more effective for GMHF, rather than Minnesota Housing, to originate loans that reach that cohort of borrowers.

Item: Approval, Lead-Based Paint Guide for Applicable Single Family Programs

Staff Contact(s):

Nira Ly, 651.296.6346, nira.ly@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff requests approval of the Lead-Based Paint Guide for Applicable Single Family Programs. The new Guide will replace the existing Minnesota Housing Lead-Based Paint Guide for Applicable Homes Division Programs. Substantive changes from the existing Guide include removal of federal requirements because there are no longer federal funds used in the applicable Single Family Programs.

Fiscal Impact:

None.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Background
- Lead-Based Paint Guide for Applicable Single Family Programs

Background

The Lead-Based Paint Guide for Applicable Single Family Programs (Guide) provides procedures for implementing Minnesota Housing's Lead-Based Paint Policy adopted in 2004 for certain Single Family programs. The Guide applies to the Community Homeownership Impact Fund, the Emergency & Accessibility Loan Program (ELP), the Rehabilitation Loan Program (RLP), and the Workforce and Affordable Homeownership Development Program.

Substantive changes to the Guide include removing certain federal policies that are no longer required because there are no longer federal funds provided through the applicable Single Family programs. The Guide still includes some federal requirements because they are applicable regardless of funding source, consistent with Minnesota Housing's Lead-Based Paint Policy. Changes include the following:

- Removing the lead abatement requirement;
- Allowing for flexibility for Safe Work Practices to follow the Environmental Protection Agency's (EPA) Renovation, Repair and Painting Program; and
- Allowing for utilizing either the EPA or the Department of Housing and Urban Development (HUD) definitions of De Minimis levels of painted surfaces.

Staff also simplified the Guide to clarify how Minnesota Housing's Lead-Based Paint Policy applies to the Single Family programs above. It provides guidance and resources without being prescriptive on how to implement the policy. For example, the existing Guide requires very specific steps to complete lead-based paint clearance. The recommended Guide provides information about clearance and the minimum requirements under Minnesota Housing's Lead-Based Paint Policy but does not require specific steps be taken to complete clearance. Other areas where similar changes were made include the following:

- Disclosures;
- Risk assessments;
- Interim controls; and
- Safe work practices.

The changes above allow program Administrators more flexibility around implementation, while still complying with Minnesota Housing's Lead-Based Paint Policy.



Lead-Based Paint Guide For Applicable Single Family Division Programs

April 2020



The Minnesota Housing Finance Agency does not discriminate on the basis of race, color, creed, national origin, sex, religion, marital status, status with regard to public assistance, disability, familial status, gender identity, or sexual orientation in the provision of services.

An equal opportunity employer.

This information will be made available in alternative format upon request.

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Overview

Mission Statement

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

Background

Minnesota Housing recognizes that lead hazards in housing are a threat to occupant health and safety. Minnesota Housing is committed to meeting Minnesotans' need for safe housing and, therefore, has developed a Lead-Based Paint Policy (the "Policy") as set forth in this Guide.

The Policy requires compliance with 24 C.F.R. Part 35 when providing federal assistance. In addition, programs funded with non-federal funds must address lead hazards when the program requires the treatment of other health hazards. Where lead identification and reduction are required, it must generally be conducted in accordance with the standards of 24 C.F.R. Part 35. Lead Abatement, however, will not be required.

Chapter 1- Applicability

1.01 Purpose

The purpose of the Policy is to reduce exposure of current or future occupants to harmful lead-based paint chips and lead-dust hazards that may already exist in a Home or may inadvertently result from rehabilitation activities.

1.02 Scope and Applicability

This Guide applies to assistance provided for the rehabilitation of Homes through the following programs: Rehabilitation Loan Program (RLP), the Emergency and Accessibility Loan Program (ELP), the Community Homeownership Impact Fund (Impact Fund), and the Workforce and Affordable Homeownership Development Program. This is a guide, not a comprehensive reference, for compliance with the Policy.

Administrators must ensure that contractors and subcontractors comply with this Guide.

Exemptions

The following are exempt from the Policy.

- Homes built after January 1, 1978.
- Rehabilitation that will not disturb painted surfaces.
- A certified lead-based paint inspector has found that the Home does not have lead-based paint
- All lead-based paint has been identified and removed from the Home and Clearance has been achieved.
- The De Minimis Levels of painted surface to be disturbed is below the more restrictive of the De Minimis Levels defined in HUD's Lead-Safe Housing Rule ("LSHR") or the EPA's Lead Renovation, Repair, and Painting ("RRP") Rule.

Applicable Regulations

Administrators must comply with all applicable regulations, including the EPA Lead RRP Rule and Minnesota's Lead Renovation, Repair and Paint Rule.

- [U.S. Department of Housing and Urban Development - Lead-Safe Housing Rule](#)
- [U.S. Environmental Protection Agency - Lead Renovation, Repair and Painting Rule](#)
- [Minnesota Department of Health - Minnesota's Lead Renovation, Repair and Paint Rule](#)

Chapter 2 – Requirements

2.01 Introduction

If a Home is not exempt from the Policy, Administrators must provide notice and applicable pamphlets and conduct a Visual Assessment and evaluation. If lead-hazards are found or presumed, the Administrator must complete appropriate lead-hazard reduction strategies as described below. See Appendix A for a checklist of these requirements.

2.02 Notices and Pamphlet

Rehabilitation Activities

For rehabilitation only activities where evaluation, hazard reduction, or both, are undertaken as part of Minnesota Housing funded rehabilitation, the Administrator must provide notice to homeowners of the evaluation of lead-based paint and provide the following pamphlets:

- [*Protect Your Family from Lead in Your Home*](#)
- [*Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools.*](#)

For Acquisition, Rehabilitation, Resale Activities

For acquisition, rehabilitation, resale activities, once rehabilitation and Clearance is complete, Administrators must give the homebuyer who purchases the Home notice that describes the results of the Clearance examination.

2.03 Determining Presence of Lead

Projects with Minnesota Housing Assistance under \$5,000

Step 1: Visual Assessment for Deteriorated Paint

A Visual Assessment must be conducted by a person trained to identify deteriorated paint prior to the start of rehabilitation. The person(s) conducting the Visual Assessment for deteriorated paint must be trained using the HUD [Visual Assessment Training Module](#).

Step 2: Paint Testing

If there is deteriorated paint based on the Visual Assessment, Administrators must either perform paint testing on painted surfaces to be disturbed or replaced during rehabilitation or presume that painted surfaces are coated with lead-based paint. Minnesota Housing does not require paint testing on painted surfaces that will not be disturbed or replaced during rehabilitation.

Projects with Minnesota Housing Assistance \$5,000 and above

Risk Assessment

A Risk Assessment must be completed to identify lead-based paint hazards in the area where work will be completed. A Risk Assessment is not required for areas that will not be disturbed or replaced during rehabilitation.

The Risk Assessment must be completed by a HUD-certified risk assessor. When completing the Risk Assessment, the risk assessor must use standards at least as protective as the EPA Lead RRP Rule.

2.04 Lead-Hazard Reduction Strategies

If a Visual Assessment, paint testing, or a Risk Assessment find or presume lead-hazards, the following strategies should be followed. These strategies apply to both projects below and above the \$5,000 threshold. Lead abatement is not required for the programs that do not contain federal assistance.

Lead Safe Work Practices

Administrators must implement lead safe work practices during rehabilitation work and repair any paint that is disturbed. At minimum, Administrators must comply with the EPA's Lead RRP Rule regarding training and lead safe work practice requirements.

Interim Controls - For Rehabilitation with Minnesota Housing Assistance Over \$5,000

Interim control measures include paint stabilization of deteriorated paint, dust control, lead-contaminated soil control, and treatments for friction and impacted surfaces where levels of lead dust are above the lower of the HUD or EPA De Minimis Levels. These controls are necessary in areas where rehabilitation work is being conducted. Examples of interim control measures include:

- Repairing all rotted or defective substrates that lead to rapid paint deterioration.
- Stabilizing all deteriorated lead-based paint surfaces.
- Making floors and interior window sills and window troughs smooth and cleanable.
- Eliminating friction surfaces with lead-based paint on windows, doors, stair treads, and floors, when they are generating dust lead hazards.
- Repairing doors and other building components causing impact damage on painted surfaces, if the paint is lead-based paint.
- Treating protruding, chewable surfaces, such as interior window sills, where lead-based paint may be present and there is either visual or reported evidence that children are mouthing or chewing them.
- Dust removal and control – i.e., cleaning surfaces to reduce levels of dust containing lead to acceptable levels. This includes cleaning carpets, if they are contaminated.
- Covering or eliminating access to all bare soil containing excessive levels of lead.

See HUD's [Lead-Based Paint Handbook](#), Chapter 11, Interim Controls, for further details.

Clearance – For Rehabilitation with Minnesota Housing Assistance Over \$5,000

If a painted surface above De Minimis Levels was disturbed and repaired during the rehabilitation work, a Clearance examination of the worksite(s) must be performed after completion of any rehabilitation that disturbed painted surfaces.

A Clearance examination needs to determine that no soil-lead hazards or settled dust exists in the unit.

HUD guidelines are found in Chapter 15 of the Lead-Based Paint Handbook, linked above.

Clearance examinations can be performed by any of the following individuals:

- A HUD-certified risk assessor;
- A HUD-certified lead-based paint inspector;
- A person who has successfully completed a training course for sampling technicians (or a discipline of similar purpose and title) that is developed or accepted by the EPA, a state, or tribal program authorized by the EPA that is given by an EPA-accredited trainer or a state

or Indian Tribe training in lead-based paint inspection or Risk Assessment, provided a certified risk assessor or a certified lead-based paint inspector approves the work of the sampling technician and signs the report of the Clearance examination;

- A technician licensed or certified by the EPA or a state or Indian Tribe to perform Clearance examinations without the approval of a certified risk assessor or certified lead-based paint inspector; or
- A lead supervisor, although use of a lead supervisor is not required.

Appendix A – Lead-Based Paint Guide Process & Checklist

Section 1: Determination of Exemption

- 1) Was the Home built before 1978? Yes No
If No, the Home is exempt from the Policy.
If Yes, proceed to Question 2.
- 2) Is the Home exempt from the Policy? Yes No
If No, proceed to Section 2
If Yes, proceed to Question 3.
- 3) Indicate why the Home is exempt from the Policy:
- Rehabilitation will not disturb painted surfaces.
 - The Home was found by a certified lead-based paint inspector to not have lead-based paint.
 - All lead-based paint has been identified and removed from the Home and Clearance has been achieved.
 - The amount of painted surface to be disturbed is below the HUD or EPA De Minimis Levels.

Section 2: Determination of Need for Lead-Based Paint Assessment

- 1) Will any painted surface above the HUD or EPA De Minimis Levels be disturbed or repaired during the proposed rehabilitation work? Yes No
- 2) Is the Minnesota Housing assistance expected to exceed \$5,000? Yes No

If you answered yes to either of the questions in Section 2, a lead-based paint evaluation must be completed. Proceed to Section 3. If you answered no to both, no further action is required.

Section 3: Determining Presence of Lead

- 1) Evaluation method used (check one):
- Conducted paint testing.
 - Conducted paint testing and Visual Assessment.
 - Performed a Risk Assessment (Required if the amount of Minnesota Housing assistance exceeds \$5,000).
 - Presumed lead-based paint and/or lead-based paint hazards were present.
- 2) Notices and pamphlets provided (check all that apply):
- [Protect Your Family from Lead in Your Home](#)
 - [Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools.](#)
 - Notice of lead-based paint reports

Section 4: Lead-Hazard Reduction Method

1) Hazard reduction methods completed (check all that apply):

- Lead safe work practices
- Interim controls (for Minnesota Housing assistance expected to exceed \$5,000)
- Clearance

2) If Minnesota Housing assistance exceeds \$5,000, did the individual(s) that disturbed lead-based paint above the more restrictive of the HUD or EPA De Minimis Levels and that completed the Clearance examination have the proper certification* and training? Yes No

*more information on certification can be found:

https://www.hud.gov/program_offices/healthy_homes/enforcement/lshr_rrp_changes

<https://www.epa.gov/lead/individuals-seeking-lead-abatement-certification>

Appendix B – Terms

Term	Definition
Administrator	The entity with which Minnesota Housing has a contractual relationship to administer the programs for which this Guide applies. References to Administrators in this Guide apply to contractors and subcontractors that Administrators work with, including but not limited to, contractors and subcontractors who contract directly with homeowners.
Clearance	Clearance is the combined visual and quantitative procedures used to determine that no lead-based paint hazards remain in the area being cleared after lead hazard controls or paint-disturbing rehabilitation or maintenance have occurred
De Minimis Levels	Levels of lead paint that do not exceed the more restrictive of the De Minimis Levels under HUD LSHR or the EPA Lead RRP Rule to determine De Minimis Levels.
EPA	The United States Environmental Protection Agency.
Home	A single family home that is currently owner-occupied or will be owner-occupied after rehabilitation.
HUD	The United States Department of Housing and Development.
Lead RRP Rule	The EPA's Lead Renovation, Repair, and Painting Rule.
LSHR	HUD's Lead-Safe Housing Rule.
Minnesota Housing	The Minnesota Housing Finance Agency.
Policy	The Minnesota Housing Lead-Based Paint Policy adopted in 2004.
Risk Assessment	An on-site investigation to determine the existence, nature, severity, and location of lead-based paint hazards and the provision of a report by the individual or firm conducting the Risk Assessment explaining the results of the investigation and options for reducing lead-based paint hazards.
Visual Assessment	A Visual Assessment is a surface-by-surface inspection for deteriorated paint consisting of a visual search for cracking, scaling, chalking, peeling, or chipping paint. The Visual Assessment should also include a search for dust and debris, including paint chips.

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Item: Approval, Revisions to the Disaster Recovery Loan Program Manual

Staff Contact(s):

Noemi Arocho, 651.296.7994, Noemi.arocho@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff requests approval of the revised Disaster Recovery Loan Program Manual.

Fiscal Impact:

None. When the Disaster Recovery Loan Program is launched, it is funded by Agency resources and state appropriations that do not earn interest for the Agency.

Meeting Agency Priorities: select all that apply

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Background
- Disaster Recovery Loan Program Manual

Background

Since 2007, Minnesota Housing has operated the Disaster Recovery Loan Program (formerly known as Quick Start), offering state financial assistance to individuals whose principal residence or single family rental property sustained damage as a result of a disaster designated under a Presidential Natural Disaster Declaration that is not fully covered by the Federal Emergency Management Agency (FEMA), the Small Business Administration (SBA), or hazard/flood insurance.

State assistance is offered in the form of an interest free, non-amortizing loan, forgivable after ten years from the date of the Note under the conditions defined in Section 5.08 of the Disaster Recovery Program Manual.

Changes to the Disaster Recovery Loan Program Manual

Staff revised the Disaster Recovery Loan Program Manual to implement new policies and clarify existing procedures and language. Below is a summary of the revisions to the Disaster Recovery Loan Program Manual.

- Clarifies the Administrator's duties in the chapter on Partner Responsibilities/Warranties including:
 - Staffing Disaster Recovery Centers
 - Communicating with impacted homeowners or borrowers who have contacted the Administrator about the Disaster Recovery Loan Program;
 - Originating, processing, underwriting, and closing Disaster Recovery Loan Program loans;
 - Performing property inspections, if required by the Disaster Recovery Loan Program; and
 - Tracking and reporting activities to Minnesota Housing.
- Clarifies the compensation to Administrators in the chapter on Partner Responsibilities/Warranties including compensation for the following:
 - Staffing of the Disaster Recovery Centers;
 - Mileage reimbursement;
 - Loans purchased by Minnesota Housing; and
 - Required inspections.
- Dedicates Chapter 2 to revisions of the Fraud, Conflict of Interest, Suspension, and the addition of Misuse of Funds, Disclosure and Reporting Conflict of Interest and Disclosure and Reporting policies.

Effective Date

Following board approval, the proposed new Disaster Recover Loan Program Manual would go into effect May 29, 2020.



Disaster Recovery Loan Program ~~Procedural~~ Manual

~~May 2020~~September 2019



The Minnesota Housing Finance Agency does not discriminate on the basis of race, color, creed, national origin, sex, religion, marital status, status with regard to public assistance, disability, familial status, sexual orientation, or gender identity in the provision of services.

An equal opportunity employer.

This information will be made available in alternative format upon request.

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Introduction

Mission Statement

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

Procedural Manual

This Manual (this “Manual”), including later changes and additions, sets forth for the Administrator the terms and conditions under which the Minnesota Housing Finance Agency (“Minnesota Housing”) will purchase loans originated under its Disaster Recovery Loan (~~“Disaster Recovery Loan”~~) Program and is a supplement to the Minnesota Housing Finance Agency Participation Agreement for the Disaster Recovery Loan Program (the “Participation Agreement”) executed by the Administrator and Minnesota Housing. The Participation Agreement, as applicable, is incorporated into this Manual.

Disaster Recovery Loan Program ~~(Disaster Recovery Loan)~~

The Disaster Recovery Loan Program offers state financial assistance to individuals whose Principal Residence or Single Family Rental Property sustained damage as a result of a disaster designated under a Presidential Natural Disaster Declaration that is not fully covered by the Federal Emergency Management Agency (FEMA), the Small Business Administration (SBA), or hazard/flood insurance.

State assistance is offered in the form of an interest free, non-amortizing, forgivable loan (after ten years from the date of the Note) under the conditions defined in Section 5.08.

Chapter 1 - Partner Responsibilities/Warranties

1.01 Manual

Minnesota Housing reserves the right to:

- Alter or waive any of the requirements in this Manual
- Impose other requirements
- Rescind or amend any or all materials effective as of the date of issue, unless otherwise stated

Minnesota Housing is under no obligation to purchase any loan or retain ownership of a loan that does not fully comply with this Manual. Minnesota Housing grants waivers, alterations, or revisions at its sole discretion.

1.02 Evidence of Misconduct Referred to Attorney General

- Minnesota Housing will refer any evidence of fraud, misrepresentation, or other misconduct in connection with the operation of the Disaster Recovery Loan Program to the Minnesota Attorney General's office for legal action
- If, after a loan is made, the Administrator discovers any material misstatements or misuse of the funds of the loan by the borrower or others, the Administrator will promptly report the discovery to Minnesota Housing
- Minnesota Housing may exercise all remedies available to it, both legal and equitable, to recover funds from the Administrator or the borrower. This includes loan funds, together with all applicable administrative costs and other fees or commissions received by the Administrator in connection with the loan, and all attorney fees, legal expenses, court costs, or other expenses incurred by Minnesota Housing in connection with the loan or its recovery

1.03 Disclosure and Use of Social Security Numbers

The Minnesota Revenue Recapture Act of 1980 (Minnesota Statutes Chapter 270A) and Minnesota Statutes Section 270C.65 allows the disclosure of the borrower's Social Security Number or Minnesota Tax Identification Number to the Minnesota Department of Revenue. This could result in the application of state tax refunds to the payment of any delinquent indebtedness of the borrower to Minnesota Housing.

1.04 Unauthorized Compensation

The Administrator receives fees approved in this Manual. The Administrator cannot receive or demand from the builder, remodeler, contractor, supplier, or borrower:

- Kickbacks, rebates, or discounts
- Commissions
- Other compensation

1.05 Minnesota Housing Due Diligence Audit Guidelines and Requirements

The Administrator must keep on file a complete copy of the documents for each loan originated for purchase by Minnesota Housing. A loan file may be requested to be made available to Minnesota Housing at the Administrator's office during regular business hours or sent to Minnesota Housing for review. Loan audits will include, but are not limited to, a minimum of 10 percent of all loans purchased.

Audited loans are reviewed for:

- Minnesota Housing program and policy compliance; and
- Fraud or misrepresentation on the part of any party involved in the transaction.

1.06 Termination of Administrator Participation

Minnesota Housing may terminate the participation of the Administrator under this Manual at any time and can prevent the Administrator's future eligibility for reasons including, but not limited to, noncompliance with:

- This Manual;
- The Participation Agreement;
- Federal Fair Housing Law or the Equal Credit Opportunity Act;
- Any federal or state laws or acts that protect the borrower's rights with regard to obtaining financing for home improvements or home buying, as applicable; or
- Other applicable state and federal laws, rules and regulations.

Upon termination of the Administrator's Participation Agreement, Minnesota Housing will continue to purchase eligible loans for which a commitment has already been issued until the commitment expiration date.

Minnesota Housing may, at its choice, impose remedies other than termination of the Participation Agreement for the Administrator's nonperformance.

The Administrator can ask for reinstatement into the Disaster Recovery Loan Program. The decision whether to reinstate the Administrator is at Minnesota Housing's sole discretion.

1.07 Representations and Warranties

The Administrator agrees to follow all applicable federal, state, and local laws, ordinances, regulations, and orders including, but not limited to, the following:

- Title VI of the Civil Rights Act of 1964
- Title VII of the Civil Rights Act of 1968, as amended by the Housing and Community Development Act of 1974
- Section 527 of the National Housing Act
- The Equal Credit Opportunity Act
- The Fair Credit Reporting Act and any applicable regulations and orders
- Executive Order 11063, Equal Opportunity in Housing, issued by the President of the United States on 11/20/62
- Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988)
- Minnesota Human Rights Act (Minnesota Statutes Chapter 363A)
- Data Practices - Minnesota Statutes Chapter 13 and Minnesota Statutes Section 462A.065
- Minnesota Rules 4900.3646 and 4900.3652¹
- Americans with Disabilities Act, 42 U.S.C.A. Section 12101 et. seq.
- Real Estate Settlement Procedures Act of 1974
- The Housing and Economic Recovery Act of 2008 (HERA)
- The Mortgage Disclosure Improvement Act (MDIA)
- The S.A.F.E. Mortgage Licensing Act of 2008 (12 USC 5101, et. seq.)

In addition to the above warranties and representations, the Administrator also warrants and represents it:

- Will follow all terms and conditions in the Participation Agreement and this Manual for each loan processed and closed unless prior written approval is obtained from Minnesota Housing;
- Is a nonprofit, governmental entity, or other organization designated by Minnesota Housing that has, as a primary purpose, the provision or development of affordable housing to low-income persons or households in Minnesota, with which Minnesota Housing, in its sole discretion, enters into a Participation Agreement for local administration of the program;
- Meets all requirements of state and federal law to originate and sell loans under the Participation Agreement and this Manual;
- Will keep adequate capital and trained personnel for the administration of the Disaster Recovery Loan Program;
- ~~Will keep adequate insurance on its employees in the form of a Fidelity and Forgery Bond and supply written proof of this coverage to Minnesota Housing~~

¹ Rents must be affordable to the local work force. Affordable Rent and Wage guidelines are available on Minnesota Housing's website.

MINNESOTA HOUSING –disaster RECOVERY LOAN program
MAY 2020

- Has an Affirmative Action Plan approved by the Minnesota Department of Human Rights with a current Certificate of Compliance, if it has more than 40 employees and a contract in excess of \$100,000; and
- And that on the date each loan was closed:
 - No payment or fee was requested or received by the Administrator from the borrower or contractor; and
 - The Administrator has closed the loan following the instructions given in this Manual.

1.08 Administrator Duties

In addition to other duties stated in this Manual, the Administrator agrees to complete the following tasks:

- Staff the Disaster Recovery Centers (DRCs) if determined by Minnesota Housing to be necessary;
- Communicate and follow-up with impacted homeowners or borrowers who have contacted the Administrator about the Disaster Recovery Loan Program;
- Originate, process, underwrite, and close Disaster Recovery Loan Program loans;
- Perform property inspections, if required by the Disaster Recovery Loan Program; and
- Track all activities above and provide reports to Minnesota Housing.

1.09 Administrator Compensation

The Administrator is compensated ~~for each loan purchased by Minnesota Housing~~ as follows:

- Staffing of DRCs:
 - \$300 per day per DRC staffed; and
 - Mileage reimbursement for travel to and from the DRCs at the allowable state reimbursement rate.
- Loans purchased by Minnesota Housing:
 - \$1000 per purchased loan with \$705 disbursed at loan commitment and \$295 disbursed at loan purchase approval.
- ~~An Administrative fee of \$850 per loan; disbursed in the following manner: \$600 at commitment issuance and \$250 at purchase approval.~~
- Minnesota Housing required inspections:
 - \$350 for a property inspection completed by the Administrator, if required by this Manual.
- ~~The Administrator may invoice Minnesota Housing an added fee of \$350 if the Administrator needs to conduct a property assessment.~~

1.10 Selection of Contractors

The Administrator must allow the borrower to select the contractor(s). The borrower must find a state of Minnesota licensed contractor to perform the required Rehabilitation ~~or construction~~

~~work~~. If an Institutional Community Work Crew or a Sentence to Serve Work Crew completes Rehabilitation, ~~or construction on an eligible owner-occupied or Single Family Rental Property,~~ the Administrator must fully disclose the work crew’s procedural requirements and receive the borrower’s written permission.

1.11 Contractor Licensing and Status

A state of Minnesota licensed contractor² must complete the Rehabilitation ~~or construction~~ on the property, except when homeowner labor is involved (see section 5.04). The Administrator will verify the contractor is licensed and in good standing in the state of Minnesota³. The Minnesota Department of Labor and Industry (www.dli.mn.gov) provides a license lookup tool. The tool allows the Administrator to lookup the contractor’s license status and any enforcement actions there may be against the contractor.

² Consideration of a non-licensed state of Minnesota contractor will be evaluated and approved by Minnesota Housing on a case-by-case basis.

³ Consideration of out-of-state contractors will be evaluated and approved by Minnesota Housing on an as-needed basis. Out-of-state contractors may be approved if they border the area covered by a Presidential Natural Disaster Declaration and if other in-state contractors are unavailable or unable to perform the required work.

Chapter 2 – Fraud, Misuse of Funds, Conflict of Interest, Suspension, and Disclosure and Reporting

2.01 Fraud

Fraud is any intentionally deceptive action made for personal gain or to damage another.

Any person or entity (including its employees and affiliates) that enters into an agreement with Minnesota Housing and witnesses, discovers evidence of, receives a report from another source, or has other reasonable basis to suspect that fraud or embezzlement has occurred must immediately make a report through one of the ways described in Section 2.05.

~~Fraud is any intentionally deceptive action made for personal gain or to damage another.~~

~~Any person or entity (including its employees and affiliates) that enters into an agreement with Minnesota Housing and witnesses, discovers evidence of, receives a report from another source, or has other reasonable basis to suspect that fraud or embezzlement has occurred must immediately make a report through one of the ways described in section 2.05.~~

2.02 Misuse of Funds

A loan and Participation Agreement are legal contracts. The borrower and Administrator must use the funds to engage in eligible uses or procure certain goods, or services when Minnesota Housing provides funds to the borrower or Administrator to pay for those eligible uses, goods, or services. Regardless of the Minnesota Housing program or funding source, the borrower or Administrator must use Minnesota Housing funds as agreed and the borrower or Administrator must maintain appropriate documentation to prove that funds were used for the intended purpose(s).

A misuse of funds shall be deemed to have occurred when: (1) Minnesota Housing funds are not used as agreed by a borrower or Administrator; or (2) A borrower or Administrator cannot provide adequate documentation to establish that Minnesota Housing funds were used in accordance with the terms and conditions of the loan or Participation Agreement.

Any borrower or Administrator (including its employees and affiliates) of Minnesota Housing funds that discovers evidence, receives a report from another source, or has other reasonable basis to suspect that a misuse of funds has occurred must immediately make a report through one of the ways described in Section 2.05.

~~Borrowers and grantees referred to in this section are the Minnesota Housing contracting party. If applicable, third party recipients of funds, such as homebuyers, are bound by terms as detailed in the loan documents.~~

2.03 Conflict of Interest

A conflict of interest, actual, potential, or perceived, occurs when a person has an actual or apparent duty or loyalty to more than one organization and the competing duties or loyalties may result in actions which are adverse to one or both parties. A potential or perceived conflict of interest exists even if no unethical, improper or illegal act results from it.

An individual conflict of interest is any situation in which one’s judgment, actions or non-action could be interpreted to be influenced by something that would benefit them directly or through indirect gain to a friend, relative, acquaintance or business or organization with which they are involved.

Organizational conflicts of interest occur when:

- A contracting party is unable or potentially unable to render impartial assistance or advice to Minnesota Housing due to competing duties or loyalties
- A contracting party’s objectivity in carrying out their responsibilities might be otherwise impaired due to competing duties or loyalties
- A contracting party has an unfair competitive advantage through being furnished unauthorized proprietary information or source selection information that is not available to all competitors

Once made aware of a conflict of interest, Minnesota Housing will make a determination before disbursing any further funds or processing an award. Determinations could include:

- Revising the contracting party’s responsibilities to mitigate the conflict
- Allowing the contracting party to create firewalls that mitigate the conflict
- Asking the contracting party to submit an organizational conflict of interest mitigation plan
- Terminating the contracting party’s participation

Any person or entity (including its employees and affiliates) that enters into an agreement with Minnesota Housing must avoid and immediately disclose to Minnesota Housing any and all actual, perceived, or potential conflicts of interest through one of the ways described in Section 2.05.

~~A contracting party should review its contract agreement and Request for Proposals (RFP) material, if applicable, for further requirements. A conflict of interest, actual, potential, or perceived, occurs when a person has an actual or apparent duty or loyalty to more than one organization and the competing duties or loyalties may result in actions which are adverse to one or both parties. A potential or perceived conflict of interest exists even if no unethical, improper or illegal act results from it.~~

~~An individual conflict of interest is any situation in which one’s judgment, actions or non-action could be interpreted to be influenced by something that would benefit them directly or through indirect gain to a friend, relative, acquaintance or business or organization with which they are involved.~~

~~Organizational conflicts of interest occur when:~~

~~A contracting party is unable or potentially unable to render impartial assistance or advice to Minnesota Housing due to competing duties or loyalties~~

~~A contracting party's objectivity in carrying out their responsibilities is or might be otherwise impaired due to competing duties or loyalties~~

~~A contracting party has an unfair competitive advantage through being furnished unauthorized proprietary information or source selection information that is not available to all competitors~~

~~Once made aware of a conflict of interest, Minnesota Housing will make a determination before disbursing any further funds or processing an award. Determinations could include:~~

~~Revising the contracting party's responsibilities to mitigate the conflict~~

~~Allowing the contracting party to create firewalls that mitigate the conflict~~

~~Asking the contracting party to submit an organizational conflict of interest mitigation plan~~

~~Terminating the contracting party's participation~~

~~Any person or entity (including its employees and affiliates) that enters into an agreement with Minnesota Housing must avoid and immediately disclose to Minnesota Housing any and all actual, perceived, or potential conflicts of interest through one of the ways described in section 2.05.~~

~~A contracting party should review its contract agreement and Request for Proposals (RFP) material, if applicable, for further requirements.~~

2.04 Suspension

~~By entering into any agreement with Minnesota Housing, a contracting party represents that the contracting party (including its employees or affiliates that will have direct control over the subject of the agreement) has not been suspended from doing business with Minnesota Housing. Please refer to Minnesota Housing's website for a list of suspended individuals and organizations.~~

2.04—Suspension

~~By entering into any agreement with Minnesota Housing, a contracting party represents that the contracting party (including its employees or affiliates that will have direct control over the subject of the agreement) has not been suspended from doing business with Minnesota Housing. Please refer to Minnesota Housing's website for a list of suspended individuals and organizations.~~

2.05 Disclosure and Reporting

~~Minnesota Housing promotes a "speak-up, see something, say something" culture whereby internal staff, external business partners (e.g., Administrators, borrowers) and the general~~

public are encouraged to report instances of fraud, misuse of funds, conflicts of interest, or other concerns without fear of retaliation. You may report wrongdoing or other concerns by contacting:

- Minnesota Housing’s Chief Risk Officer
- Any member of Minnesota Housing’s Servant Leadership Team
- EthicsPoint, the Minnesota Housing hotline reporting service vendor

~~2.05 Disclosure and Reporting~~

~~Activities required to be reported under this chapter may be made in any of the following ways:~~

- ~~• Minnesota Housing’s Chief Risk Officer~~
- ~~• Any member of Minnesota Housing’s Senior Leadership Team~~
- ~~• The Minnesota Housing hotline reporting service vendor, EthicsPoint, by calling toll free 866.886.1274 to speak with a live operator or by visiting the EthicsPoint reporting webpage~~

Chapter 3 - Borrower Eligibility Requirements

3.01 Borrower

A borrower is one individual or multiple individuals, including owners of Single Family Rental Property,⁴ who meet the requirements of this Manual.

3.02 Borrower Age

The borrower must be eighteen (18) years of age or older or be declared emancipated by a court having jurisdiction.

3.03 Co-Signers

Co-signers are not allowed on Disaster Recovery Loan Program loans.

3.04 Unauthorized Compensation

The borrower cannot receive kickbacks, rebates, discounts, or other compensation from any party to the transaction. In order to reduce the Rehabilitation costs, a borrower may receive discounts from the builder, remodeler, contractor, or supplier. In these cases, the borrower file must include documentation to prove that the discounts received are considered normal for the market area and do not constitute a kickback, commission, rebate or compensation for products or services rendered.

3.05 Ownership Interest

The borrower and Accommodation Party, individually or in the aggregate, must have 100 percent ownership interest in the property to be rehabilitated or replaced.

Eligible forms of ownership interest include the following:

- A fee simple estate
- A leasehold estate⁵ or
- A leasehold estate subject to a Community Land Trust

The title can be held in the following ways:

- Individual, joint tenancy, a tenancy-in-common, or tenancy by the entirety
- Vendee interest in a recorded contract-for-deed or
- A recorded life estate, excluding Remainderman⁶

Note: Property held in trust is not eligible for a Disaster Recovery Loan Program loan.

⁴ With respect to Single Family Rental Property, the borrower may be a business entity if prior written approval is received from Minnesota Housing. The approval is at the sole discretion of Minnesota Housing.

⁵ The Leasehold must have a remaining term of at least ten years from the date of closing of the Disaster Recovery Loan Program loan.

⁶ Remainderman will be required to sign the Mortgage as an Accommodation Party.

3.06 Occupancy Requirements

Owner-Occupied Properties

A borrower completing Rehabilitation or replacement of an existing home must have occupied the property as the Principal Residence immediately before the disaster and must occupy the property as the Principal Residence immediately upon completion of the ~~repair~~-Rehabilitation or replacement.

Non-Owner Occupied Properties

A borrower completing Rehabilitation or replacement of a Single Family Rental Property must have owned the property as a Single Family Rental Property immediately before the disaster and must continue to own and rent the property immediately upon completion of the Rehabilitation ~~repair~~ or replacement.

3.07 Minnesota Housing Program Eligibility Income

Gross annual household income is the gross income of all residents age 18 and over of the borrower's household, from whatever source derived (except for incidental income from after school employment of persons under 18 years of age) and before taxes or withholding. **There is no income limit for this program.**

3.08 Other Requirements

If FEMA or SBA offer financing or grants for disaster recovery, the borrower(s) must:

- Have applied for and either received or had a firm commitment for the receipt of the maximum assistance for which they are eligible from FEMA;
- Have had an SBA loan application declined or received an SBA limited loan;
- Have sought reconsideration from SBA if damages exceed approved SBA real property assistance, excluding recipients of an SBA limited loan;
- Have notified the Administrator if they are seeking, have sought, or will later seek reconsideration from SBA;
- Have documented property Rehabilitation ~~capital improvement~~ or replacement costs not fully covered by hazard/flood insurance, FEMA, and SBA (e.g., bids, receipts, insurance adjustor's estimate, etc.);
- Have a documented request for a modified loan amount from SBA, if there is an increase in repair costs that exceed the original SBA amount;
- Have a document stating SBA's action on the request for the modified loan amount; and
- Have applied for a Disaster Recovery Loan Program loan no later than 60 days after FEMA and SBA application deadlines.

Upon notice by the borrower of reconsideration, the Administrator will hold any pending application under the Disaster Recovery Loan Program until finalization of the SBA process. The

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Administrator will promptly notify Minnesota Housing if the borrower was denied SBA assistance and is seeking reconsideration.

Any governmental funds or private insurance funds received after receipt of a Disaster Recovery Loan Program loan relating to the same disaster may result in a corresponding reduction or repayment of the Disaster Recovery Loan Program loan.

Generally the borrower(s) cannot:

- Have more than one Disaster Recovery Loan Program loan per property, per declared disaster;
- Have a Disaster Recovery Loan Program loan if they have received a buyout or mitigation funded in whole or in part by any federal or state agency; or
- Have a Disaster Recovery Loan Program loan to rehabilitate or replace a property on an alternate site if SBA has not approved the change in SBA assistance.

3.09 Separated Spouses

When the Administrator shows that a spouse permanently lives outside of the household, that separated spouse can be excluded from signing the Disaster Recovery Loan Program loan application and Note, but must sign the Mortgage.

Examples of separated spouse documentation include:

- Legal separation documentation;
- Proof of initiated divorce proceedings; or
- Verification of separate principal residence and the absence of joint accounts.

3.10 Loans to Employees and Affiliated Parties

The Administrator can make Minnesota Housing loans to their directors, officers, employees, or their families as well as to builders, realtors, or their families, and any other principal with whom the Administrator does business. Minnesota Housing employees and their families are eligible subject to approval by the Minnesota Housing Board of Directors. The borrower must satisfy all eligibility criteria for the Disaster Recovery Loan Program.

Chapter 4 - Property Eligibility

4.01 Eligible Properties

To qualify as an eligible property for a Disaster Recovery Loan Program loan, the property must be:

- Located in the state of Minnesota in the area covered by a Presidential Natural Disaster Declaration; and
- An owner-occupied property or Single Family Rental Property⁷ not intended for transient occupancy. This can include:
 - A Single Family detached home
 - A duplex⁸
 - A triplex⁹
 - A fourplex¹⁰
 - A twin home
 - An eligible unit in a Planned Unit Development (PUD)¹¹
 - A unit of a condominium¹²
 - A townhome¹³
 - A manufactured home on permanent foundation and taxed as real estate (single or double wide)
 - An owner-occupied manufactured home in a manufactured home park.

Note: Single Family Rental Properties repaired using a Disaster Recovery Loan Program loan must undergo a final inspection by the Administrator.

4.02 Ineligible Properties

Properties ineligible for financing include:

- A Recreational or seasonal home
- A Property held in trust
- A property, other than a Single Family Rental Property, primarily used for business (more than 50 percent of the floor space is used for business)¹⁴

⁷ Rent charged must be affordable to the local workforce for at least ten years from the date of closing the Disaster Recovery Loan Program loan.

⁸ The borrower must occupy one unit of the duplex.

⁹ The borrower must occupy one unit of the triplex.

¹⁰ The borrower must occupy one unit of the fourplex.

¹¹ If the property is a condominium or townhome, only the portion of the real estate owned by the Borrower is eligible for Rehabilitation or replacement. Common areas owned by the association are not eligible for Rehabilitation or replacement.

¹² If the property is a condominium, only the portion of the real estate owned by the Borrower is eligible for Rehabilitation or replacement. Common areas owned by the association are not eligible for repair or replacement.

¹³ If the property is a townhome, only the part of the real estate owned by the borrower is eligible for Rehabilitation or replacement. Common areas owned by the association are not eligible for Rehabilitation or replacement.

¹⁴ A property primarily used for business does not constitute a Single Family Rental Property under the Disaster Recovery Loan Program.

- Any property that already has a Disaster Recovery Loan Program loan relating to the same disaster

4.03 Local Ordinances and Plans

All property improvements must conform to applicable zoning ordinances and appropriate use permits must be obtained.

Chapter 5 - Loan Eligibility

5.01 Eligible Loans

Minnesota Housing purchases closed loans from the Administrator under contract in Minnesota Housing loan programs. The Administrator must warrant the following criteria are met for each loan submitted for purchase:

- The loan was originated, processed, underwritten, and closed following the requirements of this Manual;
- All local, state and federal laws and regulations including those relating to affirmative action, fair housing, equal opportunity, truth-in-lending, and wrongful discrimination in residential housing are met;
- All Disaster Recovery Loan Program property requirements are met;
- The Administrator made an Individual Commitment of funds in the Loan Commitment System;
- The loan was originated and closed in the name of the Administrator; ~~and that is a party to the Participation Agreement and that has made an Individual Commitment of funds from Minnesota Housing via the Minnesota Housing loan commitment system.~~
- The loan amount does not exceed the maximum loan amount and is the amount necessary to return a property to its pre-disaster condition less the total net of funds the borrower received from ~~offered or given by~~ hazard/flood insurance, FEMA, or SBA. ~~Notwithstanding the forgoing, this amount is subject to the maximum loan amount as determined by Minnesota Housing.~~

5.02 Loan Amount

Under the Disaster Recovery Loan Program, the minimum loan amount is \$1,000 and the maximum loan amount is based on the funding available from the state of Minnesota at the time of the disaster. (See the [Appendix](#) for the specific disaster located in the Resource Section of Minnesota Housing's website.) The Appendix is incorporated into this Manual.

5.03 Disbursement of Funds

Prior to the disbursement of funds and start of the Rehabilitation ~~or construction~~, a written contract must be executed (signed and dated) between the borrower and contractor.

Loan Amount Less than \$10,000

When the Disaster Recovery Loan Program loan amount is \$10,000 or less, the loan funds will be provided in one check made payable to the borrower. No inspection is required. The Administrator may, however, require an inspection at its discretion upon receiving the written approval of Minnesota Housing.

Loan Amount greater than \$10,000

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When the Disaster Recovery Loan is greater than \$10,000, the loan funds will be provided in two checks made payable to the borrower.

The checks will be disbursed in the following manner:

- First check, ~~for the downpayment, which is~~ not to exceed 50 percent of the total ~~repair~~ Rehabilitation costs; then
- Second check, for the remaining balance of the Rehabilitation ~~or construction cost~~ work after the Administrator. ~~The Disaster Recovery Loan Administrator is required to perform~~ s and completes an inspection of the property to ensure all work has been completed. ~~prior to the release of the final funds**~~

~~**The Administrator will be paid \$350.00 inspection fee for all inspections~~

5.04 Homeowner Labor

Homeowner labor is allowed if the Administrator is satisfied that the homeowner has the ability, skills, and willingness to perform the Rehabilitation ~~or construction~~. The homeowner must comply with all applicable building codes, regulations, and ordinances. The homeowner cannot be compensated or reimbursed for the cost of any labor performed by themselves or other household residents. The loan file must include documentation of the actual cost of all materials and supplies necessary to complete the Rehabilitation ~~or construction~~ by the homeowner.

If the cost of the materials is greater than \$5,000, the following additional criteria must be met:

- Before the loan closes, the homeowner must provide proof of all permits required and obtained;
- The homeowner must obtain a contractor bid with a breakdown of materials and labor to support the cost of the materials; and
- The Rehabilitation ~~or construction~~ must be complete within 90 days of receiving the Disaster Recovery Loan Program loan funds.

5.05 Eligible Use of Funds

Disaster Recovery Loan Program loan funds are limited to the following uses:

- To complete Rehabilitation or replacement with existing or newly constructed homes, an owner-occupied property or a Single Family Rental Property that:
 - Is located within the counties named in the Presidential Disaster Declaration; and
 - Was damaged or destroyed by the disaster referenced in the Presidential Disaster Declaration.
- To complete Rehabilitation and return owner-occupied contract-for-deed properties to their pre-disaster condition.

- To complete Rehabilitation of contract-for-deed properties returned to the vendor as a result of the disaster.¹⁵

Rehabilitation financed with Disaster Recovery Loan Program loans:

- Must be permanent and meet the minimum provisions contained in the State Building Code
- Must help return an owner's existing home to a habitable condition
- Can replace an owner's home on the site of the building destroyed as a result of the disaster
- Must be in compliance with all health, fire prevention, building codes, and standards
- Can replace appliances that are built-in or otherwise attached as a fixture
- Can be used to pay off credit card bills and other debt incurred for capital improvements made incident to the disaster

5.06 Ineligible Use of Funds

Ineligible uses of funds include, but are not limited to, the following:

- Funding luxury upgrades – Improvements cannot include materials or fixtures exceeding those customarily used in similar properties or for improving the property beyond its pre-disaster condition;
- Payment of public improvement – Loan funds cannot be used in whole or in part to pay public improvements or assessments for public improvements;
- Landscaping improvement or repair;
- Funding replacement or repair of personal property (except any appliance that is built-in or otherwise attached as a fixture damaged in the disaster);
- Payment of existing debt – Loan funds cannot be used to pay off existing debt except for credit card and other debt incurred for capital improvements or repairs incident to the disaster;
- Rehabilitation or replacement of a property located outside the counties named in the Presidential Natural Disaster Declaration;
- Replacement of a manufactured home not on a permanent foundation that is located outside a manufactured home park;
- Funding more than one Disaster Recovery Loan Program loan for the same borrower, per declared disaster;
- Funding a Disaster Recovery Loan Program loan on a property in default or foreclosure through which completion of the default or foreclosure would prevent the borrower from occupying the property for a term long enough to achieve forgiveness of the Disaster Recovery Loan Program loan;

¹⁵ The contract-for-deed must be in place before the disaster and legally cancelled before the closing of the Disaster Recovery Loan Program loan.

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- Funding a Disaster Recovery Loan Program loan for a borrower who is eligible and has applied for, or has received, a home buyout or mitigation funded in whole or in part by any federal or state agency;
- Funding a Disaster Recovery Loan Program loan on an alternate site within the counties named in the Presidential Natural Disaster Declaration, when SBA declined to approve the change in location or use;
- Providing funds to rehabilitate or replace a property when the underlying first lien financing is a contract-for-deed that is not fully amortizing or has a term of less than ten years; and
- Providing funds to buy tools or cleaning supplies.

5.07 Security Requirements

The Administrator will secure all loans with either a Mortgage or lien on title (for a manufactured home in a manufactured home park) unless prior written approval from Minnesota Housing is obtained.

5.08 Loan Term

All Disaster Recovery Loan Program loans are interest-free and non-amortizing with a ten year forgivable term under the following conditions:

- The borrower has owned and occupied the property as their Principal Residence immediately before the disaster and must continue to own and occupy the property as a Principal Residence for ten years following the date of closing of the Disaster Recovery Loan Program loan; or
- The borrower has owned and rented the property immediately before the disaster and must continuously own and rent the property for ten years following the date of closing of the Disaster Recovery Loan Program loan. If a Single Family Rental Property is sold before the end of the ten year period, the buyer can assume the loan if there is an agreement to comply with the remaining period of rent affordability. The buyer is required to sign the Disaster Recovery Loan Program Certification of Rents, indicating rents charged are equal to or below the amount determined as affordable to the local work force.

5.09 Non-Complying Loans

Minnesota Housing has the right to take one or more of the following actions in the event the Administrator submits a loan that does not, as determined by Minnesota Housing, fulfill the requirements of this Manual:

- If not already purchased, refuse to purchase the loan;
- If already purchased, require the Administrator to repurchase the loan for the purchase price;
- End, suspend, or otherwise limit the Administrator’s Participation Agreement with Minnesota Housing; and/or

- Prevent the Administrator from future participation in Minnesota Housing programs.

5.10 Repurchase of Loans

Minnesota Housing may, at its choosing, require the Administrator to repurchase the loan if:

- Any representation or warranty of the Administrator or the borrower with respect to the loan is found by Minnesota Housing to be materially incorrect; and/or
- The loan is not in compliance with any term or condition in the Participation Agreement and this Manual.

Upon written notice of repurchase by Minnesota Housing, the Administrator has ten business days to send payment to Minnesota Housing for the unpaid principal balance and reasonable expenses incurred by Minnesota Housing, including attorney's fees. Failure to comply with this requirement may result in the termination, suspension, further legal action, or otherwise limit the Administrator's Participation Agreement with Minnesota Housing.

Chapter 6 - Commitment and Disbursement

6.01 Disaster Needs Assessment Survey

The Administrator will conduct an initial interview with the borrower to determine the extent of damage to the borrower's property. Upon completion of the interview, the Administrator will fill out the Disaster Needs Assessment Survey module in the Loan Commitment System) based on information from the interview. The Administrator will also explain the process for receiving Disaster Recovery Loan Program funds and will give the borrower a Disaster Recovery Loan Program Borrower Application.

The Administrator will:

- Complete a Disaster Needs Assessment Survey for each borrower interviewed; and
- Enter borrower disaster information in the Disaster Needs Assessment Survey module on the Loan Commitment System no later than 3:00 PM on each business day.

6.02 Issuing a Conditional Commitment

Once the Administrator has determined a borrower meets the Disaster Recovery Loan Program requirements, a Conditional Commitment of funds is requested through the Loan Commitment System.

The borrower will obtain at least one estimate from a licensed contractor and figure out if the funds from FEMA, SBA, and the insurance company are enough to cover the cost of the Rehabilitation. If the funds from all other sources are not enough, the borrower will apply for Disaster Recovery Loan Program funds and supply the necessary documentation to the Administrator. Refer to Section 7.02 and the Loan Transmittal form for specific documentation and delivery requirements.

Commitments are valid for 180 days from the date of the commitment unless an extension is requested by the Administrator and granted by Minnesota Housing before 3:00 pm on the 180th day. Loans must meet eligibility requirements and gain a status of Purchase Approval via the Loan Commitment System no later than 3:00 p.m. on the 180th day. All commitments are automatically cancelled at day 181.

The Administrator will issue a Conditional Commitment up to the maximum amount available. The amount is defined by the damage category and the corresponding maximum Conditional Commitment amounts, as determined by the damage assessment.

To find the maximum Conditional Commitment amount, a damage assessment or, as applicable, a purchase/construction agreement for acquisition of a replacement home will serve as a basis to offer a Conditional Commitment for the borrower. Conditional Commitments are based on estimated funding recovery gaps to either rehabilitate or replace a home under the Disaster Recovery Loan Program.

If a property is to be rehabilitated, the gap amount is determined by any one of the following:

- The property assessment conducted by SBA;
- An assessment conducted by another inspector; or
- If neither of the first two are available, the borrower’s damage estimate.

If the property is to be replaced, the Conditional Commitment amount is the difference between the damage assessment, by any one of the means noted above, and the amount specified in the purchase/construction agreement, up to the maximum loan amount unless otherwise approved by Minnesota Housing in writing. (See the table on the [Appendix](#) for the specific disaster located in the Resource Section of Minnesota Housing’s website.) Unless otherwise approved by Minnesota Housing in writing.

The amount in the table is meant to give an estimate of the final damage amounts. The final loan amount is determined by the actual gap in resources realized by the borrower and can be either below or above the amount recited in the Conditional Commitment, based on available funds and Disaster Recovery Loan Program loan limits.

Note: If the final gap amount is documented at the time of application, this amount should be recited in the Conditional Commitment, not the amount in the table.

The Administrator commits funds via the Minnesota Housing Loan Commitment System on a first-come, first-served basis to the extent that budgeted Disaster Recovery Loan Program funds are available.

Individual Commitments are to be considered “forward commitments” by the Administrator. The loan is submitted to gain a Purchase Approval status via the Loan Commitment System.

6.03 Modifying a Commitment

Any change(s) to a commitment must meet eligibility requirements and:

- Be submitted via the Loan Commitment System to qualify;
- Not alter the commitment period of the original commitment;
- A change of borrower or property on the commitment will not be allowed;
- A change of the loan amount is allowed, if funds are available.

6.04 Canceling a Commitment

The Administrator must cancel any commitment that will not be used for the specified loan.

6.05 Transfer of Individual Commitments

The Administrator cannot transfer commitments to another Administrator. Minnesota Housing may transfer a commitment under the following conditions:

- If the Administrator asks, in writing, for a transfer of the commitment to a different Administrator and documents the reason for the transfer; or
- If the original Administrator transfers or assigns case documents to the new Administrator

6.06 Minnesota Housing Loan Purchase/Disbursement of Funds

Minnesota Housing will purchase loans with a status of Purchase Approval by the daily cutoff time, Monday through Friday, except for state observed holidays. The disbursement of funds is processed on the next business day.

6.07 Loan Purchase Corrections

If an adjustment to the purchase price of any purchased loan is necessary, Minnesota Housing will either invoice the Administrator for any funds to be returned or disburse additional funds to the Administrator.

Chapter 7 - Documentation Requirements

7.01 Loan Processing and Closing

All loans submitted to Minnesota Housing for approval must meet the following requirements:

- Loans must be closed, and disbursed, before requesting Minnesota Housing loan approval via the Loan Commitment System;
- All loan documents must be on Minnesota Housing forms, if applicable, and cannot be altered in any way;
- All loan documents must be complete, correct, and reviewed by the Administrator at the various stages of the loan;
- All mortgage assignments must run directly from the Administrator to Minnesota Housing and use the Minnesota Uniform Conveyancing Blank; and
- All property owners must sign the Mortgage or, if applicable, the Mobile Home Note and Security Agreement.

7.02 Minnesota Housing Documentation/Delivery Requirements

Minnesota Housing provides the Loan Transmittal form detailing specific documentation and delivery requirements. The Administrator must fully execute and deliver documents within designated timeframes. Also, the Administrator must specifically warrant that all applicable documentation was obtained and reviewed to determine compliance with all of Minnesota Housing's requirements.

Documentation not delivered to Minnesota Housing or the servicer within the specified time frame may result, at Minnesota Housing's discretion, in the Administrator having to repurchase the loan, or any other remedy as identified in this Manual. Minnesota Housing may, at its discretion, extend the timeframes.

7.03 Records Retention

The Administrator must keep all documents (including compliance with Disaster Recovery Loan Program guidelines) for a period of at least seven (7) years from Rehabilitation or construction completion, including, but not limited to:

- Loan Application
- Conditional Commitment
- Written verification of property ownership
- Signed and dated bids and estimates and receipts for all improvements
- Documentation verifying the dollar amount of funds from insurance companies, SBA, and FEMA loans
- Purchase/construction agreements, as applicable
- Verification of contractor license

Chapter 8 - Servicing

8.01 Servicing

Each Administrator is assigned a servicer by Minnesota Housing. Minnesota Housing may, at its discretion, choose other servicers.

8.02 Delivery of Loans to Servicer

The Administrator must send the loan, along with all documentation in the prescribed order and format, to the assigned servicer by mail within five (5) calendar days of Minnesota Housing purchasing the loan.

8.03 Due on Sale

Within the first ten years from the date of the Note, the loan is due:

- Upon sale or transfer of the title to the property; or
- If a Single Family Rental Property is sold without an agreement to comply with rent affordability for the remaining period.

8.04 Subordinations

Minnesota Housing allows subordinations only under limited circumstances and only with prior written approval. During the term of the loan, the borrower's ability to use any equity in the property may be severely restricted.

Chapter 9 – Fair Housing Miscellaneous

~~9.01—Fraud Disclosure~~

~~The Administrator must report all known or suspected instances of fraud in connection with the making or receipt of Disaster Recovery Loan Program loans to Minnesota Housing’s Chief Risk Officer as soon as evidence of fraud is discovered by the Administrator. “Fraud” means an intentional deception made for personal gain or to damage another.~~

~~9.02—Suspension~~

~~By entering into any agreement with Minnesota Housing, accepting any award of funds from Minnesota Housing, or otherwise conducting any business with Minnesota Housing, the Administrator represents that the Administrator, or any principal of the Administrator, has not been suspended from doing business with Minnesota Housing pursuant to the Minnesota Housing Finance Agency Board of Directors Participant Suspension Policy. A principal is defined as: (a) an officer, director, owner, partner, principal investigator, or other person within an organization or entity doing business with Minnesota Housing with management or supervisory responsibilities; or (b) a consultant or other person, who: (1) is in a position to handle Minnesota Housing funds; (2) is in a position to influence or control the use of those funds; or (3) occupies a technical or professional position capable of substantially influencing the development or outcome of an activity required to be performed under contract with Minnesota Housing. The Administrator must contact Minnesota Housing for a list of all suspended individuals and organizations.~~

~~9.03—Fair Housing~~

It is the policy of Minnesota Housing to affirmatively further fair housing in all its programs so that individuals of similar income levels have equal access to Minnesota Housing programs, regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, gender identity or sexual orientation. Minnesota Housing’s fair housing policy incorporates the requirements of the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988, as well as the Minnesota Human Rights Act. Housing providers are expected to comply with the applicable statutes, regulations, and related policy guidance.

Appendix A: Definitions

TERM	DEFINITION
Accommodation Party	An owner of the property who is not a borrower on the Note, such as a non-purchasing spouse.
Administrator	A nonprofit, governmental entity, or other organization designated by Minnesota Housing that has as a primary purpose the provision or development of affordable housing to low income persons or households in Minnesota, with which Minnesota Housing, in its sole discretion, enters into a Participation Agreement for local administration of the Program.
Conditional Commitment	A promise by the Administrator to lend a specified amount of money to the borrower once the borrower satisfies certain express conditions and contingent upon Minnesota Housing issuing an Individual Commitment for the loan to the Administrator.
<u>Disaster Recovery Center</u>	<u>A Disaster Recovery Center (DRC) is a fixed or mobile provisional facility set up by FEMA that provides a central location near disaster impacted areas where Federal, State, Tribal, and non-government organizations have recovery information, assistance, and services to disaster survivors</u>
FEMA	Federal Emergency Management Agency
Individual Commitment	A legal commitment of funds with specific terms and conditions which apply to a borrower obtaining a loan.
<u>Manual</u>	<u>This Procedural Manual that contains program guidelines and procedures for the Disaster Recovery Loan Disaster Recovery Loan Program.</u>
Minnesota Housing	Refers to Minnesota Housing Finance Agency
Participation Agreement	The contract executed between the Sellers and Minnesota Housing that defines the terms in which the Seller agrees to participate in the Program, also referred to as “Agreement”.
Principal Residence	A property used as the primary domicile of the owner-occupant borrower and their household.
Disaster Recovery Loan	Refers to the Disaster Recovery Loan Program financing instrument.
Rehabilitation	Necessary repairs to be completed on the borrower’s

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	property.
Remainderman	The person who inherits property when someone passes away, and has executed a life estate deed.
SBA	Small Business Administration
Single Family Rental Property	A 1-4 family residence owned by an investor and used solely for rental purposes.

Appendix B: Forms List

Affidavit and Waiver of Right of Rescission

Borrower Application

Borrower Application Review Worksheet

Conditional Commitment

Disaster Needs Assessment

Loan Transmittal

Mobile Home Note and Security Agreement

Mortgage

Note

Notification of Assignment, Release or Grant of Secured Interest

Disaster Recovery Loan Program Certification of Rents

Appendix C: Process Guide

Process Guide

This guide is a supplement to the Disaster Recovery Loan Program Manual. All policies and processes contained in the Minnesota Housing Disaster Recovery Loan Program Manual must be followed.

The contents of this guide cover Minnesota Housing’s eligibility guidelines, but do not contain all of the information necessary to originate a loan for purchase by Minnesota Housing.

Origination

For Disaster Recovery Loan Program loans originated for the **Rehabilitation or replacement** of a damaged property:

- Obtain a completed Disaster Recovery Loan Borrower Application;
- Complete a Borrower Application Review Worksheet indicating the preliminary estimate of improvements and costs
- Explain the following to the borrower:
 - Events of default
 - Any form of title transfer within the first ten years from the date of the Note, if the property is owner-occupied
 - Any form of title transfer within the first ten years from the date of the Note of a Single Family Rental Property where no agreement exists to comply with rent affordability for the remaining term of the loan
 - Ceasing to use an owner-occupied property as a Principal Residence
 - Limited use of equity
 - Borrower Certifications
 - Forgiveness aspect of the loan

For Disaster Recovery Loan Program loans originated to **replace a home**:

- Meet all above noted criteria
- If the home being replaced has contract-for-deed financing, verify a minimum term of ten years and no balloon payments

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- Confirm the borrower’s eligibility
- Reference FEMA or SBA application or insurance claim requirements (if applicable) (Section 3.08)
- Document the borrower obtained a modified loan amount from SBA when Rehabilitation costs exceed the original SBA loan amount. Document the borrower was declined or received a limited loan from SBA
- Reference the Occupancy Requirements (Section 3.06)

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- Issue a Conditional Commitment to the borrower

System:

- Select the program, enter the information, making adjustments as necessary (from error messages), and submit to gain Commitment
 - All information except the closing date can be entered and qualified before “Purchase Approval” by the Loan Commitment System
- Reference property eligibility (Section 4.01)
 - Obtain the correct legal description of the property as well as the correct name(s) of the owner(s)
 - Determine the value of the property from the property tax statement
 - Determine necessary improvements and their cost by using any one, or a combination, of the following methods:
 - SBA assessment
 - Labor bids, signed and dated
 - Materials estimates
 - Receipts for work or materials already purchased
 - If none of the above is available, an inspection by approved inspector
 - Calculate the gap to be filled by Disaster Recovery Loan Program funds and the corresponding loan amount using the Borrower Application Review Worksheet.

Closing

- Execute the required documents:
 - Note
 - Mobile Home Note and Security Agreement, if applicable
 - Mortgage
 - Assignment of Mortgage, on Minnesota Uniform Conveyancing Blanks
 - Affidavit and Waiver of Right of Rescission, if applicable
 - Notification of Assignment, Release or Grant of Secured Interest, if applicable
 - Disaster Recovery Loan Program Certification of Rents, if applicable
 - Obtain all necessary signatures

System:

- After the loan is closed, retrieve the Commitment and enter the loan closing date, submit to gain “Purchase Approval”
- The Purchase view will show payment details and funds will be received in two business days

Post-Closing/Delivery

- See Documents Required (Section 7.02) (Also, see Loan Transmittal form).
- See Document Delivery (Section 7.02) (Also, see Loan Transmittal form).

MINNESOTA HOUSING –disaster RECOVERY LOAN program
MAY 2020

- The Note is endorsed to Minnesota Housing, as follows:

Without Recourse, Pay to the Order of:

Minnesota Housing
(Name of Disaster Recovery Loan Program Administrator)

By: _____
(Name and Title)

- The Assignment of Mortgage is complete.
- Recording of applicable documents.
- Real property:
 - Mortgage and Assignment of Mortgage delivered to one of the following:
 - For abstract properties – County Recorder’s Office
 - For Torrens properties – Registrar of Titles
- Personal Property Manufactured Homes:
 - Submit Public Safety Form 2017 (PS2017), listing Minnesota Housing as the lien holder, to the Department of Public Safety

System:

- Track the submission deadlines for all final documents
- Retrieve the loan record, note the deadlines, and any necessary corrections

Item: Approval, Manufactured Home Community Redevelopment Program Procedural Manual

Staff Contact(s):

Annie Reiersen, 651.296.3495, annie.reiersen@state.mn.us

Tal Anderson, 651.296.2198, tal.anderson@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff requests approval of the Manufactured Home Community Redevelopment Program Procedural Manual.

Fiscal Impact:

There is no fiscal impact to the Agency. The Manufactured Home Community Redevelopment Program is funded by state appropriations, with individual awards structured as grants that do not earn interest for the Agency. The program is also an eligible use of Housing Infrastructure Bonds (HIB) proceeds.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Background
- Manufactured Home Community Redevelopment Program Procedural Manual

Background

The Minnesota Legislature appropriated \$2 million to provide funding to support manufactured home park redevelopment for state fiscal years 2020-2021, with \$1 million in ongoing funding each year, subject to continued Legislative approval. The Manufactured Home Community Redevelopment Program funds will be awarded as grants to eligible applicants for infrastructure improvements or acquisition of manufactured home parks, as described in statute. Priority will be given to health, safety and critical need improvements, as well as applicants who leverage support from local municipalities, or applicants converting a community to a cooperative ownership model. The concept has been well-received by manufactured home community partners who anticipate that the program will assist the need for aging infrastructure in manufactured home communities around the state. This program concept was presented to the board in April, 2020.

Eligible applicants include privately, publicly or cooperatively owned communities, as well as nonprofit organizations acting as an intermediary on behalf of a park. Eligible infrastructure improvements include water and sewer installation, installment or repair of storm shelters, electrical work, road and sidewalk improvements, or other infrastructure needs as approved in writing by Minnesota Housing. Funds are also eligible for acquisition of Manufactured Home Parks, with priority given to Cooperative ownership models. Funds will not be eligible for individual homes, but intended to benefit the community as a whole.

Applicants will comply with the minimum architectural design standards established by the Department of Health. These are the minimum standards required to maintain a license to operate as a manufactured home park.

Recipients will be expected to meet the terms of an affordability period of up to 25 years, which includes a declaration of land use restrictions to be placed on the property, lot rent increase restrictions of no more than 5% per year, and Minnesota Housing must have adequate assurances that the acquisition, improvement or infrastructure will benefit low-and moderate-income manufactured home park residents at or below 115% of the area median income. Statute requires that park owners establish an account for replacement reserves for infrastructure and improvement repairs and Minnesota Housing staff will oversee monitoring and reporting requirements.

Funds will be made available through an annual competitive request for proposals (RFP) process. For this year, we anticipate the issuance of the RFP by late summer 2020 with funding recommendations expected to be brought to the board by the end of the year.

Effective Date

Following board approval, the Manufactured Home Community Redevelopment Program Procedural Manual would go into effect May 29, 2020.



Manufactured Home Community Redevelopment Program

May 2020



The Minnesota Housing Finance Agency does not discriminate on the basis of race, color, creed, national origin, sex, religion, marital status, status with regard to public assistance, disability, familial status, gender identity, or sexual orientation in the provision of services.

An equal opportunity employer.

This information will be made available in alternative format upon request.

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Chapter 1 – Program Purpose and Background

1.01 Minnesota Housing Mission Statement

Housing is the foundation for success, so we collaborate with individuals, communities and partners to create, preserve and finance housing that is affordable.

1.02 Background

The Minnesota Housing Finance Agency (“Minnesota Housing”) was created in 1971 by the Minnesota Legislature.

The Manufactured Home Community Redevelopment Program is authorized by Minnesota Statutes Section 462A.2035, Subdivision 1b to provide funding for Manufactured Home Park redevelopment.

1.03 Program Purpose

The purpose of this Program is to provide funds to eligible Recipients in the state of Minnesota, for eligible infrastructure activities and improvements, as described in Minnesota Statutes Section 462A.2035, Subdivision 1b, and located in eligible manufactured home communities.

1.04 Procedural Manual

This Procedural Manual, including subsequent changes and additions, is a supplement to the Grant Contract executed between the Recipient and Minnesota Housing.

Chapter 2 – Eligibility Criteria

2.01 Eligible Applicants

Eligible Applicants include the following:

- Cooperative Manufactured Home Park owners
- Government Manufactured Home Park owners
- Housing Redevelopment Authority Manufactured Home Park owners
- Nonprofit Manufactured Home Park owners
- Nonprofits acting as an intermediary on behalf of a Manufactured Home Park
- Private (for-profit) Manufactured Home Park owners

2.02 Eligible Parks

Eligible parks must be permanent, year round parks that are either:

- Cooperatively Owned
- Privately Owned
- Publicly Owned

2.03 Eligible Use of Funds

Eligible use of funds includes:

- Installation or repair of the following infrastructure improvements:
 - Water, sewer and electrical systems
 - Roads and sidewalks
 - Storm shelters
 - Park signage related to safety
 - Security systems and fences
 - Park lighting
 - Other infrastructure improvements approved in writing by Minnesota Housing
- Acquisition of a Manufactured Home Park.
- Improvements required for acquisition of a Manufactured Home Park.

All infrastructure and improvements must benefit year-round residential manufactured homes within the park.

2.04 Ineligible Use of Funds

Funds cannot be used for improvements of individual manufactured homes. Areas of the Manufactured Home Park that are seasonal or not year-round residential areas are ineligible for funding for infrastructure improvements.

Infrastructure improvements that began prior to execution of the Grant Contract are ineligible for funding.

Manufactured Home Park Redevelopment Program Procedural Manual

2.05 Household Income Limits

Funds can be used for the acquisition, improvement or infrastructure of Manufactured Home Parks. Minnesota Housing must have adequate assurances that the acquisition, improvement or infrastructure will benefit low- and moderate-income Manufactured Home Park residents, at or below 115 percent AMI, based on the greater of state or area median income.

Funding will be contingent on the agreement that Manufactured Home Park owners will maintain lot rents affordable to households at or below 115 percent AMI during the Affordability Period.

Minnesota Housing will post the applicable income limits and affordable lot rents annually on its website at www.mnhousing.gov.

2.06 Seasonal Resident Occupancy Adjustment

Applicants must provide documentation that the lots are available to year-round residents within the Manufactured Home Park. If a portion of the park is available to seasonal residents, funds will be awarded pro-rata based on resident occupancy.

Example:

	Project #1	Project #2
Project Cost	\$100,000	\$100,000
Total number of Lots in Park	25	25
Seasonal Resident Lots	0	5
Year-round Resident Occupancy Adjustment	25	20
Cost per Lot	\$4,000	\$4,000
Total Eligible Program Award	\$100,000	\$80,000

Chapter 3 – Funding Information

3.01 Funding Type

Funds are awarded as grants. Any awarded Program funds that are disbursed and not used to pay for the approved eligible uses within a reasonable timeframe, as determined at the sole discretion of Minnesota Housing and established in a Grant Contract, must be immediately returned to Minnesota Housing upon request. Any awarded Program funds unused due to cost savings must be immediately returned to Minnesota Housing.

3.02 Funding Terms

Grant Contract terms will be three years. All activities must be completed within the three year Grant Contract term.

3.03 Grant Contract

A template for the Grant Contract can be viewed on Minnesota Housing's website at www.mnhousing.gov.

3.04 Declaration

Upon execution of the Grant Contract, a Declaration will be filed of record with the county on the real property upon which the Manufactured Home Park is located. The owner of the Manufactured Home Park must remain in compliance with the Declaration through the Affordability Period.

3.05 Selection Letter

Applicants who are selected for funding will receive a selection letter from Minnesota Housing. The selection letter provides information on additional terms and conditions that may apply to the project funding.

3.06 Disbursement Schedule

Funding disbursement schedules will be defined in the Grant Contract. Funds cannot be disbursed without an executed Grant Contract.

Chapter 4 – Recipient Requirements and Responsibilities

4.01 Recipient Responsibilities

The Applicant is responsible for understanding the submission requirements necessary for a complete application. The Program application, supplemental materials and resources can be found on Minnesota Housing's website at www.mnhousing.gov.

4.02 Application Content

The application package must include all items listed on the Program application checklist. The application and materials must be signed. Applications that are unsigned or missing requested supporting documentation will be considered incomplete and will not be reviewed, unless Minnesota Housing deems the error or omission to be immaterial.

4.03 Infrastructure Construction Requirements

Recipients are responsible for complying with all applicable state and local requirements. In addition, all items included in the project's scope of work must meet the Manufactured Home Park Requirements outlined by the [Minnesota Department of Health](#). Projects must be completed in a manner that will pass all licensing, zoning and inspection requirements.

4.04 Federal, State and Local Laws

Recipients receiving financial assistance from Minnesota Housing under the Program must comply with the requirements of all applicable federal, state and local laws.

Under certain circumstances, awards of agency funds may trigger state prevailing wage requirements under Minn. Stat. § 116J.871. In broad terms, the statute applies to awards that meet the following conditions: (1) new housing construction (not rehabilitation); and (2) a single entity receives from Minnesota Housing \$200,000 or more of grant proceeds or \$500,000 of loan proceeds. The statute excludes new housing construction in which total financial assistance at a single project site is less than \$100,000.

Please note the following statutory provisions:

- A state agency may provide financial assistance to a person only if the person receiving or benefiting from the financial assistance certifies to the commissioner of labor and industry that laborers and mechanics at the project site during construction, installation, remodeling, and repairs for which the financial assistance was provided will be paid the prevailing wage rate as defined in section 177.42, subdivision 6. Minn. Stat. § 116J.871, subd. 2.
- It is a misdemeanor for a person who has certified that prevailing wages will be paid to laborers and mechanics under subdivision 2 [see above] to subsequently fail to pay the prevailing wage. Each day a violation of this subdivision continues is a separate offense. Minn. Stat. § 116J.871, subd. 3 .

In addition, a separate prevailing wage statute, Minn. Stat. § 177.41-.43, may apply if funds are used for a building that is publicly owned or leased.

All questions regarding state prevailing wages and compliance requirements should be directed to the Department of Labor and Industry as follows:

Manufactured Home Park Redevelopment Program Procedural Manual

Division of Labor Standards and Apprenticeship
Prevailing Wage State Program Administrator
443 Lafayette Road N, St. Paul, MN 55155
651-284-5091 or dli.prevwage@state.mn.us

Chapter 5 – Application, Selection and Award Process

5.01 Application Process

Funds will be awarded annually through a competitive Request for Proposal (RFP) process.

5.02 Minimum Thresholds

Applicants must submit the items listed on the application document, found on the Minnesota Housing website at www.mnhousing.gov.

5.03 Selection Criteria

Applicants' proposals will be reviewed on various selection criteria listed on the application document, found on the Minnesota Housing website at www.mnhousing.gov.

5.04 Review of the Application

Applications will be reviewed and scored by Minnesota Housing staff to determine selection and funding recommendations. Final selection and funding recommendations will be presented to the Minnesota Housing board for approval.

5.05 Selection Notification

All Applicants will be notified of their status after Minnesota Housing's board has taken action.

Chapter 6 – Affordability Period and Declaration

6.01 Declaration

A Declaration outlining the Program restrictions, including those outlined in section 7.03, will be placed on the property upon execution of the Grant Contract. Recipients must comply with all terms in the Declaration throughout the Affordability Period. A sample Declaration can be found on Minnesota Housing's website at www.mnhousing.gov.

6.02 Term

The term of the Declaration is known as the Affordability Period. The length is up to 25 years.

6.03 Restrictions

Applicants are encouraged to review the sample Declaration prior to applying for funds. Restrictions include:

- The property will remain a Manufactured Home Park
- Manufactured Home Park owners will maintain lot rent affordable to low or moderate income households as defined by Minnesota Housing
- Manufactured Home Park owners will establish and fund an account for replacement reserves for infrastructure and improvement repairs
- Lot rent increases will be capped at 5 percent annually, or as agreed upon in writing by Minnesota Housing
- Any sale or transfer of ownership of the Manufactured Home Park must be approved by Minnesota Housing

If the applicant is a city, county, or community action program, preference must be given to households at or below 50 percent of the area median income.

Chapter 7 – Compliance Monitoring and Reporting

7.01 Compliance Reporting

For the length of the Grant Contract, Recipients must submit an annual report that includes, at a minimum, the name of the park, the park owner's name, the amount of award, the amount of award received to date, and information about project expenditures. Minnesota Housing reserves the right to ask for additional information. Minnesota Housing will provide a reporting template to Recipients.

Monitoring may include a review of financial, organizational and Program activities of the Recipient and/or the Manufactured Home Park owner. Grant Recipients will be notified by Minnesota Housing prior to any monitoring activity.

Recipients awarded funds are required to comply with all monitoring and reporting requirements for the term of the Grant Contract.

Recipients must retain files for six years after the expiration of the Grant Contract.

Prior to final disbursement of funds, Minnesota Housing will review disbursement records associated with the Grant. The Recipient must provide a detailed accounting of when funds received and disbursements made. Minnesota Housing reserves the right to ask for additional information.

Minnesota Housing reserves the right to monitor Manufactured Home Park owners for compliance with the Declaration during the Affordability Period.

Chapter 8 - Fair Housing Policy

It is the policy of Minnesota Housing to affirmatively further fair housing in all its programs so that individuals of similar income levels have equal access to Minnesota Housing programs, regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, gender identity or sexual orientation.

Recipients agree to follow Minnesota Housing's fair housing policy, posted on the Minnesota Housing [website](#).

Chapter 9 – Fraud, Misuse of Funds, Conflict of Interest, Suspension, and Disclosure and Reporting

9.01 Fraud

Fraud is any intentionally deceptive action made for personal gain or to damage another.

Any person or entity (including its employees and affiliates) that enters into an agreement with Minnesota Housing and witnesses, discovers evidence of, receives a report from another source, or has other reasonable basis to suspect that fraud or embezzlement has occurred must immediately make a report through one of the ways described in section 9.05.

9.02 Misuse of Funds

A loan or grant agreement is a legal contract. The borrower or grantee promises to use the funds to engage in certain activities or procure certain goods or services while Minnesota Housing agrees to provide funds to the borrower or grantee to pay for those activities, goods or services. Regardless of the Minnesota Housing program or funding source, the borrower or grantee must use Minnesota Housing funds as agreed and the borrower or grantee must maintain appropriate documentation to prove that funds were used for the intended purpose(s).

A misuse of funds shall be deemed to have occurred when: (1) Minnesota Housing funds are not used as agreed by a borrower or grantee; or (2) A borrower or grantee cannot provide adequate documentation to establish that Minnesota Housing funds were used in accordance with the terms and conditions of the loan or grant agreement.

Any borrower or grantee (including its employees and affiliates) of Minnesota Housing funds that discovers evidence, receives a report from another source, or has other reasonable basis to suspect that a misuse of funds has occurred must immediately make a report through one of the ways described in section 9.05.

9.03 Conflict of Interest

A conflict of interest, actual, potential, or perceived, occurs when a person has an actual or apparent duty or loyalty to more than one organization and the competing duties or loyalties may result in actions which are adverse to one or both parties. A potential or perceived conflict of interest exists even if no unethical, improper or illegal act results from it.

An individual conflict of interest is any situation in which one's judgment, actions or non-action could be interpreted to be influenced by something that would benefit them directly or through indirect gain to a friend, relative, acquaintance or business or organization with which they are involved.

Organizational conflicts of interest occur when:

- A contracting party is unable or potentially unable to render impartial assistance or advice to Minnesota Housing due to competing duties or loyalties
- A contracting party's objectivity in carrying out their responsibilities might be otherwise impaired due to competing duties or loyalties
- A contracting party has an unfair competitive advantage through being furnished unauthorized proprietary information or source selection information that is not available to all competitors

Once made aware of a conflict of interest, Minnesota Housing will make a determination before disbursing any further funds or processing an award. Determinations could include:

- Revising the contracting party's responsibilities to mitigate the conflict
- Allowing the contracting party to create firewalls that mitigate the conflict
- Asking the contracting party to submit an organizational conflict of interest mitigation plan
- Terminating the contracting party's participation

Any person or entity (including its employees and affiliates) that enters into an agreement with Minnesota Housing must avoid and immediately disclose to Minnesota Housing any and all actual, perceived, or potential conflicts of interest through one of the ways described in section 9.05.

A contracting party should review its contract agreement and Request for Proposals (RFP) material, if applicable, for further requirements.

9.04 Suspension

By entering into any agreement with Minnesota Housing, a contracting party represents that the contracting party (including its employees or affiliates that will have direct control over the subject of the agreement) has not been suspended from doing business with Minnesota Housing. Please refer to Minnesota Housing's website for a list of [suspended individuals and organizations](#).

9.05 Disclosure and Reporting

Minnesota Housing promotes a "speak-up, see something, say something" culture whereby internal staff, external business partners (e.g., grantees, borrowers) and the general public are encouraged to report instances of fraud, misuse of funds, conflicts of interest, or other concerns without fear of retaliation. You may report wrongdoing or other concerns by contacting:

- Minnesota Housing's Chief Risk Officer
- Any member of Minnesota Housing's [Servant Leadership Team](#)
- [EthicsPoint](#), the Minnesota Housing hotline reporting service vendor

Appendix A: Definitions

TERM	DEFINITION
Affordability Period	The length of time of the Declaration, defined in the Grant Contract, of up to 25 years.
Applicant	The entity applying for funding through the Manufactured Home Community Redevelopment Program.
Declaration	A record filed with the county on the real property upon which the Manufactured Home Park is located that describes the restrictions of the Program.
Grant Contract	A legal contract executed between Minnesota Housing and a Recipient, providing Manufactured Home Community Redevelopment funds to the Recipient in the form of a grant.
Manufactured Home Park	A residential community in which more than one manufactured home is located on a parcel of land under single ownership.
Program	Refers to the Manufactured Home Community Redevelopment Program.
Recipient	The entity with which Minnesota Housing has a contractual relationship to receive Manufactured Home Community Redevelopment Program funds, including the entity identified as a “Grantee” in a Grant Contract, and any successors or assigns approved in writing by Minnesota Housing.
Request for Proposals (RFP)	The process by which Minnesota Housing solicits applications for funding, from eligible Applicants under the Manufactured Home Community Redevelopment Program.

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Item: Selection/Commitment, Housing Trust Fund and Family Homeless Prevention and Assistance Program Resources for Homework Starts with Home Round 2

Staff Contact(s):

Diane Elias, 651.284.3176, diane.elias@state.mn.us

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Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff requests adoption of the attached resolution authorizing the selection and commitment of up to \$3,500,000 in Homework Starts with Home (HSWH) funds, up to \$199,115 in Housing Trust Fund (HTF) funds and up to \$250,000, in Family Homeless Prevention and Assistance Program (FHPAP) funds for Homework Starts with Home Round 2. These funds will allow Minnesota Housing to execute contracts with four grantees to implement programs serving homeless students and families in four regions of Minnesota.

Fiscal Impact:

HTF, FHPAP and HSHW are all funded with state appropriated resources, with individual awards structured as grants that do not earn interest for the Agency.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Background and Justification
- Resolution

Background and Justification

In 2019, Minnesota Housing received a \$3.5 million appropriation from the Minnesota Legislature to establish HSWH as an ongoing program that would be administered by Minnesota Housing. An additional \$250,000 of FHPAP funds and \$199,115 of HTF dollars were made available for this request for proposals (RFP) for a total of \$3,949,115. Funds can be used for rental assistance and services to help households who are homeless secure housing and help households who are at risk of homelessness to remain housed. Funds for HSWH are directed toward families with school-age children and unaccompanied youth.

To prepare for issuing the RFP for Round 2, staff met with the HSWH grant administrators that were awarded funds in the pilot, known as Round 1, to receive feedback on the implementation of the program and suggestions for program changes. The Round 1 grant administrators are still in the process of utilizing their grants, which end September 30, 2021. In addition to Round 1 grantees, staff met with the HSWH Leadership Team to hear their ideas for the upcoming RFP. Staff also connected with HSWH partners including the Minnesota Department of Education (MDE), the Minnesota Interagency Council on Homelessness (MICH), the Minnesota Department of Human Services (DHS), and the Minnesota Two-Gen Policy Network to help ensure the program reflected current priorities of Governor Walz's administration.

Round 2 incorporates key elements from HSWH Round 1, but enhances these elements based on experience with prior participants and emerging priorities from the governor and MICH. HSWH Round 2 will be structured over three years to align with existing FHPAP and HTF grant cycles. This action allows HSWH grantees an opportunity to apply for future funding without having a program gap; however, future funding will be through a competitive process and there is no guarantee of funding for prior or current grantees. The program grant term will begin August 1, 2020 and end September 30, 2023.

Unlike the initial round, Round 2 RFP offered two tracks for funding. The first track was for applicants to apply for funds that would support an HSWH program. The second track was for planning funds that could assist potential applicants who were not yet ready to apply for program funds to be better prepared for a future grant opportunity, although a funding award would not be guaranteed if planning funds were awarded. Recommendations for the planning grant will be presented in a separate board report.

Round 2 also provided an opportunity for grantees to receive a special impact bonus for ending homelessness or significantly reducing unsheltered populations. Round 2 emphasized activities that attempted to establish equitable outcomes and those that included landlords as critical collaborative partners. Round 1 grant administrators were eligible to apply for Round 2 funding to expand their programs.

An RFP was released in December 2019, and submissions were due in March 2020. Eight applicants applied for program funding and five applicants applied for planning grants. As mentioned, planning grant recommendations will be provided in a separate board report. The total requested by applicants for program funds was \$10,920,572, which exceeded the total amount available. Two of the eight proposals applied for the special bonus points to end homelessness or to significantly reduce the number of unsheltered households. A summary follows (with requests divided between HTF and FHPAP, as the Agency wasn't tracking HSWH as a discrete appropriation at this time):

Applicant	Funding Request		
	FHPAP	HTF	Total Request
Carver County Community Development Agency	\$ 216,348.00	\$ 349,600.00	\$ 565,948.00
Housing and Redevelopment Authority of Clay County	\$ 1,781,700.00	\$ 2,046,440.00	\$ 3,828,140.00
Hennepin County	\$ 1,382,717.00	\$ -	\$ 1,382,717.00
Lutheran Social Service of Minnesota	\$ 810,975.00	\$ -	\$ 810,975.00
Metropolitan Council Housing and Redevelopment Authority	\$ 150,000.00	\$ 695,200.00	\$ 845,200.00
Three Rivers Community Action, Inc.	\$ 1,369,355.00	\$ 186,000.00	\$ 1,555,355.00
Washington County Community Services	\$ 496,410.39	\$ 347,906.61	\$ 844,317.00
Red Lake Homeless Shelter, Inc.	\$ 431,600.00	\$ 656,320.00	\$ 1,087,920.00
TOTAL	\$ 6,639,105.39	\$ 4,281,466.61	\$ 10,920,572.00

There were 18 reviewers that included 11 state staff and seven people from the community. Applications were scored based on need, collaboration, program design, equity, a preliminary practice model, administrative capacity, and budget. We were pleased to see a number of proposals that included landlords as collaborative partners and several proposals included people with lived expertise in planning the proposal. These proposals also outlined plans to utilize the expertise of people with lived experience in the implementation of the program. A meeting with all of the reviewers was held on March 19, 2020 to review and score proposals. Staff then met with agency leadership to discuss funding recommendations.

We are recommending funding for the four top-ranking proposals, which include Clay County Housing and Redevelopment Authority, Hennepin County, Red Lake Homeless Shelter, and Three Rivers Community Action, Inc.

Clay County is a current HSWH Round 1 grantee and applied for special bonus points to end homelessness in the West Central Continuum of Care region near Moorhead as part of their proposal. While we are not able to fully fund the proposal, we have seen a significant impact by the current HSWH program through Clay County and anticipate they will serve many households with additional funds. Clay County will serve 211 households with their partners, including Lakes and Prairies Community Action Partnership, Mahube-Otwa Community Action Program, and West Central Community Action.

The Hennepin County project is a joint effort with Hennepin County and the Minneapolis Public Housing Authority to serve 410 households with homeless prevention funds who reside in the Minneapolis school district. This is an expansion of their current project, which provides rental assistance to homeless families in the Minneapolis school district. This program already has many similarities to the HSWH program, but Hennepin County's program will address the unmet need of assisting households who are at risk of losing their housing.

The Red Lake Homeless Shelter overlaps the Beltrami project that was funded in HSWH Round 1. The Red Lake Homeless Shelter project will further the efforts to reach Native Americans by serving 20 households. While the monthly rental assistance being provided to each household is comparable to other grant administrators, the service costs are higher. The award to Red Lake Homeless Shelter will be conditional based on addressing concerns identified during the application review. The conditions include receiving updated audits, receiving a Deferred Loan Owner Certification, and participating in a six month monitoring visit. The Red Lake Homeless Shelter project will and includes staff in schools and at the shelter, which will provide support to families.

The fourth proposal, Three Rivers, will serve 143 households attending schools in Mankato, Rochester and Owatonna. The partners include school districts, the Minnesota Valley Action Council and the Olmsted County Housing and Redevelopment Authority. The project will have housing navigators located within the schools to assist households to find and secure housing for homeless households and help precariously housed families remain in housing. Selecting Three Rivers will also expand the geographic footprint of the HSWH program to southeastern Minnesota.

The following table (outlines the not to exceed recommended funding amounts and the anticipated number of households (#HHs) to be served by each applicant:

Applicant	FHPAP	HTF	HSWH	TOTAL	% of Request	# HHs
Housing and Redevelopment Authority of Clay County			\$ 1,700,460	\$ 1,700,460	44%	211
Hennepin County			\$ 800,169	\$ 800,169	58%	410
Red Lake Homeless Shelter, Inc.		\$ 77,285	\$ 352,443	\$ 429,728	40%	20
Three Rivers Community Action Inc.	\$ 250,000	\$ 121,830	\$ 646,928	\$ 1,018,758	66%	143
TOTAL	\$ 250,000	\$ 199,115	\$3,500,000	\$ 3,949,115		784

Since the onset of COVID-19, service delivery has changed. Minnesota Housing staff will request a work plan from each applicant that provides details on how the providers plan to deliver services while limiting face to face interactions. The practice of having a learning cohort will also continue as it did with Round 1 so that grantees can meet regularly with state staff and share best practices for HSWH implementation. We envision that we will hold meetings with both Round 1 and Round 2 learning cohorts at least periodically so that newer grantees can benefit from what Round 1 grantees have already learned.

Staff recommends approval of the HSWH Round 2 funding recommendations for providing assistance to families and youth to help them attain stable housing and to help increase school attendance and achievement.

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

**RESOLUTION NO. MHFA 20-XX
 RESOLUTION APPROVING SELECTION/COMMITMENT FOR FAMILY HOMELESS PREVENTION AND
 ASSISTANCE PROGRAM (FHPAP) AND HOUSING TRUST FUND (HTF) RESOURCES FOR HOMEWORK
 STARTS WITH HOME (HSWH) ROUND 2 PROGRAM GRANTS**

WHEREAS, the Minnesota Housing Finance Agency (Agency) has received applications for funding to provide rental assistance, supportive services, and other direct assistance to prevent and end homelessness among students and their families from August 1, 2020, through September 30, 2023; and

WHEREAS, Agency staff has reviewed the applications and determined that they are in compliance with the Agency’s rules, regulations and policies; that such grants are not otherwise available, wholly or in part, from private lenders or other agencies upon equivalent terms and conditions; and that the applications will assist in fulfilling the purpose of Minn. Stat. ch. 462A;

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to enter into grant agreements with each grant administrator using resources as set forth above, subject to changes allowable under Agency and Board policies:

1. Agency staff shall review and approve the recommended Grantees for up to the total recommended amount for the grant period of August 1, 2020 through September 30, 2023; and

Applicant	Grant Administrator	FHPAP	HTF	HSWH	TOTAL
Housing and Redevelopment Authority of Clay County	Housing and Redevelopment Authority of Clay County			\$ 909,029	\$ 1,700,460
	Lakes and Prairies Community Action Partnership, Inc.			\$ 791,431	
Hennepin County	Hennepin County			\$ 800,169	\$ 800,169
Red Lake Homeless Shelter, Inc.	Red Lake Homeless Shelter, Inc.		\$ 77,285	\$ 181,961	\$ 429,728
	Red Lake Band of Chippewa Indians			\$ 170,482	
Three Rivers Community Action Inc.	Three Rivers Community Action Inc.	\$ 250,000	\$ 121,830	\$ 646,928	\$ 1,018,758
	TOTAL	\$ 250,000	\$ 199,115	\$3,500,000	\$ 3,949,115

2. This approval is contingent on legislative approval of Homework Starts with Home appropriations in sufficient amounts and continued availability of sufficient financial resources to fund the awards;
3. The issuance of grant agreements in form and substance acceptable to the Minnesota Housing staff and the closing of the individual grants shall occur no later than twelve months from the adoption date of this Resolution; and
4. The sponsors and such other parties shall execute all such documents relating to said grant and to the security therefore as Minnesota Housing, in its sole discretion, deems necessary.

Adopted this 28th day of May 2020

CHAIRMAN



Board Agenda Item: 7.E
Date: 5/28/2020

Item: Selection/Commitment of Housing Trust Fund Program Funds for Homework Starts with Home Round 2 Planning Grants

Staff Contact(s):

Nancy Urbanski, 651.296.3683, nancy.urbanski@state.mn.us

Diane Elias, 651.284.3176, diane.elias@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff requests adoption of the attached resolution authorizing the selection and commitment of \$100,885 in Housing Trust Fund (HTF) funds for Homework Starts with Home (HSWH) Round 2 planning grants. These funds will allow Minnesota Housing to execute contracts with three grantees to build capacity to apply for HSWH program funding in future rounds.

Fiscal Impact:

HTF and HSWH are funded with state appropriated resources, and these grants do not earn interest for the Agency.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Background
- Resolution

Background:

In 2019, Homework Starts with Home (HSWH) received a \$3.5 million appropriation from the Minnesota Legislature to establish HSWH as an ongoing program that would be administered by Minnesota Housing. The program builds upon the Rental Assistance Pilot for Homeless and Highly Mobile Families with School-Age Children. To prepare for issuing the 2019 HSWH Request for Proposals (RFP), Minnesota Housing staff met with current HSWH grant administrators, who received funding under the pilot program, to receive feedback on the implementation of the program and suggestions for program changes. In addition, staff met with the HSWH Leadership Team and with HSWH partners, including staff from the Minnesota Department of Education (MDE), the Minnesota Interagency Council on Homelessness (MICH), the Minnesota Department of Human Services (DHS), and the Minnesota Two-Gen Policy Network in an effort to align HSWH with current priorities of Governor Walz's administration. One of the recommendations that informed the 2019 HSWH RFP incorporated a dual-track application. The first track utilizes \$3,949,115 in direct appropriation for the program application, also referred to as a program grant. The second track, which is the purpose of this board request, established a planning grant utilizing up to \$300,000 in HTF funding.

The HSWH program grant requires collaborative partners from multiple organizations or entities, each operating within the same geographic area. Required partners include a Family Homeless and Prevention Assistance Program (FHPAP) and/or HTF administrator, schools, and county or tribal governments. Additional partners may include housing agencies, philanthropic or community-based organizations, faith-based organizations, associations or trade groups, and the business sector. In addition, HSWH requires these partners to utilize the Preliminary Practice Model, which identifies several key components such as Housing First principles and an equity focus. The planning grant will allow grantees, who may not otherwise apply for HSWH program funds due to limited capacity, to develop these partnerships and collaborations and increase organizational capacity to apply for HSWH in future funding rounds. The planning grant would be for a twelve-month period beginning on August 1, 2020. As HSWH is a highly competitive grant, grant recipients would be informed that there is no guarantee that they would be awarded HSWH program grants if they were to apply in future rounds.

The HSWH RFP was issued in December 2019, with an application due date of March 2, 2020. The agency received five planning grant applications requesting a total of \$170,885.

Applicant	Region	Total Request
Anoka County	Anoka County	\$ 40,000
Community Partnership Collaborative 2.0	Hennepin County	\$ 40,000
Kootasca Community Action, Inc.	Itasca County	\$ 30,000
Scott County Community Development Agency	Scott County	\$ 40,000
Women's Advocates, Inc.	Ramsey County	\$ 20,885

Applications were reviewed by state staff and community reviewers using established review criteria. Applicants were scored on six categories: 1) Project Design; 2) Collaboration; 3) Equity; 4) Preliminary Practice Model; 5) Outcomes; and 6) Budget. There were a total of 100 possible points. The reviewer's meeting occurred on March 26, 2020, where proposals were discussed and final scores determined.

Staff then met with Minnesota Housing leadership to discuss and secure their support for the funding recommendations.

Staff recommends awarding funds to the top three scoring applicants, whose scores ranged from 69.5 to 83.5. Total funds awarded would not exceed \$100,885.

Applicant	Region	Recommended Award (not to exceed)
Anoka County	Anoka County	\$ 40,000
Scott County Community Development Agency	Scott County	\$ 40,000
Women’s Advocates, Inc.	Ramsey County	\$ 20,885
	TOTAL	\$ 100,885

Anoka County would fund a strategic planning consultant to assist in identifying partnerships and roles, provide trainings, and coordinate a consumer-led focus group for Persons with Lived Experience.

Scott County Community Development Agency would fund a contracted project leader position with the goal of designing a student-focused housing stabilization program that is integrated within the broader Scott County homeless response system.

Women’s Advocates, Inc. would enhance partnerships with FHPAP programs and St. Paul public schools, embed their two-generational advocacy model that highlights the needs of homeless students and families fleeing domestic violence, and create a framework for an evaluation model that will track HSWH project success.

The remaining two applicants, Community Partnership Collaborative 2.0 and Kootasca Community Action, Inc., are not being considered for funding due to extremely low scores; however, technical assistance will be offered to these two applicants to provide feedback on their application. Staff recommends approval of the HSWH Round 2 planning grant funding recommendations.

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

RESOLUTION NO. MHFA 20-XX
RESOLUTION APPROVING SELECTION/COMMITMENT FOR HOUSING TRUST FUND (HTF) FUNDS FOR
HOMEWORK STARTS WITH HOME (HSWH) ROUND 2 PLANNING GRANTS

WHEREAS, Minnesota Housing Finance Agency (Agency) staff wishes to execute new contracts with grantees to provide HTF funding to aid in supporting the grantees' ability to build partnerships, develop collaborations and increase staff and organizational capacity in order to apply for Homework Starts with Home program funding in future rounds. The grant term will be from August 1, 2020 through July 31, 2021.

WHEREAS, Agency staff has reviewed the applications and determined that they are in compliance with the Agency's rules, regulations and policies; that such grants are not otherwise available, wholly or in part, from private lenders or other agencies upon equivalent terms and conditions; and that the applications will assist in fulfilling the purpose of Minn. Stat. ch. 462A;

NOW THEREFORE, BE IT RESOLVED:

THAT, the Board hereby authorizes Agency staff to enter into grant agreements with each grantees' agency administrator using resources as set forth below, subject to changes allowable under Agency and Board policies:

1. Agency staff shall review and approve the following grantees for up to the total recommended amount for the grant period of August 1, 2020 through July 31, 2021; and

Grantee	Region	HTF Award Amounts (not to exceed)
Anoka County	Anoka County	\$ 40,000
Scott County Community Development Agency	Scott County	\$ 40,000
Women's Advocates, Inc.	Ramsey County	\$ 20,885
	TOTAL	\$ 100,885

2. The issuance of grant contracts in form and substance acceptable to Agency staff, and the execution of the individual grant contracts shall occur no later than six months from the adoption date of this Resolution; and
3. The sponsors and such other parties shall execute all such documents relating to said grant contracts as the Agency, in its sole discretion, deems necessary.

Adopted this 28th day of May 2020

CHAIRMAN

Item: 2020 Annual Action Plan for HUD

Staff Contact(s):

Jessica Deegan, 651-297-3120, Jessica.deegan@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff seeks approval of the State of Minnesota's Annual Action Plan for Federal Fiscal Year 2020. The attached executive summary and selected sections of the plan provide details of the annual goals and objectives for the agency's HOME Investment Partnerships, National Housing Trust Fund (NHTF), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

Fiscal Impact:

The plan includes FFY 2020 allocations and estimated available funds: \$9,393,719 for HOME, \$4,078,002 for NHTF, and \$252,520 for HOPWA.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

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

Minnesota Housing, along with the Department of Employment and Economic Development and Department of Human Services, has developed its Annual Action Plan for Federal Fiscal Year (FFY) 2020. The Annual Action Plan provides details of the State's plan for funds received through the US Department of Housing and Urban Development's Community Planning and Development Division, including HOME Investment Partnerships, Housing Opportunities for Persons with AIDS, and the National Housing Trust Fund as received by Minnesota Housing. This plan is required in order to receive these funds.

Minnesota Housing anticipates it will receive \$8,393,719 in allocation from the HOME program with an additional \$1,000,000 in estimated program income to be utilized in FFY 2020. We also anticipate receiving \$4,078,002 in National Housing Trust Fund (NHTF), and \$252,520 for the HOPWA programs.

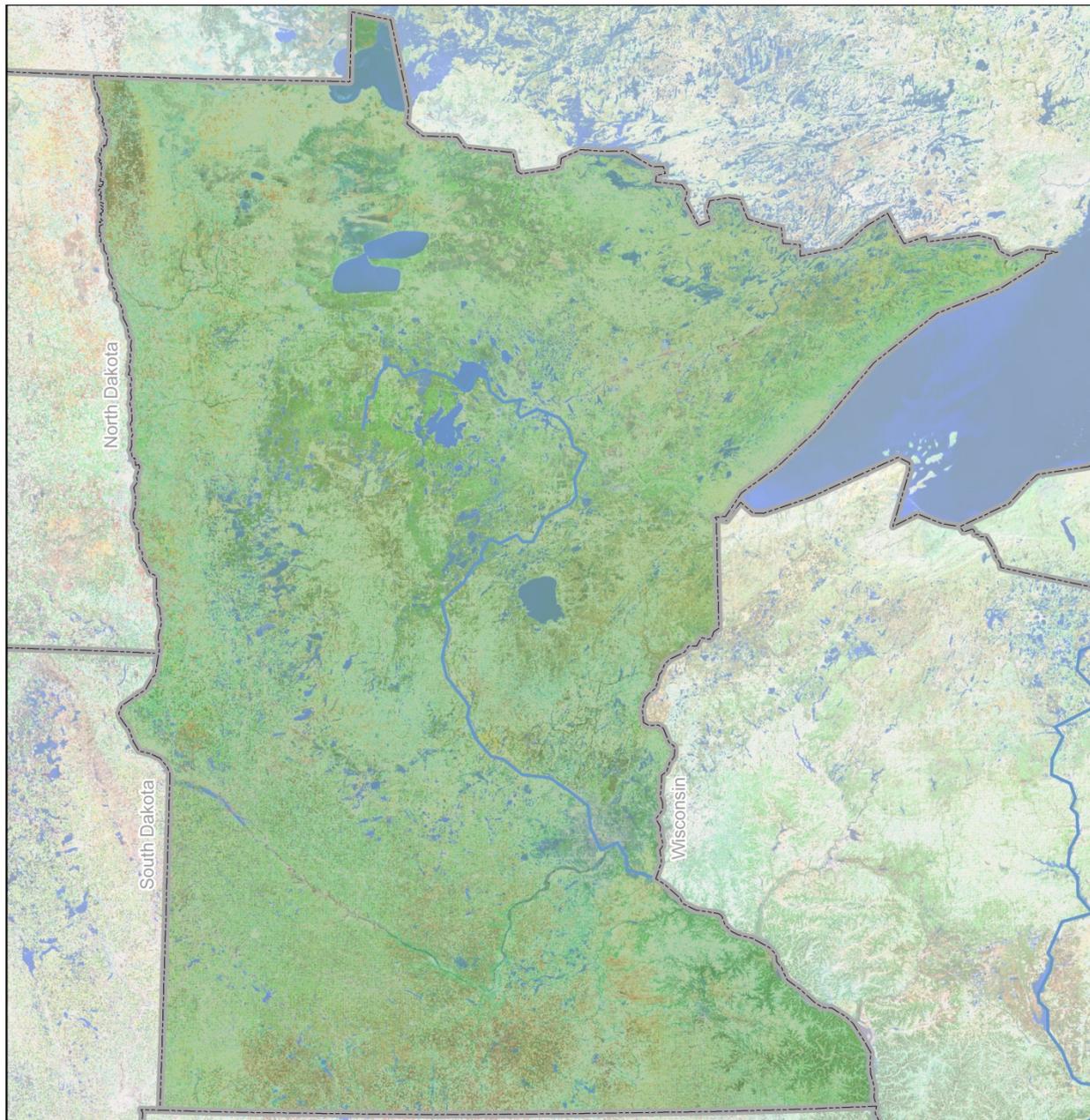
We anticipate constructing or rehabilitating 90 units of affordable rental housing with these funds. The HOME program will serve low and moderate income renters while the National Housing Trust Fund will serve, as required, extremely low income renters (with incomes less than 30 percent of area median income). HOME and NHTF will be available through the agency's annual consolidated RFP this spring. In addition to capital financing, the NHTF program may also be used for a small portion of operating cost assistance (as up to 30% of the grant may be used in that manner). Both HOME and NHTF are available state wide.

For HOPWA, we anticipate serving 200 persons, partnering with JustUs to administer short term rent, mortgage, and utility assistance in Greater Minnesota.

The draft AAP was available for public comment April 8 – May 8, 2020. The agency received one written comment and two verbal comments via public hearing on May 5, which are attached.

Note on CARES Act funds: The state of Minnesota has been allocated funds for several of the programs in this plan via the CARES Act, CDBG, ESG, and HOPWA. Due to the timing of the CARES Act funds and the plan development prior to the pandemic, the State will be developing an amended plan ASAP for those funds that will include a five day comment period.

MINNESOTA ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT 2020



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, the Consolidated Plan) for the formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (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 entitlement 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. 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.

As the State of Minnesota develops this year's plan, we are in the midst of the COVID-19 global pandemic and in disaster response mode. As of writing, the CARES Act, the third stimulus package in response to COVID-19 was just passed which will infuse funds into at least two of the programs described in this plan, CDBG and ESG. The State of Minnesota will utilize any additional infusion of funds to the programs covered by this plan through the CARES act and other stimulus packages to the broadest extent possible under laws and regulations and will respond to the ongoing crisis with the flexibility needed to benefit Minnesotans impacted.

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.

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 State's last Plan for 2017-2021 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 at:

<http://mn.gov/deed/government/financialassistance/community-funding/small-cities.jsp> and

<http://www.mnhousing.gov>

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 in order to gain understanding of the housing and community development stage. This Consolidated 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.

We notify the public of the availability of the draft in the State Register and through our state social media outlets and eNews listservs, including to organizations that work directly with minorities, non-English speaking persons and persons with disabilities. For example, per our Citizen Participation Plan, we reach 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 currently located at Minnesota Housing.

Public comment narratives will be attached once received as an attachments in Citizens Participation Comments.

This year, we will conduct an internet based webinar in place of an in person feedback session on this draft.

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.

See unique appendices.

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

No views not accepted.

7. Summary

The 2020 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 rehabilitation and new construction of rental housing using HOME and NHTF funds.

- Promote Economic Development - DEED

Encourage robust economic growth through the development and retention of businesses and jobs throughout the State

- Facilitate Housing and Service for the Homeless - Minnesota Housing and Department of Human Services

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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent Affordable housing-DEED	2017	2021		Non-Entitlement	Low-Moderate Income Renter/Owner Situations	CDBG: \$13,459,085	Rental units rehabilitated: 150 Household Housing Unit Homeowner Housing Rehabilitated: 350 Household Housing Unit
2	Enhance Affordable Housing Opportunities-MH	2017	2021	Affordable Housing	Statewide	Low-Moderate Income Renter/Owner Situations	HOME: \$9,393,719 HTF: \$4,078,002	Rental units constructed: 45 Household Housing Unit Rental units rehabilitated: 45 Household Housing Unit
3	Promote Economic Development	2017	2021	Non-Housing Community Development	Non-Entitlement	Economic Opportunities	CDBG: \$4,124,700	Facade treatment/business building rehabilitation: 85 Business Jobs created/retained: 0 Jobs
4	Facilitate Housing and Service for the Homeless	2017	2021	Homeless	Statewide	Homelessness	ESG: \$2,201,143	Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted Homeless Person Overnight Shelter: 9300 Persons Assisted Homelessness Prevention: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Funds for Special-Needs Housing & Services	2017	2021	Non-Homeless Special Needs	Statewide	Human Services	HOPWA: \$252,520	Homelessness Prevention: 200 Persons Assisted
6	Address Public Facility-Infrastructure Needs-DEED	2017	2021	Non-Housing Community Development	Non-Entitlement	Public Facilities and Infrastructure	CDBG: \$3,600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 490 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 750 Households Assisted

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent Affordable housing-DEED
	Goal Description	Rehabilitation of 350 Owner Occupied and 150 Rental Units through SCDP, DEED funds. Owner-Occupied at \$10,527,726 and Rental at \$2,931,359, with a total of \$13,459,085.
2	Goal Name	Enhance Affordable Housing Opportunities-MH
	Goal Description	<i>Fund housing activities for low-to-moderate income renter households, including rehabilitation and new construction. HOME resources will be used to assist rental units for low-to-moderate income households, while National Housing Trust Fund (NHTF) resources will be used to assist rental units for extremely low income households.</i>

3	Goal Name	Promote Economic Development
	Goal Description	<i>Encourage robust economic growth through the development and retention of businesses throughout the State. ED plans on no activity this year with their 15% allocation. Commercial rehab through SCDP for \$4,124,700 for 85 units.</i>
4	Goal Name	Facilitate Housing and Service for the Homeless
	Goal Description	<i>Provide funds for service providers to meet the various housing and service needs of the homeless population in Minnesota. For Goal Outcome Indicator #13 (Homeless Person Overnight Shelter) the projected number of persons served includes all programs using ESG and ESG-match funds.</i>
5	Goal Name	Provide Funds for Special-Needs Housing & Services
	Goal Description	<i>Continue to fund programs that provide housing and services to special needs populations, including those with HIV/AIDS</i>
6	Goal Name	Address Public Facility- Infrastructure Needs-DEED
	Goal Description	<i>Address community needs through improvements to public facilities and streetscape with SCDP funds of \$3,600,000 to benefit a total population universe of 490, with 750 low to moderate income, based on persons, not household, for 57% low/moderate income households for all communities combined. Individual city data will be entered by project in IDIS. All projects meet 51% by census for the communities served.</i>

2020 Draft Action Plan Public Hearing Summary

May 5, 2020, 4 PM, via interactive Go-To Meeting

The State of Minnesota Conducted this public hearing via Go-To meeting to align with state and federal guidelines to practice social distancing due to COVID-19. Notice of updated hearing format was provided via eNews and publication in the State Register.

Participants from the public: Amy Stetzel, D'Andre Gordon, Mike Goodlander

Agency staff present: Isaac Wengerd, Katelyn Warburton (DHS); Natasha Kukoski, Michelle Vang (DEED), Jessica Deegan (Minnesota Housing)

Summary of Comments/Discussion

- Request for the State to produce summary documents of plans going forward. Notes 160 plus page plan hard to follow for people not familiar with the structure.
- Request for funds to help people reintegrate into the community who are exiting institutions.
 - Staff discussed supportive housing programs supported by funding in the plan including the National Housing Trust Fund and Emergency Solutions grants.
- Question about how the state addresses local zoning barriers to develop affordable housing.
 - Staff discussed work with communities through community development programming and through priorities and incentives in Minnesota Housing's Request for Proposals that
- Question about how this plan integrates with Continuum of Care organizations and regions
 - Staff discussed and referenced information on Minnesota Housing site: <http://www.mnhousing.gov/sites/multifamily/coc> and the Minnesota HMIS website: <https://www.hmismn.org/coc-regions>.
- Questions about Tribal government eligibility for HUD funds in this plan and for future CARES Act funding
 - Staff describe tribal government eligibility for the programs, which differ by activity. Tribal government entities are eligible for receiving HOME and NHTF funding while CDBG must be allocated to cities. Staff discussed HUD's Indian Housing Block Grant Funds (not distributed through this plan)

METROPOLITAN INTERFAITH COUNCIL ON AFFORDABLE HOUSING

"Do Justice, love mercy, walk humbly with your God." Micah 6:8



May 8, 2020

Thank you for the opportunity to comment on Minnesota Housing Finance Agency's 2020 Action Plan

MICAH's mission is to ensure everyone, without exception has safe, decent, accessible and affordable home. Our diverse Board of Directors is made up over 50% people who have experienced homelessness and/or housing crisis and over 70% are from diverse communities.

- 1. We believe this plan and the comment period should be suspended to provide an opportunity to review the current pandemic impact on housing and homeless needs and how we can coordinate the use the Federal CARES funding with these Federal resources and State resources.**
2. We continue to be very concerned about any/all processes that do not include people who have experienced a housing crisis and/or homelessness at the decision making table. **On page 71: "DHS held a half day listening session with a handful of current residents in an ESG funded emergency shelter ". While this provided a limited number of people impacted the opportunity for input from one shelter, this is not representative of the entire state. This process would never be acceptable or tolerated by Cities, Counties, CAPs, providers, and/or developers.** We continue to request the State require that MICH and all homeless and housing providers to have people impacted by housing crisis and/or homelessness at their decision tables. For plans to work, people impacted must help decide what they need and be involved in the implementation process!
3. We are concerned that some of the language in the plan and focus of some funding, appears to imply and that if you have a lower income you need supportive housing instead of affordable housing. We disagree with that position. Housing needs to be created for people below 30% median income without support services attached to the units

4. It is unclear how you are using the **analysis of impediments** to fair housing choice to direct this plan? Please identify each impediment and how it is addressed in this plan. A previous plan indicated your analysis would “evaluate factors across Minnesota that restrict housing choice based on race, color, religion, gender, disability, familial status, or national origin and include an action plan to address them.” We believe the goals and evaluation should be included in each action plan.

5. The Strategic and Selections Priorities should include Innovative strategies to create a variety of Housing options including:
 - a. Additional resources for seniors to continue to live in their homes. We request you specifically identify Accessory Dwelling Units (ADUs) and encourage cities not to require conditional use permits and to use homeownership rehab funds for their development. ESG and/or CDBG could used to re-start the Home sharing program, it was defunded in the early 2000s, it connects people in need of housing including people experiencing homelessness with Seniors and people with disabilities to share housing.
 - b. Coordinate homeownership resources with the Enhanced Homeownership Capacity Initiative, to add our homeownership disparity.
 - c. Utilize CDBG funds to fund housing certification in diverse communities.
 - d. Utilize CDBG funds to preserve and improve manufactured home parks and expand the rehabilitation loan program to all manufactured homes whether in a park or not. Improving the infrastructure, creating more cooperatively community owned manufacture home parks, and providing rehab loans for all manufactured homes being utilized as the primary residence is critical to preserving this valuable housing stock. We also support funding tiny homes.

6. ESG and HOME TBRA may be used to assist to provide rent subsidies for transitional programs not funded in the CoC funding cycle. We need a strong Continuum to Housing which includes Prevention, Outreach, Shelters, Rapid Re- Housing, Transitional Housing, Supportive Housing with transition plans to Permanent affordable Housing(Subsidized and unsubsidized). MICAH would like to see state allow the HOME funds to be utilized for Tenant Based Rent Subsidies (HOME- TBRA) we believe 10% of State allocation of HOME funds utilized for rent subsidies would assist people to afford rents now.

7. Homelessness continues to increase. The undercount, utilizing the archaic HUD restrictive homeless definition and the one night PIT count, of the number of people experiencing homelessness indicates it has decreased. The US Department of Education identified over 17,000 children and youth homeless in Minnesota in 2018. The HUD number is a misleading undercount and misrepresents all the people

experiencing homeless by utilizing the Point in Time Count (PIT) and HMIS. The number of shelter beds and transitional housing beds funded by HUD have decreased, so previous beds are not available and not counted. Rapid Re-Housing and Supportive Housing, which serve people experiencing homelessness, are not counted in PIT or HMIS. HUD's point system incentivizes communities to demonstrate a decrease in homelessness, this discourages many communities from doing a complete unsheltered count during Point in Time (PIT) count. The U.S. Department of Education has a more inclusive definition of homelessness and identifies thousands of youth as homeless who are not in the PIT count or HMIS.

8. We encourage you to support the full implementation of the HEARTH Act amendment to the McKinney Vento Act which would provide new Section 8 certificates to renew supportive housing subsidies. "MICAHA is very concerned about the State's continual investment into Supportive Housing when there are no expectations with State funding for people to make progress/set goals, etc. We are pleased HUD has some expectations. Neither the State nor HUD have a clear plan how to transition people from supportive housing into other permanent housing. Thus we have the same people living in permanent supportive housing who have been using HUD's Homeless Supportive Housing funding for 10-15 years instead of people currently experiencing homelessness having access to these units. We are also very concerned about the additional funds the State puts into Supportive Housing Units- including Long Term Housing Trust Funds, LIHTC, DHS Supportive Housing Service funding. We request the State itemize the costs of each person/family unit in housing and current length of stay and percentage of successful transition to permanent housing from these programs. **None of the people in these homeless programs are counted as homeless.**"

9. We continue to be concerned the number of children and adults at risk of lead paint poisoning in rental and homeownership. How will you address this beyond the current federal and state requirements in your plan?

Thank you again for the opportunity to comment on your Draft 2020 Action Plan.

Sincerely,

Sue Watlov Phillips

Sue Watlov Phillips, M.A.

Executive Director, MICAHA

Item: Resolution authorizing the issuance and sale of Minnesota Housing Finance Agency fixed rate Residential Housing Finance Bonds (RHFB)

Staff Contact(s):

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Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

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, as well as to refund certain outstanding RHFB debt. This resolution authorizes additional fixed rate RHFB bonds, in an amount up to \$300 million over time. The initial bond offering utilizing a portion of this authority will likely be designated 2020 Series DE. The RHFB 2020 Series DE bond issue is expected to be sized at approximately \$150,000,000, to price on or about June 9th, with a closing preliminarily scheduled for June 24th; the attached Preliminary Official Statement describes the transaction.

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.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Series Resolution
- Preliminary Official Statement

RESOLUTION NO. MHFA 20-021

RESOLUTION AUTHORIZING ISSUANCE AND SALE OF MINNESOTA HOUSING FINANCE AGENCY RESIDENTIAL HOUSING FINANCE BONDS, 2020/2021 SERIES

BE IT RESOLVED BY THE MINNESOTA HOUSING FINANCE AGENCY:

Section 1. Authorization.

(A) 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 “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 prior to December 31, 2021, the first two Series of which may be designated as “Residential Housing Finance Bonds, 2020 Series “D” and “Residential Housing Finance Bonds, 2020 Series “E”, each in the aggregate principal amount to be determined pursuant to the terms of Section 2(D) of the Series Resolution (together, the “Series DE Bonds”), with additional Series of Bonds designated as “Residential Housing Finance Bonds, [2020] [2021] Series __,” with the blank completed with an uppercase letter as appropriate for the order of issuance and to eliminate any gaps in the designation of Series; any Series issued pursuant to this Series Resolution may additionally be designated with “(Mortgage-Backed Securities Pass-Through Program)”. The maximum aggregate principal amount of all Series of Bonds issued pursuant to the Series Resolution must not exceed \$300,000,000; the number of Series of the Series Bonds and their corresponding principal amounts will be as determined by an Authorized Officer pursuant to Section 2(D) of the Series Resolution, and as set out in the Agency Certificate or Agency Certificates, as the case may be, delivered pursuant to Section 8(A) of the Series Resolution. All the Series of Bonds issued pursuant to the Series Resolution are the “Series Bonds.”

(B) Appointment of Trustee. Pursuant to Section 8.1 of the Bond Resolution, Wells Fargo Bank, National Association has been appointed as 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 Series Bonds.

(A) Purposes. It is determined to be in the best interests of the Agency to issue the Series Bonds for the purpose of providing funding for the Program, and in particular for the making and purchase of Program Securities backed by pools of Program Loans, that constitute

qualified Program Loans in accordance with the provisions of Section 143 of the Code and Sections 10 and 11 of the Series Resolution and the Series Program Determinations made for the Series Bonds in Section 7 of the Series Resolution. This funding will be provided by:

(i) the allocation, for federal income tax purposes, of sale proceeds of the Series Bonds in the amount to be determined by an Authorized Officer pursuant to Section 2(D) of the Series Resolution and set forth in the Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution and deposit the sale proceeds, together with certain contributed funds of the Agency, if any, into the Funds and Accounts set forth in Section 8(A) of the Series Resolution to be expended for the Program;

(ii) the allocation, for federal income tax purposes, of sale proceeds of the Series Bonds in the amount determined by an Authorized Officer pursuant to Section 2(D) of the Series Resolution and to be set forth in the Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution to the refunding, on the date or dates to be determined by the Agency, of certain outstanding obligations of the Agency to be listed in the Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution (the “Refunded Bonds”), and the deposit of certain transferred assets together with transferred loans and securities, if any (as hereinafter defined, the “Transferred Program Obligations”), and certain “transferred,” “replacement” and sale proceeds that will become allocable to the Series Bonds upon the refunding of certain series of the Refunded Bonds, together with certain contributed funds of the Agency, if any, into the Funds and Accounts set forth in Section 9 of the Series Resolution to be expended for the Program.

(B) 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 Bonds sold on the same date as a single issue of bonds.

(C) 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 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.

(D) Approval of Contract of Purchase. The Agency will negotiate for the sale of the initial series of the Series Bonds issued pursuant to this Series Resolution to RBC Capital Markets, LLC, Piper Sandler & Co., Wells Fargo Bank, National Association and J.P. Morgan Securities LLC (collectively, the “Underwriters”). The Agency will negotiate for the sale of additional series of Series Bonds to be issued pursuant to this Series Resolution with the investment banks selected by the Agency in accordance with its most recent request for proposals for investment banking services.

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

- (i) the principal amount of each Series of the Series Bonds; provided that the aggregate principal amount of all Series of the Series Bonds is not in excess of \$300,000,000;
- (ii) the maturity schedule of each Series of the Series Bonds (including any mandatory sinking fund schedule); provided that the Series Bonds mature at any time or times in the amount or amounts not later than 32 years from the Issue Date thereof;
- (iii) the interest rates borne by each Series of the Series Bonds; provided that the combined yield on the Series Bonds issued on a particular Issue Date does not exceed 6.00% per annum; and
- (iv) the fee or other compensation payable to the Underwriters of the Series Bonds; provided that the fee or other compensation does not exceed 1.00% of the principal amount of the Series Bonds.

That approval will be conclusively evidenced by the execution of one or more Contracts of Purchase (each a "Purchase Contract") with the Underwriters by an Authorized Officer. 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 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 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 the Series Bonds, including any mandatory sinking fund provisions for the Series Bonds, other redemption provisions and the purchase price of the Series Bonds, will be set forth in the Agency Certificate(s) to be delivered pursuant to Section 8(A)(5) of the Series Resolution.

(E) Official Statement. The Agency has examined a draft 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 Series DE Bonds; the form of the Preliminary Official Statement with respect to subsequent Series of the Series Bonds will be revised as to (i) the number and designation of Series, (ii) the structure of each Series and (iii) whether the 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(D) of the Series Resolution. 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 Series Bonds to be issued and the use thereof by the Underwriters in the public offering of the Series DE 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 Series Bonds authorized by the 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 related 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.

(F) Approval of Continuing Disclosure Undertaking. The Agency has received and 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 a Continuing Disclosure Undertaking is authorized to be signed on behalf of the Agency by an Authorized Officer for each Series of Series Bonds, with the revisions as may be required or approved by counsel for the Agency, and the Authorized Officer of the Agency executing the same.

Section 3. Forms of Series Bonds. Each of the Series Bonds will be prepared in substantially the form appearing as Exhibits A (which is hereby incorporated herein and made a part hereof), with the additions, deletions or modifications as are permitted or required by the Bond Resolution or the Series Resolution.

Section 4. Terms.

(A) Issue and Interest Payment Dates; Denominations; Manner of Payment; Execution and Delivery. The Issue Date of the Series Bonds will be the date of original delivery thereof. The Series Bonds of each Series will be issued as fully registered Bonds in denominations as set forth in the related Agency Certificate delivered pursuant to Section 8(A) of this Series Resolution. Interest will accrue on the outstanding principal amount of the Series Bonds in the manner as set forth in the related Agency Certificate delivered pursuant to Section 8(A) of this Series Resolution, and be paid on the dates as set forth in that Agency Certificate (the Interest Payment Dates for those Series Bonds). Interest will be computed on the basis of a 360-day year composed of twelve 30-day months. Interest on the Series Bonds will be paid by check or draft mailed to the Owner as shown on the registration books of the Agency maintained by the Trustee on the 15th day of the calendar month immediately preceding the Interest Payment Date (the "Record Date") or, upon the written request of an Owner of Series Bonds of a Series in an aggregate principal amount of at least \$100,000, in form satisfactory to the Trustee, by wire transfer on each Interest Payment Date from the Trustee to a domestic bank or trust company designated by the Owner; provided, however, that so long as all of the outstanding Series Bonds of a Series are registered in the name of The Depository Trust Company ("DTC") or its designee, or other securities depository, payment will be made in accordance with the operational arrangements of DTC or its designee, or other securities depository, as agreed to by the Agency. The principal of and any redemption premium on the Series Bonds of a Series will be payable at the designated corporate trust office of the Trustee upon presentation and surrender of the Series Bonds on or after the date of maturity or redemption thereof; provided, however, that so long as all outstanding Series Bonds of a Series are registered in the name of DTC or its designee, or other securities depository, DTC or any other securities depository may, in its discretion, make a notation on any Series Bond of the Series indicating the date and amount of any reduction of principal except in the case of final maturity or payment in full, in which case the Series Bonds

of the Series will be surrendered to the Trustee for payment. The Series Bonds 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 Series Bond will be authenticated by the Trustee by the manual signature of its authorized representative on the Trustee's Certificate of Authentication on each Series Bond, attesting that it is delivered pursuant to the Bond Resolution and the Series Resolution, and will be delivered to the Underwriters upon compliance with the conditions set forth in Section 8 of the Series Resolution.

(B) Maturities, Interest Rates and Redemption. The 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 as set forth in the Agency Certificate(s) delivered pursuant to Section 8(A)(5) of the Series Resolution, all subject to the limitations in Section 2(D) of the Series Resolution.

(C) Manner of Redemption.

(i) Mandatory Redemption. Notice of the date or amount of any mandatory redemption of any Series Bond redemption (other than through mandatory sinking fund installments, if any) will be given to any Bondowner as set forth in the related Agency Certificate delivered pursuant to Section 8(A)(5) of this Series Resolution.

If Series Bonds are to be redeemed in part upon any mandatory redemption, each of the Series Bonds then outstanding will be redeemed as set forth in the related Agency Certificate delivered pursuant to Section 8(A)(5) of this Series Resolution.

(ii) Optional Redemption. Notice of any optional redemption of Series Bonds will be mailed, by first class mail, postage prepaid, to the last address on the registry books of the Owners of those Series Bonds, or, if all Outstanding Series Bonds are registered in the name of DTC or its designee, or other Bond Depository, the Trustee must give notice to the Bond Depository in accordance with its operational arrangements, in each case not less than 30 days before the optional redemption date. Upon an optional redemption of the Series Bonds, the principal amount of the 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 Series Resolution. Upon redemption of any of the Series Bonds that are Term Bonds (other than through sinking fund installments), an Authorized Officer will also determine and certify to the Trustee the years in which and the amounts by which the Sinking Fund Installments, if any, referred to in the related Agency Certificate delivered pursuant to Section 8(A)(5) of this Series Resolution are to be reduced, in the manner that the aggregate reduction equals the aggregate principal amount of the Series Bonds so redeemed.

If less than all Series Bonds are to be optionally redeemed, the Series Bonds to be optionally redeemed will be selected (i) as DTC determines under

DTC's current operational arrangements, or (ii) if the Series Bonds are held under the name of another Bond Depository, under the operational arrangements of that Bond Depository. All actions of the Agency and the Trustee in the redemption of Series Bonds must conform to the provisions of Article V of the Bond Resolution and this Series Resolution.

Section 5. [Reserved]

Section 6. Securities Depository.

(A) Definitions. For purposes of this Section 6, the following terms have the following meanings:

“Beneficial Owner” means, whenever used with respect to a Series Bond, the Person in whose name the Series Bond is recorded as the beneficial owner of that Series Bond by a Participant on the records of the Participant, or that Person's subrogee.

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

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

(B) General Provisions. The Series Bonds of each Series will be initially issued as separately authenticated fully registered bonds, and one Series Bond will be issued in the principal amount of each Series and stated maturity of the Series Bonds. Upon initial issuance, the ownership of the Series Bonds 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 Series Bonds registered in its name for the purposes of payment of the principal or purchase price 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 Owners of Series Bonds under the Bond Resolution or the Series Resolution, registering the transfer of 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 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 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 Series Bonds, with respect to any notice that is permitted or required to be given to owners of Series Bonds under the Bond Resolution or the 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 Series Bonds, or with respect to any consent given or other action taken by DTC as 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 will pay all principal and purchase price of, premium, if any, and interest on the Series Bond, and will give all notices with respect to the Series Bond, only to Cede & Co. in

accordance with DTC's Operational Arrangements, and all the payments must 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 Series Bonds will be transferable to the new nominee in accordance with Subsection (D) of this Section 6.

(C) Discontinuation of Book-Entry System. In the event the Agency determines to discontinue the book-entry system for the 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 Series Bonds of the Series in the form of certificates. In that event, the Series Bonds of the Series will be transferable in accordance with Subsection (D) of this Section 6. DTC may determine to discontinue providing its services with respect to the 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 Series Bonds of that Series will be transferable in accordance with Subsection (D) of this Section 6.

(D) Transfer and Exchange. In the event that any transfer or exchange of Series Bonds is permitted under Subsection (B) or (C) of this Section 6, the transfer or exchange will 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 the Series Resolution. In the event 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 Series Bonds, or another securities depository as Owner of all the Series Bonds, the provisions of the Bond Resolution and the Series Resolution will apply to all matters relating thereto, including, without limitation, the preparation of the 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 Series Bonds and the method of giving notice of redemption and other events.

Section 7. Series Program Determinations for the Series Bonds; Covenants.

(A) Definitions. As used in this Section 7 and in Sections 9 and 11 of the Series Resolution, the following terms have the following respective meanings:

2020/2021 Series Program Loan: A Transferred Program Loan or a Pooled 2020/2021 Series Program Loan.

2020/2021 Series Program Security: A Program Security financed in whole or in part with amounts on deposit in the 2020/2021 Series Acquisition Account and bearing interest at a rate equal to the stated interest rate on the corresponding Pooled 2020/2021 Series Program Loans less the applicable servicing fee and guaranty fee.

Conventional Mortgage Loan: A 2020/2021 Series Program Loan other than 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.

Defaulted Transferred Mortgage Loan: 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).

Delivery Period: If all Program Securities allocable to a Series of Bonds will not be purchased on the date of issuance of that Series of Bonds, the period of time for the purchase of Program Securities from the Master Servicer. The entire Delivery Period will be as set forth in the Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution, unless extended by the Agency pursuant to Section 7(E) of the Series Resolution; provided the Delivery Period may not be extended beyond the date named in the related Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution, provided that the date is not greater than 42 months from the Issue Date of the Series Bonds.

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 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.

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.

FHA Insurance: 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: Insured by FHA Insurance.

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 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

GNMA: 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: 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: 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.

Lender: Any of the following institutions making or holding a 2020/2021 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.

Master Servicer: 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: 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.

Mortgage: A mortgage deed, deed of trust, or other instrument securing a 2020/2021 Series Program Loan and constituting a lien on a Home.

Mortgagor: The obligor or joint obligors on a 2020/2021 Series Program Loan.

Participation Agreements: 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).

Pool Purchase Contract: (i) Any Fannie Mae Pool Purchase Contract between the Master Servicer and Fannie Mae relating to the sale by the Master Servicer of Pooled 2020/2021 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 2020/2021 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 2020/2021 Series Program Loans to Freddie Mac and the servicing thereof.

Pooled 2020/2021 Series Program Loan: 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 2020/2021 Series Acquisition Account, acquired by the Master Servicer pursuant to Subsection (F) of this Section 7.

Servicer: 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: A contractual agreement of the Agency with a Servicer for the servicing of a Transferred Mortgage Loan.

Transferred Program Loans: The Transferred Mortgage Loans and the Program Loans pooled into the Transferred Program Securities, if any.

Transferred Mortgage Loan: The Program Loans allocable to the Series Bonds upon the refunding of the Refunded Bonds, if any.

Transferred Program Obligations: Collectively, the Transferred Mortgage Loans and the Transferred Program Securities allocable to the Series Bonds upon the refunding of the Refunded Bonds, if any.

Transferred Program Securities: The Program Securities allocable to the Series Bonds upon the refunding of the Refunded Bonds, if any.

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.

USDA Rural Development: 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: Guaranteed by USDA Rural Development under the USDA Rural Development Guaranteed Rural Housing Loan Program.

VA: The Veterans Administration, an agency of the United States of America, or any successor to its functions.

VA Guaranteed: Guaranteed by the VA under the Serviceman's Readjustment Act of 1944, as amended

(B) 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 Series Bonds will be in that amount or that percentage of the principal amount of the then Outstanding Series Bonds of the Series as set forth in the Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution.

(C) 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 Series Bonds will be in that amount or that percentage of the principal amount of the then Outstanding Series Bonds of the Series as set forth in the Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution.

(D) Requirements for 2020/2021 Series Program Securities. The Agency will designate in the Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution whether or not the Series Bonds are intended to be Tax-Exempt Bonds. The sale proceeds of Series Bonds not used 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 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, those 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 the Series Resolution. Except as expressly provided, the provisions of Subsection (E) of this Section 7 will not apply to the Transferred Program Loans. The provisions of the Agency's Start Up Procedural Manual, 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 2020/2021 Series Program Loans.

(E) Acquisition of 2020/2021 Series Program Securities. For any Series Bonds designated as Mortgage-Backed Securities Pass-Through Program, prior to the issuance of those Series Bonds, the Master Servicer must have acquired Program Loans from Lenders and pooled the Program Loans into Series Bond Program Securities as provided in the Master Servicing Agreement. For any Series Bonds not designated as Mortgage-Backed Securities Pass-Through Program, during the Delivery Period for each issuance of a Series or Series of Series Bonds, the Master Servicer will acquire Program Loans from Lenders and pool the Program Loans into 2020/2021 Series Program Securities as provided in the Master Servicing Agreement. In each case, the Trustee will disburse moneys from the 2020/2021 Series Acquisition Account related to the Series for the acquisition of Program Securities pursuant to the Master Servicing Agreement and this Subsection (E). The Trustee will pay the Master Servicer the purchase price of each Program Security acquired from the Master Servicer as approved by an Authorized Officer, plus

applicable fees or charges payable to a Federal Mortgage Agency and not paid by the Mortgagor, plus accrued interest, if any.

For any Series Bonds with a Delivery Period, the Agency may at any time transfer any proceeds of a Series of the Series Bonds in a 2020/2021 Series Acquisition Account related to the Series to the 2020/2021 Series Account related to the Series in the Bond Redemption Fund to be applied to the redemption of the Series Bonds. In addition, at the end the Delivery Period related to the Series of Series Bonds, the Agency must transfer from the 2020/2021 Series Acquisition Account related to the Series any amounts not expended to that date to the Bond Redemption Fund to be applied to the redemption of 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 2020/2021 Series Acquisition Account related to the Series, 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 the 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, that 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 2020/2021 Series Acquisition Account related to the Series 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, those 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 the Delivery Period. On any date subsequent to any extension of the related Delivery Period, the Agency may transfer any unexpended proceeds remaining in the 2020/2021 Series Acquisition Account related to the Series and allocable amounts, as reasonably determined by the Agency, held in the 2020/2021 Series Accounts in the Debt Service Reserve Fund and Insurance Reserve Fund, in each case allocable to the related Series, to the 2020/2021 Series Account related to those Series Bonds in the Bond Redemption Fund to be applied to redemption of those Series Bonds as provided in Section 4(C) of the Series Resolution. At the end of each Delivery Period for a Series of Bonds, including any extension thereof as provided in this Subsection (E), the Trustee must transfer from the 2020/2021 Series Acquisition Account related to the Series Bonds an amount equal to the amount of proceeds of the Series Bonds in the 2020/2021 Series Acquisition Account not expended to that date and allocable amounts, as reasonably determined by the Agency, held in the 2020/2021 Series Accounts in the Debt Service Reserve Fund and Insurance Reserve Fund, and in each case related to the Series Bonds, to the 2020/2021 Series Account in the Bond Redemption Fund to be applied to the redemption

of those Series Bonds in accordance with Section 4(C) of the Series Resolution. The Delivery Period may not be extended pursuant to this Subsection (E) beyond the date named in the related Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution, provided that the date is not greater than 42 months from the Issue Date of the related Series Bonds. Notwithstanding any provision in this Subsection (E) to the contrary, the Trustee must apply amounts in a 2020/2021 Series Acquisition Account related to the Series to the redemption of the Series Bonds in accordance with Section 4(C) of the Series Resolution.

The Agency may participate each 2020/2021 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 2020/2021 Series Program Security secured, but those interests need not be equal as to interest rate.

(F) Enforcement of Transferred Mortgage Loans.

(1) Subject to the right of the Agency to modify the Transferred Mortgage 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, 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, 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.

(2) Upon receipt of any Revenues with respect to any Defaulted Transferred Mortgage Loan or from operation of the Home subject to that Defaulted Transferred Mortgage 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.

(G) Enforcement of 2020/2021 Series Program Securities.

(1) The 2020/2021 Series Program Securities acquired by the Trustee on behalf of the Agency, and the Transferred Program Securities, if any, 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 (a) 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) or (b) 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.

(2) 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 the 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.

(H) [Reserved].

(I) [Reserved].

(J) Information to be Furnished. The Trustee will furnish information concerning the Series Bonds and the Program to each Rating Agency upon reasonable request thereof.

(K) Amendments. This Section 7 of the Series Resolution may be amended subsequent to the issuance of the Series Bonds to reflect changes in requirements applicable to the 2020/2021 Series Program Securities 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 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 Series Bonds by each Rating Agency.

Section 8. Conditions Precedent to Issuance.

(A) Documents Furnished to Trustee. Prior to the delivery of each Series of the 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:

- (1) Certified copies of the Bond Resolution and the Series Resolution.
- (2) An opinion of counsel to the Agency that the Bond Resolution and the 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.
- (3) The Opinion of Bond Counsel required by Section 2.5(2) of the Bond Resolution.
- (4) A Counsel's Opinion that the Series Bonds are exempt from registration under, or have been registered in accordance with, the Securities Act of 1933 and that the Series Resolution is qualified under the Trust Indenture Act of 1939 or that qualification is not necessary.
- (5) An Agency Certificate (i) requesting the Trustee to authenticate the Series Bonds, and deliver them to the Underwriters upon payment or the purchase price set forth in the related 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 and other funds to be deposited with the Trustee pursuant to Section 4.1 of the Bond Resolution and the Funds and Accounts into those deposits should be made, (iv) certifying that upon the issuance and delivery of the 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 the 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 the Series of Series Bonds are intended to be Tax-Exempt Bonds and (vii) setting forth the terms of the Series Bonds to be specified as provided in Section 2(D) and Section 4(C) of the Series Resolution.
- (6) 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 Series Bonds.
- (7) Written confirmation from each Rating Agency that issuance of the Series Bonds will not impair then existing Rating on the Bonds.
- (8) If applicable, evidence that the Agency has given irrevocable instructions of the redemption of all the related Refunded Bonds, if any, and the redemption dates, if any, upon which the related Refunded Bonds are to be redeemed, to the Trustee or to the owners of the related Refunded Bonds or the trustee for those owners, as applicable.

(9) 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 related 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 related Refunded Bonds or the trustee for those owners, in accordance with the resolution of the Agency whereby the related Refunded Bonds were issued, as applicable.

(10) If applicable, an Opinion of Bond Counsel to the effect that issuance of the Series Bonds will not result in interest on the related Refunded Bonds being included in gross income for federal income tax purposes.

(B) Acceptance and Certification by Trustee. Prior to the delivery of any Series of the 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 the 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 Series Bonds, including, without limitation, the requirements imposed by Sections 871(h)(2)(B), 1441, 1442, 3406, 6045 and 6049 of the Code.

(C) Program Securities. Prior to each delivery of Series Bonds designated as Mortgage-Backed Securities Pass-Through Program, Transferred Program Securities and/or Series Bond Program Securities in an aggregate principal amount equal to or greater than the aggregate principal amount of those Series Bonds and to constitute the Transferred Program Securities or Series Bond Program Securities, as applicable, for those Series of Bonds must be identified by the Agency in a manner acceptable to the Trustee.

(D) Documents Required by the Purchase Contract. Prior to delivery of a Series of the 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 related Purchase Contract.

(E) Certification Under Applicable Federal Tax Law. An Authorized Officer is also authorized and directed, on the date of delivery of a Series of the Series Bonds that are intended to be Tax-Exempt 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 the Series Bonds will be used in a manner that would not cause the Series Bonds to be arbitrage bonds under applicable federal tax law, and on the basis of which the Series Bonds will be “qualified mortgage bonds” under the provisions of applicable federal tax law.

(F) Delivery. Upon fulfillment of the above conditions an Authorized Officer will direct the Trustee to authenticate and deliver the related Series Bonds as provided in the related Purchase Contract upon receipt by the Trustee of the purchase price to be paid by the Underwriters under the Purchase Contract.

Section 9. Deposit of Bond Proceeds and Other Funds; Investment Obligations.

(A) 2020/2021 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 may maintain a combined 2020/2021 Series Account designated for each Series of Series Bonds issued on the same Issue Date, as directed in the Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution, for the purpose of recording the proceeds of the related Series Bonds and other amounts directed by the Series Resolution to be deposited therein and the Transferred Program Obligations, other transferred proceeds, 2020/2021 Series Program Securities and Investment Obligations purchased therefrom or allocated thereto and the prepayments and other receipts from the Transferred Program Obligations, the 2020/2021 Series Program Securities and Investment Obligations, and the Revenues received with respect to the related Series of Series Bonds. In addition, the Trustee will establish a separate Cost of Issuance Account for the Series of Series Bonds issued on the same Issue Date.

(B) Deposits of Funds. The proceeds of each Series of the Series Bonds, the Transferred Program Obligations, other transferred proceeds and funds of the Agency, if any, will be deposited by the Trustee into the Accounts established pursuant to Section 9(A), as set forth in the Agency Certificate(s) delivered pursuant to Section 8(A) of the Series Resolution.

(C) 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 and other funds of the Agency related thereto.

Section 10. Tax Covenant and Restrictions. The below covenants relate to all Series Bonds intended to be Tax-Exempt Bonds (“Tax-Exempt Series Bonds”):

(A) General Tax Covenant. 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 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 Tax-Exempt Series 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 on the Tax-Exempt Series Bonds will be excludable from gross income for federal income tax purposes.

(B) Qualified Program Loans. The covenants and restrictions set forth in Section 11 of the Series Resolution will apply to each Program Loan, including Program Loans purchased

by the Master Servicer to be pooled in a Program Security from the sale proceeds of any Tax-Exempt Series of Series Bonds. The Agency retains the right to impose covenants with respect to Program Loans, Homes and Mortgages more restrictive than those imposed by applicable federal tax law.

(C) Amendments. Any particular covenant or restriction set forth in Sections 10 and 11 of the Series Resolution, other than the covenant in Subsection (A) of this Section 10, 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 10 and 11 of the 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 11. Compliance with Applicable Federal Tax Law.

(A) Code Provisions. Unless otherwise determined in the Agency Certificate to be delivered pursuant to Section 8(A) of the Series Resolution, the Agency determines that Section 143 of the Code is applicable to the 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.

(B) Mortgage Eligibility Requirements; Good Faith and Corrective Action. Actions to assure compliance with the requirements of applicable federal tax law as applicable to Tax-Exempt Series Bonds are set forth in Subsections (C) through (L) of this Section 11. 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% 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 Loans, certifications and warranties of Mortgages, 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 2020/2021 Series Program Loans, certifications and warranties of Mortgages, 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.

(C) 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, the 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.

(D) 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 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), in order to ascertain and certify to the Agency whether the Mortgagor has claimed a deduction for taxes on property that was the Mortgagor’s principal residence or for interest on a mortgage secured by that property. 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 Subsection (D) of Section 11, 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.

(E) 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%, or 110% if located in a targeted area as defined in Subsection (D) 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.

(F) Income Requirements. All Program Loans to be financed in whole or in part from the proceeds of the 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.

(G) Limitation of Amount. Certain Series of the 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 and 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 2020, or 2021 if 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 2020, or 2021 if applicable, including the amount carried forward from calendar years 2018, 2019, and 2020 if applicable, as provided pursuant to Section 146 of the Code and applicable state law, is in excess of the amount of the Tax-Exempt Series 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(s) delivered pursuant to Section 8(A) of the Series Resolution.

(H) 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 the 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 twenty percent (20%) of the proceeds of the Tax-Exempt Series Bonds deposited into the 2020/2021 Series Acquisition

Account for the making of Program Loans in targeted areas (as defined in Section 143(j) of the Code).

(I) 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.

(J) Arbitrage. The Agency must take all actions as may be prescribed in the future by Regulations or rulings of the Internal Revenue Service applicable to the Tax-Exempt Series Bonds 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:

(1) The effective rate of interest on the Transferred Program Loans and the portions of 2020/2021 Series Program Loans purchased with, or allocated to, the proceeds of the Tax-Exempt Series Bonds may not exceed the yield 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.

(2) 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 Arbitrage Rebate Certificate executed by the Trustee and the Agency in conjunction with the issuance and delivery of the Tax-Exempt Series Bonds.

(K) Special Requirements Relating to Use of Certain Amounts on Deposit in the 2020/2021 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 Mortgage Loans and 2020/2021 Series Program Securities are used to pay and redeem 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 Subsection (K) 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 Subsection (K), the Agency agrees that, so long as Tax-Exempt Series Bonds maturing on the date or dates and designated as “Specified Bonds,” if any, in the Agency Certificate(s) delivered pursuant to Section 8(A) of the 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(F) of the Series Resolution relating to the special redemption of Specified Bonds from certain mortgage prepayments and/or regularly scheduled repayments of principal of the Transferred Mortgage Loans and the portion of 2020/2021 Series Program Loans allocable to the Tax-Exempt Series Bonds.

(L) New Mortgage and Assumption Requirements. None of the proceeds of the 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 the 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 2020/2021 Series Program Loan and Mortgage purchased in whole or in part from the proceeds of the Tax-Exempt Series Bonds will contain a clause to the effect that the 2020/2021 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 Subsections (C), (D), (E) and (F) of this Section 11 are met with respect to that assumption for any 2020/2021 Series Program Loan funded with proceeds of Tax-Exempt Series Bonds. In the event that those requirements are not met, notwithstanding that determination, the error will be corrected as provided in Subsection (B) of this Section 11.

Section 12. Discretion of Authorized Officer. An Authorized Officer will determine the number and aggregate principal amount of each Series of the Series Bonds, subject to the limitations in Section 2(D) of the Series Resolution. Notwithstanding anything contained in the foregoing sections of the 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 Series thereof (subject to any applicable provisions of any bond purchase agreement theretofore executed), then the Series Bonds will not be issued or sold in accordance with the Series Resolution.

[Remainder of page intentionally left blank]

Adopted by the Minnesota Housing
Finance Agency this 28th day of May, 2020.

By: _____
Chair

Attest: _____
Commissioner

[Resolution No. MHFA 20-021]

EXHIBIT A

[Form of Series Bond]

No.

\$

UNITED STATES OF AMERICA - STATE OF MINNESOTA

MINNESOTA HOUSING FINANCE AGENCY

RESIDENTIAL HOUSING FINANCE BOND, [2020] [2021] SERIES [_]

[(MORTGAGE-BACKED SECURITIES PASS-THROUGH PROGRAM)]

<u>Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
		_____, 2020/2021	

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 at the annual rate specified above, computed on the basis of a 360-day year composed of twelve 30-day months, payable on each January 1 and July 1, commencing _____, to the order of the registered owner hereof as shown on the Bond Register maintained by the Trustee (as hereinafter defined) 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. 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 by check or draft, or other agreed means of payment, by Wells Fargo Bank, National Association, in Minneapolis, Minnesota, Trustee under the Bond Resolution referred to below, or its successor (the "Trustee"). 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, 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 Series Bond is not a debt of the State.

This Series Bond is one of a duly authorized Series of Residential Housing Finance Bonds, [2020] [2021] Series [_____] [(Mortgage-Backed Securities Pass-Through Program)], in the original principal amount of \$_____ (the “Series Bonds”), issued to provide funds needed for the Agency’s Program of making or purchasing Program Obligations 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 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[s], adopted [July 25, 2019 and] May 28, 2020 ([together,] the “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 Series Bonds, the respective rights thereunder of the Agency, the Trustee and other Fiduciaries and the Owners of the Series Bonds, and the terms upon which the Series Bonds are issued, delivered and secured. [The Series Bonds are issued contemporaneously with the Agency’s Residential Housing Finance Bonds, [2020] [2021] Series [_____] [(Mortgage-Backed Securities Pass-Through Program)].]

The Series Bonds are issuable in fully registered form. The Series Bonds are issued in denominations of \$[_____] principal amount or integral multiples thereof of a single stated maturity.

[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.]

[All Series Bonds are subject to mandatory redemption on each Interest Payment Date, in whole or in part, at a price equal to the principal amount thereof to be redeemed plus accrued interest, without premium, in a principal amount equal to all principal repayments, including Prepayments, on the [2020][2021] [_____] Program Securities purchased with proceeds of the Series Bonds on deposit in the Revenue Fund received during the immediately preceding calendar month, as further provided in the Series Resolution.]

All 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 Series Bonds not used to purchase Program Obligations and allocable amounts, if any, held in the 2020/2021 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 said 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.

All Series Bonds with stated maturities on or after _____ are also subject to redemption at the option of the Agency in whole or in part from any amounts available to the Agency for that purpose, on _____ and any date thereafter, at a redemption price equal to the principal amount thereof to be redeemed plus accrued interest, if any, to the date of redemption, without premium.

Upon redemption of any of the Series Bonds, the maturities and amounts of the Series Bonds to be redeemed 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 the redemption.

If less than all Series Bonds of a maturity are to be redeemed, the Trustee will select them at random. Upon partial redemption of a Series Bond, a new Series Bond or Series Bonds will be delivered to the Owner without charge, representing the remaining amount Outstanding.

Notice of any redemption of Series Bonds will be mailed, by first class mail, postage prepaid, to the last address on the registry books of the registered owner of any Series Bond, not less than 30 days before the redemption date. Notice having been given, the Series Bonds or portions of 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 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 Series Bond not affected by that defect or failure.

The Agency has issued other Series of Bonds and the Bond Resolution authorizes additional Series of Bonds to be issued (collectively with the 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 a Series of Bonds will not impair 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 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 Owner of any 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 Series Bonds held by that Owner, or the obligation of the Agency to pay the same at the time and place expressed in the 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 the 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; that the issuance of the 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 Series Bonds, dated the date of original issuance and delivery of the Series Bonds.

As provided in the Bond Resolution and subject to certain limitations set forth therein, this 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 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 Series Bond or Series Bonds of the same aggregate principal amount, maturity, interest rate and terms 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 the transfer.

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 will pay all principal of, premium, if any, and interest on this Series Bond, and will 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.

The Agency and the Trustee 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 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 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 Series Bond will not be entitled to any benefit under the Bond and Series Resolution[s] or be valid or obligatory for any purpose.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Agency has caused this Series Bond to be executed by the facsimile signatures of its Chairperson and Commissioner, the Agency having no corporate seal.

Date of Authentication: _____

Trustee's Certificate

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

WELLS FARGO BANK,
NATIONAL ASSOCIATION,
as Trustee

By _____
Authorized Representative

MINNESOTA HOUSING FINANCE AGENCY

By: (Facsimile Signature)
Chairperson

Attest: (Facsimile signature)
Commissioner

ASSIGNMENT

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

(please print or type name and address of transferee)
the within Series Bond and all rights thereunder and does hereby irrevocably constitute and appoint _____ attorney to transfer the within 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 any 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: "___"

(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.



\$150,000,000*
Minnesota Housing Finance Agency
,\$000* Residential Housing Finance Bonds, 2020 Series D (AMT)
,\$000* Residential Housing Finance Bonds, 2020 Series E (Non-AMT)

Dated Date: Date of Delivery**Due: As shown on inside front cover**

<i>Tax Exemption</i>	Interest on the 2020 Series D Bonds and the 2020 Series E Bonds (collectively, the "Series Bonds") is not includable in gross income for federal income tax purposes or taxable net income of individuals, trusts and estates for state of Minnesota (the "State") income tax purposes. (For additional information, including on the application of federal and state alternative minimum tax provisions to the Series Bonds, see "Tax Exemption and Related Considerations" herein.)
<i>Redemption and Tender</i>	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.
<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 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. <i>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.</i> (See "Security for the Bonds" herein.)
<i>Interest Payment Dates</i>	January 1 and July 1, commencing January 1, 2021,* and, in respect of a Series Bond to be redeemed, the redemption date.
<i>Denominations</i>	\$5,000 or any integral multiple thereof.
<i>Closing/Settlement</i>	June 24, 2020* through the facilities of DTC in New York, New York.
<i>Bond Counsel</i>	Kutak Rock LLP.
<i>Underwriters' Counsel</i>	Dorsey & Whitney LLP.
<i>Trustee</i>	Wells Fargo Bank, National Association, in Minneapolis, Minnesota.
<i>Book-Entry-Only System</i>	The Depository Trust Company. See Appendix F 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, and tax exemption of interest on, the Series Bonds.

RBC Capital Markets**J.P. Morgan****Piper Sandler & Co.****Wells Fargo Securities**

The date of this Official Statement is __, 2020.

* Preliminary; subject to change.

Neither Minnesota Housing Finance Agency nor 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 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.

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OFFICIAL STATEMENT
relating to
\$150,000,000*
MINNESOTA HOUSING FINANCE AGENCY
RESIDENTIAL HOUSING FINANCE BONDS,
2020 SERIES D AND 2020 SERIES E

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, 2020 Series D (the “2020 Series D Bonds”), and 2020 Series E (the “2020 Series E Bonds,” and collectively with the 2020 Series D Bonds, 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 series resolutions of the Agency adopted on July 25, 2019 and May 28, 2020 (the “2019/2020 Series Resolutions”). (The Bond Resolution and the 2019/2020 Series Resolutions are herein sometimes referred to as the “Resolutions.”)

The Residential Housing Finance Bonds Outstanding in the aggregate principal amount of \$1,577,180,000 as of May 31, 2020 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 D. The summaries and references in this Official Statement to the Act, the Resolutions 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 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 to this Official Statement at pages 59 and 60 under the heading “Net Position — Restricted by Covenant.”

* Preliminary; subject to change.

The global outbreak of the coronavirus COVID-19 ("COVID-19") and measures taken by federal, state and local governments in response thereto are impacting individuals and businesses in a manner that to an unknown extent will have negative effects on economic activity across the country and the State, including mortgage loan repayments. For descriptions of certain of these measures, their impacts on the Agency and the Agency's responses, see "The Agency—COVID-19 Economic Disruption" herein.

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 "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.

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 intends to apply certain proceeds of the Series Bonds to acquire Program Securities backed by qualifying single family first mortgage loans. 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 or certain home improvement loans. (See "Security for the Bonds" and "Appendix D – Summary of Certain Provisions of the Bond Resolution.")

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 the programs from those appropriations 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 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, 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 2020, Marshall, Minnesota – Magnetics Engineer**

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

Melanie Benjamin, Member — Term expires January 2021, Onamia, Minnesota – Consultant

Craig Klausing, Member — Term expires January 2023, Roseville, Minnesota – Attorney

Stephanie Klinzing, Member — Term expires January 2023, Elk River, Minnesota – Writer and Publisher

Terri Thao, Vice Chair — Term expired January 2020, St. Paul, Minnesota – Program Director Staff**

*One position is currently vacant.

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

Staff

The staff of the Agency presently consists of approximately 250 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 must be confirmed 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 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.

Kevin Carpenter — Chief Financial Officer, appointed effective March 2016. In this position, Mr. Carpenter leads the finance and accounting teams of the Agency and provides strategic direction regarding the organization's financial resources. Prior to this position, Mr. Carpenter was the Chief Financial Officer at the City of Minneapolis from May 2011 to November 2015, and also had significant tenure in various senior financial and operating positions at RBC Capital Markets, LLC. He previously was an investment banker at RBC Capital Markets, LLC and at Lehman Brothers. Mr. Carpenter earned a Master's Degree in Business Administration from Harvard University Business School and a Bachelor of Arts degree in Government from Dartmouth College.

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.

Thomas O'Hern — General Counsel, appointed effective November 2015. Prior to becoming General Counsel, Mr. O'Hern was employed by the Minnesota Attorney General's Office for 32 years as an Assistant Attorney General representing many state agencies and boards. Mr. O'Hern has represented the Agency since 2003. Mr. O'Hern earned his law degree from American University and holds a Bachelor of Arts degree from George Washington University in Washington D.C.

Kasey Kier — Assistant Commissioner, Single Family Division appointed effective December 2014. Ms. Kier's previous experience with the Agency includes Single Family Business Operations Manager from August 2012 to December 2014, Low Income Housing Tax Credit Program Manager from 2005 to 2012, Multifamily Housing Program Professional from 2000 to 2005 and various positions in the Single Family Division with increasing responsibility from 1994 to 2000. Prior to that, Ms. Kier held positions at Prudential Home Mortgage and ITT Financial Corporation. Ms. Kier holds a Bachelor of Arts Degree in Business Management and Management Information Systems from Augsburg College, Minneapolis, Minnesota. Ms. Kier is a graduate of the Mortgage Bankers Association School of Mortgage Banking and holds the Accredited Mortgage Professional (AMP) specialist designation. Ms. Kier also holds Project Management Professional (PMP) certification through the Project Management Institute and Housing Development Finance Professional certification through the National Development Council.

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 Investor Relations Representative may be reached at the Agency's general telephone number. 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, 2019, included in this Official Statement as Appendix A, 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, 2019. 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 as of and for the fiscal year ended June 30, 2019 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 in the Notes to Financial Statements at pages 61 through 63 under the heading "Defined Benefit Pension Plan." The Agency's allocable portion of net pension liability reported at June 30, 2019 with respect to MSRS is \$10.441 million.

In Appendix B 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, 2020. The Agency has prepared the information in Appendix B 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 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 ending June 30, 2020, 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, certain disclosure reports filed with EMMA were not timely linked to all outstanding CUSIPs for the associated bonds of the Agency, including (a) the timely filed Agency Annual Report for its fiscal year ended June 30, 2015 was not specifically linked to the CUSIP for the Agency’s Homeownership Finance Bonds, 2015 Series C and one of the CUSIPs for the Agency’s Residential Housing Finance Bonds, 2015 Series C, and (b) the timely filed State of Minnesota Comprehensive Annual Financial Report and Annual Financial Information and Operating Data for the year ended June 30, 2015 was not specifically linked to multiple CUSIPs relating to the Agency’s State Appropriation Bonds (Housing Infrastructure), 2014 Series A.

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 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 <http://www.mnhousing.gov/investors>, 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 \$769.582 million, representing the combined net position of these funds so calculated as of June 30, 2019. 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, 2019 appears in the Notes to Financial Statements of the Agency included in Appendix A to this Official Statement at pages 59 and 60 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, 2020 (unaudited) (in thousands):

	Nine months Ended March 31, 2020 <u>(unaudited)</u>	Fiscal Year Ended <u>June 30, 2019</u>	Fiscal Year Ended <u>June 30, 2018</u>
Revenues			
Fees earned and other income ⁽¹⁾	\$ 9,933	\$11,212	\$11,936
Interest earned on investments	495	704	419
Unrealized gain (loss) on investments	--	--	--
Administrative reimbursement ^{(2), (3)}	<u>23,787</u>	<u>27,730</u>	<u>24,479</u>
Total revenues	34,215	39,646	36,834
Expenses			
Salaries and benefits	21,705	15,117	33,114
Other general operating expenses	<u>4,848</u>	<u>5,359</u>	<u>6,338</u>
Total expenses	26,553	20,476	39,452
Revenues over expenses	7,662	19,170	(2,618)
Non-operating transfer of assets between funds ⁽⁴⁾	(9,374)	(19,320)	5,192
Change in net position	(1,712)	(150)	2,574
Net position beginning of period	<u>14,469</u>	<u>14,619</u>	<u>12,045⁽⁵⁾</u>
Net position end of period	<u>\$12,757</u>	<u>\$14,469</u>	<u>\$14,619</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 to this Official Statement for additional information.

(5) Adjusted pursuant to required GASB 75 treatment of Post-Employment Benefits (other than Pension) as of July 1, 2017.

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, 2013, 2015, 2017 and 2019, the total appropriations to the Agency aggregated approximately \$392 million. For the biennium ending June 30, 2021, the Legislature has appropriated approximately \$120.6 million to the Agency, including an increase of approximately 9.5 percent to the Agency's base budget for State appropriations.

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

Agency Indebtedness

The principal amount of 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 \$5,000,000,000 by State statute. The following table lists the principal amounts of general obligation indebtedness of the Agency outstanding as of May 31, 2020:

	Number of Series*	Final Maturity	Original Principal Amount* (in thousands)	Principal Amount Outstanding (in thousands)
Rental Housing Bonds.....	11	2049	\$ 53,585	\$ 50,055
Residential Housing Finance Bonds.....	50	2050	2,390,795	1,577,180
Homeownership Finance Bonds.....	59	2050	2,454,079	1,610,831
Multifamily Housing Bonds (Treasury HFA Initiative)	1	2051	15,000	13,260
Totals	121		\$4,913,459	\$3,251,326

* Does not include series of bonds or the original principal amount of any bonds that had been, as of May 31, 2020, 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 I – 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 to this Official Statement and in the unaudited financial statements contained in Appendix B 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 entitle the Agency to receive periodic payments based on the United States dollar-denominated London Interbank Offered Rate ("USD LIBOR"). In 2017, the Financial Conduct Authority, a United Kingdom regulatory body which supervises USD LIBOR's administrator, stated that it would not attempt to persuade or compel panel banks that currently submit interest rate information used in the setting of USD LIBOR rates to continue to do so after December 31,

2021. The Federal Reserve System and the Federal Reserve Bank of New York (the “NY Fed”) convened its Alternative Reference Rate Committee (“ARRC”) in 2014, consisting of public and private United States capital market participants, to identify alternative reference rates as an alternative to USD LIBOR, identify best practices for contract robustness in the interest rate market, and create an implementation plan to support an orderly adoption of new reference rates. The ARRC is currently attempting to address issues related to the anticipated transition from reliance upon USD LIBOR for various market sectors. With respect to derivative agreements, ARRC is proceeding in conjunction with the International Swap Dealer’s Association (“ISDA”). Each of the NY Fed and ISDA has made certain information concerning their respective activities relating to USD LIBOR and alternative reference rates on their respective websites. There can be no assurance as to the timing or outcome of these and other USD LIBOR-related regulatory developments, or as to the effects of market reaction to such developments. It is possible that such regulatory developments, or that a cessation of USD LIBOR publication, might affect the determination of certain scheduled and, if applicable, termination payment obligations upon those derivatives agreements.

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 \$315,000,000. The Agency has issued 19 series of its State Appropriation Bonds (Housing Infrastructure) in 2013 through 2019 in an aggregate principal amount of \$182,275,050 under a separate indenture of trust.

On October 28, 2019, the Agency issued its 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 (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 Wells Fargo Bank, National Association, as 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 June 30, 2021, 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 one month USD LIBOR plus a spread (currently 0.30%) and may not exceed \$120,000,000, or the lesser amount then specified in the Amended Revolving Credit Agreement, at any time, and the cumulative amount of the advances made may not exceed \$500,000,000. 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 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 2020 Series D-E subaccount in the Acquisition Account.

The Agency has requested advances in the aggregate principal amount of \$349,116,932, \$60,363,413 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.

COVID-19 Economic Disruption

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

On March 13, 2020, the President of the United States declared a national emergency with respect to the Pandemic. In addition, the United States Congress recently enacted several COVID-19-related bills, including the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), signed into law on March 27, 2020, which provides over \$2 trillion of direct financial aid to American families, payroll and operating expense support for small businesses, and loan assistance for distressed industries, as well as providing funds to and directing the Federal Reserve System to support the capital markets.

Among other things, the CARES Act also provides that (a) lenders are prohibited from foreclosing mortgage loans that are FHA insured, VA, HUD or USDA Rural Development guaranteed, or purchased or securitized by Fannie Mae or Freddie Mac (collectively, “Federal Single Family Loans”) for a period of 60 days commencing March 18, 2020, and (b) during the national emergency concerning the Pandemic, borrowers with Federal Single Family Loans directly or indirectly facing economic difficulties as a result of the coronavirus can seek up to 360 days of payment forbearance. That relief follows actions previously taken by HUD/FHA and the Federal Housing Finance Agency, which ordered the servicers of Federal Single Family Loans to suspend foreclosures of single-family residences for 60 days, now extended through June 30, 2020. As of [____], 2020, the Agency has granted forbearance approvals for _____ Program Loans which are not pooled into Program Securities in an aggregate principal amount of \$____, which is approximately [6.28] percent of the principal amount of Program Loans held under the Bond Resolution, and has paused foreclosure actions with respect to ____ Program Loans in an aggregate principal amount of \$____, which is approximately [1.12] percent of the principal amount of Program Loans held under the Bond Resolution. As of [____], 2020, the Agency has also granted [____] forbearance approvals for loans [in an aggregate principal amount of \$____] it has made under its home improvement program, has granted [____] forbearance approvals for loans [in an aggregate principal amount of \$____] it has made under its monthly payment loan program and anticipates that it will grant forbearance approvals for loans it has made under its multifamily rental housing program. (See “Other Programs” and “Other Programs — Monthly Payment Loans.”) It expects to receive and approve additional forbearance requests during the Pandemic.

The CARES Act directs the Federal Reserve Bank to provide liquidity to the financial system through a new facility to purchase certain new issuances of securities by eligible issuers, including housing finance agencies and other state and local governments. Such injection of liquidity follows recent actions by the Federal Reserve Bank, including the purchase of U.S. Treasury securities and the Government National Mortgage Association (“GNMA”), Fannie Mae and Freddie Mac mortgage-backed securities, facilitating the flow of credit to municipalities by expanding its Money Market Mutual Fund Liquidity Facility to include a wider range of securities, including municipal variable rate demand notes (such as variable rate demand obligations of housing finance agencies).

On March 13, 2020, the Governor of the State declared a peacetime emergency with respect to the Pandemic. By various executive orders, which have the force and effect of law during a peacetime emergency, the Governor has directed: residents of the State to stay at home and shelter in place; the closure of schools for the remainder of the current school year; the closure of restaurants, bars, other public accommodations and certain non-essential businesses; and the suspension of evictions and lease terminations; in each instance subject to change. The Governor has extended the peacetime emergency beyond the initial 30-day period, may extend it further and may issue additional executive orders pursuant to his authority during that emergency. The peacetime emergency, since extended beyond 30 days, may be terminated by majority vote of both houses of the legislature of the State.

An executive order of the Governor designated the operation of the Agency as a critical service and Agency personnel, though almost exclusively teleworking, are continuing all operations in order to provide the Agency’s programs (see “Agency Continuity of Operations Plan” above). The Agency cannot predict the duration or extent of the Pandemic or the overall impact the Pandemic, including the federal and State responses thereto, will have on its programs and operations, including its ability to continue to finance the purchase of Program Securities. The Agency is monitoring and assessing that impact on its operations and financial position. However, the continuation of the Pandemic and the resulting containment and mitigation efforts could have a material adverse effect on the Agency’s programs, operations and finances.

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. Since 2009 the Agency has sold approximately \$[1.054] billion of Program Securities in the open market as of ____, 2020, \$[310] 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 2020 Series D-E Acquisition Account.....
Deposit to Costs of Issuance Account
Underwriters' Compensation
Total Uses of Funds

Based on the Program Securities that the Agency has purchased and expects to purchase from its own funds, the Agency expects to apply and disburse approximately \$150 million* of proceeds of the Series Bonds deposited in the 2020 Series D-E Acquisition Account, together with Agency funds, to purchase Program Securities backed by Program Loans with a principal amount of approximately \$150 million,* which Program Securities are estimated to have pass-through interest rates ranging from ____ percent* to ____ percent,* on or before July 31, 2020. Any Program Securities purchased from the Agency will be credited to the 2020 Series D-E 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.”)

* Preliminary; subject to change.

THE SERIES BONDS

General

The Series Bonds will be fully registered bonds issued in the denominations of \$5,000 or any integral multiple thereof of single maturities. 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. Wells Fargo Bank, National Association, Minneapolis, Minnesota, serves as Trustee under the Bond Resolution. 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 F — 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.

Interest on the Series Bonds

Interest on the Series Bonds will be paid semiannually on January 1 and July 1 of each year, commencing January 1, 2021,* and, in respect of any Series Bond then to be redeemed, on any redemption date. The 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 Series Bonds. Interest on the 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 Series Bonds).

Sinking Fund Redemption

The Agency is required to redeem the 2020 Series E Bonds with a stated maturity of _____ 1, ____* in part on _____ 1, ____* and on each January 1 and July 1 thereafter to and including _____ 1, ____*, 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*
	\$,000		\$,000
	,000		,000
	,000		,000
	,000		,000
	,000	(maturity)	,000

The Agency is required to redeem the 2020 Series E Bonds with a stated maturity of _____ 1, ____* in part on _____ 1, ____* and on each January 1 and July 1 thereafter to and including _____ 1, ____*, at the principal amount thereof to be redeemed plus accrued interest thereon, without premium, on the dates and in the principal amounts as follows:

* Preliminary; subject to change.

Date*	Principal Amount*	Date*	Principal Amount*
	\$,000		\$,000
	,000		,000
	,000		,000
	,000		,000
	,000	(maturity)	,000

The Agency is required to redeem the 2020 Series E Bonds with a stated maturity of _____ 1, ____* (the "PAC Term Bonds") in part on _____ 1, ____* and on each July 1 and January 1 thereafter to and including _____ 1, ____* 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*
	\$,000		\$,000
	,000		,000
	,000		,000
	,000		,000
	,000		,000
	,000	(maturity)	,000

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 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 _____* (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 2020 Series D-E 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.

* Preliminary; subject to change.

If the Agency has not expended all proceeds of the Series Bonds credited to the 2020 Series D-E 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.

Based on the Program Securities that the Agency has purchased and expects to purchase from its own funds, the Agency expects to apply and disburse all of the proceeds of the Series Bonds credited to the 2020 Series D-E Acquisition Account to purchase Program Securities with a principal amount of approximately \$150 million,* on or before July 31, 2020. (See “The Residential Housing Finance Program – Reimbursement of Advances of Agency Funds from Proceeds of Series Bonds” for information with respect to anticipated Agency purchases of Program Securities as of June 24, 2020.)

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 Program Loans and Program Securities allocable to the Series Bonds and (i) with respect to proceeds of the 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 Series Bonds, received 10 years or more after the issue date of the Series Bonds, to pay at maturity or redeem 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 Series Bonds is less than \$250,000. Prepayments and scheduled repayments of mortgage principal from Program Securities allocable to the Series Bonds received on or after the following dates are subject to the 10-year rule in the following approximate percentages:

<u>Dates</u> *	<u>Percentages</u> *
June 24, 2020 to June 30, 2021	. %
July 1, 2021 to June 30, 2022	.
July 1, 2022 to June 30, 2023	.
July 1, 2023 to June 30, 2024	.
July 1, 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 23, 2030	.
June 24, 2030 and thereafter	100.00

Prepayments. 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 prepayments of mortgage principal from Program Loans backing Program Securities financed with the proceeds of the Series Bonds received by or on behalf of the Agency (those amounts herein referred to as the “Series D-E Prepayments”) must first be applied to redeem the PAC 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*†
January 1, 2021	\$,000	July 1, 2026	\$,000
July 1, 2021	,000	January 1, 2027	,000
January 1, 2022	,000	July 1, 2027	,000
July 1, 2022	40,000	January 1, 2028	,000
January 1, 2023	,000	July 1, 2028	,000
July 1, 2023	,000	January 1, 2029	,000
January 1, 2024	,000	July 1, 2029	,000
July 1, 2024	,000	January 1, 2030	,000
January 1, 2025	,000		,000
July 1, 2025	,000		,000
January 1, 2026	,000		

†Based on an approximation of 100 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.

* Preliminary; subject to change.

If the Agency receives Series D-E Prepayments 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 Series D-E Prepayments (a) to redeem Outstanding Series Bonds (other than PAC Term Bonds) from the Series and maturities the Agency selects, or (b) if no 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 Series Bonds, the Agency, at its option, may use any excess Series D-E Prepayments 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 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, (ii) all proceeds of the Series Bonds in the 2020 Series D-E Acquisition Account are used to purchase Program Securities, (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 July 21, 2020,* (iv) 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, (v) the PAC Term Bonds are redeemed only on regularly scheduled interest payment dates, and (vi) 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

* Preliminary; subject to change.

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	.
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.

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 Series Bonds

The Agency may redeem Series Bonds with stated maturities on or after January 1, 2030 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 July 1, 2029* 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 Series Bonds

Except as otherwise provided in the 2019/2020 Series Resolutions, 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 officer authorized by the Agency and stating (a) the Series of the Series Bonds to be redeemed and (b) the maturities and amounts from which Series Bonds are to be redeemed. If less than all Series Bonds of a Series and maturity are to be redeemed, the Series Bonds of that Series and maturity to be redeemed will be selected at random by a method determined by the Trustee. The Agency will not at any time cause 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 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 F — Book-Entry-Only System.”)

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 D — 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 \$150 million* in aggregate principal amount of Program Securities 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 J 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 D – 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, 2020, \$434,700 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 (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.

* Preliminary; subject to change.

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 March 31, 2020, was \$20,631,443, 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. (See “Estimated Sources and Uses of Funds.”)

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 J 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 anticipates that it will have purchased with its own funds Program Securities that are eligible to be financed with Bonds of approximately \$120 million in unpaid principal balance of mortgage loans as of June 24, 2020, at pass-through interest rates ranging from 2.50 percent to 4.00 percent. The Agency expects that all funds credited to the 2020 Series D-E Acquisition Account will be disbursed by July 31, 2020 to purchase, or reimburse the Agency for the purchase of, Program Securities.

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, Enterprise Lending Center ("ELC"). Each commitment request is subject to a review of the Agency's eligibility rules that are a part of ELC. 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 ELC. 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	\$100,000	\$93,800	\$88,600
3 or more Persons	\$115,000	\$107,800	\$101,800

*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.

Credit underwriting must be in compliance with FHA, VA, USDA Rural Development (formerly the Rural Housing and Community Development Service), Fannie Mae, Freddie Mac or the insuring private mortgage insurance company and the Master Servicer’s underwriting standards.

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 enables eligible state housing finance agencies to deliver loans with up to 97 percent loan-to-value ratios without mortgage insurance. The loan product carries a higher Fannie Mae guarantee fee and the Agency must 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. To date, Fannie Mae has requested that the Agency repurchase 23 loans. Currently, the Agency has authority to purchase HFA Preferred Risk Sharing loans under an agreement with Fannie Mae that does not have an expiration date. If those loans are Program Loans and are pooled into Program Securities acquired with proceeds of Bonds, the Program Securities will 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 will only make available the HFA Preferred Risk Sharing™ loan product to borrowers whose qualifying income, as calculated pursuant to Fannie Mae’s underwriting standards, is not greater than 80 percent of area median income. **Effective July 1, 2020, the HFA Preferred Risk Sharing™ loan product will not be made available by Fannie Mae; 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 currently back Fannie Mae Securities and Freddie Mac Securities and will continue to be guaranteed by either Fannie Mae or Freddie Mac depending upon which issues the UMBS. The UMBS have characteristics similar to Fannie Mae Certificates and Freddie Mac will offer 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 to 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 D – 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 E 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 J 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 2020 Series D-E 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 2020 Series D-E 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 2020 Series D-E 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 2020 Series D-E 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 2020 Series D-E 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 2020 Series D-E 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 2020 Series D-E 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 D 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 both one and two-family homes currently are as follows:

If the property to be mortgaged is located in:	
Twin Cities Metropolitan Area	\$330,100
Balance of State	\$283,300

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 “Security for the Bonds—Modification of Terms of Program Loans” in this Official Statement.)

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 J to this Official Statement. The 2019/2020 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 Series Bonds. (See “Tax Exemption and Related Considerations.”)

Mortgage Loan Portfolio and Acquired Program Securities

As of March 31, 2020, the Agency had outstanding Program Loans receivable of \$346,141,000 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, delinquency and foreclosure statistics and payment forbearances requested and granted pursuant to the CARES Act for the single family mortgage whole loan portfolio funded by Bonds is contained in Appendix H to this Official Statement.

In addition, as of March 31, 2020, 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	\$693,979,000	53.60%
GNMA I	100,371,000	7.75
FNMA	449,385,000	34.71
FHLMC	<u>51,061,000</u>	<u>3.94</u>
Total	\$1,294,796,000	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 to this Official Statement.

For example, as of March 31, 2020, the Homeownership Finance Bond Fund had \$1,633,570,000 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, 2020, the Agency had outstanding home improvement loans receivable of \$71,282,000 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 then sold on the secondary market 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. Under The Deferred Payment Loan Program there are two options: the Deferred Payment Loan and the Deferred Payment Loan Plus. The Alternative Loan Fund within the Bond Resolution is also a source of funding for these loans. A loan originated under either of these options is a junior lien loan from the Agency to 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 \$10,000.

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 \$13,000. In addition to down payments and closing costs, mortgagors may use the funds to write down the senior lien loan principal.

Down payment and closing cost assistance under either of these options is an interest-free, deferred loan that is due on sale or transfer or when the property is no longer occupied by the mortgagor.

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.

Monthly Payment Loans

In connection with the introduction of 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. Borrowers can receive a Monthly Payment Loan in an amount up to \$17,000.

TAX EXEMPTION AND RELATED CONSIDERATIONS

The Code establishes certain requirements that must be met subsequent to the issuance of the Series Bonds in order that interest thereon be and remain excludable from gross income for federal income tax purposes. Failure to comply with those requirements could cause the interest on the Series Bonds to be includable in gross income retroactive to their date of original issuance. The requirements of the Code include provisions that restrict the yield and set forth other limitations within which the proceeds made available upon the issuance of the Series Bonds are to be invested, including mortgage eligibility requirements, and require that certain investment earnings be rebated on a periodic basis to the United States Treasury.

Section 143 of the Code imposes significant limitations on the financing of single-family mortgage loans that are applicable to the Series Bonds. The Agency will covenant, as described below, that the Program Loans financed by the proceeds made available upon the issuance of the Series Bonds will satisfy these requirements, including, but not limited to, the borrower income and purchase price limitations of Section 143 of the Code.

Under the Code, the following requirements must be met with respect to each Program Loan financed, in whole or in part, with proceeds of the Series Bonds: (a) the residence being financed must reasonably be expected by the Agency to become the principal residence of the mortgagor within a reasonable time after the financing is provided, must not be intended primarily or expected to be used in a trade or business and may not be used as an investment property or as a recreational home; (b) subject to certain exceptions, at least 95 percent of the lendable proceeds of an issue must be used to finance residences of borrowers who have not had a present ownership interest

in a principal residence during the three-year period prior to the date on which the mortgage is executed; (c) the acquisition cost of the residence must not exceed certain limitations; (d) all mortgages must be made to borrowers whose income does not exceed certain limitations; (e) except in certain limited circumstances, proceeds may not be applied to acquire or replace an existing mortgage; and (f) if assumable in accordance with its terms, a mortgage may not be assumed unless requirements (a) through (d) above are met.

An issue of bonds is treated as meeting the mortgage eligibility requirements of the Code only if the issuer in good faith attempts to meet all of the mortgage eligibility requirements before the mortgages are executed and any failure to comply with the mortgage eligibility requirements is corrected within a reasonable period after that failure is first discovered. In addition, 95 percent or more of the proceeds of the issue used to make loans must be used to finance residences that met all those requirements at the time the loans were executed. In determining whether 95 percent of the proceeds have been so used, the issuer is entitled to rely on an affidavit of the mortgagor and of the seller and on the mortgagor's income tax returns filed with the Internal Revenue Service for the three years preceding the date the mortgage is executed even though the relevant information in those affidavits and returns should ultimately prove to be untrue, unless the issuer or its agent knows or has reason to believe that the information is false. If the relevant information in the affidavits obtained in connection with any loan is discovered to be untrue, however, the correction still must be made within a reasonable period.

The Agency has included provisions in the Resolutions, its procedural manuals (including the Manual) (collectively, the "Manuals") and other relevant documents, and has established procedures (including receipt of certain affidavits and representations from Lenders, mortgagors and others respecting the mortgage eligibility requirements) in order to ensure compliance with the mortgage eligibility requirements and other requirements of the Code relating to nonmortgage investments that must be met subsequent to the date of issuance of the Series Bonds. The Agency has covenanted in the Resolutions to do all things necessary to assure that interest paid on the Series Bonds will be excludable from gross income for federal tax purposes under current law. Under the Code, certain requirements must be met subsequent to the delivery of the Series Bonds to ensure that interest on the Series Bonds is not included in gross income. The Agency believes that the procedures and documentation requirements established for the purpose of fulfilling its covenant are sufficient to ensure that the proceeds of the Series Bonds will be applied in accordance with the Code.

Backup Withholding

As a result of the enactment of the Tax Increase Prevention and Reconciliation Act of 2005, interest on tax-exempt obligations such as the Series Bonds is subject to information reporting in a manner similar to interest paid on taxable obligations. Backup withholding may be imposed on payments made to any bondholder who fails to provide certain required information, including an accurate taxpayer identification number, to any person required to collect that information pursuant to Section 6049 of the Code. The new reporting requirement does not, in and of itself, affect or alter the excludability of interest on the Series Bonds from gross income for federal tax purposes or any other federal tax consequences of purchasing, holding or selling tax-exempt obligations.

Opinion of Bond Counsel

In the opinion of Kutak Rock LLP, Bond Counsel, to be delivered, with respect to the Series Bonds, on the date of issuance of the Series Bonds, assuming the accuracy of certain representations and continuing compliance by the Agency with certain covenants, under existing laws, regulations, rulings and judicial decisions, interest payable on the Series Bonds is not includable in gross income of the owners thereof for federal income tax purposes, except as hereafter described. Bond Counsel is of the opinion that (i) interest on the 2020 Series D Bonds will be treated as an item of tax preference in calculating the alternative minimum tax imposed under the Code and (ii) interest on the 2020 Series E Bonds will not be treated as an item of tax preference in calculating the alternative minimum tax imposed under the Code.

In addition, in the opinion of Bond Counsel, interest on the Series Bonds is not includable in the taxable net income of individuals, trusts and estates for State income tax purposes. Interest on the Series Bonds is includable in

the income of corporations and financial institutions for purposes of the State franchise tax. Interest on the 2020 Series E Bonds is not includable in the State alternative minimum taxable income of individuals, estates and trusts.

A form of the Bond Counsel opinion with respect to the Series Bonds is attached hereto as Appendix G.

Although Bond Counsel is rendering an opinion that the interest on the Series Bonds, as described above, is not included in gross income for federal, and in some cases, State, income tax purposes, the accrual or receipt of interest on the Series Bonds may otherwise affect the federal and state income tax liability of the recipient. The extent of these other tax consequences will depend upon the recipient's particular tax status or other items of income or deduction. Bond Counsel expresses no opinion regarding any those consequences. Purchasers of the Series Bonds, particularly purchasers that are corporations (including S corporations and foreign corporations operating branches in the United States), property or casualty insurance companies, banks thrifts or other financial institutions or recipients of Social Security or railroad retirement benefits, taxpayers otherwise entitled to claim earned income credit and 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, holding or selling the Series Bonds.

Tax Treatment of Premium on PAC Term Bonds

The PAC Term Bonds are expected to be sold at a premium. An investor that acquires a PAC Term Bond for a cost greater than its remaining stated redemption price at maturity and holds the PAC Term Bond as a capital asset will be considered to have purchased the PAC Term Bond at a premium and, under Section 171 of the Code, must generally amortize that premium under the constant yield method. Except as may be provided by regulation, amortized premium will be allocated among, 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. Regulations have been issued dealing with certain aspects of federal income tax treatment of bond premium, but those regulations do not fully address the method to be used to amortize bond premium on obligations such as the PAC Term Bonds. Therefore, investors should consult their tax advisors regarding the tax consequences of amortizing bond premium.

Certain State Tax Legislation

The State, like many other states, generally taxes interest on obligations of governmental issuers in other states. In 1995, the State enacted a statement of intent, codified at Minn. Stat. § 289A.50, subd. 10, that interest on obligations of State governmental units and Indian tribes be included in the net income of individuals, estates and trusts for State income tax purposes if a court determines that the State's exemption of that interest and its taxation of interest on obligations of governmental issuers in other states unlawfully discriminates against interstate commerce. This provision applies to taxable years that begin during or after the calendar year in which any court decision becomes final, irrespective of the date upon which the obligations were issued.

On May 19, 2008 the U.S. Supreme Court held in *Department of Revenue of Kentucky v. Davis* that Kentucky's taxation of interest on bonds issued by other states and their political subdivisions, while exempting from taxation interest on bonds issued by the Commonwealth of Kentucky or its political subdivision, does not impermissibly discriminate against interstate commerce under the Commerce Clause of the U.S. Constitution. In a footnote, however, the Court stated that it had not addressed whether differential treatment of "so-called 'private-activity,' 'industrial-revenue,' or 'conduit' bonds . . . used to finance projects by private entities" violate the Commerce Clause, adding that "we cannot tell with certainty what the consequences would be of holding that Kentucky violates the Commerce Clause by exempting such bonds; we must assume that it could disrupt important projects that the States have deemed to have public purposes. Accordingly, it is best to set this argument aside and leave for another day any claim that differential treatment of interest on private-activity bonds should be evaluated differently from the treatment of municipal bond interest generally."

The Series Bonds are "private activity bonds" even though they finance individual residential mortgages, not projects by private entities. Since the Supreme Court's opinion left open the possibility of a challenge to the

State's differential treatment of the interest on private activity bonds issued in other states, the Agency cannot predict the outcome of any challenge. If the State's treatment of those bonds were held to unlawfully discriminate against interstate commerce, the court making the finding would have to decide upon a remedy for the tax years at issue in the case. Even if the remedy applied to those years preceding the decision were to exempt other states' bond interest rather than to tax State bond interest, application of the 1995 statute to subsequent years could cause interest on the Series Bonds to become taxable by the State and the market value of the Series Bonds to decline.

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, prevent owners of the Series Bonds from realizing the full current benefit of the tax treatment of the Series Bonds or adversely affect the market value of the Series Bonds. It cannot be predicted whether or in what form any 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 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 opinions expressed by Bond Counsel are 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 expressed no opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

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, and the tax exemption of interest on, the Series Bonds are subject to the opinions 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 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”). 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 C to this Official Statement), or to contest any revision or withdrawal.

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 and J.P. Morgan Securities LLC (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, acting through its Municipal Finance Group (“WFBNA”), 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 Wells Fargo Bank, NA 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.

WFBNA is also serving as Trustee for the Series Bonds. WFBNA will be compensated separately for serving in each capacity.

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

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: __, 2020.

APPENDIX A

**AUDITED FINANCIAL STATEMENTS OF THE AGENCY
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

APPENDIX B

FINANCIAL STATEMENTS OF CERTAIN FUNDS OF THE AGENCY
(EXCLUDING STATE APPROPRIATED AND FEDERAL APPROPRIATED FUNDS)

AS OF MARCH 31, 2020

AND FOR THE NINE MONTHS THEN ENDED (UNAUDITED)

AS PREPARED BY THE AGENCY'S ACCOUNTING DEPARTMENT

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 “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 H to the Official Statement relating to mortgage insurance, delinquency and foreclosure statistics and, so long as applicable, payment forbearances received and granted pursuant to the CARES Act for the single family mortgage whole loan portfolio funded by Bonds; information of the type set forth in Appendix I 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.

“*CARES Act*” means the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), signed into law on March 27, 2020.

“*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 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 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 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 ending June 30, 2020, 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 Resolution. 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 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 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 Resolution 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 D

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 December 1, 2020 unless extended by the Agency pursuant to the Series Resolution; provided the Delivery Period may not be extended beyond December 1, 2023.

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 E

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 J 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 H 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 F

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 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 Beneficial Owner (as defined in Appendix C) 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 G
FORM OF OPINION OF BOND COUNSEL

[to be dated the date of issuance of the Series Bonds]

_____, 2019

Minnesota Housing Finance Agency
St. Paul, Minnesota 55102

Minnesota Housing Finance Agency
Residential Housing Finance Bonds
2020 Series D
2020 Series E

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, 2020 Series D, in the aggregate principal amount of \$_____ (the “2020 Series D Bonds”), and its Residential Housing Finance Bonds, 2020 Series E, in the aggregate principal amount of \$_____ (the “2020 Series E Bonds” and, together with the 2020 Series D Bonds, the “2020 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 2020 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 2020 Series Bonds are subject to optional, mandatory and special redemption prior to maturity, including special redemption at par, 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 Series Resolutions adopted July 25, 2019 and May 28, 2020 (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 2020 Series Bonds in order that interest on the 2020 Series 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 2020 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 2020 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 2020 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; and (5) the interest payable on the 2020 Series 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.

Interest on the 2020 Series D Bonds will be treated as an item of tax preference in calculating the alternative minimum tax imposed under the Code. Interest on the 2020 Series E Bonds will not be treated as an item of tax preference in calculating the alternative minimum tax imposed under the Code. Interest on the 2020 Series E 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 2020 Series Bonds. All owners of 2020 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 2020 Series Bonds.

The opinions expressed above are qualified only to the extent that the enforceability of the 2020 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 H

**CERTAIN INFORMATION RELATING TO THE
RHFB WHOLE LOAN MORTGAGE PORTFOLIO**

Mortgage Insurance for RHFB Whole Loan Mortgage Portfolio as of March 31, 2020

Series	FHA	VA	Rural		MGIC	Genworth	Other Private		Total
			Development	Development			Mortgage Insurers*	Uninsured	
Retired	\$ 1,537,358	\$ 24,831	\$ 321,559	\$ -	\$ -	\$ -	\$ -	\$ 225,547	\$ 2,109,295
06LMN	42,939	-	-	-	-	-	-	424,194	467,133
07M	990,917	88,314	1,307,717	1,748,442	1,149,035	726,113	1,683,924	7,694,462	
07M-40 Year	-	-	1,861,507	347,956	721,357	256,573	5,724,971	3,187,393	
12ABCD	13,146,016	494,169	6,139,462	98,726	186,009	-	4,929,683	25,789,353	
13ABC	4,684,673	228,421	3,244,124	228,839	87,761	228,707	13,632,208		
14A	2,505,993	194,366	1,072,603	10,492	44,264	44,645	5,244,496		
14B	3,707,104	111,769	1,119,531	106,104	17,647	31,884	6,148,830		
14CDE	15,485,494	1,025,285	14,155,421	3,715,366	195,484	1,405,160	27,933,128	63,915,338	
15ABCD	4,272,681	176,908	3,707,193	909,508	504,451	553,917	10,874,933	20,999,591	
15ABCD-40 Year	-	-	-	123,396	-	882,148	173,757	1,179,301	
15EFG	6,840,876	345,003	9,854,094	1,928,438	419,758	1,244,778	17,842,705	38,475,652	
15EFG-40 Year	-	-	-	2,495,079	729,498	2,039,206	1,529,950	6,793,733	
16ABC	1,882,621	327,780	4,320,130	2,355,141	1,962,636	1,476,313	12,123,017	24,447,638	
16ABC-40 Year	-	-	-	5,035,815	1,478,413	2,787,370	1,846,563	11,148,161	
16DEF	3,272,321	308,986	2,488,103	2,661,967	1,774,359	1,081,661	2,780,573	14,367,970	
16DEF-40 Year	-	-	-	2,772,797	518,295	1,074,494	382,177	4,747,763	
17ABC	11,294,945	150,651	5,532,677	2,385,630	765,178	1,068,606	5,979,895	27,177,582	
17ABC-40 Year	-	-	-	3,144,286	1,549,429	1,710,866	2,276,028	8,680,609	
17DEF	6,563,199	-	3,692,254	-	36,155	301,811	4,047,754	14,641,173	
17DEF-40 Year	-	-	-	2,043,763	299,552	789,012	1,317,067	4,449,394	
18ABCD	6,031,048	112,804	4,146,569	-	12,816	-	4,300,749	14,603,986	
19ABCD	18,775,246	253,154	3,157,344	105,318	24,464	61,128	3,862,832	26,239,486	
Total Bond Financed	\$ 101,033,431	\$ 3,842,441	\$ 64,258,781	\$ 33,730,614	\$ 12,103,160	\$ 18,229,176	\$ 112,942,944	\$ 346,140,547	
	29.19%	1.11%	18.56%	9.74%	3.49%	5.27%	32.63%	100.00%	

Republic 2.676%, United 1.242%, PMI 0.753%, Radian Guarantee Fund 0.303%, Commonwealth 0.199%, Triad 0.093%, Amerin 0.000%

RHFB Whole Loan Mortgage Portfolio

Delinquency and Foreclosure Statistics as of March 31, 2020

<u>Payments Past Due as a Percentage of the Number of Loans Outstanding</u>											
Bond Financed:	Number of Loans	Balance Outstanding	30-59 Days		60-89 Days		90-119 Days		120 Days and Greater and Foreclosures ⁽¹⁾		Total ⁽²⁾
			#	%	#	%	#	%	#	%	%
Retired	45.0	\$2,109,295	8.0	17.78	3.0	6.67	2.0	4.44	3.0	6.67	17.78
06LMN	5.0	467,132	-	-	-	-	-	-	1.0	20.00	20.00
07M	87.3	7,694,462	4.0	4.58	1.2	1.37	1.2	1.37	2.8	3.21	5.96
07M-40 Yr	22.6	3,187,393	-	-	0.4	1.77	-	-	1.6	7.08	8.85
12ABCD	557.0	25,789,353	24.0	4.31	8.0	1.44	5.0	0.90	14.0	2.51	4.85
13ABC	291.5	13,632,208	9.0	3.09	6.0	2.06	-	-	8.0	2.74	4.80
14A	190.0	5,244,496	5.0	2.63	2.0	1.05	1.0	0.53	-	-	1.58
14B	211.0	6,148,830	3.0	1.42	2.0	0.95	1.0	0.47	5.0	2.37	3.79
14CDE	813.5	63,915,338	40.0	4.92	13.5	1.66	7.0	0.86	16.5	2.03	4.55
15ABCD	245.0	20,999,591	9.0	3.67	6.0	2.45	2.0	0.82	7.0	2.86	6.12
15ABCD-40 Year	8.0	1,179,301	1.0	12.50	-	-	-	-	1.0	12.50	12.50
15EFG	501.5	38,475,652	13.5	2.69	9.5	1.89	4.5	0.90	13.0	2.59	5.38
15EFG-40 Year	47.0	6,793,733	-	-	2.0	4.26	1.0	2.13	1.0	2.13	8.51
16ABC	282.0	24,447,638	21.0	7.45	2.0	0.71	2.5	0.89	11.0	3.90	5.50
16ABC-40 Year	80.0	11,148,161	1.0	1.25	-	-	-	-	4.0	5.00	5.00
16DEF	242.7	14,367,970	16.0	6.59	3.8	1.57	1.8	0.74	5.2	2.14	4.45
16DEF-40 Year	33.4	4,747,763	-	-	0.6	1.80	-	-	2.4	7.19	8.98
17ABC	348.0	27,177,583	20.0	5.75	5.0	1.44	1.0	0.29	10.5	3.02	4.74
17ABC-40 Year	74.0	8,680,609	5.0	6.76	1.0	1.35	1.0	1.35	2.0	2.70	5.41
17DEF	174.0	14,641,173	5.0	2.87	2.0	1.15	-	-	8.0	4.60	5.75
17DEF-40 Year	37.0	4,449,394	1.0	2.70	-	-	1.0	2.70	-	-	2.70
18ABCD	259.5	14,603,986	14.0	5.39	8.0	3.08	2.0	0.77	3.0	1.16	5.01
19ABCD	500.0	26,239,486	26.5	5.30	15.0	3.00	2.0	0.40	18.0	3.60	7.00
Total Bond Financed	5,055.0	\$ 346,140,547	226.0	4.47	91.0	1.80	36.0	0.71	138.0	2.73	5.24

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 H-3 for comparative delinquency and foreclosure statistics.

continued from page H-2.

Comparative 60+ Day Delinquency Statistics⁽¹⁾	At 12/31/2019	At 3/31/2020
Residential Housing Finance Bond Resolution Loan Portfolio	3.85%	3.58%
Mortgage Bankers Association of America, Minnesota ⁽²⁾	1.28%	not yet available
Mortgage Bankers Association of America, National ⁽²⁾	1.84%	not yet available
Comparative Foreclosure Statistics⁽³⁾	At 12/31/2019	At 3/31/2020
Residential Housing Finance Bond Resolution Loan Portfolio	1.20%	0.97%
Mortgage Bankers Association of America, Minnesota ⁽²⁾	0.46%	not yet available
Mortgage Bankers Association of America, National ⁽²⁾	0.78%	not yet available

(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 H-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 12/31/2019 Mortgage Bankers Association of America average 60+ days delinquency rate is 1.10% Minnesota and 2.05% national. The unadjusted 12/31/2019 Mortgage Bankers Association of America foreclosure rate is 0.27% Minnesota and 0.63% 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 H-2.

 CARES Act Forbearances

Bond Financed	No. of Loans	Loan Balance	Average Balance	Monthly Payment Amount Due	Number of Months (monthly payments) Past Due	Average Number of Months (monthly payments) Past Due
07M	0.8	95,615	119,519	890	0.40	0.50
07M-40 Year	0.4	54,686	136,716	451	2.00	5.00
12ABCD	4.0	255,869	63,967	3,751	11.00	2.75
13ABC	5.0	380,057	76,011	4,956	8.00	1.60
14CDE	12.0	1,406,710	117,226	11,931	4.00	0.33
15ABCD	5.0	391,767	78,353	4,248	1.00	0.20
15EFG	5.5	604,726	109,950	5,490	0.00	0.00
15EFG-40 year	1.0	164,061	164,061	1,384	2.00	2.00
16ABC	0.5	84,792	169,585	618	0.00	0.00
16DEF	4.2	227,007	54,049	3,672	1.60	0.38
16DEF-40 Year	0.6	82,029	136,716	677	3.00	5.00
17ABC	3.5	401,042	114,583	4,246	1.00	0.29
17ABC-40 Yr	2.0	235,530	117,765	1,703	3.00	1.50
17DEF	2.0	158,303	79,152	1,810	0.00	0.00
19ABCD	6.5	489,100	75,246	6,096	15.00	2.31
Total	53.0	5,031,295	94,930	51,922	52.0	0.98

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.

APPENDIX I
CERTAIN INFORMATION RELATING TO LIQUIDITY FACILITIES
FOR BONDS OUTSTANDING

as of March 31, 2020

(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	18,225,000	8/11/2022
	2015 Series G	35,000,000	1/2/2023
	2017 Series F	40,000,000	1/2/2023
	2019 Series D	<u>45,000,000</u>	7/1/2024
		\$138,225,000	
Federal Home Loan Bank of Des Moines	2016 Series F	\$ 50,000,000	1/2/2024
	2017 Series C	<u>40,000,000</u>	7/19/2024
		\$90,000,000	
U.S. Bank National Association	2019 Series H	\$ 43,985,000	9/10/2024

APPENDIX J

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.

In response to current financial market and real estate market disruptions due to COVID-19 and the Pandemic, certain federal insurance and guaranty programs for mortgage loans have been changed. See "The Agency—COVID-19 Economic Disruption" herein for a discussion of certain of those related program changes.

The Government National Mortgage Association is a wholly owned corporate instrumentality of the United States within the Department of Housing and Urban Development with its principal office in Washington, D.C. 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.

In response to current financial market and real estate market disruptions due to COVID-19 and the Pandemic, certain federal insurance and guaranty programs for mortgage loans have been changed. See "The Agency—COVID-19 Economic Disruption" herein for a discussion of certain of those related program changes.

Fannie Mae is subject to the supervision and regulation of the Federal Housing Finance Agency 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.

In response to current financial market and real estate market disruptions due to COVID-19 and the Pandemic, certain federal insurance and guaranty programs for mortgage loans have been changed. See "The Agency—COVID-19 Economic Disruption" herein for a discussion of certain of those related program changes.

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, 2020, the Master Servicer serviced 1,434,472 single-family mortgage loans purchased through its U.S. Bank Home Mortgage Division, with an aggregate principal balance of approximately \$224.1 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, 2020, according to its unaudited quarterly financial statements, U.S. Bancorp had total assets of approximately \$542.9 billion and a net worth of \$51.5 billion. For the three months ended March 31, 2020, 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 \$16.1 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.

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Item: 3rd Quarter FY 2020 Financial Reporting Package

Staff Contact(s):

Kevin Carpenter, 651.297.4009, kevin.carpenter@state.mn.us
Debbi Larson, 651.296.8183, debbi.larson@state.mn.us

Request Type:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> No Action Needed |
| <input checked="" type="checkbox"/> Motion | <input type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff will review 3rd quarter financial results.

Fiscal Impact:

None.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Noteworthy Items
- Financial Dashboard
- Selected Financial Statements—3rd quarter FY 2020

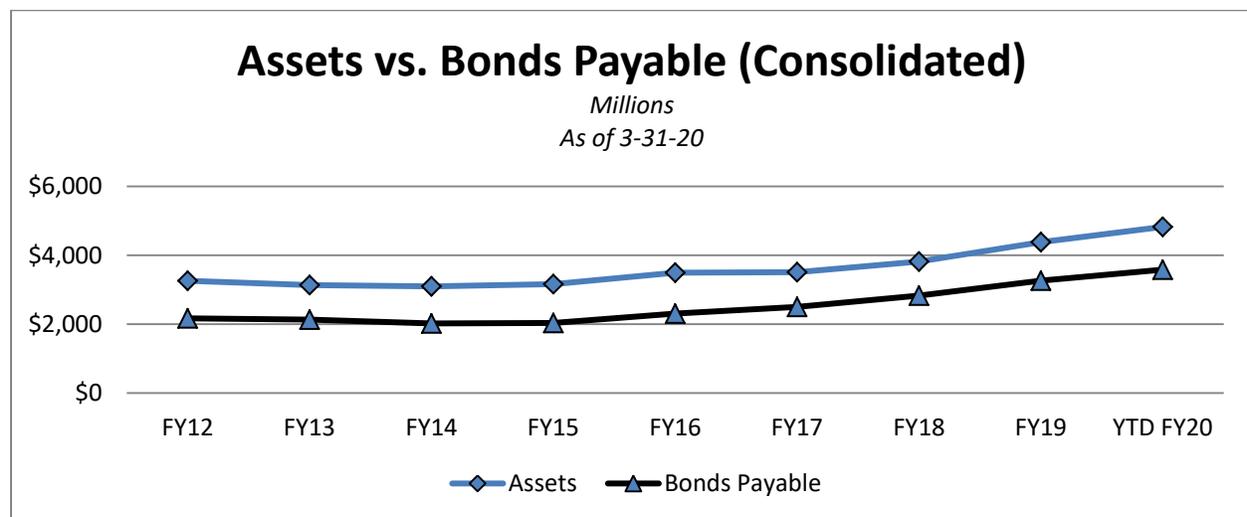
Minnesota Housing Finance Agency
FY 2020 3rd Quarter Financial Results
Noteworthy Items

Consolidated Balance Sheet – 3/31/20 vs. 3/31/19

Assets continue to grow and are up \$630.9 million over one year ago, surpassing \$4.8 billion. We continue to recognize substantial growth in the Mortgage-Backed Securities (MBS) portfolio.

Overall, Agency loan assets remain relatively flat, as new production from both Multi-family and single family largely offsets the run-off of outstanding loans, particularly as Single family homeownership loans are securitized into MBS, rather than carried as whole loans.

The bonds payable liability increased by \$451.0 million over one year ago, primarily due to continued bond financing of our strong homeownership production.

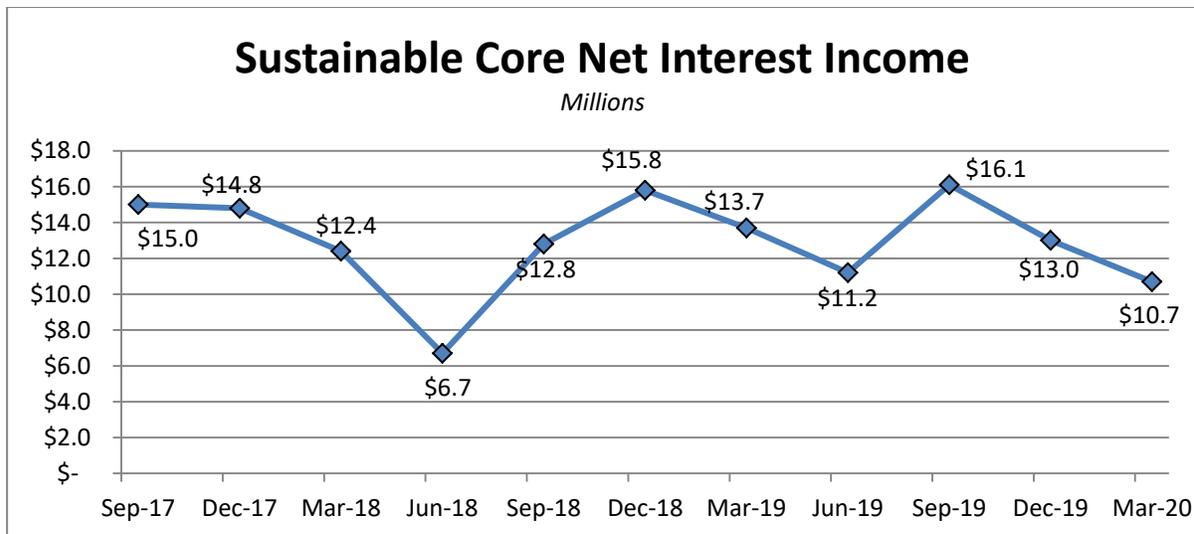


Operating Results Sustainable Core – 9 month FY 20 vs. 9 months FY 19

In the Sustainable Core, In Q3 FY20 Net Interest Income was \$10.7 million, compared to Q3 FY19 which was \$13.7 million, a decrease of 21.9%.

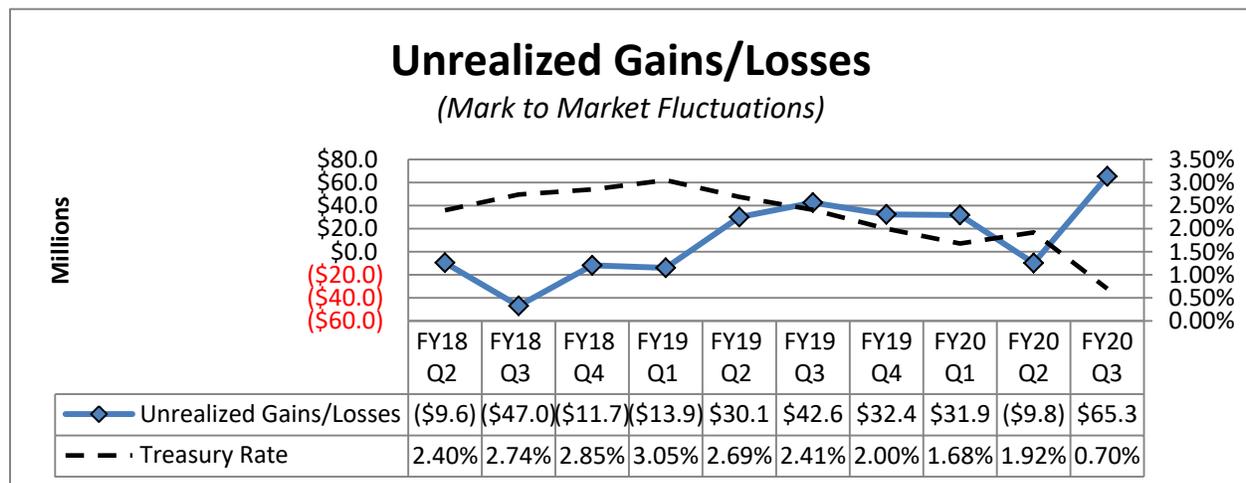
Total interest revenue for 3rd quarter was \$37.9 million, comparably similar to the prior quarter and up \$2.2 million from 3rd quarter FY19.

Interest expense for the 3rd quarter was \$27.2 million, up from \$24.4 million from prior quarter, and up from 3rd quarter FY19 which was \$22.0 million. The majority of our interest expense in any quarter is related to our outstanding debt, with a small component related to any short-term advances draw from the facility with the Federal Home Loan Bank of Des Moines.



Sustainable Core operating expenses were \$9.6 million for the quarter, comparable to the prior quarter. Year-over-year, for the 9 month period, operating expenses are up by roughly \$1.6 million, or 6%.

Also booked a \$65.3 million unrealized gain on the MBS portfolio in the quarter, following a (\$9.8) million unrealized loss in the second quarter FY20. Quarterly fluctuations in this line will continue as the mark-to-market impact of our fixed rate MBS in various interest rate environments is recognized.



BALANCE SHEET*
Quarterly Financial Dashboard - Selected Reporting
As of March 31, 2020 - (\$ million)

	Quarter End	Prior Quarter End	Change from Prior Quarter	Year Ago **	Change From Year Ago
CONSOLIDATED					
Total Assets	4,823.6	4,773.6	50.0	4,192.7	630.9
<i>Program Securities</i>	3,131.9	2,869.3	262.6	2,473.3	658.6
<i>Loans, net</i>	950.7	954.8	(4.1)	969.6	(18.9)
<i>Other investments and cash</i>	717.1	924.5	(207.4)	726.6	(9.5)
Total Liabilities	3,790.2	3,783.9	6.3	3,315.1	475.1
Net Position					
<i>restricted by Resolution</i>	529.5	458.6	70.9	387.6	141.9
<i>restricted by Covenant</i>	489.3	494.8	(5.5)	477.5	11.8
<i>restricted by Law</i>	174.1	185.8	(11.7)	166.5	7.6
<i>unrestricted - State Appr-Backed Debt</i>	(179.8)	(179.8)	0.0	(160.8)	(19.0)
<i>other</i>	4.5	4.4	0.1	4.4	0.1
Total Net Position	1,017.6	963.8	53.8	875.2	142.4
CONSOLIDATED EXCLUDING APPROPRIATED					
Total Assets	4,616.6	4,548.4	68.2	3,998.2	618.4
Net Position	1,023.3	957.7	65.6	869.5	153.8
SUSTAINABLE CORE					
Total Assets	4,493.6	4,432.7	60.9	3,890.4	603.2
<i>Program Securities</i>	3,131.9	2,869.3	262.6	2,473.3	658.6
<i>Loans, net</i>	816.5	824.1	(7.6)	849.2	(32.7)
<i>Other investments & cash</i>	521.7	714.8	(193.1)	545.2	(23.5)
Total Liabilities	3,577.5	3,564.7	12.8	3,126.3	451.2
<i>Bonds payable, net</i>	3,401.0	3,389.3	11.7	2,950.0	451.0
Net Position	900.3	842.0	58.3	761.7	138.6

* Assets and liabilities do not include deferred inflows/outflows

** As restated for State appropriated debt liability

STATEMENT OF OPERATIONS
Quarterly Financial Dashboard - Selected Reporting
As of March 31, 2020 - (\$ million)

	This Quarter	Prior Quarter	Change from Prior Quarter	FYTD	Last Year FYTD	Change
CONSOLIDATED						
Revenues	169.0	94.4	74.6	462.1	394.6	67.5
Expenses	115.1	109.5	5.6	336.8	297.4	39.4
Net	53.9	(15.1)	69.0	125.3	97.2	28.1
SUSTAINABLE CORE						
Interest revenue	37.9	37.4	0.5	111.6	102.7	8.9
Other revenue	12.2	15.1	(2.9)	42.4	35.4	7.0
Unrealized gain (loss)	65.3	(9.8)	75.1	87.4	59.0	28.4
TOTAL REVENUE	115.4	42.7	72.7	241.4	197.1	44.3
Interest Expense	27.2	24.4	2.8	71.8	60.4	11.4
Operating Expenses(1)	9.6	9.8	(0.2)	27.8	26.2	1.6
Other Expenses	12.3	10.3	2.0	35.8	27.5	8.3
TOTAL EXPENSE	49.1	44.5	4.6	135.4	114.1	21.3
Revenue over Expense	66.3	(1.8)	68.1	106.0	83.0	23.0
Net Interest Income	10.7	13.0	(2.3)	39.8	42.3	(2.5)
<i>Annualized Net Interest Margin(2)</i>	<i>0.96%</i>	<i>1.20%</i>		<i>1.24%</i>	<i>1.52%</i>	

(1) Salaries, benefits and other general operating; includes YE Pension Adj
(2) Annualized Net Interest Income/Average assets for period

Minnesota Housing Finance Agency

Fund Financial Statements

Statement of Net Position (in thousands) - UNAUDITED

Proprietary Funds

As of March 31, 2020 (with comparative totals as of March 31, 2019)

	Bond Funds				Appropriated Funds			Total as of March 31, 2019			
	General Reserve	Rental Housing	Residential Housing Finance	Homeownership Finance Bonds	Multifamily Housing Bonds	HOMES SM	State Appropriated		Federal Appropriated		
Assets											
Cash and cash equivalents	85,632	\$ 28,021	\$ 164,930	\$ 46,508	\$ 1,620	\$ -	\$ 109,222	\$ 13,793	\$ 449,726	\$ 305,662	
Investments-program mortgage-backed securities	-	-	1,382,902	1,748,978	-	-	-	-	-	3,131,880	2,473,275
Investment securities-other	24,867	22,931	159,870	-	-	\$ 14,979	44,766	-	-	267,413	420,850
Loans receivable, net	-	157,352	740,879	5,349	13,602	-	38,854	-	-	950,687	969,615
Interest receivable on loans and program mortgage-backed securities	-	663	6,953	5,349	50	-	14	-	-	13,029	11,695
Interest receivable on investments	144	88	600	19	-	37	183	4	-	1,076	1,660
Interest rate swap agreements	-	-	-	-	-	-	-	-	-	1,076	91
FHAVA insurance claims, net	-	-	333	-	-	-	-	-	-	333	646
Real estate owned, net	-	-	1,123	-	-	-	-	-	-	1,123	1,916
Capital assets, net	4,523	-	-	-	-	-	-	-	-	4,523	4,394
Other assets	2,741	1	940	8	-	-	-	132	-	3,822	2,860
Total assets	117,907	209,056	2,458,530	1,800,862	15,273	15,016	193,039	13,929	4,823,612	4,192,664	
Deferred Outflows of Resources											
Deferred loss on refunding	-	-	18	-	-	-	-	-	-	18	69
Deferred loss on interest rate swap agreements	-	-	20,673	-	-	-	-	-	-	20,673	5,115
Deferred pension expense	26,658	-	-	-	-	-	-	-	-	26,658	38,618
Total deferred outflows of resources	26,658	-	20,691	-	-	-	-	-	-	47,349	43,802
Total assets and deferred outflows of resources	\$ 144,565	\$ 209,056	\$ 2,479,221	\$ 1,800,862	\$ 15,273	\$ 15,016	\$ 193,039	\$ 13,929	\$ 4,870,961	\$ 4,236,466	
Liabilities											
Bonds payable, net	\$ -	\$ 53,575	\$ 1,670,221	\$ 1,649,770	\$ 13,300	\$ 14,099	\$ 179,845	\$ -	\$ -	\$ 3,580,810	\$ 3,110,862
Interest payable	-	259	12,005	4,647	33	37	-	-	-	16,981	15,121
Interest rate swap agreements	-	-	20,673	-	-	-	-	-	-	20,673	5,115
Net pension liability	10,441	-	-	-	-	-	-	-	-	10,441	47,879
Accounts payable and other liabilities	3,932	12,123	36,977	77	-	-	19	-	-	53,128	38,388
Interfund payable (receivable)	1,744	-	(2,465)	-	-	-	588	133	-	-	-
Funds held for others	73,663	-	1,525	-	-	880	32,143	5	-	108,216	97,721
Total liabilities	89,780	65,957	1,738,936	1,654,494	13,333	15,016	212,595	138	3,790,249	3,315,086	
Deferred Inflows of Resources											
Deferred gain on interest rate swap agreements	-	-	-	-	-	-	-	-	-	-	91
Deferred revenue-service release fee	-	-	12,783	8,320	-	-	-	-	-	21,103	18,385
Deferred pension credit	42,028	-	-	-	-	-	-	-	-	42,028	27,699
Total deferred inflows of resources	42,028	-	12,783	8,320	-	-	-	-	-	63,131	46,175
Total liabilities and deferred inflows of resources	\$ 131,808	\$ 65,957	\$ 1,751,719	\$ 1,662,814	\$ 13,333	\$ 15,016	\$ 212,595	\$ 138	\$ 3,853,380	\$ 3,361,261	
Commitments and contingencies											
Net Position											
Restricted by bond resolution	-	143,099	246,474	138,048	1,940	-	-	-	-	529,561	387,648
Restricted by covenant	8,294	-	481,028	-	-	-	-	-	-	489,262	477,496
Restricted by law	-	-	-	-	-	-	160,289	13,791	-	174,080	166,502
Unrestricted by State Appropriation-backed Debt	-	-	-	-	-	-	(179,845)	-	-	(160,835)	(160,835)
Invested in capital assets	4,523	-	-	-	-	-	-	-	-	4,523	4,394
Total net position	12,757	143,099	727,502	138,048	1,940	-	(19,556)	13,791	1,017,581	875,205	
Total liabilities, deferred inflows of resources, and net position	\$ 144,565	\$ 209,056	\$ 2,479,221	\$ 1,800,862	\$ 15,273	\$ 15,016	\$ 193,039	\$ 13,929	\$ 4,870,961	\$ 4,236,466	

This information on the funds of the Agency for the nine-month period ended March 31, 2020 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, 2020, 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, 2019 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**

**Nine Months Ended March 31, 2020 (with comparative totals for
Nine Months Ended March 31, 2019)**

	Bond Funds				Appropriated Funds		Total for the Nine Months Ended March 31, 2019		
	General Reserve	Rental Housing	Resi- dential Housing Finance	Homeownership Finance Bonds	Multifamily Housing Bonds	HOMES SM		State Appro- priated	Federal Appro- priated
Revenues									
Interest earned on loans	\$ -	\$ 5,692	\$ 26,189	\$ -	\$ 450	\$ -	\$ 595	\$ -	\$ 32,926
Interest earned on investments-program mortgage-backed securities	-	-	25,642	44,273	-	-	-	-	69,915
Interest earned on investments-other	495	793	8,031	418	19	360	2,203	197	12,516
Net G/L on Sale of MBS Held for Sale/HOMES SM Certificates	-	-	5,372	-	-	-	-	-	5,372
Appropriations received	-	-	-	-	-	-	64,511	151,839	216,350
Administrative reimbursement	23,787	-	-	-	-	-	-	-	23,787
Fees earned and other income	9,933	125	2,021	1,171	-	-	565	-	13,815
Unrealized gains (losses) on investments	-	1,322	39,598	46,661	-	-	(166)	-	87,415
Total revenues	34,215	7,932	106,853	92,523	469	360	67,708	152,036	462,096
Expenses									
Interest	-	1,072	32,557	37,527	302	360	-	-	71,818
Financing, net	-	4	8,950	3,177	-	-	-	-	12,131
Loan administration and trustee fees	-	62	1,934	441	4	-	82	-	2,523
Administrative reimbursement	-	863	12,641	7,661	69	-	2,178	-	23,412
Salaries and benefits	21,705	-	-	27	-	-	1,458	-	21,705
Other general operating	4,848	3	2,626	-	-	-	27,437	-	8,962
Appropriations disbursed	-	-	-	-	-	-	-	152,288	179,725
Reduction in carrying value of certain low interest rate deferred loans	-	-	655	-	-	-	13,766	-	14,421
Provision for loan losses	-	(131)	1,923	-	(1)	-	278	-	2,069
Total expenses	26,553	1,873	61,286	48,833	374	360	45,199	152,288	336,766
Revenues over (under) expenses	7,662	6,059	45,567	43,690	95	-	22,509	(252)	125,330
Other changes									
Non-operating transfer of assets between funds & Adj.	(9,374)	59	(930)	10,245	-	-	(19,010)	-	(19,010)
Change in net position	(1,712)	6,118	44,637	53,935	95	-	3,499	(252)	106,320
Net Position									
Total net position, beginning of period	14,469	136,981	682,865	84,113	1,845	-	(23,055)	14,043	911,261
Total net position, end of period	\$ 12,757	\$ 143,099	\$ 727,502	\$ 138,048	\$ 1,940	\$ -	\$ (19,556)	\$ 13,791	\$ 1,017,581

This information on the funds of the Agency for the nine-month period ended March 31, 2020 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, 2020, 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, 2019 and for the fiscal year then ended.

See accompanying notes to financial statements.
Total net position, beginning of period adjusted to GASB 68.

Minnesota Housing Finance Agency
 Supplementary Information (Unaudited)
 Statement of Net Position (in thousands)
 General Reserve & Bond Funds
 As of March 31, 2020 (with comparative totals for
 March 31, 2019)

	Bond Funds				HOMES SM	General Reserve & Bond Funds		Residential Housing		General Reserve & Bond Funds		General Reserve & Bond Funds	
	General Reserve	Rental Housing	Residential Housing Bonds	Homeownership Finance Bonds		Multifamily Housing Bonds	Excluding Pool 3 Total As Of	March 31, 2020	Excluding Pool 3 Total As Of	March 31, 2019	Finance Pool 3 Total As Of	March 31, 2020	General Reserve & Bond Funds Total As Of
Assets													
Cash and cash equivalents	\$ 85,632	\$ 28,021	\$ 124,474	\$ 35,203	\$ -	\$ 321,458	\$ -	\$ 250,256	\$ 5,253	\$ 326,711	\$ 254,426	\$ 2,473,275	\$ 2,473,275
Investments-program mortgage-backed securities	-	-	1,382,902	-	-	3,131,880	-	2,473,275	-	3,131,880	3,131,880	2,473,275	3,131,880
Investment securities-other	24,867	22,931	42,222	95,226	14,979	200,225	-	204,969	22,422	222,647	222,647	222,647	318,857
Loans receivable, net	-	157,352	345,934	299,636	-	816,524	-	849,150	95,309	911,833	928,845	911,833	928,845
Interest receivable on loans and program mortgage-backed securities	-	663	5,674	1,248	-	12,984	-	11,615	31	13,015	11,673	11,673	11,673
Interest receivable on investments	144	88	271	297	37	857	-	1,355	32	1,390	1,390	1,390	1,390
Interest rate swap agreements	-	-	-	-	-	-	-	91	-	-	91	-	91
FHA/VA insurance claims, net	-	-	300	33	-	333	-	646	-	333	646	-	646
Real estate owned, net	-	-	833	290	-	1,123	-	1,916	-	1,123	1,916	-	1,916
Capital assets, net	4,523	-	-	-	-	4,523	-	4,394	-	4,523	4,394	-	4,394
Other assets	2,741	1	301	639	-	3,690	-	2,690	-	3,690	2,690	-	2,690
Total assets	117,907	209,056	1,902,911	432,572	15,016	4,493,597	15,016	3,890,357	123,047	4,616,644	3,998,203	4,616,644	3,998,203
Deferred Outflows of Resources													
Deferred loss on refunding	-	-	18	-	-	18	-	69	-	18	69	-	69
Deferred loss on interest rate swap agreements	-	-	20,673	-	-	20,673	-	5,115	-	20,673	5,115	-	5,115
Deferred pension expense	26,658	-	-	-	-	26,658	-	38,618	-	26,658	38,618	-	38,618
Total deferred outflows of resources	26,658	-	20,691	-	-	47,349	-	43,802	-	47,349	43,802	-	43,802
Total assets and deferred outflows of resources	\$ 144,565	\$ 209,056	\$ 1,923,602	\$ 432,572	\$ 15,016	\$ 4,540,946	\$ 15,016	\$ 3,934,159	\$ 123,047	\$ 4,663,993	\$ 4,042,005	\$ 4,663,993	\$ 4,042,005
Liabilities													
Bonds payable, net	\$ -	\$ 53,575	\$ 1,635,458	\$ 34,763	\$ 14,099	\$ 3,400,965	\$ -	\$ 2,950,027	\$ -	\$ 3,400,965	\$ 2,950,027	\$ -	\$ 2,950,027
Interest payable	-	259	11,972	33	37	16,981	-	15,121	-	16,981	15,121	-	15,121
Interest rate swap agreements	-	-	20,673	-	-	20,673	-	5,115	-	20,673	5,115	-	5,115
Net pension liability	10,441	-	-	-	-	10,441	-	47,879	-	10,441	47,879	-	47,879
Accounts payable and other liabilities	3,932	12,123	516	36,460	-	53,108	-	36,378	1	53,109	38,380	-	38,380
Interfund payable (receivable)	1,744	-	-	(2,465)	-	(721)	-	(940)	-	(940)	(947)	-	(947)
Funds held for others	73,663	85,957	1,668,619	1,525	880	76,068	-	70,717	-	76,068	70,717	-	70,717
Total liabilities	89,780	143,059	1,686,619	70,316	15,016	3,577,515	15,016	3,126,297	1	3,577,516	3,126,292	-	3,126,292
Deferred Inflows of Resources													
Deferred gain on interest rate swap agreements	-	-	8,509	4,274	-	12,783	-	18,385	-	21,103	18,385	-	18,385
Deferred revenue-service release fee	42,028	-	-	-	-	42,028	-	27,699	-	42,028	27,699	-	27,699
Deferred pension credit	42,028	-	8,509	4,274	-	63,131	-	46,175	-	63,131	46,175	-	46,175
Total deferred inflows of resources	84,056	-	13,018	8,548	-	105,141	-	72,159	-	105,141	72,159	-	72,159
Total liabilities and deferred inflows of resources	\$ 131,808	\$ 143,059	\$ 1,700,637	\$ 78,864	\$ 15,016	\$ 3,682,656	\$ 15,016	\$ 3,198,456	\$ 1	\$ 3,682,657	\$ 3,198,451	\$ 3,682,657	\$ 3,198,451
Commitments and contingencies													
Net Position													
Restricted by bond resolution	-	143,099	246,474	-	-	529,561	-	387,648	-	529,561	387,648	-	387,648
Restricted by covenant	8,234	-	-	357,982	-	366,216	-	369,645	123,046	489,262	477,496	-	477,496
Restricted by law	-	-	-	-	-	-	-	-	-	-	-	-	-
Unrestricted by State Appropriation-backed Debt	-	-	-	-	-	-	-	-	-	-	-	-	-
Invested in capital assets	4,523	-	-	-	-	4,523	-	4,394	-	4,523	4,394	-	4,394
Total net position	12,757	143,099	246,474	357,982	-	900,300	-	761,687	123,046	1,023,346	869,538	-	869,538
Total liabilities, deferred inflows, and net position	\$ 144,565	\$ 209,056	\$ 1,923,602	\$ 432,572	\$ 15,016	\$ 4,540,946	\$ 15,016	\$ 3,934,159	\$ 123,047	\$ 4,663,993	\$ 4,042,005	\$ 4,663,993	\$ 4,042,005

This information on the funds of the Agency for the nine-month period ended March 31, 2020 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, 2020, 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, 2019 and for the fiscal year then ended.

Minnesota Housing Finance Agency
Supplementary Information (Unaudited)

Statement of Revenues, Expenses and Changes in Net Position (in thousands)
General Reserve & Bond Funds
General Reserve & Bond Funds
Nine Months Ended March 31, 2020 (with comparative totals for the nine months ended March 31, 2019)

	General Reserve		Bond Funds				Homeowner's Finance		Multifamily Housing		HOMES SM		General Reserve & Excluding Pool 3		Residential Housing Finance Pool 3		General Reserve & Bond Funds		General Reserve & Bond Funds	
	General Reserve	Housing	Residential Housing Finance		Homeownership Finance		Multifamily Housing		HOMES SM		General Reserve & Excluding Pool 3		Residential Housing Finance Pool 3		General Reserve & Bond Funds		General Reserve & Bond Funds			
			Bonds	Pool 2	Bonds	Bonds	Bonds	Bonds	Bonds	Bonds	March 31, 2020	March 31, 2019	March 31, 2020	March 31, 2019	March 31, 2020	March 31, 2019	March 31, 2020	March 31, 2019		
Revenues																				
Interest earned on loans	\$ -	5,692	\$ 14,604	\$ 11,321	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 32,067	\$ 34,863	\$ 264	\$ -	\$ 32,331	\$ 35,302				
Interest earned on investments-program mortgage-backed securities	-	-	25,642	-	44,273	-	-	-	-	-	69,915	57,769	-	-	69,915	57,769				
Interest earned on investments-other	495	793	2,530	5,027	418	19	360	360	360	9,642	10,123	474	474	10,116	10,736					
Net G/L on Sale of MBS Held for Sale/HOMES SM Certificate	-	-	-	5,372	-	-	-	-	-	5,372	3,541	-	-	-	5,372	3,541				
Appropriations received	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Administrative reimbursement	23,787	-	-	-	-	-	-	-	-	-	23,787	20,482	-	-	23,787	20,482				
Fees earned and other income	9,933	125	902	1,104	1,171	-	-	-	-	13,235	11,413	15	15	13,250	11,673					
Unrealized gains (losses) on Investments	-	1,322	36,221	3,223	46,661	-	-	-	-	87,427	58,950	154	154	87,581	59,068					
Total revenues	34,215	7,932	79,899	26,047	92,523	469	360	360	360	241,445	197,141	907	907	242,352	198,571					
Expenses																				
Interest	-	1,072	30,626	1,931	37,527	302	360	360	360	71,818	60,414	-	-	71,818	60,414					
Financing, net	-	4	8,906	44	3,177	-	-	-	-	12,131	6,754	-	-	12,131	6,754					
Loan administration and trustee fees	-	62	1,142	776	441	4	-	-	-	2,425	2,432	16	16	2,441	2,447					
Administrative reimbursement	-	863	7,255	4,317	7,661	69	-	-	-	20,165	16,481	1,069	1,069	21,234	17,513					
Salaries and benefits	21,705	-	-	-	27	-	-	-	-	21,705	20,427	-	-	21,705	20,427					
Other general operating	4,848	3	25	1,193	27	-	-	-	-	6,096	5,823	-	-	7,504	7,774					
Appropriations disbursed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
Reduction in carrying value of certain low interest rate deferred loans	-	-	-	(25)	-	-	-	-	-	-	100	-	-	-	655	684				
Provision for loan losses	-	(131)	304	929	-	(1)	-	-	-	1,101	1,674	-	-	1,791	2,411					
Total expenses	26,553	1,873	48,258	9,165	48,833	374	360	360	360	135,416	114,105	3,863	3,863	139,279	118,424					
Other changes	7,662	6,059	31,641	16,882	43,690	95	-	-	-	106,029	83,036	(2,956)	(2,956)	103,073	80,147					
Non-operating transfer of assets between funds	(9,374)	59	11,290	(25,220)	10,245	-	-	-	-	(13,000)	-	-	-	-	-					
Change in net position	(1,712)	6,118	42,931	(8,338)	53,935	95	-	-	-	93,029	83,036	10,044	10,044	103,073	80,147					
Net Position																				
Total net position, beginning of period	14,469	136,981	203,543	366,320	84,113	1,845	-	-	-	807,271	678,651	113,002	113,002	920,273	789,391					
Total net position, end of period	\$ 12,757	\$ 143,099	\$ 246,474	\$ 357,982	\$ 138,048	\$ 1,940	\$ -	\$ -	\$ -	\$ 900,300	\$ 761,687	\$ 123,046	\$ -	\$ 1,023,346	\$ 869,538					

This information on the funds of the Agency for the nine-month period ended March 31, 2020 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, 2020 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, 2019 and for the fiscal year then ended.

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Item: Second Quarter 2020 Progress Report: 2020-22 Strategic Plan and 2020-21 Affordable Housing Plan

Staff Contact(s):

John Patterson, 651.296.0763, john.patterson@state.mn.us

Request Type:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> Approval | <input checked="" type="checkbox"/> No Action Needed |
| <input type="checkbox"/> Motion | <input checked="" type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff have attached for the Board's review and discussion the second quarter progress report for implementing the 2020-22 Strategic Plan and 2020-21 Affordable Housing Plan. The report has two sections: (1) progress in reaching three strategic goals, and (2) progress in reaching activity forecasts for 2020.

Fiscal Impact:

None

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Second Quarter 2020 Progress Report: 2020-22 Strategic Plan and 2020-21 Affordable Housing Plan

Second Quarter 2020 Progress Report: 2020-22 Strategic Plan and 2020-21 Affordable Housing Plan (October 1, 2019 through December 30, 2019)

This progress report has two sections:

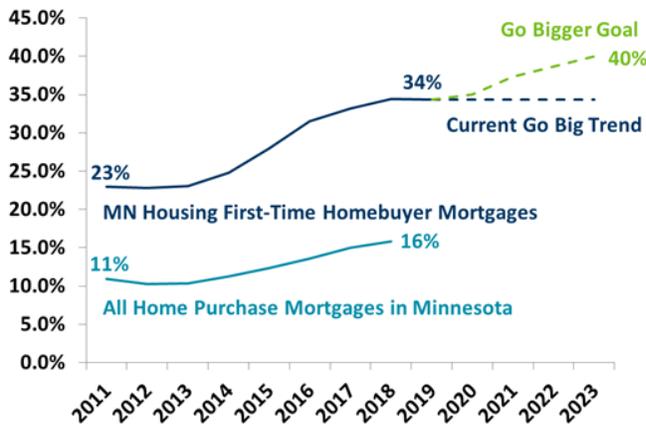
1. **SMART Goals.** To track our progress in carrying out our 2020-2022 Strategic Plan, we have identified three priority areas for which we have or will set Specific, Measureable, Achievable, Relevant, and Time-bound (SMART) Goals:
 - a. Share of first-time homebuyer mortgages going to households of color and indigenous communities
 - b. Share of new rental units that will be deeply affordable
 - c. Number of owner-occupied and rental homes that will be rehabilitated or improved

2. **Forecast of Households and Housing Units Assisted.** In our 2020-2021 Affordable Housing Plan, we forecasted the number of households and housing units that we expect to assist in program year 2020. This section of the report tracks our progress in reaching those forecasts.

After the second quarter, which is early in both plans, we were on track to reach our goals and forecasts, reflecting an effective kickoff of both plans. However, with COVID-19, the environment in which our programs operate has changed. We continue to monitor the impact that the pandemic is having on the economy, the financial and housing markets, and the households that we serve. For example, with the stay-at-home order and the economic downturn, we would expect home mortgage lending to start to slow, but we have not yet seen that.

SMART Goals

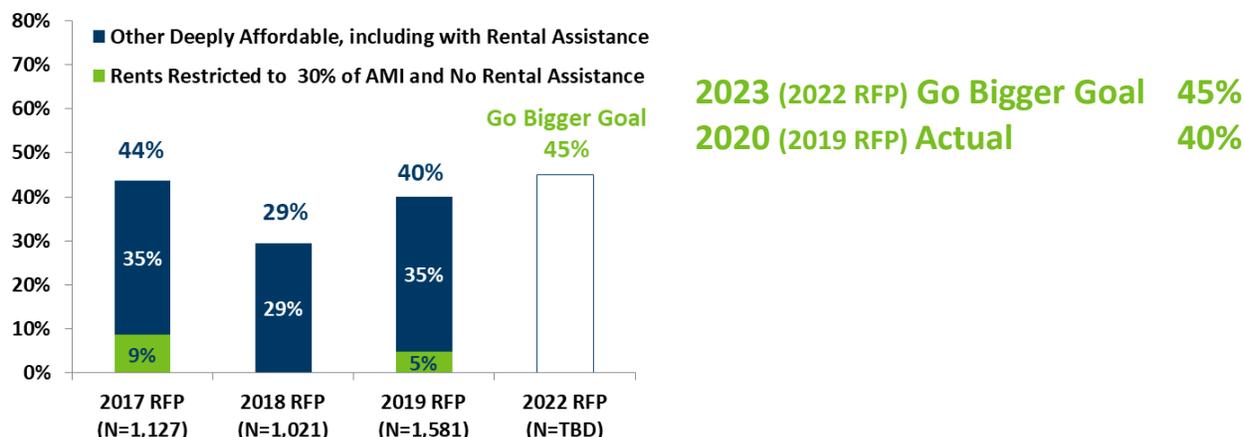
1. Share of First-Time Homebuyer Mortgages Going to Households of Color and Indigenous Communities



2023 Go Bigger Goal 40.0%
2020 Target 35.0%
After Second Quarter 35.6%

The impact of COVID-19 on the economy and mortgage market may make achieving the goal more challenging.

2. Share of New Rental Units that will be Deeply Affordable*

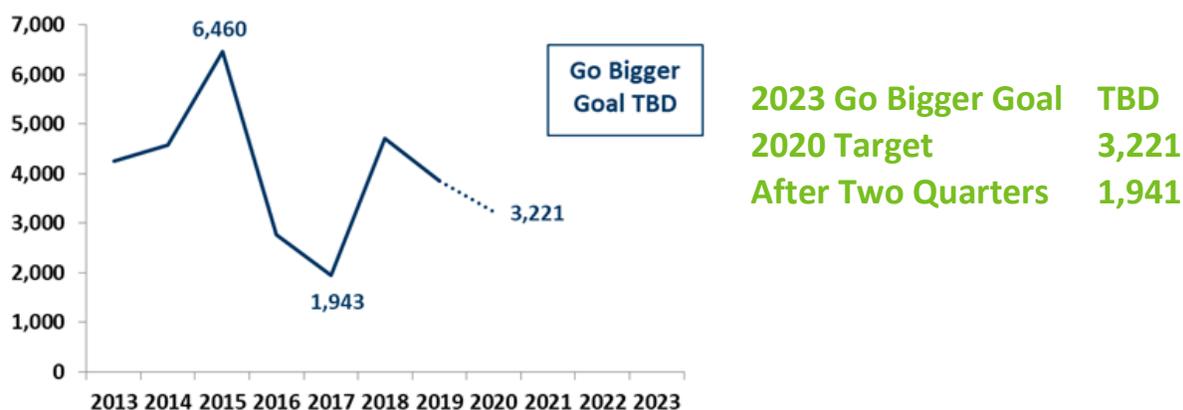


* Includes new units: (1) with contract rents that are affordable to people with incomes at or below 30% of the area median income (AMI); (2) with rental assistance, including Housing Support; and/or (3) that are permanent supportive housing.

Our ability to go bigger depends on the availability of Housing Infrastructure Bonds (HIB) and rental assistance, including Housing Support. We are also incenting more deeply affordable units in our selection criteria for funding. Because deeply affordable units require more subsidy, there is a tradeoff between the number of units developed overall and number of deeply affordable units.

With the 2019 RFP, which had a significant amount of HIB funding, we reached 40% on a much larger number of new rental units (1,581).

3. Number of Owner-Occupied and Rental Homes that will be Rehabilitated or Improved



We are carrying out scenario analyses to identify an appropriate stretch goal that is achievable. With staff responding to COVID-19 impacts, this analysis has been delayed. The number of homes that we rehabilitate, particularly rental, is largely determined by the level of funding provided by the Legislature.

The occurrence and size of state bonding bills play a critical role. For example, we have rehabilitated the most units when the bonding bill includes resources for rehabilitating public housing. The forecast of 3,221 homes for 2020 is based on the level of funds that are available. After the two quarters, we have reached 1,941 homes.

Forecast of Households and Housing Units Assisted

The following table tracks our progress in reaching our activity forecasts by program area. For context and a comparison, it also provides the levels we have historically reached after the first quarter. Across the board, we are on track overall.

Progress in Reaching Our Forecast of Households and Housing Units Assisted in 2020

		2020 Year-End Forecast	2020 Actual after Two Quarters	Share of 2020 Forecast Reached after Two Quarters	2019 Actual after Two Quarters	Historical Benchmark for Share after One Quarter
1	Home Mortgage Lending	5,128	2,745	54%	1,954	40%
2	Homebuyer Education and Coaching	18,703	9,550	51%	8,667	40%
3	Home Improvement Lending	1,412	501	35%	422	40%
4	Other Owner-Occupied Opportunities	534	500	94%	382	80%
5	Rental New Construction & Adaptive Re-use	1,326	1,753	132%	1,112	90%
6	Rental Rehabilitation ^a	1,595	1,243	78%	2,120	75%
7	Rental Refinance Only	288	0	0%	163	33%
8	State Rent Assistance and Operating Subsidies	3,662	2,760	75%	2,941	75%
9	Section 8 Contract Administration	29,219	27,919	96%	28,067	100%
10	Homelessness Prevention and Other Supports	6,424	3,044	47%	2,644	50%

a. Share of year-end forecast reached after the second quarter can vary from 25% to 100% depending on the timing and size of the Publicly Owned Housing Program (POHP) and Rental Rehabilitation Deferred Loan (RRDL) RFPs.

NOTES:

Lines 1-2: Our homeownership programs operate year round on a pipeline basis, but there is seasonality to the level of activity, with the most activity in the spring and summer. Activity in the first two quarters (October through March) typically accounts for 40% of a full year. We are currently well ahead of schedule.

Line 3: While Fix-Up lending is on track, lending under the Rehabilitation Loan Program is slower than expected.

Line 4: Other Owner-Occupied Opportunities include our Community Homeownership Impact Fund, Workforce Affordable Homeownership Program, and Manufactured Home Communities. We have reached 80% of the year-end forecast after awarding funds through our annual Impact Fund RFP, reaching 117% of the forecasted housing units for that program. We still have to award funds under the two other programs.

Line 5: After completing our annual Consolidated RFP for our core rental programs, we are largely done funding new rental housing for the year.

Line 6: We do some rehabilitation lending on a pipeline basis outside of the Consolidated RFP, and production in this area should increase some.

Line 7: We offer rental refinancing resources year round.

Line 8: Most of the households that we support with rental assistance will continue to receive it throughout the year, but the number of assisted units will increase as some of the vouchers turnover to new households. We will also disburse operating subsidies to more units.

Line 9: The number of households assisted with project-based rental assistance through the Section 8 program is stable, with very little change over time.

Line 10: In the remaining three quarters of the year, our homelessness prevention and support programs will continue serve more households.

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Item: Discussion, Proposed Changes to the State of Minnesota 2022-2023 Housing Tax Credit Qualified Allocation Plan (QAP) for Public Comment Release

Staff Contact(s):

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Request Type:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> Approval | <input checked="" type="checkbox"/> No Action Needed |
| <input type="checkbox"/> Motion | <input checked="" type="checkbox"/> Discussion |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Information |

Summary of Request:

Staff will review and discuss proposed changes to the 2022-2023 Housing Tax Credit Qualified Allocation Plan (QAP) and the 2022-2023 Self-scoring Worksheet for Housing Tax Credit and deferred funding.

Fiscal Impact:

This is a federally sponsored program, and the allocation of housing tax credits does not have any direct fiscal impact on Minnesota Housing's financial condition.

Meeting Agency Priorities:

- Improve the Housing System
- Preserve and Create Housing Opportunities
- Make Homeownership More Accessible
- Support People Needing Services
- Strengthen Communities

Attachment(s):

- Background
- General timeline
- 2022-2023 Qualified Allocation Plan (QAP) Summary of Engagement and Proposed Changes

Background:

The Federal Tax Reform Act of 1986 established the Housing Tax Credit (HTC) Program for qualified residential rental properties. The HTC Program is one of the principal federal subsidies contained within tax law for acquisition/substantial rehabilitation and new construction of affordable rental housing.

Section 42 of the Internal Revenue Code (IRC) requires that state allocating agencies develop a Qualified Allocation Plan (QAP) for distribution of tax credits within their jurisdiction. The QAP is subject to modifications to ensure the provisions conform to the changing requirements of the IRC, applicable state statute, the changing environment and market conditions, and to best promote Minnesota Housing's Strategic Plan.

Minnesota Housing's HTC Program administration includes use of the following documents: a QAP and program procedural manual that includes detailed definitions and procedures for implementing the HTC program, and a Self-scoring Worksheet that assigns preference and points for developments that meet Minnesota Housing's HTC Program and deferred loan funding priorities. The HTC Program is reviewed annually to address IRS requirements and Minnesota Housing's Strategic Plan; more substantial policy changes will be recommended biennially beginning with the proposed changes for the 2022-2023 QAP.

Copies of the current QAP and HTC procedural manual are available on Minnesota Housing's website at www.mnhousing.gov (Home – Multifamily Rental Partners > Apply for Funding > Tax Credits > 2021 HTC Program Procedural Manual and Documents).

General Timeline: 2022 HTC Program Schedule:

The development of the 2022-2023 QAP began in January 2020 with a series of engagement sessions. In total, we participated in 17 engagement sessions¹ to inform the QAP and received nine early written comments from stakeholders. Staff made several proposed policy revisions to the QAP as a result of feedback from the engagement sessions. Following a discussion on the proposed changes with the Board, staff will prepare the draft 2022-2023 QAP for release in June. This will be followed by a three-week public comment period.

Minnesota Housing will convene two engagement and discussion opportunities with stakeholders, including developers, local governments and community based organizations during the open comment period in June. As required by the IRS, a public hearing is scheduled for June 24, 2020, which can be held remotely if necessary. Staff will review public comments and make necessary revisions to the QAP and expects to request final approval of the 2022-2023 QAP at the October 22, 2020 Board meeting.

Minnesota Housing is expected to release the Consolidated RFP in spring 2021 with a summer application deadline for the 2021 RFP/2022 HTC Round 1, with an anticipated approval of selections prior to the end of the calendar year 2021. The 2022 HTC Round 2 is expected to open for applications in winter 2021, with an anticipated approval of selections in spring 2021.

¹ Minnesota Housing in-person session, HTC webinar, MCCC, MHP, metro cities, St. Peter, Baxter, Cloquet, Shakopee, Blaine, St. Paul –Mino Oski Ain Dah Yung, Indian housing directors meeting, Northside Residents and Redevelopment Council, Equity in Place, resident focus groups in Cloquet, St. Paul, and Rochester.

Minnesota Housing's proposed 2022-2023 Qualified Allocation Plan (QAP) aligns Housing Tax Credit (HTC) program policies, processes and procedures with the Agency's Strategic Plan. The QAP is particularly focused on serving people and places most impacted by housing instability and housing disparities. From late January 2020 through late March 2020, the Agency held 17 engagement sessions¹ to inform the QAP and received nine written comments from stakeholders. In-person engagement strategies included informational and technical assistance sessions in Greater Minnesota, three HTC resident focus groups, and meetings with stakeholder groups. Over 400 people participated, representing a range of stakeholders including cities, counties, service providers, affordable housing developers, community-based organizations, Indian housing directors, and residents of HTC properties. Notably, over 250 people attended our engagement sessions in St. Peter, Coquet, and Baxter.

Summary of Engagement Feedback

Engagement session feedback on several key themes and recommendations, including:

- Communities should **drive development to be responsive to their needs**, focusing on racial equity by prioritizing communities that have been historically disinvested and discriminated against.
- There is a **need for deeper and longer-term affordability** that is better tailored to local needs and to those with barriers to housing than financing more units overall serving moderate income renters.
- Cost **containment standards should take into account those factors that result in increased**, but necessary, **development costs** such as geography, larger family projects, and long-term cost savings.
- There is a **need for housing with more bedrooms for larger and multi-generational families**, and townhomes would be a better fit than apartments.
- Participants recommended **changes to the geographic points** to allow for a more strength-based, person and community-centered approach. The recommended changes include:
 - **Prioritizing the creation of housing in cost-burdened communities** to meet the needs of low-income residents.
 - **Transit points should allow for a more flexible approach to community needs.**
- **Coordinated Entry works unevenly throughout Minnesota communities**, and in some cases may does not result in units filled with people in desperate need of housing.
- **Housing stability and displacement prevention should be a priority** of development.
- Prioritize **economic opportunities for people of color and indigenous communities** to lead and participate in the development process.
- Minnesota Housing should **continue to incent project innovation and investment in innovative energy and building techniques.**

¹ Minnesota Housing in-person session, HTC webinar, MCCD, MHP, metro cities, St. Peter, Baxter, Cloquet, Shakopee, Blaine, St. Paul –Mino Oski Ain Dah Yung, Indian housing directors meeting, Northside Residents and Redevelopment Council, Equity in Place, resident focus groups in Cloquet, St. Paul, and Rochester.

- Good **property management is central to tenant quality of life** experiences in affordable rental properties. A culture of respect and fairness, responsiveness to maintenance and repair requests, and addressing safety concerns in a timely manner were stressed by residents.
- **Expand penalties for fair housing violations** as Unacceptable Practices resulting in negative points on future applications.
- Streamline **the application process** for project resubmittals, including sublocator projects.
- Expand **affordable housing production using financing delivery models other than HTCs**.

In many cases, stakeholders provided targeted feedback on specific methods or project-related concerns that ranged from energy efficiency and building construction methods to cost containment. In other cases, participants advocated for opposing HTC policy goals (such as various policy tradeoffs that different geographies afford people and places, and tradeoffs between maximizing the number of affordable rental units and advancing more deeply affordable rental units).

Participants also noted the challenge of designing a statewide allocation process for the limited HTC resources, reflective of the needs of various Minnesota communities and places. With the proposed 2022-2023 QAP, Minnesota Housing strives to balance varied needs throughout the state with its Strategic Plan, which is centered on the needs of communities most impacted by housing disparities and instability.

While a number of the engagement themes outlined above are directly reflected in proposed QAP policy and process changes, some are broader than the HTC program itself. They are efforts Minnesota Housing is committed to undertaking and ones that the Agency will continue to review as it commits to public engagement work as part of a larger Agency effort. Some of these include the need to streamline the Consolidated RFP application process, the critical role property management has on tenant experiences, the role Minnesota Housing can take in spurring new methods and models to advance affordable multifamily rental housing development, efforts to affirmatively further fair housing for all Minnesotans, and work to update our Tenant Selection Plan guidance.

Summary of Proposed Policy and Process Changes to the Self-scoring Worksheet

Changes to the Self-scoring Worksheet are outlined below, including recommended changes to two selection preferences and revised scoring weights and changes to the seven selection criteria. In addition, projects must continue to **meet an Agency strategic priority or an HTC statutory strategic priority** as well as **IRS Section 42 requirements**.

Preferences

- **Eventual Tenant Ownership** – HTC projects are eligible for conversion to ownership and projects intending to convert to homeownership at the time of application will receive selection review preference, consistent with the IRS Section 42 preferences.
- **Innovative Construction Methods** – A project that uses an innovative construction technique to achieve, or has the potential to achieve, one or both of the following goals will be eligible to receive selection review preference. The goals are:
 - Reduce total development costs by at least 10%
 - Reduce the time the project is under construction by at least 20%

Greatest Need Tenant Targeting

- Increase the **incentive to serve larger family sizes**. For point eligibility:
 - At least 75% of the assisted units must contain two or more units; add a requirement that one-third of the 75% must contain three or more bedroom.
 - A smaller number of additional points are available if one-third of the 75% contain four or more bedrooms

Permanent supportive housing:

- **Permit communities to use a dynamic prioritization process** (populations could come from Coordinated Entry (CE) waiting list households further down on CE scoring such as Rapid Re-Housing (RRH), referrals from county and/or institutions, referrals from housing choice voucher (HCV) waiting lists for households in housing search status, etc.).
- **People with Disabilities** – Create a second point option for projects that will use Section 811 project-based rental assistance if Minnesota Housing receives an award of additional Section 811 funding by HUD in mid-2020.
- **Tenant Selection Criteria** – Minnesota Housing currently requires a written tenant screening plan for all HTC projects selected for funding. The tenant selection plan for supportive housing, 30% MTSP rent units, and units set aside at the HAP payment standard must be written to adhere to housing first principles, **may not screen out** individuals based on only credit or housing history (including evictions), and must implement criminal background screening procedures that reduce barriers to obtaining housing following Minnesota Housing’s [Tenant Selection Plan guidance](#). Minnesota Housing seeks further public comment on expanding the proposed Tenant Selection Criteria to all units financed with Agency HTCs or deferred funding.
- **Add new scoring criterion for serving seniors** for projects where 100% of units will be restricted and marketed to seniors age 55 and older. Additional points are available for further restricting units to 30% income levels consistent with the Housing Infrastructure Bond statutory preference.

Serves Lowest Income for Long Durations

- **Add deeper rent targeting for 30% MTSP rents with or without a services requirement:**
 - Add requirements for HTC (9% and 4%) and deferred projects: Must set aside a minimum of 2% of units at 30% MTSP rent levels. Must set aside a minimum of 3% of unit rents at or below the housing assistance payment (HAP) standard, which may be the same units as the 30% MTSP units or different units.
 - Create a pointing incentive for deeper rent targeting (30% MTSP rents).
 - Create four new point tiers ranging from 5-9%; 10-19%; 20-29%; 30-40% of total units.
- **Long-term affordability:**
 - Make points available for longer affordability for deferred projects in addition to HTC projects for a 40-year duration or a 50-year duration.
 - Require that all projects remain affordable for a minimum duration of 30 years, including HTC projects (9% and 4%) and deferred projects.

Increasing Geographic Choice

- Eliminate High Performing School and Economic Integration criteria.
- Create a new category (two tiers) based on the need for more affordable housing options as a result of:
 - Either a low share of affordable rental housing compared to all housing options in a community or a large share of renters that are cost burdened by their rent.
- Rename Location Efficiency to **Transit and Walkability**. Recommended changes within Transit and Walkability include:
 - Update the 7-County Twin Cities Metropolitan Area and Greater Minnesota Rural Small Urban Areas by:
 - Merging the light rail transit (LRT) and high-frequency network/bus rapid transit (BRT) into one criterion.
 - Adding an option for projects with access to dial-a-ride in the 7-County Metropolitan Area.
 - Lowering the minimum hours of service for transit operations in Greater Minnesota Rural and Small Urban Areas from 10 to 8.
 - Recalibrate the tiers for walkability in the 7-County Twin Cities Metropolitan Area and Greater Minnesota Rural and Small Urban Areas, with new tiers for the core cities in the Twin Cities 7-County Metropolitan Area and different tiers for suburban locations.

Supporting Community and Economic Development

- Add a **point incentive for Equity and Inclusion** to the Community Development Initiative for projects committed to equity and inclusion.
- Add projects located in **Opportunity Zones** as a pointing preference.
- Incentivize projects with **No Recent Multifamily Award** (within the last five years) as a new pointing category.
- Rename Minority Business Enterprise/Women Business Enterprise to **People of Color and Indigenous-owned/Women-owned Business Enterprise (POCIBE/WBE)** and add two additional opportunities for points for projects that meet one, or both, criteria:
 - Two or more key members of the development team are POCIBE/WBE.
 - The project sponsor, general contractor, architect or management agent partners with a POCIBE/WBE entity with the goal of building the entity's capacity to develop, manage, construct, design or own affordable housing in the future.

Preservation

- Remove points for Partially Assisted Projects with Existing Federally Assisted Units within Economic Integration Census Tracts.
- Eliminate the requirement that Tier 2 and Critical Affordable Units must also claim and be eligible for Serves Lowest Income Tenants/Rent Reduction criteria. Change scoring to require these projects to agree to restrict at least 50% of the units to rents and incomes at or below 50% MTSP.

Efficient Use of Scarce Resources and Leverage

- **Recalibrate the Financial Readiness to Proceed/Leveraged Funds calculation** to better compare funding leverage from outside entities to the total development cost (TDC) of the project, excluding first mortgage financing and syndication proceeds.
- **Eliminate cost containment points.** Although projects will continue to be evaluated through the predictive cost model, they will not compete for points against other projects.

Building Characteristics

- In the **Enhanced Sustainability** category, in addition to two new pointing tiers introduced in the 2021 QAP that incent projects to take a greater number of Optional Green Communities points, points are available for a higher level of sustainability:
 - **Points for projects that follow an alternative building performance pathway:** SB 2030 or Enterprise Green Communities Plus Standards (new construction only) or Performance HERS Index Pathway (rehabilitation only).

As a result of the proposed changes, we will establish **minimum point requirements** for 9% and 4% HTC projects **recalibrated overall scoring weights to reflect strategic policy priorities** in rank order:

- Serves Lowest Income for Long Durations
- Greatest Need Tenant Targeting – including large family housing, permanent supportive housing and seniors
- Preservation – to allow preservation to compete with new construction projects
- Efficient Use of Scarce Resources and Leverage
- Increasing Geographic Choice
- Supporting Community and Economic Development
- Building Characteristics

Summary of Proposed Changes to the QAP and HTC Procedural Manual

Proposed changes to the Qualified Allocation Plan (QAP) and the Housing Tax Credit (HTC) Procedural Manual are highlighted below:

- Combine the QAP and HTC Procedural Manual into one document and establish a two-year QAP (2022-2023), which sets the priorities and requirements for multifamily projects that will request funding in the 2021 and 2022 Consolidated RFPs.
- Increase the per development HTC limit to \$1.35 million in 2022 and \$1.4 million in 2023.
- Increase the Rural Development set-aside to \$375,000 in both years.
- Unacceptable Practices: Eliminate the cost containment penalty as this scoring criterion no longer applies.
- Incorporate the concept of dynamic prioritization (refer above) for High Priority Homeless (HPH).
- Implement the average income test policy:
 - May be elected only for 100% HTC restricted properties
 - Owner agrees to treat all buildings as one multiple building project
 - Rent and income tiers are designated at the time of application and would be incorporated into the tax credit legal documents

- The required number of units would be set forth in the LURA and may float throughout the property, but owner should be aware of potential fair housing concerns if the lower income and rent restrictions are not available in units with larger bedroom sizes.
- Move all HTC related fees to a fee schedule document that will be posted on Minnesota Housing's website to allow for easier access.

Next Steps

Opportunities for feedback and public comment are listed below. The formal comment period begins on June 10, 2020 and closes on July 1, 2020 at 5:00 p.m. Minnesota Housing will consider all comments received through this deadline. Presentation and final action on the 2022-2023 QAP is expected to occur at Minnesota Housing's board meeting that will be held on October 22, 2020.

Date	Activity
June 10, 2020 – July 1, 2020	Public comment period Send to: HTC.MHFA@state.mn.us , by phone at 651.296.8277, or by mail to Attn. Tamara Wilson, Minnesota Housing, 400 Wabasha Street North, Ste, 400, St. Paul, MN 55102
June 11, 2020	Minnesota Housing discussion/webinar
June 17, 2020	Minnesota Housing Partnership/Metropolitan Consortium of Community Developers co-sponsored discussion with Minnesota Housing
June 24, 2020	Public hearing
July 1, 2020	Public comment period closes
October 22, 2020	Minnesota Housing board meeting: final action