PRELIMINARY OFFICIAL STATEMENT DATED FEBRUARY 25, 2025

SERIES 2025-148 NEW ISSUE **(BOOK-ENTRY ONLY)**

In the opinion of Co-Bond Counsel, under existing law, interest on the Series 2025-148A Bonds (as defined below) is excludable from gross income for federal income tax purposes, assuming continuing compliance with the requirements of federal tax law. Interest on the Series 2025-148A Bonds is not an item of tax preference for purposes of the federal-alternative minimum tax imposed on individuals. Interest on the Series 2025-148A Bonds is taken into account in determining the adjusted financial statement income of applicable corporations for purposes of computing the federal alternative minimum tax imposed on such corporations. Interest on the Series 2025-148B Bonds is not excludable from gross income for federal income tax purposes. Under the current law of the Commonwealth of Pennsylvania, interest on the Series 2025-148 Offered Bonds (as defined below) is exempt from Pennsylvania personal income tax and corporate net income tax. For a more detailed discussion of federal and Pennsylvania tax issues, see "FEDERAL TAX MATTERS" and "STATE TAX MATTERS" herein.

PHFA
PENNSYLVANIA HOUSING FINANCE AGENCY

$322,800,000*
PENNSYLVANIA HOUSING FINANCE AGENCY
SINGLE FAMILY MORTGAGE REVENUE BONDS
$258,820,000* SERIES 2025-148A (NON-AMT) (SOCIAL BONDS)
$63,980,000* SERIES 2025-148B (FEDERALLY TAXABLE)

Dated Date/Delivery Date:	April 9, 2025*
Series 2025-148 Offered Bonds:	Single Family Mortgage Revenue Bonds, Series 2025-148A (Non-AMT) (the "Series 2025-148A Bonds") and the Series 2025-148B (Federally Taxable) (the "Series 2025-148B Bonds" and collectively, together with the Series 2025-148A Bonds, the "Series 2025-148 Offered Bonds") of the Pennsylvania Housing Finance Agency (the "Agency"). The Series 2025-148A Bonds are designated as "Social Bonds." See "DESIGNATION OF THE SERIES 2025-148A BONDS AS SOCIAL BONDS" herein. Proceeds of the Series 2025-148A Bonds will be used to originate New Tax-Exempt Mortgage Loans. Proceeds of the Series 2025-148B Bonds will be used to originate New K-FLEX Taxable Mortgage Loans.
Book-Entry Only System:	The Series 2025-148 Offered Bonds will be issued only as fully registered bonds without coupons and will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, NY ("DTC"). Individual purchases must be made in book-entry form. (See "BOOK-ENTRY ONLY SYSTEM" herein).
Denominations:	The Series 2025-148 Offered Bonds are being issued as fixed rate securities in denominations of $5,000 and integral multiples thereof (except as otherwise noted herein).
Interest Payment Dates:	April 1 and October 1, commencing on October 1, 2025*.
Interest Rates and Maturities:	Set forth on the inside cover herein.
Redemption Dates:	The Series 2025-148 Offered Bonds are subject to redemption prior to maturity as described herein. Redemption provisions are more fully described in "REDEMPTION PROVISIONS" herein.
Security:	The Series 2025-148 Offered Bonds are general obligations of the Agency secured under the Pennsylvania Housing Finance Agency Law (the "Act") and an Indenture of Trust of the Agency dated as of April 1, 1982, as amended and supplemented (the "Indenture"), by and between the Agency and U.S. Bank Trust Company, National Association, as successor Trustee (the "Trustee"), for the purpose of making moneys available for the purchase of mortgage loans for single family residences for persons and families of low and moderate income. See "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE - Revenues" in Part 2 of this Official Statement. The Agency has no taxing power. Neither the Commonwealth of Pennsylvania (the "Commonwealth") nor any political subdivision thereof is or shall be obligated to pay the principal or redemption price of or purchase price of or interest on the Series 2025-148 Offered Bonds and neither the faith and credit nor the taxing power of the Commonwealth or any political subdivision thereof is pledged to such payment.
Trustee/Paying Agent:	U.S. Bank Trust Company, National Association (the "Trustee").
Co-Bond Counsel:	Ballard Spahr LLP and Ahmad Zaffarese LLC, both of Philadelphia, PA.
Underwriter's Counsel:	Duane Morris LLP, of Philadelphia, PA
Ratings:	The Series 2025-148 Offered Bonds are rated Aa1/AA+ from Moody's and S&P, respectively.

Wells Fargo Securities

Academy Securities	**Bancroft Capital**	**Barclays**	**BofA Securities**
Jefferies	**J.P. Morgan**	**Morgan Stanley**	**PNC Capital Markets LLC**
Ramirez & Co., Inc.	**Raymond James**	**RBC Capital Markets**	**TD Securities**

Dated:

* Subject to change

MATURITY SCHEDULE
Relating to
PENNSYLVANIA HOUSING FINANCE AGENCY
SINGLE FAMILY MORTGAGE REVENUE BONDS
$258,820,000[*] SERIES 2025-148A (NON-AMT) (SOCIAL BONDS)

$47,805,000[*] Series 2025-148A Serial Bonds

Maturity[*]	Amount[*]	Coupon Rate[*]	Price[*]	CUSIP[‡] (70879Q)	Maturity[*]	Amount[*]	Coupon Rate[*]	Price[*]	CUSIP[†] (70879Q)
April 1, 2026	$2,645,000	%	%		October 1, 2031	$2,115,000	%	%	
October 1, 2026	1,555,000				April 1, 2032	2,180,000			
April 1, 2027	1,605,000				October 1, 2032	2,250,000			
October 1, 2027	1,660,000				April 1, 2033	2,315,000			
April 1, 2028	1,705,000				October 1, 2033	2,390,000			
October 1, 2028	1,760,000				April 1, 2034	2,465,000			
April 1, 2029	1,815,000				October 1, 2034	2,540,000			
October 1, 2029	1,870,000				April 1, 2035	2,615,000			
April 1, 2030	1,930,000				October 1, 2035	2,700,000			
October 1, 2030	1,985,000				April 1, 2036	2,785,000			
April 1, 2031	2,050,000				October 1, 2036	2,870,000			

$211,015,000[*] Series 2025-148A Term Bonds

$26,415,000[*] _____% Series 2025-148A Term Bonds due October 1, 2040[*] – Price _______%; CUSIP[†] 70879Q___
$43,535,000[*] _____% Series 2025-148A Term Bonds due October 1, 2045[*] – Price _______%; CUSIP[†] 70879Q___
$59,110,000[*] _____% Series 2025-148A Term Bonds due October 1, 2050[*] – Price _______%; CUSIP[†] 70879Q___
$38,065,000[*] _____% Series 2025-148A Term Bonds due October 1, 2053[*] – Price _______%; CUSIP[†] 70879Q___
$43,890,000[*] _____% Series 2025-148A PAC Bonds due October 1, 2055[*] – Price _______%; CUSIP[†] 70879Q___

[*] Subject to change

[†] CUSIP is a registered trademark of American Bankers Association ("ABA"). CUSIP data herein is provided by CUSIP Global Services ("CGS"), which is managed on behalf of ABA by FactSet Research Systems Inc. The CUSIP (Committee on Uniform Securities Identification Procedures) numbers are being assigned by an organization not affiliated with the Agency or the Underwriters, and such parties are not responsible for the selection or use of the CUSIP numbers. The CUSIP numbers are included solely for the convenience of bondholders and no representation is made as to the correctness of such CUSIP numbers. CUSIP numbers assigned to securities may be changed during the term of such securities based on a number of factors including, but not limited to, the refunding or defeasance of such issue, post-issuance procurement of credit enhancement or the use of secondary market financial products. Neither the Agency nor the Underwriters have agreed, or assumed any duty or obligation, to update this Official Statement to reflect any change or correction in the CUSIP numbers set forth above.

MATURITY SCHEDULE
Relating to
PENNSYLVANIA HOUSING FINANCE AGENCY
SINGLE FAMILY MORTGAGE REVENUE BONDS
$63,980,000[*] SERIES 2025-148B (FEDERALLY TAXABLE)

$10,940,000[*] Series 2025-148B Serial Bonds

Maturity[*]	Amount[*]	Coupon Rate[*]	Price[*]	CUSIP[‡] (70879Q)	Maturity[*]	Amount[*]	Coupon Rate[*]	Price[*]	CUSIP[†] (70879Q)
April 1, 2026	$495,000	%	%		April 1, 2032	$440,000	%	%	
October 1, 2026	290,000				October 1, 2032	460,000			
April 1, 2027	305,000				April 1, 2033	475,000			
October 1, 2027	315,000				October 1, 2033	490,000			
April 1, 2028	330,000				April 1, 2034	510,000			
October 1, 2028	340,000				October 1, 2034	530,000			
April 1, 2029	350,000				April 1, 2035	555,000			
October 1, 2029	365,000				October 1, 2035	570,000			
April 1, 2030	380,000				April 1, 2036	595,000			
October 1, 2030	395,000				October 1, 2036	615,000			
April 1, 2031	410,000				April 1, 2037	635,000			
October 1, 2031	425,000				October 1, 2037	665,000			

$53,040,000[*] Series 2025-148B Term Bonds

$4,540,000[*] _____% Series 2025-148B Term Bonds due October 1, 2040[*] – Price _______%; CUSIP[†] 70879Q___
$10,220,000[*] _____% Series 2025-148B Term Bonds due October 1, 2045[*] – Price _______%; CUSIP[†] 70879Q___
$14,810,000[*] _____% Series 2025-148B Term Bonds due October 1, 2050[*] – Price _______%; CUSIP[†] 70879Q___
$12,845,000[*] _____% Series 2025-148B Term Bonds due April 1, 2054[*] – Price _______%; CUSIP[†] 70879Q___
$10,625,000[*] _____% Series 2025-148B PAC Bonds due October 1, 2055[*] – Price _______%; CUSIP[†] 70879Q___

[*] Subject to change
[†] CUSIP is a registered trademark of American Bankers Association ("ABA"). CUSIP data herein is provided by CUSIP Global Services ("CGS"), which is managed on behalf of ABA by FactSet Research Systems Inc. The CUSIP (Committee on Uniform Securities Identification Procedures) numbers are being assigned by an organization not affiliated with the Agency or the Underwriters, and such parties are not responsible for the selection or use of the CUSIP numbers. The CUSIP numbers are included solely for the convenience of bondholders and no representation is made as to the correctness of such CUSIP numbers. CUSIP numbers assigned to securities may be changed during the term of such securities based on a number of factors including, but not limited to, the refunding or defeasance of such issue, post-issuance procurement of credit enhancement or the use of secondary market financial products. Neither the Agency nor the Underwriters have agreed, or assumed any duty or obligation, to update this Official Statement to reflect any change or correction in the CUSIP numbers set forth above.

OFFICIAL STATEMENT SUMMARY

This Summary is furnished to provide limited introductory information regarding the terms of the Series 2025-148 Offered Bonds and is qualified by the more detailed descriptions appearing in Parts 1 and 2 of this Official Statement and the appendices thereto. The offering of the Series 2025-148 Offered Bonds is made only by means of this entire Official Statement; and no person is authorized to make offers to sell or to solicit offers to buy the Series 2025-148 Offered Bonds unless the entire Official Statement is delivered. See this Official Statement for all defined terms.

The Issuer .... The Pennsylvania Housing Finance Agency (the "Agency") is a body corporate and politic constituting a public corporation and government instrumentality created by the Pennsylvania Housing Finance Agency Law (35 P.S. §1680.101 *et seq.*), as amended (the "Act").

The Series 2025-148 Offered Bonds

.... $322,800,000* Single Family Mortgage Revenue Bonds, consisting of $258,820,000* Series 2025-148A (Non-AMT) (the "Series 2025-148A Bonds) and $63,980,000* Series 2025-148B (Federally Taxable) (the "Series 2025-148B Bonds") (collectively, the "Series 2025-148 Offered Bonds").

Designation as Social Bonds .... The Agency has designated the Series 2025-148A Bonds as "Social Bonds." See "DESIGNATION OF THE SERIES 2025-148A BONDS AS SOCIAL BONDS."

Use of Proceeds .... Proceeds of the Series 2025-148 Offered Bonds, together with an Agency contribution, will be used to provide funds with which to purchase or originate New Tax-Exempt Mortgage Loans (as defined herein) and New K-FLEX Taxable Mortgage Loans (as defined herein) and to pay certain costs of issuing the Series 2025-148 Offered Bonds. See "THE SERIES 2025-148 OFFERED BONDS – Estimated Sources and Uses of Funds" in Part 1.

Bonds Outstanding .... Prior to the date hereof, the Agency had issued 147 series of Single Family Mortgage Revenue Bonds, designated 1982 Series A through Series 2024-147 under the Indenture; however, certain of these bonds have been redeemed and are no longer outstanding. (See "OUTSTANDING BONDS AND NOTES OF THE AGENCY" in Appendix D to Part 2 of this Official Statement.) When referred to individually, each such series of Single Family Mortgage Revenue Bonds is referred to by its respective series designation; collectively, these Single Family Mortgage Revenue Bonds are referred to as "Prior Series Bonds" in this Official Statement. The Prior Series Bonds, the Series 2025-148A Bonds, the Series 2025-148B Bonds and any additional bonds issued under the Indenture are referred to collectively as the "Bonds" herein.

Maturity .... The Series 2025-148 Offered Bonds mature on the dates in the principal amounts set forth on the inside cover page of this Official Statement.

Interest .... Interest on the Series 2025-148 Offered Bonds accrues from their date of delivery, is payable on October 1 and April 1 of each year, commencing on October 1, 2025*, until maturity, or earlier redemption, if applicable. Interest on the Series 2025-148 Offered Bonds will be calculated on the basis of a 360-day year consisting of twelve 30-day months.

Redemption .... As described in "REDEMPTION PROVISIONS" in Part 1 of this Official Statement, the Series 2025-148 Offered Bonds are subject to redemption prior to maturity, from optional redemption, as applicable, sinking fund redemption, as applicable, special mandatory redemption, as applicable, and special optional redemption, as applicable.

Security and Sources of Payment ... The Series 2025-148 Offered Bonds, together with the Agency's Single Family Mortgage Revenue Bonds currently outstanding or hereafter issued under the Indenture, are general obligations of the Agency payable from, and secured by a pledge of, Revenues, as defined in Appendix A to Part 2 of this Official Statement, as well as a pledge of the Mortgage Loans, as defined herein and subject to the requirements of the Internal Revenue Code of 1986, as amended (the "Code") and as applicable, a pledge of all amounts and investments on deposit in the funds and accounts established by the Indenture. See "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE – Revenues" and "TAX MATTERS" in Part 2 of this Official Statement.

The Agency has no taxing power. Neither the Commonwealth nor any political subdivision thereof is or shall be obligated to pay the principal or redemption price of or purchase price of

* Subject to change

or interest on the Bonds and neither the faith and credit nor the taxing power of the Commonwealth or any political subdivision thereof is pledged to such payment.

Equally and Ratably Secured ....The Series 2025-148 Offered Bonds are equally and ratably secured with all Bonds under the Indenture and subject to the requirements of the Code. See "TAX MATTERS" in Part 2 of this Official Statement.

Capital Reserve Fund ....Upon the issuance of each series of Bonds, the Indenture requires to be deposited into the Capital Reserve Fund an amount sufficient to cause the balance thereof to equal at least 3% of the aggregate principal amount of all Bonds outstanding plus $1,000,000, which $1,000,000 shall be invested in Investment Securities having a maturity of one year or less, subject to the limitations of and any reduction required by Federal Tax Requirements (as defined herein). The Capital Reserve Fund is currently fully funded. If on any interest payment date there is not a sufficient amount available to provide for the payment of principal, sinking fund payments and interest maturing and becoming due on the Bonds, the Trustee is required subject to the requirements of the Code and the Indenture to withdraw the available amounts necessary for such payments from the Capital Reserve Fund. See "SECURITY FOR THE BONDS – Capital Reserve Fund" in Part 1 of this Official Statement and "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE – Capital Reserve Fund" in Part 2 of this Official Statement.

Ratings ....Moody's and Standard & Poor's have assigned ratings of "Aa1" and "AA+", respectively, for the Series 2025-148 Offered Bonds. See "RATINGS" in Part 1 of this Official Statement.

Market Events and Risk Factors ....Many factors affecting credit markets, currency markets, debt markets and the broader financial markets, both nationally and globally, should be considered by investors in making any investment decision. For a description of such factors and recent market events, see "RECENT MARKET EVENTS AND POTENTIAL RISK" in Part 1 of this Official Statement.

Series 2025-148 Offered Bonds
Tax Matters ....In the opinion of Co-Bond Counsel, under existing law, interest on the Series 2025-148A Bonds is excludable from gross income for federal income tax purposes, assuming continuing compliance with the requirements of federal tax law. Interest on the Series 2025-148A Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. Interest on the Series 2025-148A Bonds is taken into account in determining the adjusted financial statement income of applicable corporations for purposes of computing the federal alternative minimum tax imposed on certain corporations. Interest on the Series 2025-148B Bonds is not excludable from gross income for federal income tax purposes. Under the current law of the Commonwealth of Pennsylvania, interest on the Series 2025-148 Offered Bonds is exempt from Pennsylvania personal income tax and corporate net income tax. For a more detailed discussion of federal and Pennsylvania tax issues, see "FEDERAL TAX MATTERS" and "STATE TAX MATTERS" herein.

Disclosure Undertaking ....The Agency will enter into a written continuing disclosure undertaking for the benefit of holders and owners of the Series 2025-148 Offered Bonds. See "ONGOING SECONDARY MARKET DISCLOSURE – Continuing Disclosure Undertaking" in Part 1 and "FINANCIAL STATEMENTS OF THE AGENCY – Disclosure Undertaking" in Part 2 of this Official Statement.

Book-Entry Only System ....The Series 2025-148 Offered Bonds initially will be issued to, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), under the book-entry only system. DTC will act as securities depository of the Series 2025-148 Offered Bonds. Purchasers of such Series 2025-148 Offered Bonds will not receive physical delivery of bond certificates, except in the event that use of the book-entry system for the Series 2025-148 Offered Bonds is discontinued. See "BOOK-ENTRY ONLY SYSTEM" in Part 2 of this Official Statement.

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No dealer, broker, salesperson or other person has been authorized by the Pennsylvania Housing Finance Agency or the Underwriters, to give any information or to make any representations, other than as contained in this Official Statement (consisting of Part 1 and Part 2 and all appendices thereto), and if given or made such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2025-148 Offered Bonds (as defined herein) by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The information set forth herein has been furnished by the Pennsylvania Housing Finance Agency and by other sources. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any placement made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Pennsylvania Housing Finance Agency since the date hereof (or the date of any specific information provided).

The Underwriters have reviewed the information in this Official Statement pursuant to their responsibilities to investors under the federal securities laws, but the Underwriters do not guarantee the accuracy or completeness of such information.

The order and placement of materials in this Official Statement, including the appendices, are not to be deemed to be a determination of relevance, materiality or importance, and this Official Statement, including the appendices, must be considered in its entirety.

Part 1 and Part 2 of this Official Statement, including their respective appendices, are to be read together, and together Part 1 and Part 2 and their respective appendices constitute this Official Statement.

TABLE OF CONTENTS

PART 1

INTRODUCTORY STATEMENT .... -1-1-

DESIGNATION OF THE SERIES 2025-148A BONDS AS SOCIAL BONDS .... -1-6-

SECURITY FOR THE BONDS .... -1-9-

THE SERIES 2025-148 OFFERED BONDS .... -1-9-

REDEMPTION PROVISIONS .... -1-10-

UNDERWRITING .... -1-22-

RATINGS .... -1-24-

ABSENCE OF LITIGATION .... -1-24-

FEDERAL TAX MATTERS .... -1-25-

STATE TAX MATTERS .... -1-33-

CHANGES IN LAW .... -1-33-

CERTAIN LEGAL MATTERS .... -1-33-

CERTAIN RELATIONSHIPS .... -1-34-

ONGOING SECONDARY MARKET DISCLOSURE .... -1-34-

SUPPLEMENTAL FINANCIAL INFORMATION .... -1-35-

AVAILABLE INFORMATION .... -1-35-
RECENT MARKET EVENTS AND POTENTIAL RISK .... -1-35-
MISCELLANEOUS .... -1-38-

Appendix A – Form of Opinion of Co-Bond Counsel - Series 2025-148 Offered Bonds .. A-1

PART 2

INTRODUCTORY STATEMENT .... -2-1-

THE PENNSYLVANIA HOUSING FINANCE AGENCY .... -2-3-

THE SINGLE FAMILY MORTGAGE LOAN PROGRAM .... -2-5-

SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE .... -2-9-

SUMMARY OF REVENUES, EXPENSES AND FUND BALANCES AND MANAGEMENT'S DISCUSSION AND ANALYSIS OF THE SUMMARY OF OPERATIONS .... -2-13-

OUTSTANDING BONDS AND NOTES OF THE AGENCY .... -2-13-

BOOK-ENTRY ONLY SYSTEM .... -2-13-

AGENCY REDEMPTION PRACTICES .... -2-16-

OTHER PROGRAMS OF THE AGENCY .... -2-16-

SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE .... -2-16-

TAX MATTERS .... -2-27-

LEGAL INVESTMENT .... -2-28-

AGENCY INVESTMENT POLICY .... -2-29-

FINANCIAL STATEMENTS OF THE AGENCY .... -2-29-

AVAILABLE INFORMATION .... -2-31-

Appendix A -- Definitions of Certain Terms A-1
Appendix B -- Primary and Pool Mortgage Insurance B-1
Appendix C -- The Single Family Mortgage Loan Program C-1
Appendix D -- Certain General Agency Program Information and Outstanding Obligations D-1
Appendix E -- Financial Statements (Audited) E-1
Appendix F -- Financial Statements (Unaudited) F-1
Appendix G -- Form of Social Bonds Reporting G-1

OFFICIAL STATEMENT PART 1

PENNSYLVANIA HOUSING FINANCE AGENCY
Single Family Mortgage Revenue Bonds

This Official Statement Part 1 (sometimes referred to herein as "Part 1") provides information as of its date (except where otherwise expressly stated) concerning the Pennsylvania Housing Finance Agency's Series 2025-148 Offered Bonds (as defined herein). Part 1 contains only a part of the information to be provided by the Agency in connection with the issuance and sale of the Series 2025-148 Offered Bonds. Additional information concerning Prior Series Bonds (as defined herein), certain sources of payment and security for the Series 2025-148 Offered Bonds and the Prior Series Bonds, the Agency and its mortgage loan program is contained in the Official Statement Part 2 (including the Appendices thereto) (sometimes referred to herein as "Part 2") and is subject in all respects to the information contained herein.

TABLE OF CONTENTS

INTRODUCTORY STATEMENT .... -1-1-

DESIGNATION OF THE SERIES 2025-148A BONDS AS SOCIAL BONDS .... -1-6-
General .... -1-6-
Mission and Summary Statistics .... -1-7-

SECURITY FOR THE BONDS .... -1-9-
The Agency's Self-Insurance Fund .... -1-9-
Capital Reserve Fund .... -1-9-

THE SERIES 2025-148 OFFERED BONDS .... -1-9-
Estimated Sources and Uses of Funds .... -1-9-
General Description of the Series 2025-148 Offered Bonds .... -1-10-

REDEMPTION PROVISIONS .... -1-10-
Optional Redemption .... -1-11-
Sinking Fund Redemptions .... -1-11-
Special Mandatory Redemption - Federal Tax Requirements .... -1-14-
Special Mandatory Redemption - The Series 2025-148A PAC Bonds .... -1-15-
Special Mandatory Redemption - The Series 2025-148B PAC Bonds .... -1-16-
Special Optional Redemption .... -1-17-
Limitations on Redemption Rights .... -1-18-
Projected Weighted Average Life of the Series 2025-148A PAC Bonds .... -1-18-
Projected Weighted Average Life of the Series 2025-148B PAC Bonds .... -1-20-
Selection of Series 2025-148 Offered Bonds to be Redeemed .... -1-22-
Regulations with Respect to Transfers .... -1-22-
Notice to Bondholders of Redemption .... -1-22-

UNDERWRITING .... -1-22-

RATINGS .... -1-24-

ABSENCE OF LITIGATION .... -1-24-

FEDERAL TAX MATTERS .... -1-25-
Opinions of Co-Bond Counsel – The Series 2025-148A Bonds .... -1-25-
The Series 2025-148B Bonds (Federally Taxable) .... -1-26-

STATE TAX MATTERS .... -1-33-

CHANGES IN LAW .... -1-33-

CERTAIN LEGAL MATTERS .... -1-33-

CERTAIN RELATIONSHIPS .... -1-34-

ONGOING SECONDARY MARKET DISCLOSURE .... -1-34-
Continuing Disclosure Undertaking .... -1-34-
Additional Information .... -1-34-

SUPPLEMENTAL FINANCIAL INFORMATION .... -1-35-

AVAILABLE INFORMATION .... -1-35-

RECENT MARKET EVENTS AND POTENTIAL RISK .... -1-35-
General .... -1-35-
Cybersecurity .... -1-37-

MISCELLANEOUS .... -1-38-

Appendix A – Form of Opinion of Co-Bond Counsel - Series 2025-148 Offered Bonds ... A-1

PENNSYLVANIA HOUSING FINANCE AGENCY

211 North Front Street
Harrisburg, PA 17101
(717) 780-3800

OFFICIAL STATEMENT

PART 1

Relating to
$322,800,000*
PENNSYLVANIA HOUSING FINANCE AGENCY
SINGLE FAMILY MORTGAGE REVENUE BONDS
$258,820,000* SERIES 2025-148A (NON-AMT) (SOCIAL BONDS)
$63,980,000* SERIES 2025-148B (FEDERALLY TAXABLE)

INTRODUCTORY STATEMENT

This Official Statement consists of Part 1 and Part 2 (including the Appendices thereto). The purpose of this Part 1, which includes the cover page, inside cover page hereof, Official Statement Summary and the Appendix to this Part 1, is to set forth certain information concerning the Pennsylvania Housing Finance Agency (the "Agency"), a body corporate and politic constituting a public corporation and government instrumentality created by the Pennsylvania Housing Finance Agency Law (35 P.S. §1680.101 et seq.), as amended (the "Act"), the Agency's Single Family Mortgage Loan Program, the Agency's Single Family Mortgage Revenue Bonds and, more particularly, its $258,820,000* Series 2025-148A (Non-AMT) (the "Series 2025-148A Bonds") and $63,980,000* Series 2025-148B (Federally Taxable) (the "Series 2025-148B Bonds"). The Series 2025-148A Bonds and the Series 2025-148B Bonds are collectively referred to as the "Series 2025-148 Offered Bonds" herein.

Part 1 of this Official Statement includes specific information about the Series 2025-148 Offered Bonds. The form of opinion of Co-Bond Counsel is attached as Appendix A to Part 1. Part 2 of this Official Statement sets forth additional information concerning the Agency, the Act, the Single Family Mortgage Loan Program, other Agency affordable housing programs, and the Bonds issued under the Indenture (as defined below). Appendices to Part 2 include definitions (Appendix A); information about mortgage insurance for Mortgage Loans (as defined herein) (Appendix B); information about the Single Family Mortgage Loan Program (Appendix C); information about Agency programs and outstanding obligations

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* Subject to change

(Appendix D); audited and unaudited financial statements (Appendix E and Appendix F, respectively, if applicable); and form of social bonds reporting (Appendix G). All capitalized terms used in this Official Statement and not otherwise defined herein shall have the meanings ascribed thereto in Appendix A to Part 2 of this Official Statement and in the Indenture, as applicable.

The Series 2025-148 Offered Bonds are being offered to investors as described in this Official Statement and will be purchased by the Underwriters as described under the heading "UNDERWRITING" in this Part 1.

The Series 2025-148 Offered Bonds are being issued pursuant to the Act and a resolution duly adopted by the Board of the Agency (the "Board") on May 9, 2024, and as supplemented by action of the Executive Director or other authorized officer of the Agency, under authority granted to such officer under the Board's aforementioned resolutions, setting the final terms of the Series 2025-148 Offered Bonds (as so amended and supplemented, collectively, the "Series 2025-148 Resolution" or the "Resolution"). The Series 2025-148 Offered Bonds are general obligations of the Agency secured under the Act and an Indenture of Trust of the Agency dated as of April 1, 1982, as amended and supplemented (the "Indenture"), by and between the Agency and U.S. Bank Trust Company, National Association, as successor Trustee (the "Trustee"), for the purpose of making moneys available for the purchase of mortgage loans for single family residences for persons and families of low and moderate income (the "Mortgage Loans").

Proceeds of the Series 2025-148A Bonds, together with an Agency contribution, will be used to provide funds with which to pay certain costs of issuing the Series 2025-148A Bonds, purchase Mortgage Loans which comply with the requirements under the Code, as defined herein, for "qualified mortgage loans" financed by proceeds of federally tax-exempt single family revenue bonds (the "Tax-Exempt Mortgage Loans") and provide down payment assistance loans ("Down Payment Assistance Loans" or "K-FIT Loans") for single family residences for persons and families of low and moderate income (collectively, such Tax-Exempt Mortgage Loans and such Down Payment Assistance Loans or K-FIT Loans being referred to herein as the "New Tax-Exempt Mortgage Loans").

Proceeds of the Series 2025-148B Bonds, together with an Agency contribution, will be used to provide funds with which to pay certain costs of issuing the Series 2025-148B Bonds, purchase Mortgage Loans which do not comply with the requirements under the Code for "qualified mortgage loans" financed by proceeds of federally tax-exempt single family revenue bonds and provide Down Payment Assistance Loans for single family residences and persons and families of low and moderate income originated under the K-FLEX Taxable Loan Program (as described under "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM – Taxable Loan Program – K-FLEX" in Part 2) (collectively, such Mortgage Loans and Down Payment Assistance Loans being referred to herein as the "New K-FLEX Taxable Mortgage Loans").

Prior to the date hereof, the Agency had issued 147 series of Single Family Mortgage Revenue Bonds, designated 1982 Series A through Series 2024-147 under the Indenture; however, certain of these bonds have been redeemed and are no longer outstanding. (See "OUTSTANDING BONDS AND NOTES OF THE AGENCY" in Appendix D to Part 2 of this Official Statement.) When referred to individually, each such series of Single Family Mortgage Revenue Bonds is referred to by its respective series designation; collectively, these Single Family Mortgage Revenue Bonds are referred to as "Prior Series Bonds" in this Official Statement. The Prior Series Bonds, the Series 2025-148 Offered Bonds and any additional bonds issued under the Indenture are collectively referred to as the "Bonds" herein. The Bonds, the interest on which is excludable from gross income of the holders thereof for federal income tax purposes, are referred to collectively as the "Tax-Exempt Bonds," and the Bonds, the interest on which is not excludable from gross income of the holders thereof for federal income tax purposes and the proceeds of which are not allocated to Tax-Exempt Mortgage Loans, are referred to collectively as the "K-FLEX Taxable Bonds" in Part 2 of this Official Statement.

The Series 2025-148 Offered Bonds are general obligations of the Agency payable from and secured by a pledge of Revenues (defined to include principal and interest due on all Mortgage Loans, exclusive of fees payable for accounting, collection and other services required in connection with servicing of the Mortgage Loans), as well as a pledge of the Mortgage Loans and a pledge of all amounts and investments on deposit in funds and accounts established by the Indenture. Such pledges are subject to the rights of the Trustee and the Agency with respect to rights or the exercise of remedies upon events of default, defeasance, administration of the Mortgage Loans, the use of moneys for the making of new Mortgage Loans, the making of investments and the redemption of Bonds, requirements of the Code, and the release of certain moneys to the Agency for its general use, all as set forth in the Indenture. See "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE -- Revenues" and "TAX MATTERS" in Part 2 of this Official Statement.

Although the Series 2025-148 Offered Bonds are general obligations of the Agency, the Agency has pledged a substantial portion of its moneys, assets and revenues held in funds and accounts outside the Indenture to the payment of its other bonds, notes and contractual obligations and for other program activities as described herein and as indicated under "CERTAIN GENERAL AGENCY PROGRAM INFORMATION AND OUTSTANDING OBLIGATIONS" in Appendix D to Part 2 of this Official Statement and in the financial statements attached to Part 2 of this Official Statement as Appendix E (and Appendix F, if applicable).

The Agency has no taxing power. Neither the Commonwealth nor any political subdivision thereof is or shall be obligated to pay the principal or redemption price of or interest on the Series 2025-148 Offered Bonds and neither the faith and credit nor the taxing power of the Commonwealth or any political subdivision thereof is pledged to such payment.

To further secure the timely payment of debt service on the Bonds, the Indenture requires the maintenance of a Capital Reserve Fund in an amount equal to 3% of the aggregate outstanding principal amount of Bonds, plus $1,000,000. The Capital Reserve Fund is currently, and upon issuance of the Series 2025-148 Offered Bonds will continue to be, fully funded. Amounts in the Capital Reserve Fund are permitted to be used for the payment of debt service subject to the requirements of the Code and to the extent that Revenues and other available amounts are insufficient therefor. As set forth in additional detail in Part 2, the General Assembly of the Commonwealth may, but is not required to, appropriate amounts necessary to restore moneys withdrawn from the Capital Reserve Fund for the payment of debt service on any Bonds.

The Depository Trust Company ("DTC") will act as securities depository of the Series 2025-148 Offered Bonds. The Series 2025-148 Offered Bonds will be registered in the name of Cede & Co., as registered owner and nominee for DTC. Individual purchases of the Series 2025-148 Offered Bonds will be made in book-entry form. So long as Cede & Co. is the registered owner of the Series 2025-148 Offered Bonds, references herein to the Bondholders or registered owners shall mean Cede & Co., as aforesaid, and shall not mean the Beneficial Owners (as defined in Part 2) of the Series 2025-148 Offered Bonds. Principal of, premium, if any, and interest on the Series 2025-148 Offered Bonds are payable by the Trustee to Cede & Co., as nominee for DTC, which will, in turn, remit such principal, premium and interest to the DTC Participants (as defined in Part 2) for subsequent disbursement to the Beneficial Owners. See "BOOK-ENTRY ONLY SYSTEM" in Part 2 of this Official Statement.

The Agency, in conjunction with participating lending institutions, will administer a program (the "Program") of purchasing New Tax-Exempt Mortgage Loans and New K-FLEX Taxable Mortgage Loans with certain of the funds made available as a result of the issuance of the Series 2025-148 Offered Bonds. Participating lending institutions will originate and sell to the Agency New Tax-Exempt Mortgage Loans and New K-FLEX Taxable Mortgage Loans pursuant to the Agency's Seller's Guide. As further described under "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM" in Part 2 of this Official Statement, each New Tax-Exempt Mortgage Loan and New K-FLEX Taxable Mortgage Loan must meet certain origination, eligibility, and credit underwriting standards. New Tax-Exempt Mortgage Loans and New K-FLEX Taxable Mortgage Loans originated with a principal loan balance in excess of 80% of the lesser of appraised value or sales price must qualify for and participate in a primary mortgage insurance program. These primary insurance programs, provided through the Veterans Administration ("VA"), Federal Housing Administration ("FHA"), Rural Housing Service ("RHS") or qualified private mortgage insurers, if any,[‡] insure the Agency against financial losses resulting from mortgage loan principal payment defaults with respect to insured New Tax-Exempt Mortgage Loans and New K-FLEX Taxable Mortgage Loans. The Agency also requires standard insurance coverage of special hazard losses relating to each New Tax-Exempt Mortgage Loan and New K-FLEX Taxable Mortgage Loan.

The Program is structured to comply with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), for New Tax-Exempt Mortgage Loans. The requirements of Sections 143, 146 and 148 of the Code are collectively referred to as the "Federal Tax Requirements" herein. See "FEDERAL TAX MATTERS" in Part 1 and "TAX MATTERS" in Part 2 of this Official Statement. In accordance with the Federal Tax Requirements, the Agency will set aside a portion of the lendable proceeds of the Series 2025-148A Bonds for financing the purchase of New Tax-Exempt Mortgage Loans for residences located in certain areas. See "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM -- Target Areas" in Part 2 of this Official Statement.

In addition to primary mortgage insurance requirements, the Agency has established a Self-Insurance Fund to provide additional financial security to the Mortgage Loan portfolio in the event a loss occurs which is not otherwise covered by primary mortgage insurance or special hazard loss insurance. The Self-Insurance Fund was initially funded in two parts: the Self-Insurance Fund under the Indenture and an additional Agency General Fund restriction (for accounting purposes only). The Indenture provides that the Agency shall deposit and maintain with the Trustee a Self-Insurance Fund in an amount not less than the Self-Insurance Fund Requirement (as defined in the Indenture) for certain Prior Series Bonds. As of November 2006 and thereafter, the Agency is not obligated under the Indenture to fund or maintain such Self-Insurance Fund in any amount for any subsequent Series of Bonds. The Agency may withdraw amounts from such Self-Insurance Fund in excess of the Self-Insurance Fund Requirement upon written request to the Trustee accompanied by a written confirmation from the applicable rating services that such withdrawal will not adversely affect the then current rating on any Bonds. In 2006 and thereafter, the Agency has performed an analysis of the Mortgage Loan portfolio and determined that the Self-Insurance Fund held under the Indenture is adequately funded to provide coverage for losses not otherwise covered by primary mortgage insurance or special hazard loss insurance. Therefore, the Agency is no longer obligated to and no longer funds or maintains the Self-Insurance Fund under the Indenture in any amount with respect to any Series of Bonds issued after November 2006. Additionally, the Agency was not legally obligated to establish, nor is it required to maintain, the General Fund restriction for Self-Insurance Fund purposes for any Series of Bonds, and it has determined to discontinue the restriction, based on the low number of actual losses experienced in the program. The Self-Insurance Fund held under the Indenture is funded in an amount equal to the Self-Insurance Fund Requirement. See "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE -- Mortgage Insurance" in Part 2 and Appendix B to Part 2 of this Official Statement.

As a result of the issuance of the Series 2025-148A Bonds, an amount equal to $262,939,076.50[*] will be available for deposit in the Program Account for the purchase of New Tax-Exempt Mortgage Loans

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[‡] There are currently no private mortgage insurers qualified to participate in originating new Mortgage Loans, but the Agency administers alternative insurance programs, known as "PHIF programs". See information on page B-4 of Appendix B to Part 2 of the Official Statement.

[*] Subject to change

(and payment of associated costs) by the Agency. As a result of the issuance of the Series 2025-148B Bonds, an amount equal to $64,423,275.00* will be available for deposit in the Program Account for the purchase of New K-FLEX Taxable Mortgage Loans (and payment of associated costs) by the Agency. See "THE SERIES 2025-148 OFFERED BONDS -- Estimated Sources and Uses of Funds" herein. The Agency expects to purchase substantially all of the New Tax-Exempt Mortgage Loans and New K-FLEX Taxable Mortgage Loans before May 1, 2025*. New Tax-Exempt Mortgage Loans, except the Down Payment Assistance Loans paired with such New Tax-Exempt Mortgage Loans, are expected to bear interest at rates of approximately 5.500%* to 6.625%* per annum and to have terms of 30 years. New K-FLEX Taxable Mortgage Loans, except the Down Payment Assistance Loans paired with such New K-FLEX Mortgage Loans, are expected to bear interest at rates of approximately 7.250%* to 7.750%* per annum and to have terms of 30 years. For a description of the origination program applicable to the New Tax-Exempt Mortgage Loans and New K-FLEX Taxable Mortgage Loans, see "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM -- Mortgage Eligibility Requirements" in Part 2 of this Official Statement. The Down Payment Assistance Loans are second lien mortgage loans bearing interest at 0%, and 10% of their original principal amount is forgiven each year over a 10-year term. The Down Payment Assistance Loans are made in conjunction with the first lien Mortgage Loans to qualified mortgagors and the outstanding balance must be repaid in the event a mortgagor prepays the Mortgage Loan before the end of the 10-year term of the Down Payment Assistance Loan. See "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM – Forgivable Loan Program" in Part 2 of this Official Statement.

The Series 2025-148 Offered Bonds are subject to redemption prior to maturity as described under "REDEMPTION PROVISIONS" in Part 1 hereof. Among other things, the Agency must apply certain principal repayments and prepayments of New Tax-Exempt Mortgage Loans to repay or redeem the Series 2025-148A Bonds to comply with certain Federal Tax Requirements. See "REDEMPTION PROVISIONS - Special Mandatory Redemption - Federal Tax Requirements" herein. The Series 2025-148A Bonds maturing October 1, 2055* (the "Series 2025-148A PAC Bonds"), are subject to special mandatory redemption from certain of the principal repayments and prepayments of New Tax-Exempt Mortgage Loans to the extent such principal repayments and prepayments are received. Further, the Series 2025-148B Bonds maturing October 1, 2055* (the "Series 2025-148B PAC Bonds"), are subject to special mandatory redemption from certain of the principal repayments and prepayments of the New K-FLEX Taxable Mortgage Loans to the extent such principal repayments and prepayments are received. See "REDEMPTION PROVISIONS - Special Mandatory Redemption - The Series 2025-148A PAC Bonds" and "REDEMPTION PROVISIONS – Special Mandatory Redemption – The Series 2025-148B PAC Bonds" herein.

Generally, borrowers may prepay their Mortgage Loans at any time without penalty and such prepayments may result in the early redemption of certain maturities of the applicable Series 2025-148 Offered Bonds. Further, in the event that conventional mortgage rates decline or mortgage rates set by the Agency are lower in the future, participating lending institutions may not be able to originate New Tax-Exempt Mortgage Loans and New K-FLEX Taxable Mortgage Loans at competitive rates and, consequently, certain of the Series 2025-148 Offered Bonds may be redeemed. In addition, the Agency offers other loan products which may be competitive with the Program and may affect origination of New Tax-Exempt Mortgage Loans and New K-FLEX Taxable Mortgage Loans. Changes in federal tax law, mortgage programs and financial markets may impact the origination of mortgages in the future. See "REDEMPTION PROVISIONS – Special Mandatory Redemption – Federal Tax Requirements" and "Special Optional Redemption" herein.

There follow in this Official Statement, Parts 1 and 2 (including the Appendices thereto), descriptions of the Agency, the Agency's programs, and the sources of payment for the Bonds, together with summaries of the terms of the Series 2025-148 Offered Bonds and the Indenture. All references herein

* Subject to change

to the Act, the Indenture and the Resolution are qualified in all respects by reference to such documents in their entireties, copies of which are available from the Agency. All references to the Series 2025-148 Offered Bonds are qualified in all respects by reference to the complete definitive forms thereof and the information with respect thereto contained in the Indenture, the Resolution, and Part 1 and Part 2 of this Official Statement (including the Appendices hereto). Interested investors may contact the Trustee for complete copies of documents summarized in this Official Statement.

DESIGNATION OF THE SERIES 2025-148A BONDS AS SOCIAL BONDS

General

The Agency is designating the Series 2025-148A Bonds as Social Bonds based on, among other things, the intended or actual use, as applicable, of proceeds of the Series 2025-148A Bonds to finance first lien Tax-Exempt Mortgage Loans and second lien Down Payment Assistance Loans paired with such Tax-Exempt Mortgage Loans to provide affordable housing for low to moderate income first time homebuyers throughout the Commonwealth. The Social Bonds designation reflects the use of the proceeds of the Series 2025-148A Bonds in a manner that is consistent with the "Social Bond Principles," as promulgated by the International Capital Market Association ("ICMA"). The expected use of proceeds is one of the four core components of the ICMA's Social Bond Principles. By reference to the ICMA's "Green, Social and Sustainability Bonds: A High Level Mapping to the Sustainable Development Goals," the Agency has determined that the Agency's Social Bonds designation reflects the use of the proceeds in a manner that is consistent with "Goal 1: No Poverty," "Goal 8: Decent Work and Economic Growth," "Goal 10: Reduced Inequalities," and "Goal 11: Sustainable Cities and Communities" of the United Nations 17 Sustainable Development Goals (referred to as "UNSDGs" generally and "SDG 1," "SDG 8," "SDG 10," and "SDG 11," specifically). According to the United Nations, the UNSDGs were adopted by the United Nations General Assembly in September 2015 as part of its 2030 Agenda for Sustainable Development. According to the United Nations, SDG 1 is focused on ending poverty in all its forms everywhere, SDG 8 is focused on sustainable and inclusive growth, SDG 10 is focused on the needs of disadvantaged and marginalized populations, and SDG 11 is focused on making cities and communities inclusive, safe, resilient and sustainable. The ICMA's "Green, Social and Sustainability Bonds: A High-Level Mapping to the Sustainable Development Goals" maps SDG 1.4 to ICMA Social Bond Principles "Affordable Housing," "Socioeconomic Advancement and Empowerment," and "Access to Essential Services"; maps SDG 8.10 to ICMA Social Bond Principle "Access to Essential Services"; maps SDG 10.2 to ICMA Social Bond Principles "Socioeconomic Advancement and Empowerment" and "Access to Essential Services"; and maps SDG 11.1 to ICMA Social Bond Principles "Affordable Housing" and "Affordable Basic Infrastructure."

The ICMA Social Bond Principles, updated as of June 2023, include the following four core components: 1. Use of Proceeds; 2. Process for Project Evaluation and Selection; 3. Management of Proceeds; and 4. Reporting. The Agency's determination of the Social Bonds designation is based, in summary, on the following:

Use of Proceeds. The proceeds of the Series 2025-148A Bonds will be used to finance, or to refund prior Bonds that have financed, Tax-Exempt Mortgage Loans and Down Payment Assistance Loans related to such New Tax-Exempt Mortgage Loans to provide affordable housing for low to moderate income first time homebuyers throughout the Commonwealth pursuant to the Program. See "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM" herein.

The holders of Social Bonds do not assume any specific risk with respect to the designation of Series 2025-148A Bonds as Social Bonds, as the security and sources of payment for Social Bonds (including the Series 2025-148A Bonds) are the same as for other Bonds that are not designated as Social Bonds.

The Agency's designation of the Series 2025-148A Bonds as Social Bonds is based upon the anticipated use of proceeds and current use of proceeds and satisfaction of the other core components of the ICMA's Social Bond Principles; however, the Agency does not in any way guarantee that the use of proceeds will be consistent with historical loans funded from bond proceeds as described further under "Mission and Summary Statistics."

Process for Project Evaluation and Selection. Mortgage loans funded by Series 2025-148A Bonds proceeds will be originated by participating lenders and will be consistent with the Program, as described in "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM."

Management of Proceeds. Net of certain transaction costs, the proceeds of the Series 2025-148A Bonds will be invested in Investment Securities until disbursed to finance New Tax-Exempt Mortgage Loans. Such disbursements will be tracked by the Agency and the New Tax-Exempt Mortgage Loans are tracked for compliance with Program requirements.

Reporting. With respect to the Series 2025-148A Bonds, the Agency expects to prepare a one-time report on the mortgage loans funded from the Series 2025-148A Bonds proceeds, at such time as the proceeds have been fully expended (the specific form and content of which are in the absolute discretion of the Agency). The Agency expects that such report will consist of the information outlined in the Form of Social Bonds Reporting in "APPENDIX G—FORM OF SOCIAL BONDS REPORTING" in this Official Statement. Once all the proceeds of the Series 2025-148A Bonds have been disbursed from the Agency's Program Fund, no further updates will be provided.

The Agency expects to post such report as a voluntary filing on the Electronic Municipal Market Access System ("EMMA") of the Municipal Securities Rulemaking Board. Although the Agency intends to provide such report, the Agency is not required to provide this report pursuant to its Disclosure Undertaking (as hereinafter defined) or any other agreement to provide continuing disclosure and the failure to do so will not constitute an event of default thereunder or under the Indenture and subsequent resolutions.

Mission and Summary Statistics

The Agency's mission is to make the Commonwealth a better place to live while fostering community and economic development and provide the capital for decent, safe and affordable homes and apartments for older adults, persons of modest means and those with special housing needs. The Agency finances affordable housing through a variety of channels, one of which is its longstanding Single Family Mortgage Loan Program, which advances the Agency's mission by financing single family mortgage loans to low, moderate or middle income first-time home-buyers throughout the Commonwealth. The Agency also provides down payment and closing costs assistance as well as homebuyer education to its borrowers. See "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM" in Part 2 of this Official Statement.

First Lien Loans Purchased (January 1, 2022 – December 31, 2024)		
Aggregate Amount ($)	**Number of Loans**	**% of Counties Represented**
$2,853,708,769	14,690	100%

	Program Loan Statistics
Average Mortgage Size	$194,262
Average Purchase Price	$206,706
Average Household Income	$74,681
DPA Loans provided ($)	$99,346,002
DPA Loans provided (#)	10,168
% of Borrowers Receiving DPA	69.2%
Average DPA Amount Provided	$9,770
DPA Provided (% of Purchase Price)	5.03%

For the period January 1, 2022, through December 31, 2024, through its Single Family Mortgage Loan Program, the Agency purchased approximately $2.85 billion of first lien loans from bond proceeds to finance mortgages to first time homebuyers, or those in target areas, which 76.2% served populations at or below 100% Area Median Income ("AMI") and 47.1% of which served populations at or below 80% AMI, as broken down by AMI bands in the table below. Of these loans, 43.9% were to minorities, 15.0% were to single parent homes, 46.8% were to female head of household and the average age of the head of household was 35 years. In conjunction with these mortgages, the Agency provided approximately $99.35 million of down payment and closing cost assistance to 10,168 borrowers (69.2% of borrowers), ranging from $764 to $30,250 with an average amount of $9,770 per borrower. The average borrower household income was $74,681 and the average purchase price was $206,706. The Agency's down payment and closing cost assistance programs are described in greater detail in "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM" in Part 2 of this Official Statement.

The historical data provided below assisted the Agency in making its determination that the use of the proceeds of the Series 2025-148A Bonds dedicated to financing mortgage loans is expected to meet the goals discussed herein for their designation as Social Bonds.

	Bond Funded Tax-Exempt Mortgage Loans Originated by Borrower Income as a % of Area Median Income ("AMI")							
	2022		**2023**		**2024**		**Total**	
AMI Band	**$**	**% of Total***	**$**	**% of Total***	**$**	**% of Total***	**$**	**% of Total***
<50.01%	$119,549,916	13.6%	$73,316,214	9.3%	$75,408,539	6.3%	$268,274,669	9.4%
50.01% - 60%	$105,426,845	12.0%	$78,922,857	10.1%	$95,593,131	8.0%	$279,942,833	9.8%
60.01% - 70%	$125,046,506	14.3%	$104,105,016	13.3%	$147,399,914	12.4%	$376,551,436	13.2%
70.01% - 80%	$134,021,366	15.3%	$114,997,101	14.6%	$169,722,861	14.3%	$418,741,328	14.7%
80.01% - 100%	$231,045,672	26.3%	$244,206,141	31.1%	$354,244,257	29.7%	$829,496,070	29.1%
100.01%+	$162,382,743	18.5%	$169,731,810	21.6%	$348,587,880	29.3%	$680,702,433	23.9%
Total	**$877,473,048**		**$785,279,139**		**$1,190,956,582**		**$2,853,708,769**	

Past uses of the Agency's bond proceeds do not guarantee that the Series 2025-148A Bond proceeds will be used in the same manner or with the same results. The information set forth herein concerning the designation of the Series 2025-148A Bonds as "Social Bonds" has been furnished by the Agency and by other sources that are believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as a representation by the Agency, nor do Co-Bond Counsel express any opinion as to such designation. The information and expressions of opinion related to the designation as Social Bonds herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create an implication that there has been no change in the affairs of the Agency since the date hereof or the date on which particular information is given, if earlier.

* Values in the column represent the percent of total rounded to the nearest tenth of one percent.

SECURITY FOR THE BONDS

Information regarding security for the Bonds (*i.e.*, the Prior Series Bonds, the Series 2025-148 Offered Bonds and any additional bonds if and when issued) is set forth in Part 2 of this Official Statement under "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE." The information set forth below relates primarily to the Series 2025-148 Offered Bonds or is financial information as of a specific date and supplements the general discussion and information with respect to the Bonds contained in Part 2 under the caption "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE." For a listing of outstanding Bonds under the Indenture, all of which are secured on a parity with the Series 2025-148 Offered Bonds, see "Appendix C - Outstanding Single Family Mortgage Revenue Bonds" to Part 2 of this Official Statement.

The Agency's Self-Insurance Fund

As of December 31, 2024, the total amount of the Self-Insurance Fund held under the Indenture by the Trustee was approximately $26,526,370, which is in excess of the Self-Insurance Fund Requirement. The Agency currently intends to maintain this Self-Insurance Fund with respect only to Series of Bonds issued prior to November 2006, and funds may be withdrawn as Mortgage Loans are repaid as described in Part 2 under "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE – The Agency's Self-Insurance Fund."

Capital Reserve Fund

As of December 31, 2024, the amount in the Capital Reserve Fund was approximately $196,880,857 which represents the total Capital Reserve Fund Requirement as of that date of $181,117,900 plus additional funds representing Agency contributions, Bond proceeds and investment income, as further described in Part 2 under "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE – Capital Reserve Fund."

THE SERIES 2025-148 OFFERED BONDS

Estimated Sources and Uses of Funds

As to the **Series 2025-148A Bonds**:

Sources:

Principal Amount of Series 2025-148A Bonds
Original Issue Premium
Agency Contribution
Total Sources of Funds

Uses:

Deposit to Program Account:
Tax-Exempt Mortgage Loan Par
Down Payment Assistance Loan Par
Servicing Release Premium
Net Lender Fees
Costs of Issuance
Underwriters' Fee
Total Uses of Funds

As to the **Series 2025-148B Bonds**:

Sources:
- Principal Amount of Series 2025-148B Bonds
- Original Issue Premium
- Agency Contribution
- **Total Sources of Funds**

Uses:
- Deposit to Program Account:
  - K-FLEX Taxable Mortgage Loan Par
  - Down Payment Assistance Loan Par
  - Servicing Release Premium
  - Net Lender Fees
- Costs of Issuance
- Underwriters' Fee
- **Total Uses of Funds**

General Description of the Series 2025-148 Offered Bonds

Delivery of the Series 2025-148 Offered Bonds is expected to occur on or about April 9, 2024*.

The Series 2025-148 Offered Bonds may be issued only as fully registered bonds without coupons in minimum denominations of $5,000 principal amount and integral multiples thereof, except the Series 2025-148A PAC Bonds and the Series 2025-148B PAC Bonds shall be issued in minimum denominations of $5,000 principal amount and integral multiples of $1.00 in excess thereof. The Series 2025-148 Offered Bonds will mature on the dates and in the amounts set forth on the inside cover page hereof and are redeemable prior to maturity as described under “REDEMPTION PROVISIONS” below. The Series 2025-148 Offered Bonds will bear interest from their date of delivery, payable semiannually on April 1 and October 1 of each year, and on any redemption date, as applicable, at the rates per annum set forth on the inside cover page of this Official Statement, except as otherwise provided herein with respect to the Series 2025-148 Offered Bonds, commencing on October 1, 2025* (each an “Interest Payment Date”). Calculations of interest on the Series 2025-148 Offered Bonds will be based on a 360-day year consisting of twelve 30-day months.

The Series 2025-148 Offered Bonds will be available in book-entry only form as described in Part 2 of this Official Statement. Purchasers of the Series 2025-148 Offered Bonds will not receive certificates representing their interests in such Bonds.

The principal of and redemption premium, if any, on all Series 2025-148 Offered Bonds shall be payable at the designated corporate trust office of the Trustee. Interest due on the Series 2025-148 Offered Bonds will be paid by check mailed by the Trustee to the registered owner or by wire to the registered owner of $1,000,000 or more in aggregate principal amount of the Series 2025-148 Offered Bonds. So long as any Series 2025-148 Offered Bonds are held by DTC, the registered owner will be Cede & Co. and payments on such Bonds will be made pursuant to DTC's book-entry system to Cede & Co. See “BOOK-ENTRY ONLY SYSTEM” in Part 2 of this Official Statement. The record date for the Series 2025-148 Offered Bonds will be the fifteenth day (whether or not a business day) of the calendar month immediately preceding each Interest Payment Date.

REDEMPTION PROVISIONS

The Series 2025-148 Offered Bonds are subject to redemption prior to maturity through optional redemption, special mandatory redemption, special optional redemption and sinking fund redemption as

* Subject to change

described below. Under certain circumstances, the Series 2025-148 Resolution imposes additional limitations with respect to the redemption of particular Series 2025-148 Offered Bonds, as described below. All redemptions and the availability of moneys therefor are subject to the provisions of the Indenture.

Optional Redemption

The Series 2025-148 Offered Bonds are subject to redemption, in whole at any time or in part from time to time, from available moneys on any date on and after October 1, 2033*, at the option of the Agency, upon notice as provided in the Indenture, at a redemption price equal to 100% of the principal amount of the Series 2025-148 Offered Bonds or portions thereof to be redeemed, together with accrued interest to the redemption date, except that to the extent that any redemptions in accordance with this paragraph reduce the Outstanding principal amount of the Series 2025-148A PAC Bonds below the applicable Series 2025-148A PAC Bond Target Balance (as defined below), or the Series 2025-148B PAC Bonds below the applicable Series 2025-148B PAC Bond Target Balance (as defined below), the applicable Series 2025-148A PAC Bonds or applicable Series 2025-148B PAC Bonds shall be redeemed at a redemption price that includes, in addition to accrued interest, a premium sufficient to produce the same yield as that calculated on the date of closing using the original purchase price of ____% for Series 2025-148A PAC Bonds or _____% for Series 2025-148B PAC Bonds.

Sinking Fund Redemptions

The Series 2025-148A Bonds maturing October 1, 2040*, are subject to redemption in part by lot commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148A Bonds to be redeemed will be selected as described in "Selection of Series 2025-148A Bonds to be Redeemed" below.

Date*	Amount*	Date*	Amount*
April 1, 2037	$2,960,000	April 1, 2039	$3,345,000
October 1, 2037	3,050,000	October 1, 2039	3,450,000
April 1, 2038	3,145,000	April 1, 2040	3,555,000
October 1, 2038	3,245,000	October 1, 2040†	3,665,000

The Series 2025-148A Bonds maturing October 1, 2045*, are subject to redemption in part by lot commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148A Bonds to be redeemed will be selected as described in "Selection of Series 2025-148A Bonds to be Redeemed" below.

Date*	Amount*	Date*	Amount*
April 1, 2041	$3,780,000	October 1, 2043	$4,405,000
October 1, 2041	3,895,000	April 1, 2044	4,540,000
April 1, 2042	4,020,000	October 1, 2044	4,685,000
October 1, 2042	4,140,000	April 1, 2045	4,825,000
April 1, 2043	4,270,000	October 1, 2045†	4,975,000

The Series 2025-148A Bonds maturing October 1, 2050*, are subject to redemption in part by lot commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus

* Subject to change
† Stated maturity

accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148A Bonds to be redeemed will be selected as described in “Selection of Series 2025-148A Bonds to be Redeemed” below.

Date*	Amount*	Date*	Amount*
April 1, 2046	$5,135,000	October 1, 2048	$5,980,000
October 1, 2046	5,290,000	April 1, 2049	6,165,000
April 1, 2047	5,455,000	October 1, 2049	6,355,000
October 1, 2047	5,625,000	April 1, 2050	6,555,000
April 1, 2048	5,795,000	October 1, 2050†	6,755,000

The Series 2025-148A Bonds maturing October 1, 2053*, are subject to redemption in part by lot commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148A Bonds to be redeemed will be selected as described in “Selection of Series 2025-148A Bonds to be Redeemed” below.

Date*	Amount*	Date*	Amount*
April 1, 2051	$6,970,000	October 1, 2052	$7,640,000
October 1, 2051	7,180,000	April 1, 2053	7,870,000
April 1, 2052	7,405,000	October 1, 2053†	1,000,000

The Series 2025-148A Bonds maturing October 1, 2054*, which are the Series 2025-148A PAC Bonds, are subject to redemption in part on a *pro rata pass-through distribution of principal* basis commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148A Bonds to be redeemed will be selected as described in “Selection of Series 2025-148A Bonds to be Redeemed” below.

Date*	Amount*	Date*	Amount*
October 1, 2053	$7,120,000	April 1, 2055	$8,900,000
April 1, 2054	8,370,000	October 1, 2055†	10,875,000
October 1, 2054	8,625,000		

The Series 2025-148B Bonds maturing October 1, 2040*, are subject to redemption in part by lot commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148B Bonds to be redeemed will be selected as described in “Selection of Series 2025-148B Bonds to be Redeemed” below.

Date*	Amount*	Date*	Amount*
April 1, 2038	$690,000	October 1, 2039	$765,000
October 1, 2038	710,000	April 1, 2040	800,000
April 1, 2039	745,000	October 1, 2040†	830,000

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* Subject to change
† Stated maturity

The Series 2025-148B Bonds maturing October 1, 2045*, are subject to redemption in part by lot commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148B Bonds to be redeemed will be selected as described in "Selection of Series 2025-148B Bonds to be Redeemed" below.

Date*	**Amount***	**Date***	**Amount***
April 1, 2041	$860,000	October 1, 2043	$1,035,000
October 1, 2041	890,000	April 1, 2044	1,075,000
April 1, 2042	925,000	October 1, 2044	1,115,000
October 1, 2042	965,000	April 1, 2045	1,155,000
April 1, 2043	995,000	October 1, 2045†	1,205,000

The Series 2025-148B Bonds maturing October 1, 2050*, are subject to redemption in part by lot commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148B Bonds to be redeemed will be selected as described in "Selection of Series 2025-148B Bonds to be Redeemed" below.

Date*	**Amount***	**Date***	**Amount***
April 1, 2046	$1,245,000	October 1, 2048	$1,500,000
October 1, 2046	1,290,000	April 1, 2049	1,555,000
April 1, 2047	1,345,000	October 1, 2049	1,615,000
October 1, 2047	1,390,000	April 1, 2050	1,680,000
April 1, 2048	1,450,000	October 1, 2050†	1,740,000

The Series 2025-148B Bonds maturing April 1, 2054*, are subject to redemption in part by lot commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148B Bonds to be redeemed will be selected as described in "Selection of Series 2025-148B Bonds to be Redeemed" below.

Date*	**Amount***	**Date***	**Amount***
April 1, 2051	$1,805,000	April 1, 2053	$2,095,000
October 1, 2051	1,875,000	October 1, 2053	2,175,000
April 1, 2052	1,945,000	April 1, 2054†	930,000
October 1, 2052	2,020,000		

The Series 2025-148B Bonds maturing October 1, 2055*, which are the Series 2025-148B PAC Bonds, are subject to redemption in part on a *pro rata pass-through distribution of principal* basis commencing on the date set forth below at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption, from mandatory sinking fund payments which are required to be made in amounts sufficient to redeem the principal amounts specified in the following table on the corresponding dates. The particular Series 2025-148B Bonds to be redeemed will be selected as described in "Selection of Series 2025-148B Bonds to be Redeemed" below.

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* Subject to change
† Stated maturity

Date*	Amount*	Date*	Amount*
April 1, 2054	$1,330,000	April 1, 2055	$2,430,000
October 1, 2054	2,340,000	October 1, 2055†	4,525,000

Credits Against Sinking Fund Payments. In satisfaction, in whole or in part, of any sinking fund payment, the Agency may deliver to the Trustee, at least 45 days prior to the due date of such sinking fund installment, the Series 2025-148 Offered Bonds of the maturity for which such sinking fund payment was established. Upon any purchase or redemption of any Series 2025-148 Offered Bonds other than by application of sinking fund payments, an amount equal to the applicable redemption prices thereof shall be credited pro rata toward all such sinking fund payments, unless otherwise directed by the Agency in accordance with the Indenture.

Special Mandatory Redemption - Federal Tax Requirements

Unexpended Proceeds. The Agency shall redeem the Series 2025-148A Bonds no later than 42 months from the date of issuance, from amounts which have not been utilized to purchase New Tax-Exempt Mortgage Loans prior to that date in an amount equal to 100% of the unexpended proceeds deposited into the Series 2025-148A subaccount of the Series 2025-148 subaccount of the Program Account at a price of par plus accrued interest, except that the Series 2025-148A PAC Bonds shall be redeemed at a redemption price that includes, in addition to accrued interest, a premium sufficient to produce the same yield as that calculated on the date of closing using the original purchase price of ____%.

Repayments and Prepayments of New Tax-Exempt Mortgage Loans. Pursuant to Federal Tax Requirements, a certain portion of principal repayments and prepayments of the New Tax-Exempt Mortgage Loans (the "Tax Restricted Payments") must be used to repay and to redeem the Series 2025-148A Bonds, as described herein.

Tax Restricted Payments are comprised of specified percentages of principal repayments and prepayments of the New Tax-Exempt Mortgage Loans subject to a *de minimis* exception and to the extent then required by the Code, as set forth below:

From*	To*	Percentage*
4/09/2025	4/08/2035	0%
4/9/2035	Final Maturity of Bonds	100.00000%

Subject to the limitations set forth herein, the Agency may direct the amounts and maturity (or maturities) of the Series 2025-148A Bonds to be redeemed. The Agency will advise the Trustee of the appropriate redemption date for any redemption pursuant to the Resolution. To the extent not needed or set aside to make regularly scheduled payments on the Series 2025-148A Bonds, Tax Restricted Payments received by or on behalf of the Agency shall be applied to redeem the Series 2025-148A Bonds of such maturities selected by the Agency and, with respect to the 2025-148A PAC Bonds, on a *pro rata pass-through distribution of principal* basis (subject to "Special Mandatory Redemption - The Series 2025-148A PAC Bonds" below), within a maturity at a Redemption Price equal to the principal amount thereof plus accrued interest to the date of redemption without premium on or before the next Interest Payment Date which is at least six months from the date of receipt of such Tax Restricted Payments; provided, however, that such redemptions shall not be required: (i) if there is a change in the Code or any temporary, proposed or final Treasury Regulations, or notices or similar announcements from time to time, which have the effect of removing or reducing the requirement of such redemptions for the Series 2025-148A Bonds; and (ii) if there shall be delivered to the Trustee an opinion of Counsel that such changes in these redemption

* Subject to change
† Stated maturity

provisions will not adversely affect the exclusion from gross income of the interest on the Series 2025-148A Bonds.

Special Mandatory Redemption - The Series 2025-148A PAC Bonds

Principal repayments and prepayments of New Tax-Exempt Mortgage Loans are required to be used as described below subject to the requirements of the Code:

First: Principal repayments and prepayments made on New Tax-Exempt Mortgage Loans shall be applied to pay any scheduled maturities or sinking fund payments of Series 2025-148A Bonds.

Second: All remaining principal repayments and prepayments made on New Tax-Exempt Mortgage Loans are to be used, at a minimum, on each Interest Payment Date on and after October 1, 2025*, to redeem at the principal amount thereof the Series 2025-148A PAC Bonds if and to the extent that the principal amount of such Series 2025-148A PAC Bonds then outstanding exceeds the Series 2025-148A PAC Bond Target Balance, as set forth in the schedule below for the related Interest Payment Date (the "Series 2025-148A PAC Bond Target Balance").

Date*	Series 2025-148A PAC Bond Target Balance*‡
4/9/2025	$43,890,000
10/1/2025	42,825,000
4/1/2026	42,825,000
10/1/2026	41,225,000
4/1/2027	38,925,000
10/1/2027	35,965,000
4/1/2028	32,540,000
10/1/2028	29,185,000
4/1/2029	25,940,000
10/1/2029	22,800,000
4/1/2030	19,770,000
10/1/2030	16,845,000
4/1/2031	14,030,000
10/1/2031	11,325,000
4/1/2032	8,730,000
10/1/2032	6,250,000
4/1/2033	3,880,000
10/1/2033	1,625,000
4/1/2034	0

Thereafter, the remaining principal repayments and prepayments made on New Tax-Exempt Mortgage Loans (which are not Tax Restricted Payments) not needed or set aside to make regularly scheduled payments on the Series 2025-148A Bonds, or to redeem Series 2025-148A PAC Bonds as described above, may be applied to any other redemption or purpose under the Indenture (in accordance with the Code).

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* Subject to change

‡ Each Series 2025-148A PAC Bond Target Balance, as set forth in the table above, is subject to proportionate reduction to the extent the Series 2025-148A Bonds are redeemed from proceeds in the Program Account not used to originate New Tax-Exempt Mortgage Loans as described in "Special Mandatory Redemption – Federal Tax Requirements – Unexpended Proceeds" herein.

Such redemptions of the Series 2025-148A PAC Bonds may occur at such times and with such frequency as the Agency elects, but, if such redemptions occur, they must occur at least once in each semiannual period, commencing with the semiannual period ending October 1, 2025*, up to the target balances specified above. For avoidance of doubt, Series 2025-148A PAC Bonds outstanding in the principal amount in excess of the Series 2025-148A PAC Bond Target Balance for the Interest Payment Date specified in the table above may be redeemed at any time and with such frequency as selected by the Agency during the semiannual period beginning on April 2 or October 2 immediately preceding such Interest Payment Date and ending on such Interest Payment Date, provided that such redemption must be made no later than such Interest Payment Date.

The Series 2025-148A PAC Bond Target Balance schedule is premised upon certain assumptions, including those reflected in the section entitled "Projected Weighted Average Life of the Series 2025-148A PAC Bonds" and assumes that the New Tax-Exempt Mortgage Loans prepay at approximately 50% of PSA (as defined herein).

Special Mandatory Redemption - The Series 2025-148B PAC Bonds

Principal repayments and prepayments of New K-FLEX Taxable Mortgage Loans are required to be used as described below subject to the requirements of the Code:

First: Principal repayments and prepayments made on New K-FLEX Taxable Mortgage Loans shall be applied to pay any scheduled maturities or sinking fund payments of Series 2025-148B Bonds.

Second: All remaining principal repayments and prepayments made on New K-FLEX Taxable Mortgage Loans are to be used at a minimum on each Interest Payment Date on and after October 1, 2025*, to redeem at the principal amount thereof the Series 2025-148B PAC Bonds if and to the extent that the principal amount of such Series 2025-148B PAC Bonds then outstanding exceeds the Series 2025-148B PAC Bond Target Balance, as set forth in the schedule below for the related Interest Payment Date (the "Series 2025-148B PAC Bond Target Balance").

Date*	Series 2025-148B PAC Bond Target Balance*‡
4/9/2025	$ 10,625,000
10/1/2025	10,415,000
4/1/2026	10,415,000
10/1/2026	10,025,000
4/1/2027	9,470,000
10/1/2027	8,750,000
4/1/2028	7,925,000
10/1/2028	7,110,000
4/1/2029	6,315,000
10/1/2029	5,545,000
4/1/2030	4,800,000
10/1/2030	4,080,000
4/1/2031	3,385,000
10/1/2031	2,715,000
4/1/2032	2,070,000
10/1/2032	1,450,000
4/1/2033	855,000
10/1/2033	280,000
4/1/2034	0

* Subject to change

‡ Each Series 2025-148B PAC Bond Target Balance, as set forth in the table above, is subject to proportionate reduction to the extent the Series 2025-148B Bonds are redeemed from proceeds in the Program Account not used to originate New K-FLEX Taxable Mortgage Loans.

Thereafter, the remaining principal repayments and prepayments made on New K-FLEX Taxable Mortgage Loans not needed or set aside to make regularly scheduled payments on the Series 2025-148 Bonds, or to redeem Series 2025-148B PAC Bonds as described above, may be applied to any other redemption or purpose under the Indenture (in accordance with the Code).

Such redemptions of the Series 2025-148B PAC Bonds may occur at such times and with such frequency as the Agency elects, but, if such redemptions occur, they must occur at least once in each semiannual period, commencing with the semiannual period ending October 1, 2025*, up to the target balances specified above. For avoidance of doubt, Series 2025-148B PAC Bonds outstanding in the principal amount in excess of the Series 2025-148B PAC Bond Target Balance for the Interest Payment Date specified in the table above may be redeemed at any time and with such frequency as selected by the Agency during the semiannual period beginning on April 2 or October 2 immediately preceding such Interest Payment Date and ending on such Interest Payment Date, provided that such redemption must be made no later than such Interest Payment Date.

The Series 2025-148B PAC Bond Target Balance schedule is premised upon certain assumptions, including those reflected in the section entitled “Projected Weighted Average Life of the Series 2025-148B PAC Bonds” and assumes that the New K-FLEX Taxable Mortgage Loans prepay at approximately 50% of PSA (as defined herein).

Special Optional Redemption

The Series 2025-148 Offered Bonds may be redeemed prior to maturity at the option of the Agency, in whole at any time or in part from time to time with funds available in the Revenue Account, subject to the requirements of the Code, from (i) unexpended amounts in the Series 2025-148A and Series 2025-148B subaccounts, as applicable, of the Series 2025-148 subaccount of the Program Account made available therein as a result of the issuance of the (A) Series 2025-148A Bonds with respect to a redemption of Series 2025-148A Bonds, including the investment income therefrom and (B) Series 2025-148B Bonds, with respect to redemption of the Series 2025-148B Bonds, including the investment income therefrom, if any; (ii) excess capitalized interest, if any; (iii) Mortgage Loan repayments (including prepayments and proceeds from the sale or transfer of modified Mortgage Loans), the principal portion of Mortgage Loan guaranty or insurance payments, and collections resulting from foreclosure proceedings; and (iv) Surplus Revenues (as defined in Appendix A to Part 2 of this Official Statement). Any Series 2025-148 Offered Bonds to be redeemed pursuant to Special Optional Redemption shall be selected by the Agency and, within a maturity, by lot, except that the Series 2025-148A PAC Bonds and Series 2025-148B PAC Bonds shall be redeemed on a *pro rata pass-through distribution of principal* basis in accordance with the rules and procedures of the Securities Depository defined in Part 2 hereof, under the heading “Book-Entry Only System.” Any such redemption of Series 2025-148 Offered Bonds shall be at a redemption price equal to the principal amount of Series 2025-148 Offered Bonds to be redeemed plus interest accrued to the date of redemption and, with respect to the Series 2025-148A PAC Bonds for which redemption price will be paid with moneys identified in clause (i) above, plus a premium sufficient to produce the same yield as that calculated on the date of closing using the original purchase price of _____% and, with respect to the Series 2025-148B PAC Bonds for which redemption price will be paid with moneys identified in clause (i) above, plus a premium sufficient to produce the same yield as that calculated on the date of closing using the original purchase price of _____%.

The Agency's right of special optional redemption using available moneys described in the preceding paragraph applies to all outstanding Series of Bonds. For a discussion of the Agency's current redemption policy and practices, see “AGENCY REDEMPTION PRACTICES” in Part 2 of this Official Statement and Appendix C thereto.

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* Subject to change

Limitations on Redemption Rights

The Series 2025-148 Resolution provides certain limitations on the above described redemption rights of the Agency.

The Agency will not, *except as necessary to comply with Federal Tax Requirements*, exercise its right of special optional redemption to redeem the Series 2025-148A PAC Bonds in advance of the dates or in principal amounts greater than required to meet the Series 2025-148A PAC Bond Target Balance schedule set forth in the above section entitled "Special Mandatory Redemption – The Series 2025-148A PAC Bonds" pursuant to clauses (ii), (iii) and (iv) of the first paragraph of "Special Optional Redemption" above from prepayments and principal repayments related to the Series 2025-148 Bonds unless all other Series 2025-148A Bonds have been paid or redeemed.

The Agency will not exercise its right of special optional redemption to redeem the Series 2025-148B PAC Bonds in advance of the dates or in principal amounts greater than required to meet the Series 2025-148B PAC Bond Target Balance schedule set forth in the above section entitled "Special Mandatory Redemption – The Series 2025-148B PAC Bonds" pursuant to clauses (ii), (iii) and (iv) of the first paragraph of "Special Optional Redemption" above from prepayments and principal repayments related to the Series 2025-148 Bonds unless all other Series 2025-148B Bonds have been paid or redeemed.

The Agency will not, *except as necessary to comply with Federal Tax Requirements*, exercise its right of special mandatory redemption to redeem the Series 2025-148A PAC Bonds in advance of the dates or in principal amounts greater than required to meet the Series 2025-148A PAC Bond Target Balance schedule set forth in the above section entitled "Special Mandatory Redemption – The Series 2025-148A PAC Bonds" from prepayments and principal repayments related to the Series 2025-148 Bonds unless all other Series 2025-148A Bonds have been paid or redeemed.

Projected Weighted Average Life of the Series 2025-148A PAC Bonds

The following information is provided in order to enable potential investors to evaluate the Series 2025-148A PAC Bonds, which are the subject of special mandatory redemption described above. The Series 2025-148A PAC Bond Target Balance is based generally on certain assumptions about the timing of the origination of the New Tax-Exempt Mortgage Loans and the levels of prepayments of New Tax-Exempt Mortgage Loans assumed to be received by the Agency.

The weighted average life of a bond refers to the average of the length of time that will elapse from the date of issuance of such bond to the date each installment of principal is paid to the bondholder weighted by the amount of such installment. The weighted average life of the Series 2025-148A PAC Bonds will be influenced by, among other things, the rate at which principal payments (including scheduled payments and principal prepayments) are made on the New Tax-Exempt Mortgage Loans.

Prepayments of mortgage loans are commonly projected in accordance with a prepayment standard or model. The Series 2025-148A PAC Bond Target Balance is based on the Standard Prepayment Model of the Securities Industry and Financial Markets Association. The Standard Prepayment Model is based upon an assumed rate of prepayment each month of then unpaid principal balance of the mortgage loans. Prepayment speeds are projected as percentages of the Standard Prepayment Model and are referred to as the Prepayment Speed Assumption ("PSA"). At 100% PSA, the Standard Prepayment Model assumes an increasingly larger percentage of the mortgage loans prepaying each month for the first 30 months of the mortgages' lives and then assumes a constant prepayment rate of 6% per annum of the unpaid principal balance for the remaining life of each of the mortgage loans. The following table assumes, among other things, that the New Tax-Exempt Mortgage Loans: (i) will be financed exclusively from the proceeds of the Series 2025-148A Bonds from the closing date to May 1, 2025*, (ii) will aggregate approximately $257.0 million*, including approximately $7.0 million* of related Down Payment Assistance Loans, and (iii) in the case of the first lien Mortgage Loans, will bear interest payable by the borrower at a weighted average annual rate of 6.131%*, will amortize on a level payment basis over 30 years and, in the case of the Down Payment Assistance Loans, will bear interest payable by the borrower at a weighted average annual rate of 0% and will be forgiven 10% per year over a ten year period, (iv) which are first lien Mortgage Loans will be prepaid at the indicated PSA, and (v) will timely receive all scheduled principal and interest payments and prepayments thereof, and there will be no foreclosure losses experienced on such Mortgage Loans; and the following table also assumes that the Series 2025-148A Bonds will not be redeemed pursuant to mandatory redemption (except for special mandatory redemption and scheduled sinking fund redemptions) or optional redemption or pursuant to special optional redemption. **These are assumptions for modeling purposes only**. Based on such assumptions, **some or all of which are unlikely to reflect actual experience**, the following table provides certain projected weighted average life information for the Series 2025-148A PAC Bonds.

Projected Weighted Average Life of the Series 2025-148A PAC Bonds (in years)

PSA*	Series 2025-148A PAC Bond Average Life*
0%	29.0
25	11.6
50	5.0
75	5.0
100	5.0
150	5.0
200	5.0
300	5.0
400	5.0
450	5.0
500	5.0

No assurance can be given that prepayments of the New Tax-Exempt Mortgage 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 2025-148A PAC Bonds. The rates of prepayments on mortgage loans are influenced by a variety of changing economic, geographical, social and other factors, including servicing decisions, and changing property values. The prepayment rates for the New Tax-Exempt Mortgage Loans will also depend on whether the prevailing interest rates fall or rise in relation to those loans, among other factors relevant to the availability of refinancing mortgage loans, and it will depend on provisions of the Program Guidelines which permit, under certain conditions, the assumption of such Mortgage Loans. The rates of delinquencies and foreclosures, and any special mitigation programs regarding New Tax-Exempt Mortgage Loans will also affect the expected special redemption schedule for the Series 2025-148A PAC Bonds. The Agency cannot predict the prevailing interest rate, the number of New Tax-Exempt Mortgage Loans that may become delinquent or in foreclosure proceedings, or the creation of any special mitigation programs. For these and other reasons, the Agency offers no assurance as to the rate at which the New Tax-Exempt Mortgage Loans will prepay and no assurance that the scheduled amounts will, in fact, be available to effect any redemptions described herein.

In addition, the Series 2025-148A PAC Bonds may be subject to special optional redemption from the prepayments and principal repayments in respect of Mortgage Loans other than the New Tax-Exempt Mortgage Loans or from Surplus Revenues (as defined in Appendix A to Part 2 of this Official Statement); however, except as necessary to comply with Federal Tax Requirements, in no instance shall the Series 2025-148A PAC Bonds be redeemed pursuant to such special optional

* Subject to change

redemption in amounts greater than the target balance amounts set forth in the Series 2025-148A PAC Bond Target Balance Schedule above unless all other Series 2025-148 Bonds have been paid or redeemed.

Investors owning less than all of the Series 2025-148A PAC Bonds may experience redemptions at a rate that varies from the projected weighted average life for a given PSA percentage.

The Agency and the Underwriters are under no obligation to, and will not, update the "Projected Weighted Average Life of the Series 2025-148A PAC Bonds" table above subsequent to the issuance of the Series 2025-148 Offered Bonds.

Projected Weighted Average Life of the Series 2025-148B PAC Bonds

The following information is provided in order to enable potential investors to evaluate the Series 2025-148B PAC Bonds, which are the subject of special mandatory redemption described above. The Series 2025-148B PAC Bond Target Balance is based generally on certain assumptions about the timing of the origination of the New K-FLEX Taxable Mortgage Loans and the levels of prepayments of New K-FLEX Taxable Mortgage Loans assumed to be received by the Agency.

The weighted average life of a bond refers to the average of the length of time that will elapse from the date of issuance of such bond to the date each installment of principal is paid to the bondholder weighted by the amount of such installment. The weighted average life of the Series 2025-148B PAC Bonds will be influenced by, among other things, the rate at which principal payments (including scheduled payments and principal prepayments) are made on the New K-FLEX Taxable Mortgage Loans.

Prepayments of mortgage loans are commonly projected in accordance with a prepayment standard or model. The Series 2025-148B PAC Bond Target Balance is based on the Standard Prepayment Model of the Securities Industry and Financial Markets Association. The Standard Prepayment Model is based upon an assumed rate of prepayment each month of then unpaid principal balance of the mortgage loans. Prepayment speeds are projected as percentages of the Standard Prepayment Model and are referred to as the Prepayment Speed Assumption ("PSA"). At 100% PSA, the Standard Prepayment Model assumes an increasingly larger percentage of the mortgage loans prepaying each month for the first 30 months of the mortgages' lives and then assumes a constant prepayment rate of 6% per annum of the unpaid principal balance for the remaining life of each of the mortgage loans. The following table assumes, among other things, that the New K-FLEX Taxable Mortgage Loans: (i) will be financed exclusively from the proceeds of the Series 2025-148B Bonds from the closing date to May 1, 2025*, (ii) will aggregate approximately $63.0 million*, including approximately $3.0 million* of related Down Payment Assistance Loans, and (iii) in the case of the first lien Mortgage Loans, will bear interest payable by the borrower at a weighted average annual rate of 7.488%*, will amortize on a level payment basis over 30 years and, in the case of the Down Payment Assistance Loans, will bear interest payable by the borrower at a weighted average annual rate of 0% and will be forgiven 10% per year over a ten year period, (iv) which are first lien Mortgage Loans will be prepaid at the indicated PSA, and (v) will timely receive all scheduled principal and interest payments and prepayments thereof, and there will be no foreclosure losses experienced on such Mortgage Loans; and the following table also assumes that the Series 2025-148B Bonds will not be redeemed pursuant to mandatory redemption (except for special mandatory redemption and scheduled sinking fund redemptions) or optional redemption or pursuant to special optional redemption. **These are assumptions for modeling purposes only**. Based on such assumptions, **some or all of which are unlikely to reflect actual experience**, the following table provides certain projected weighted average life information for the Series 2025-148B PAC Bonds.

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* Subject to change

Projected Weighted Average Life of the Series 2025-148B PAC Bonds (in years)

PSA*	Series 2025-148B PAC Bond Average Life*
0%	29.5
25	11.0
50	5.0
75	5.0
100	5.0
150	5.0
200	5.0
300	5.0
400	5.0
450	5.0
500	5.0

No assurance can be given that prepayments of the New K-FLEX Taxable Mortgage 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 2025-148B PAC Bonds. The rates of prepayments on mortgage loans are influenced by a variety of changing economic, geographical, social and other factors, including servicing decisions, and changing property values. The prepayment rates for the New K-FLEX Taxable Mortgage Loans will also depend on whether the prevailing interest rates fall or rise in relation to those loans, among other factors relevant to the availability of refinancing mortgage loans, and it will depend on provisions of the Program Guidelines which permit, under certain conditions, the assumption of such Mortgage Loans. The rates of delinquencies and foreclosures, and any special mitigation programs regarding New K-FLEX Taxable Mortgage Loans will also affect the expected special redemption schedule for the Series 2025-148B PAC Bonds. The Agency cannot predict the prevailing interest rate, the number of New K-FLEX Taxable Mortgage Loans that may become delinquent or in foreclosure proceedings, or the creation of any special mitigation programs. For these and other reasons, the Agency offers no assurance as to the rate at which the New K-FLEX Taxable Mortgage Loans will prepay and no assurance that the scheduled amounts will, in fact, be available to effect any redemptions described herein.

In addition, the Series 2025-148B PAC Bonds may be subject to special optional redemption from the prepayments and principal repayments in respect of Mortgage Loans other than the New Tax-Exempt Mortgage Loans, New K-FLEX Taxable Mortgage Loans or from Surplus Revenues (as defined in Appendix A to Part 2 of this Official Statement); however, except as necessary to comply with Federal Tax Requirements, in no instance shall the Series 2025-148B PAC Bonds be redeemed pursuant to such special optional redemption in amounts greater than the target balance amounts set forth in the Series 2025-148B PAC Bond Target Balance Schedule above unless all other Series 2025-148 Bonds have been paid or redeemed.

Investors owning less than all of the Series 2025-148B PAC Bonds may experience redemptions at a rate that varies from the projected weighted average life for a given PSA percentage.

The Agency and the Underwriters are under no obligation to, and will not, update the "Projected Weighted Average Life of the Series 2025-148B PAC Bonds" table above subsequent to the issuance of the Series 2025-148 Offered Bonds.

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* Subject to change

Selection of Series 2025-148 Offered Bonds to be Redeemed

Regardless of the type of redemption, selection of the Series 2025-148 Offered Bonds shall be at the direction of the Agency and within a maturity shall be by lot; provided however that selection of Series 2025-148A PAC Bonds and Series 2025-148B PAC Bonds shall be on a *pro rata pass-through distribution of principal* basis in accordance with the rules and procedures of the Securities Depository hereinafter defined in Part 2 hereof, under the heading "Book-Entry Only System" among such Series 2025-148A PAC Bonds and such Series 2025-148B PAC Bonds. The Series 2025-148 Offered Bonds may be redeemed only in $5,000 principal amounts or integral multiples thereof, except that the Series 2025-148A PAC Bonds and Series 2025-148B PAC Bonds may be redeemed in $5,000 principal amounts and in integrals of $1.00, in excess thereof, subject to DTC protocols and procedures. The Agency provides no assurance that DTC or its Direct or Indirect Participants will allocate redemptions among Beneficial Owners on such pro rata pass-through distribution of principal basis.

Regulations with Respect to Transfers

The Series 2025-148 Offered Bonds will be transferable as described in "BOOK-ENTRY ONLY SYSTEM" in Part 2 of this Official Statement to the extent such Bonds are registered in the name of Cede & Co., as nominee of DTC.

Notice to Bondholders of Redemption

Notice of any redemption will be mailed to DTC, as the registered owner of any Series 2025-148 Offered Bonds, all or a portion of which is to be redeemed, but such mailing shall not be a condition precedent to such redemption and failure to mail any such notice shall not affect the validity of any proceedings for the redemption of the Series 2025-148 Offered Bonds. If less than all of the Series 2025-148 Offered Bonds of one maturity shall be called for redemption, the Trustee at the direction of the Agency shall notify DTC not less than 20 days prior to the date fixed for redemption of the particular amount of such maturity to be redeemed. DTC shall determine by lot the amount of each DTC Participant's interest in such maturity to be redeemed. If notice of redemption shall have been given as provided in the Indenture and the Series 2025-148 Resolution and as described herein, and if on the date fixed for redemption moneys for the redemption of all of the Series 2025-148 Offered Bonds or portions thereof to be redeemed, together with interest accrued and unpaid thereon to the date fixed for redemption, shall be available for such payment, then from and after the date fixed for redemption, interest on such Series 2025-148 Offered Bonds or portions thereof shall cease to accrue. In addition, notice of any proposed modification or amendment of the Indenture by means of a Supplemental Indenture to be effective with consent of Bondholders will be mailed to DTC as the registered owner of any Bonds then outstanding.

UNDERWRITING

The Series 2025-148 Offered Bonds are being offered by the Underwriters (for whom Wells Fargo Bank, National Association is acting as representative) at the initial offering prices set forth on the inside cover page hereof.

The Underwriters will be paid an aggregate fee of $______ with respect to the offering and sale of the Series 2025-148 Offered Bonds (representing $_______ for Series 2025-148A Bonds and $________ for Series 2025-148B Bonds) pursuant to a contract of purchase with the Agency, under which the Underwriters will be obligated to purchase all of the pertinent Series 2025-148 Offered Bonds if any such Bonds are purchased by the Underwriters and if certain other conditions are fulfilled. The following additional information has been provided by some of the Underwriters.

Academy Securities, Inc. has entered into third-party distribution agreements with Commonwealth Financial Network, R. Seelaus & Co., The GMS Group LLC, InspereX LLC, Mountainside Securities LLC, World Equity Group, Inc., CINCaP Investment Group LLC, National Securities Corp, Essex Securities LLC, Isaak Bond Investments, and Institutional Securities Corporation for the retail distribution of certain municipal securities at the original issue prices. Pursuant to these third-party distribution agreements, Academy Securities may share a portion of its underwriting compensation with these firms.

BofA Securities, Inc., one of the Underwriters of the Series 2025-148 Offered Bonds, has entered into a distribution agreement with its affiliate Merrill Lynch, Pierce, Fenner & Smith Incorporated ("MLPF&S"). As part of this arrangement, BofA Securities, Inc. may distribute securities to MLPF&S, which may in turn distribute such securities to investors through the financial advisor network of MLPF&S. As part of this arrangement, BofA Securities, Inc. may compensate MLPF&S as a dealer for their selling efforts with respect to the Series 2025-148 Offered Bonds.

J.P. Morgan Securities LLC ("JPMS"), one of the Underwriters of certain Series 2025-148 Offered 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 the Series 2025-148 Offered Bonds from JPMS at the original issue price less a negotiated portion of the selling concession applicable to any Series 2025-148 Offered Bonds that such firm sells.

Morgan Stanley & Co. LLC, one of the Underwriters of certain Series 2025-148 Offered Bonds, has entered into a retail distribution arrangement with its affiliate Morgan Stanley Smith Barney LLC. As part of the distribution arrangement, Morgan Stanley & Co. LLC may distribute municipal securities to retail investors through the financial advisor network of Morgan Stanley Smith Barney LLC. As part of this arrangement, Morgan Stanley & Co. LLC may compensate Morgan Stanley Smith Barney LLC for its selling efforts with respect to the Series 2025-148 Offered Bonds.

PNC Capital Markets LLC ("PNCCM"), one of the Underwriters of certain Series 2025-148 Offered Bonds, may offer to sell to its affiliate, PNC Investments, LLC ("PNCI"), securities in PNCCM's inventory for resale to PNCI's customers, including securities such as the Series 2025-148 Offered Bonds offered by the Agency.

TD Securities (USA) LLC ("TD Securities"), one of the Underwriters of certain 2025-148 Offered Bonds, has entered into a negotiated dealer agreement (the "TD Dealer Agreement") with InvestorLink Capital Markets, LLC ("ICM") for the retail distribution of certain securities offerings, including the Series 2025-148 Offered Bonds at the original issue prices. Pursuant to the TD Dealer Agreement, ICM may purchase the Series 2025-148 Offered Bonds from TD Securities at the original issue prices less a negotiated portion of the selling concession applicable to any of the Series 2025-148 Offered Bonds ICM sells.

Wells Fargo Securities is the trade name for certain securities-related capital markets and investment banking services of Wells Fargo & Company and its subsidiaries, including Wells Fargo Bank, National Association ("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 Wells Fargo Bank, National Association, registered with the Securities and Exchange Commission as a municipal securities dealer pursuant to Section 15B(a) of the Securities Exchange Act of 1934. WFBNA, acting through its Municipal Finance Group, one of the underwriters of certain Series 2025-148 Offered 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 2025-148 Offered Bonds. Pursuant to the WFA Distribution Agreement, WFBNA will share a portion of its underwriting or remarketing agent compensation, as applicable, with respect to the Series 2025-148 Offered Bonds with WFA. WFBNA has also entered into an agreement (the "WFSLLC Distribution Agreement") with its affiliate Wells Fargo Securities, LLC ("WFSLLC"), for the distribution of municipal securities offerings, including certain of the Series 2025-148 Offered 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.

The Underwriters (and their 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 services. The Underwriters have, from time to time, performed, and may in the future perform, various financial advisory and investment banking services for the Agency, for which they received or will receive customary fees and expenses. Additionally, the Underwriters (and their affiliates) may currently, or from time to time in the future, have credit or other commercial banking relationships with the Agency for which they receive or will receive customary fees and expenses.

In the ordinary course of their various business activities, the Underwriters may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities, which may include credit default swaps) and financial instruments (including bank loans) for their own account and/or the accounts of their customers and may at any time hold long and short positions in such securities and instruments. Such investments and securities may involve securities and instruments of the Agency.

The Underwriters may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities, or instruments and may at any time hold or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

The Series 2025-148 Offered Bonds may be offered and sold to certain dealers (including the Underwriters and other dealers depositing such Series 2025-148 Offered Bonds into investment trusts) at prices lower than the initial public offering price set forth on the inside cover page, and such public offering prices may be changed from time to time by the Underwriters.

RATINGS

Moody's Investors Service, Inc. and S&P Global Ratings, a division of S&P Global Inc., have assigned ratings of "Aa1" and "AA+", respectively, to the Series 2025-148 Offered Bonds. Each rating assigned to the Series 2025-148 Offered Bonds reflects only the views of the particular rating agency that issued such rating and an explanation of the significance of any rating may be obtained directly only from the appropriate rating agency. The Agency furnished certain information and materials to such rating agencies which, in turn, made certain analyses, studies and assumptions. **There is no assurance that such ratings will apply for any given period of time or that they may not be lowered or withdrawn entirely by either or both rating agencies, if in the judgment of either or both circumstances so warrant. Any such downward change in or withdrawal of such ratings may have an adverse effect on the market price and marketability of the Bonds including the Series 2025-148 Offered Bonds. Neither the Agency nor the Underwriters have assumed any responsibility to maintain any particular rating on any of the Bonds**.

ABSENCE OF LITIGATION

At the time of issuance of the Series 2025-148 Offered Bonds, an officer of the Agency will deliver a certificate to the effect that there is no controversy or litigation of any nature, known to be pending or, to the knowledge of such officer, threatened against or affecting the Agency, to restrain or enjoin such issuance, or in any way contesting or affecting the validity of the Series 2025-148 Offered Bonds, the Indenture, the Series 2025-148 Resolution, the Mortgage Loans, or any proceedings of the Agency taken with respect to the issuance of the Series 2025-148 Offered Bonds, or with respect to the Indenture, the Series 2025-148 Resolution, the Mortgage Loans, or the pledge or application of any moneys or security provided for the payment of the Series 2025-148 Offered Bonds, or the existence or powers of the Agency.

FEDERAL TAX MATTERS

General Discussion

A general discussion of tax treatment of interest on, and the mortgage eligibility requirements with respect to, the Series 2025-148 Offered Bonds is set forth in Part 2 of this Official Statement under "TAX MATTERS."

Opinions of Co-Bond Counsel – The Series 2025-148A Bonds

In the opinion of Co-Bond Counsel, assuming continuing compliance with the requirements of federal tax law, under existing law interest on the Series 2025-148A Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. However, interest on the Series 2025-148A Bonds is taken into account in determining the "adjusted financial statement income" (as defined in Section 56A of the Code) of "applicable corporations" (as defined in Section 59 of the Code) for purposes of computing the alternative minimum tax imposed on such corporations.

Ownership of the Series 2025-148A Bonds may result in collateral federal income tax consequences to certain taxpayers, in particular corporations (including S corporations, foreign corporations operating branches in the United States of America, casualty insurance companies, banks, thrifts or other financial institutions), certain recipients of social security or railroad retirement benefits, taxpayers entitled to claim the earned income credit, taxpayers entitled to claim the refundable credit in Section 36B of the Code for coverage under a qualified health plan or taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. Co-Bond Counsel express no opinion as to any of such consequences, as to which prospective purchasers of the Series 2025-148A Bonds should consult their own tax advisors.

Interest on the Series 2025-148B Bonds is not excludable from gross income for federal income tax purposes. See "The Series 2025-148B Bonds (Federally Taxable)" below.

In rendering their opinions, as to the Series 2025-148A Bonds, Co-Bond Counsel have assumed compliance by the Agency with the covenants contained in the Indenture and the Series 2025-148 Resolution that are intended to comply with the requirements of the Code relating to actions to be taken by the Agency in respect of the Series 2025-148A Bonds after the issuance thereof to the extent necessary to effect or maintain the federal exclusion from gross income of the interest on the Series 2025-148A Bonds. These covenants relate to, inter alia, the use of and investment of proceeds of the Series 2025-148A Bonds and the rebate to the Treasury of specified arbitrage earnings, if required. Failure of the Agency to comply with such covenants could result in the interest on the Series 2025-148A Bonds becoming included in gross income for federal income tax purposes retroactive to the date of issuance of the Series 2025-148A Bonds.

The opinions expressed by Co-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 2025-148A Bonds, and Co-Bond Counsel expresses no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

The proposed form of opinion to be rendered by each Co-Bond Counsel in connection with the issuance of the Series 2025-148 Offered Bonds is contained in Appendix A to this Part 1.

Original Issue Premium. Certain of the Series 2025-148A Bonds were offered at a premium ("original issue premium") over their principal amount. For federal income tax purposes, original issue premium is amortizable periodically over the term of a bond (or, in the case of a Series 2025-148A Bond callable prior to maturity, by amortizing the premium to the call date, based upon the purchaser's yield to the call date and giving effect to any call premium) through reductions in the holder's tax basis for the bond for determining taxable gain or loss upon the sale or redemption prior to maturity. Amortization of premium does not create a deductible expense or loss. Holders should contact their tax advisors for an explanation of the amortization rules.

The Series 2025-148B Bonds (Federally Taxable)

THE MATERIAL UNDER THIS CAPTION, "THE SERIES 2025-148B BONDS (FEDERALLY TAXABLE)", CONCERNING THE TAX CONSEQUENCES OF OWNERSHIP OF THE SERIES 2025-148B BONDS WAS WRITTEN TO SUPPORT THE MARKETING OF THE SERIES 2025-148B BONDS, AND EACH OWNER SHOULD SEEK ADVICE BASED ON THE OWNER'S PARTICULAR CIRCUMSTANCES FROM AN INDEPENDENT TAX ADVISOR. THIS MATERIAL WAS NOT INTENDED OR WRITTEN TO BE USED, AND CANNOT BE USED BY ANY TAXPAYER, FOR THE PURPOSE OF AVOIDING PENALTIES THAT MAY BE IMPOSED ON THE TAXPAYER.

Opinions of Co-Bond Counsel. Co-Bond Counsel are of the opinion that interest on and profit, if any, on the sale of the Series 2025-148B Bonds are not excludable from gross income for federal income tax purposes.

General Matters. The following discussion summarizes the material United States federal income tax consequences generally applicable to the purchase, ownership and disposition of the Series 2025-148B Bonds by the beneficial owners thereof ("Owners"). The discussion is limited to the tax consequences to the initial Owners of the Series 2025-148B Bonds who purchase the Series 2025-148B Bonds at the issue price within the meaning of Section 1273 of the Code and generally does not address the tax consequences to subsequent purchasers of the Series 2025-148B Bonds. The discussion does not purport to be a complete analysis of all of the potential United States federal income tax consequences relating to the purchase, ownership and disposition of the Series 2025-148B Bonds, nor does this discussion address any state, local, foreign taxes, or federal estate or gift tax consequences. Furthermore, this discussion does not address all aspects of taxation that might be relevant to particular purchasers in light of their individual circumstances. For instance, this discussion does not address the alternative minimum tax provisions of the Code or special rules applicable to certain categories of purchasers including dealers in securities or foreign currencies, insurance companies, regulated investment companies, real estate mortgage investment conduits, financial institutions, tax-exempt entities, persons required to accelerate the recognition of any item of gross income with respect to the Series 2025-148B Bonds as a result of such income being recognized on an applicable financial statement, Owners whose functional currency is not the United States dollar and, Foreign Owners (as defined below) that are classified for federal income tax purposes as "controlled foreign corporations," "passive foreign investment companies," "expatriates," "surrogate foreign corporations," "personal holding companies," or corporations that accumulate earnings to avoid United States federal income tax.

The discussion also does not address the special rules applicable to purchasers who hold the Series 2025-148B Bonds as part of a hedge, straddle, conversion, constructive ownership or constructive sale transaction or other risk reduction transaction. The discussion is based on the Code, the regulations of the

Department of the Treasury, and administrative and judicial interpretations, all as in effect today. Legislative, judicial and administrative changes may occur, possibly with retroactive effect, that could alter or modify the continued validity of the statements and conclusions set forth herein. The discussion assumes that the Series 2025-148B Bonds are held as capital assets within the meaning of Section 1221 of the Code.

Tax Consequences to United States Owners. The Series 2025-148B Bonds will be treated as debt instruments and, accordingly, stated interest payments on the Series 2025-148B Bonds will be taxable to a United States Owner as ordinary income at the time the interest accrues or is received in accordance with the United States Owner's method of accounting for United States federal income tax purposes. A "United States Owner" is an Owner of a Series 2025-148B Bond that is, for United States federal income tax purposes: (1) a citizen or resident of the United States, (2) a corporation, or an entity treated as a corporation for U.S. federal income tax purposes, created or organized in or under the laws of the United States or of any political subdivision thereof, (3) an estate, the income of which is subject to United States federal income taxation regardless of its source, or (4) a trust, the administration of which is subject to the primary supervision of a court within the United States and which has one or more United States persons with authority to control all substantial decisions, or a trust that was in existence on August 20, 1996, and has elected to continue its then current treatment as a United States trust. If a partnership (or an entity treated as a partnership for federal tax purposes) holds the Series 2025-148B Bonds, the United States federal income tax treatment of a partner generally will depend upon the status of the partner and the tax status of the partnership. Partners of partnerships holding the Series 2025-148B Bonds should consult their own tax advisors with regard to the U.S. federal income tax treatment of the purchase, ownership and disposition of the Series 2025-148B Bonds.

Bond Premium. A holder of a Series 2025-148B Bond who purchases such Series 2025-148B Bond at a cost that exceeds the stated principal amount of such Series 2025-148B Bond will have amortizable bond premium equal to such excess. If the holder elects to amortize the bond premium, such election will apply to all Series 2025-148B Bonds held by the holder on the first day of the taxable year to which the election applies, and to all Series 2025-148B Bonds thereafter acquired by the holder. The premium must be amortized using constant yield principles based on the purchaser's yield to maturity. Amortizable bond premium is generally treated as an offset to interest income, but a reduction in basis is required for amortizable bond premium even though such premium is applied to reduce interest payments. Series 2025-148B Bond premium on a Series 2025-148B Bond held by a holder that has not elected to amortize bond premium will decrease the gain or loss otherwise recognized on the disposition the Series 2025-148B Bond.

Original Issue Discount. A Series 2025-148B Bond will be treated as issued with original issue discount ("OID"), for U.S. federal income tax purposes if the stated principal amount of such Series 2025-148B Bond exceeds its issue price by at least the de minimis threshold amount of 1⁄4 of one percent of the stated principal amount of such Series 2025-148B Bond multiplied by the number of complete years from the issue date of such Series 2025-148B Bond to its maturity. If a Series 2025-148B Bond is issued with OID, United States Owners, regardless of their regular method of tax accounting, will have to include the OID in gross income (as ordinary income) as it accrues (on a constant yield to maturity basis), prior to their receipt of the cash corresponding to such OID, which ordinarily will result in the inclusion of increasing amounts of OID in income in successive accrual periods.

Sale, Exchange, Redemption or Retirement of the Series 2025-148B Bonds. In general, unless a nonrecognition provision applies, upon the sale, exchange, redemption or retirement of a Series 2025-148B Bond, a United States Owner will recognize capital gain or loss equal to the difference between the amount realized on such sale, exchange, redemption or retirement (not including any amount attributable to accrued but unpaid interest that the United States Owner has not already included in gross income) and such United States Owner's adjusted tax basis in the Series 2025-148B Bond. Any amount attributable to accrued but unpaid interest that the Owner has not already included in gross income will be treated as a payment of interest. A United States Owner's adjusted tax basis in a Series 2025-148B Bond generally will equal the cost of the Series 2025-148B Bond to such United States Owner, reduced by principal payments received by such United States Owner and increased by any accrued but unpaid interest (including OID, if any) the United States Owner has included in taxable income.

Backup Withholding. Owners will be subject to "backup withholding" of federal income tax (currently at a rate of 24%) in the event they fail to furnish a taxpayer identification number to the paying agent or there are other, related compliance failures. Backup withholding is not an additional tax. The amount of any backup withholding from a payment to an Owner will be allowed as a credit against the Owner's U.S. federal income tax liability and may entitle the Owner to a refund, provided that the required information is timely furnished to the IRS. Owners should consult their tax advisors concerning the application of information reporting and backup withholding rules.

Net Investment Income Tax. Certain United States Owners that are individuals, estates or trusts whose income exceeds certain thresholds are required to pay an additional 3.8% tax on, among other things, interest income and capital gains, subject to certain limitations and exceptions (the "Net Investment Income Tax"). United States Owners that are individuals, estates or trusts are urged to consult their tax advisors regarding the applicability of the Net Investment Income Tax to their income and gains from the Series 2025-148B Bonds.

Tax Consequences to Foreign Owners. Payments of interest (including OID) on a Series 2025-148B Bond to an Owner that is not a United States Owner (a "Foreign Owner") are generally not subject to United States federal income tax or nonresident withholding tax, provided that:

- the Foreign Owner is not actually or constructively a "10-percent shareholder" as that term is defined in Section 871(h) or 881(c)(3)(B) of the Code;
- the Foreign Owner is not, for United States federal income tax purposes, a controlled foreign corporation (as that term is defined in the Code) with respect to which the Agency is a "related person" within the meaning of Section 881(c)(3)(C) of the Code;
- the Foreign Owner is not a bank receiving interest described in Section 881(c)(3)(A) of the Code;
- the certification requirements under Section 871(h) or 881(c) of the Code and regulations (summarized below) are met; and
- the Series 2025-148B Bond interest is not effectively connected with the conduct by the Foreign Owner of a trade or business in the United States under Section 871(b) or Section 882 of the Code.

In order to obtain the exemption from income and withholding tax, either (1) the Foreign Owner must provide its name and address, and certify, under penalties of perjury on Internal Revenue Service Form W-8BEN, W-8BEN-E, W-8IMY or W-8EXP, as applicable, to the Agency, its paying agent, or other applicable withholding agent as the case may be, that such Owner is a Foreign Owner or (2) a securities clearing organization, bank or other financial institution that holds customers' securities in the ordinary course of its trade or business ("Financial Institution") and holds a Series 2025-148B Bond on behalf of the Foreign Owner, must certify, under penalties of perjury, to the Agency or its paying agent that such certificate has been received from the Owner by it or by any intermediary Financial Institution and must furnish the Agency or its paying agent with a copy of the certificate. A certificate is generally effective only with respect to payments of interest made to the certifying Foreign Owner after issuance of the certificate in the calendar year of its issuance and the two immediately succeeding calendar years. A Foreign Owner who does not satisfy the exemption requirements is generally subject to United States withholding tax on payments of interest (including OID).

Interest on a Series 2025-148B Bond (including OID) that is effectively connected with the conduct of a United States trade or business by the Foreign Owner is generally subject to United States federal income tax in the same manner as with a United States Owner, except to the extent otherwise provided under an applicable tax treaty. Effectively connected interest income received by a corporate Foreign Owner may also, under certain circumstances, be subject to an additional branch profits tax. Effectively connected interest income will not be subject to withholding tax if the Foreign Owner delivers a properly completed Internal Revenue Service Form W-8ECI to the Agency or its paying agent.

U.S. Federal Estate Tax. A Series 2025-148B Bond that is held by an individual who, at the time of death, is not a citizen or resident of the U.S. will not be subject to U.S. federal estate tax as a result of such individual's death, provided that, at the time of such individual's death, payments of interest with respect to such Series 2025-148B Bond would not have been effectively connected to a trade or business conducted by such individual in the U.S.

Sale, Exchange, Redemption or Retirement of the Series 2025-148B Bonds. In general, a Foreign Owner of a Series 2025-148B Bond will not be subject to United States federal income or withholding tax on the receipt of payments of principal on a Series 2025-148B Bond and will not be subject to United States federal income tax on any gain recognized on the sale, exchange, redemption, retirement or other taxable disposition of such Series 2025-148B Bond unless:

- the Foreign Owner is a nonresident alien individual who is present in the United States for 183 or more days in the taxable year of disposition and certain other conditions are met under Section 871(a)(2) of the Code;

- the Foreign Owner is required to pay tax pursuant to the provisions of United States tax law applicable to certain United States expatriates; or

- the gain is effectively connected with the conduct of a United States trade or business by the Foreign Owner (or pursuant to an applicable tax treaty is attributable to a United States permanent establishment of the Foreign Owner).

Foreign Account Tax Compliance Act (FATCA). Pursuant to the Foreign Account Tax Compliance Act (commonly referred to as "FATCA"), foreign financial institutions (which term includes most foreign banks, hedge funds, private equity funds, mutual funds, securitization vehicles and other investment vehicles) and certain other foreign entities generally must comply with certain information reporting rules with respect to their U.S. account holders and investors or confront a withholding tax on U.S.-source payments made to them (whether received as a beneficial owner or as an intermediary for another party). A foreign financial institution or such other foreign entity that does not comply with the FATCA reporting requirements will generally be subject to a 30% withholding tax with respect to any "withholdable payments." For this purpose, withholdable payments generally include U.S.-source payments otherwise subject to nonresident withholding tax (e.g., U.S.-source interest including OID) and also include the entire gross proceeds from the sale or other disposition of any debt instruments of U.S. issuers, even if the payment would otherwise not be subject to U.S. nonresident withholding tax (e.g., because it is capital gain). Under the applicable final Treasury regulations, withholding under FATCA, if required, generally will apply to payments of U.S.-source interest on the Series 2025-148B Bonds and to payments of gross proceeds from dispositions (including redemptions) of the Series 2025-148B Bonds. However, the IRS issued proposed Treasury regulations that eliminate withholding on payments of gross proceeds (but not on payments of interest). Pursuant to the proposed Treasury regulations, the Agency and any applicable withholding agent may (but are not required to) rely on this proposed change to FATCA withholding until the final regulations are issued or the proposed regulations are withdrawn. Foreign financial institutions located in jurisdictions that have an intergovernmental agreement with the United States pursuant to FATCA may be subject to different rules with respect to information reporting and related requirements.

The Agency will not pay any additional amounts in respect of any amounts withheld, including pursuant to FATCA. Under certain circumstances, a holder might be eligible for refunds or credits of such taxes. Holders are urged to consult with their own tax advisors regarding the effect, if any, of the FATCA provisions to them based on their particular circumstances.

State, Local and Foreign Taxes. Owners may be subject to state, local, or foreign taxes with respect to an investment in the Series 2025-148B Bonds. Prospective investors are urged to consult their tax advisors with respect to the state, local and foreign tax consequences of an investment in the Series 2025-148B Bonds.

ERISA Considerations. The following is a summary of certain considerations associated with the acquisition and holding of the Series 2025-148B Bonds by an "employee benefit plan" (as defined in Section 3(3) of the Employee Retirement Income Security Act of 1974, as amended ("ERISA")) that is subject to Title I of ERISA, a "plan" covered by Section 4975 of the Code (including an individual retirement account or "IRA"), a benefit plan subject to provisions under applicable federal, state, local, non-U.S. or other laws or regulations that are similar to the provisions of Title I of ERISA or Section 4975 of the Code ("Similar Laws") and any entity whose underlying assets include "plan assets" by reason of such employee benefit or retirement plan's investment in such entity (each of which is referred to as a "Plan").

General Fiduciary Matters. ERISA imposes certain duties on persons who are fiduciaries of a Plan subject to Title I of ERISA, and ERISA and Section 4975 of the Code prohibit certain transactions involving the assets of a Plan subject to ERISA as well as the assets of "plans" covered by Section 4975 of the Code (including individual retirement accounts ("IRAs") described in Sections 408 and 408A of the Code) with its fiduciaries or other interested parties (such plans are referred to herein as "Benefit Plans"). In general, under ERISA and the Code, any person who exercises any discretionary authority or control over the administration of such a Benefit Plan or the management or disposition of the assets of such a Benefit Plan, or who renders investment advice for a fee or other compensation (direct or indirect) to such a Benefit Plan, is generally considered to be a fiduciary of the Benefit Plan. Plans that are governmental plans (as defined in Section 3(32) of ERISA), certain church plans (as defined in Section 3(33) of ERISA or Section 4975(g)(3) of the Code) and non-U.S. plans (as described in Section 4(b)(4) of ERISA) are not subject to the requirements of ERISA or Section 4975 of the Code but may be subject to similar prohibitions under Similar Laws.

In considering the acquisition, holding and, to the extent relevant, disposition of Series 2025-148B Bonds with a portion of the assets of a Plan, a fiduciary should determine whether the investment is in accordance with the documents and instruments governing the Plan and the applicable provisions of ERISA, the Code or any Similar Law relating to a fiduciary's duties to the Plan including, without limitation, the prudence, diversification, delegation of control and prohibited transaction provisions of ERISA, the Code and any other applicable Similar Laws.

Prohibited Transactions – In General. Section 406 of ERISA prohibits Benefit Plans from engaging in specified transactions involving plan assets with persons or entities who are "Parties in Interest," within the meaning of Section 3(14) of ERISA, and Section 4975 of the Code imposes an excise tax on certain "Disqualified Persons," within the meaning of Section 4975 of the Code, who engage in similar prohibited transactions, in each case unless a statutory or administrative exemption is available.

A Party in Interest or Disqualified Person who engages in a nonexempt prohibited transaction may be subject to other penalties and liability under ERISA and the Code. In the case of an IRA, the occurrence of a prohibited transaction could cause the IRA to lose its tax-exempt status. Further, a separate prohibited transaction could arise if, subsequent to the acquisition, the Agency or one of its affiliates becomes a Party in Interest or Disqualified Person with respect to such a Benefit Plan or a subsequent transfer of a Series 2025-148B Bond is between a Benefit Plan and a Party in Interest or Disqualified Person with respect to such Plan.

The definitions of "Party in Interest" and "Disqualified Person" are expansive. While other entities may be encompassed by these definitions, they include, most notably: (1) a fiduciary with respect to a Benefit Plan; (2) a person providing services to a Benefit Plan; and (3) an employer or employee organization any of whose employees or members are covered by a Benefit Plan.

Plan Asset Issues. Certain transactions involving the purchase, holding or transfer of the Series 2025-148B Bonds might be deemed to constitute a prohibited transaction under ERISA and the Code if assets of the Indenture were deemed to be assets of a Benefit Plan. Under final regulations issued by the United States Department of Labor at 29 C.F.R. Section 2510.3101, as modified by Section 3(42) of ERISA (the "Plan Asset Regulations"), the assets of the Indenture would be treated as plan assets of a Benefit Plan for purposes of ERISA and the Code only if the Benefit Plan acquires an "equity interest" in the Indenture assets and none of the exceptions contained in the Plan Asset Regulations is applicable. An equity interest is defined under the Plan Asset Regulations as an interest in an entity other than an instrument which is treated as indebtedness under applicable local law and which has no substantial equity features.

Although there is little statutory or regulatory guidance on this subject, the Series 2025-148B Bonds should be treated as debt, without substantial equity features, for purposes of the Plan Asset Regulations. Accordingly, the assets of the Indenture should not be treated as plan assets of Benefit Plans investing in the Series 2025-148B Bonds. However, there can be no complete assurance that the Series 2025-148B Bonds will be treated as debt obligations without substantial equity features for purposes of the Plan Asset Regulations. If the Indenture assets were deemed to constitute "plan assets" pursuant to the Plan Asset Regulations, transactions that the Agency or Trustee might enter into, or may have entered into in the ordinary course of business, might constitute non-exempt prohibited transactions under ERISA or the Code. Therefore, a Plan fiduciary should consult with its counsel prior to making such purchase.

Prohibited Transaction Exemptions. However, without regard to whether the Series 2025-148B Bonds are treated as debt obligations without substantial equity features for such purpose, the acquisition or holding of Series 2025-148B Bonds by or on behalf of a Benefit Plan could be considered to give rise to a prohibited transaction if the Agency or Trustee, and other parties connected with the offering (such as the Underwriter), or any of their respective affiliates, is or becomes a Party in Interest or a Disqualified Person with respect to such Benefit Plan. In such case, certain status-based exemptions from the prohibited transaction rules could be applicable depending on the type and circumstances of the Plan fiduciary making the decision to acquire the Series 2025-148B Bonds. These are commonly referred to as prohibited transaction class exemptions or "PTCEs." Included among these exemptions are:

- PTCE 75-1, which exempts certain transactions between a Benefit Plan and certain broker-dealers, reporting dealers and banks;

- PTCE 96-23, which exempts certain transactions effected at the sole discretion of an "in-house asset manager" (an "INHAM");

- PTCE 90-1, which exempts certain investments by insurance company pooled separate accounts;

- PTCE 95-60, which exempts certain transactions effected on behalf of an "insurance company general account";
- PTCE 91-38, which exempts certain investments by bank collective investment funds; and
- PTCE 84-14, which exempts certain transactions effected at the sole discretion of a "qualified professional asset manager" (a "QPAM").

Note that IRAs, and certain other plans described in Section 4975(e)(1) of the Code, are typically not represented by banks, insurance companies or registered investment advisors so that, practically speaking, these status-based exemptions may not be available.

There is also a statutory exemption in Section 408(b)(17) of ERISA and Section 4975(d)(20) of the Code (which may be available to IRAs and other Benefit Plans) which is commonly referred to as the "Service Provider Exemption". The Service Provider Exemption covers transactions involving "adequate consideration" with persons who are Parties in Interest or Disqualified Persons solely by reason of their (or their affiliate's) status as a service provider to the Benefit Plan involved and none of which is a fiduciary with respect to the Plan assets involved (or an affiliate of such a fiduciary).

The availability of each of these PTCEs and/or the Service Provider Exemption is subject to a number of important conditions which the Benefit Plan's fiduciary must consider in determining whether such exemptions apply. Also, there can be no assurance that all the conditions of any such exemptions will be satisfied at the time that the Series 2025-148B Bonds are acquired by a purchaser, or thereafter, if the facts relied upon for utilizing a prohibited transaction exemption change, or that the scope of relief provided by these exemptions will necessarily cover all acts that might be construed as prohibited transactions. Therefore, a Benefit Plan fiduciary considering an investment in the Series 2025-148B Bonds should consult with its counsel prior to making such purchase.

Because of the foregoing, the Series 2025-148B Bonds (and any interest therein) may not be purchased or held by any person investing "plan assets," of a Benefit Plan, unless such purchase or holding will not constitute or result in a non-exempt prohibited transaction under ERISA or the Code or similar violation of any applicable Similar Laws. Any Benefit Plan fiduciary considering whether to purchase the Series 2025-148B Bonds on behalf of a Benefit Plan should consult with its counsel regarding the applicability of the fiduciary responsibility and prohibited transaction provisions of ERISA and the Code to such investment and the availability of any of the exemptions referred to above. Persons responsible for investing the assets of employee benefit plans that are not subject to the requirements of ERISA or Section 4975 of the Code should seek similar counsel with respect to the application of similar prohibitions under Similar Laws.

Representations. BY ITS ACQUISITION OF THE SERIES 2025-148B BONDS (OR ANY INTEREST THEREIN) EACH PURCHASER AND SUBSEQUENT TRANSFEREE THEREOF WILL BE DEEMED TO HAVE REPRESENTED, WARRANTED AND AGREED THAT, ON EACH DAY IT HOLDS A BOND OR ANY INTEREST THEREIN, EITHER (a) IT IS NOT A PLAN, SUCH AS AN IRA, AND THAT NO PORTION OF THE ASSETS USED TO ACQUIRE OR HOLD THE SERIES 2025-148B BONDS CONSTITUTES ASSETS OF A PLAN OR (b) THE ACQUISITION, HOLDING AND DISPOSITION OF A BOND (OR AN INTEREST THEREIN) BY A PLAN WILL NOT CONSTITUTE A PROHIBITED TRANSACTION UNDER SECTION 406 OF ERISA OR SECTION 4975 OF THE CODE OR SIMILAR VIOLATION UNDER ANY APPLICABLE SIMILAR LAWS FOR WHICH THERE IS NO APPLICABLE STATUTORY, REGULATORY OR ADMINISTRATIVE EXEMPTION.

The foregoing discussion is general in nature and is not intended to be all-inclusive. Due to the complexity of these rules and the penalties that may be imposed upon persons involved in nonexempt prohibited transactions, it is particularly important that fiduciaries, or other persons considering purchasing Series 2025-148B Bonds on behalf of, or with the assets of, any Plan, consult with their counsel regarding the potential applicability of ERISA, Section 4975 of the Code and any Similar Laws to such investment and whether an exemption would be applicable to the purchase and holding of the Series 2025-148B Bonds. The acquisition, holding and, to the extent relevant, disposition of Series 2025-148B Bonds by or to any Plan is in no respect a representation by the Agency or Underwriter (or any affiliates or representatives thereof) that such an investment meets all relevant legal requirements with respect to investments by such Plans generally or any particular Plan, or that such an investment is appropriate for Plans generally or any particular Plan.

STATE TAX MATTERS

In the opinion of Co-Bond Counsel, under the current laws of the Commonwealth of Pennsylvania, interest on the Series 2025-148 Offered Bonds is exempt from Pennsylvania personal income tax and corporate net income tax. However, under the laws of the Commonwealth, any profits, gains or income derived from the sale, exchange or other disposition of obligations of the Agency, such as the Series 2025-148 Offered Bonds, will be subject to Pennsylvania taxes within the Commonwealth. The Series 2025-148 Offered Bonds and the interest thereon may be subject to state or local taxes in jurisdictions other than the Commonwealth of Pennsylvania under applicable state or local tax laws.

CHANGES IN LAW

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Series 2025-148 Offered Bonds or otherwise prevent holders of the Series 2025-148A Bonds from realizing the full benefit of the tax exemption of interest on the 2025-148A Bonds. Such proposals may impact the marketability or market value of the Series 2025-148 Offered Bonds simply by being proposed. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Series 2025-148 Offered Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Series 2025-148 Offered Bonds would be impacted thereby.

Purchasers of the Series 2025-148 Offered Bonds should consult their tax advisors regarding any potential, proposed or pending legislation, regulatory initiatives or litigation.

CERTAIN LEGAL MATTERS

Legal matters incident to the authorization, issuance, sale and delivery of the Series 2025-148 Offered Bonds will be passed upon by Ballard Spahr LLP and Ahmad Zaffarese LLC, both of Philadelphia, PA, as Co-Bond Counsel. The approving legal opinions of Co-Bond Counsel with respect to the Series 2025-148 Offered Bonds, in substantially the form that appears in Appendix A to Part 1 of this Official Statement, will be printed on or annexed to the Series 2025-148 Offered Bonds and delivered therewith.

Certain legal matters will be passed upon for the Underwriters by their counsel, Duane Morris LLP, of Philadelphia, PA.

Certain legal matters relating to the Agency will be passed upon by Leonidas Pandeladis, Esquire, Deputy Executive Director and Chief Counsel to the Agency.

Pursuant to the provisions of the Commonwealth Attorneys Act (71 P.S. § 732-101 et seq.), the offices of both the General Counsel and the Attorney General of the Commonwealth must approve certain legal matters in connection with the issuance of the Bonds.

CERTAIN RELATIONSHIPS

From time to time, Ahmad Zaffarese LLC, Co-Bond Counsel, has represented Wells Fargo Bank, National Association in connection with various matters unrelated to the issuance of the Series 2025-148 Offered Bonds.

From time to time, Ballard Spahr LLP, Co-Bond Counsel, has represented Wells Fargo Bank, National Association in connection with various matters unrelated to the issuance of the Series 2025-148 Offered Bonds.

ONGOING SECONDARY MARKET DISCLOSURE

Continuing Disclosure Undertaking

In order to enable the Underwriters to comply with the requirements of Rule 15c2-12, as amended ("Rule 15c2-12"), promulgated under the Securities Exchange Act of 1934, as amended, the Agency has agreed in the Contract of Purchase that it will enter into a written undertaking for the benefit of holders and owners of the Series 2025-148 Offered Bonds pursuant to which it will, either directly or through an agent or the Trustee, provide certain annual financial information and operating data regarding the Agency not later than eight months after the close of each fiscal year and provide for the disclosure of the occurrence, if any, of certain events relating to the applicable Series 2025-148 Offered Bonds (the "Disclosure Undertaking"). See "FINANCIAL STATEMENTS OF THE AGENCY – Disclosure Undertaking" in Part 2 of this Official Statement for additional information regarding the Disclosure Undertaking.

Additional Information

The Agency currently disseminates information relating to its financing programs on a voluntary basis in accordance with the quarterly secondary market disclosure project sponsored by the National Council of State Housing Agencies.

Certain audited and unaudited financial statements may be provided (which include information on Agency pension funding) in Appendices E and F to Part 2 of this Official Statement. CliftonLarsonAllen LLP ("CLA"), the Agency's independent auditor, has not been engaged to perform and has not performed, since the date of its report included therein, any procedures on the financial statements addressed in that report. CLA also has not performed any procedures relating to this offering of securities.

Additional program and financial information, including Agency audited financial statements for prior fiscal periods, is generally available through the Agency's website at ***www.phfa.org.*** All information included thereon, including program descriptions, references to other sources and hyperlinks to websites sponsored by other entities, is provided as a public service only, is not part of this Official Statement and should not be relied upon in making an investment decision with respect to the Series 2025-148 Offered Bonds. The Agency's policy of voluntarily disseminating such information is not a contractual obligation to anyone and the Agency may discontinue this practice at any time in its discretion without notice.

SUPPLEMENTAL FINANCIAL INFORMATION

The Agency has entered into various interest rate agreements to manage interest rate risks associated with certain of its variable rate debt obligations. Certain information regarding these obligations is included in Appendix D to Part 2 of this Official Statement.

Additional computational information regarding projected average lives of certain term bonds, including a description of the methodology and certain assumptions used in deriving such projections, may be available through the Agency upon request.

AVAILABLE INFORMATION

The Agency is required by the Indenture to file with the Trustee within 150 days after each fiscal year its annual report, including audited financial statements, and to mail a copy of each such annual report to each holder of Bonds who files his name and address with the Agency for such purpose. The Indenture further provides that all documents received by the Trustee shall, upon written request of not less than 25% in principal amount of the holders of the Outstanding Bonds, be subject to inspection and copying at all reasonable times by such Bondholders and their agents and representatives.

RECENT MARKET EVENTS AND POTENTIAL RISK

General

A broad range of factors affecting credit markets, currency markets, debt markets and the broader financial markets, both nationally and globally, should be considered by investors in making any investment decision. These changes may have a great impact on individuals, corporations, markets, mortgage originations and economic patterns and trends. Many of these factors affect the Agency and its programs.

Since mid-2007, markets have been subject to substantial disruption, stress, and volatility and investments of all kinds have unexpectedly become illiquid, and have been subject to extraordinary call and redemption pressures. Actions by rating agencies have affected the marketplace.

Financial difficulties of underlying market participants in the Single Family Mortgage Revenue Bond Program, such as primary insurance companies, have affected the origination practices of the Agency, resulting in more loans being insured through certain federally insured mortgage programs. These programs have expanded their loss mitigation requirements, which may in turn affect the prepayment speeds associated with the mortgages and change the costs and timeframe for disposition of defaulted loans. (See Appendix B for additional information regarding primary insurance coverage in the program.) Concerns about mortgage delinquencies, default rates, and foreclosures and risk performance within various private and federal mortgage insurance programs remain heightened, and the Agency is closely monitoring the performance of its own loan portfolio. The Agency regularly participates in foreclosure mitigation programs and administers the Homeowners Emergency Mortgage Assistance Program for qualified households who have suffered mortgage delinquencies due to circumstances beyond their control. (See Appendix C for additional information on delinquencies in the Program.) The Agency also assists qualified homeowners with refinancing opportunities and counseling.

The Agency has expanded its origination programs to include more loans not financed with mortgage revenue bond proceeds and has developed a secondary market sales platform to participate directly in the TBA (to be announced) market with both Fannie Mae and Ginnie Mae mortgage-backed securities. The Agency continues to expand and diversify the programs it offers for homebuyers and homeowners. The Agency administers a refinancing program available to qualified mortgagors. These program alternatives may provide financing for new homeowners as well as refunding options to certain existing homeowners and directly compete with origination of Mortgage Loans under the Program.

From time to time, credit market conditions have resulted in disruption of the remarketing of some of the Agency's variable rate demand obligations ("VRDOs"). The Agency continues to actively pursue options to mitigate the long term risks and impact of its variable rate debt exposure and has implemented strategies to reposition, remarket or refund these securities, including, but not limited to, selling some of the Mortgage Loans originated with Prior Series Bonds, securing contracts with alternative liquidity providers and transferring collateral. As part of its ongoing management of this portfolio, the Agency has renewed expiring facilities, substituted expiring standby bond purchase agreements, completed direct sales of certain variable rate debt to purchasers, terminated and replaced certain existing facilities, related remarketing of the various series of VRDOs, and refunding of certain VRDOs into fixed-rate securities. (See information in Appendix D regarding the Agency's outstanding Liquidity Provider Status.) The Agency continues to actively manage its risk profile with these instruments.

In addition to the market, business and economic factors and risks associated with any investment decision, there are other risks and uncertainties such as risks to the security of technical systems and data, business continuity risk in response to public emergency, changes in political, demographic and social conditions and changes in legislation, regulations, proceedings and litigation that may directly or indirectly impact the Agency, its programs and its securities. Changes in climate may have impacts on mortgage performance and markets throughout the Commonwealth. Numerous regulatory projects are currently underway at the federal level and the rulemaking is expected to have an effect on both origination and servicing of mortgage loans. Consumer Financial Protection Bureau ("CFPB") rulemaking, in response to enactment of Dodd-Frank, has affected all consumer mortgage programs and will continue to affect the Agency's loan origination, servicing and compliance strategies. Changes to or repeal of CFPB regulations will affect the origination and servicing of consumer loans. In addition, federal budget negotiations are ongoing and have a direct impact on how markets may perform, timeliness of payment of federal program obligations and what loan products may be attractive.

The Agency services all of its mortgage loans. In addition to regulatory challenges mentioned above, servicing is reliant upon robust information technology systems.

There are many potential impacts from federal tax reform. For example, legislation enacted at the end of 2017 has changed the income tax rates for individuals and corporations for tax years beginning after December 31, 2017. Uncertainty surrounding federal tax reform and changes in tax rates may affect all aspects of mortgage financing and may affect the marketability and pricing of Agency bonds, including the Series 2025-148 Offered Bonds, in both primary and secondary markets. Federal Housing Administration ("FHA") mortgage origination and loan servicing requirements are also being revised at the federal level and may have a large impact on portfolio performance. Down payment and closing cost assistance loans are frequently originated by the Agency in connection with FHA mortgage loans, and these programs are impacted by FHA guidance and protocols. Changes to Community Reinvestment Act ("CRA") and proposed mergers (or restructuring or privatization) of Fannie Mae and Freddie Mac will affect affordable housing and mortgage markets. Status of and proposals regarding the mortgage industry and bond markets generally, federal tax code and the federal government's role in the mortgage market are being actively monitored by the Agency. Many of these matters are beyond the control of the Agency, but if and as enacted or implemented in the future, may affect the municipal market and the Agency, its operations, its finances, and its programs. While some potential political, legislative and regulatory actions may benefit the Agency and its programs (including the Program), no assurance can be given that the Agency's programs, the Series 2025-148 Offered Bonds or the holders of such Series 2025-148 Offered Bonds will not be adversely affected by such measures.

Cybersecurity

The Agency relies on a complex technology environment to conduct its operations. The nature of the Agency's business makes it a prime target for cybercrime and it 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 authorities and other public finance entities have been targeted by outside third parties, including technically 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 multifaceted approach that attempts to employ sound operational strategies and appropriate 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 and regularly conducts risk assessments and tests of its cybersecurity systems and infrastructure. The Agency's Director of Information Technology and Manager of Infrastructure and Support focus on and lead the Agency's efforts to keep its cyber and technology assets secure.

However, the Agency cannot provide any assurance that its security and operational control measures will be successful in preventing any and all cyber threats and attacks, especially because the techniques used are increasingly sophisticated, change frequently, are complex, and are often not recognized until launched. To date, cyberattacks have not had a material impact on the financial condition, results or business of the Agency; however, the Agency is not able to predict the severity of these attacks. The results of any attack on the Agency's computer and information technology systems could materially adversely affect its operations for an unknown period of time and damage the Agency's digital networks and systems as well as injuring the Agency's reputation, financial performance, and customer or vendor relationships. Such an attack could also 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 make loans and issue single family mortgage revenue bonds in the future.

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MISCELLANEOUS

This Official Statement is not to be construed as a contract with the owners of the Series 2025-148 Offered Bonds and such owners are specifically referred to the resolutions authorizing the issuance of the Series 2025-148 Offered Bonds and to the Indenture for information regarding specific rights and agreements of the Agency. Any summaries of information are provided for convenience only and all statements made herein involving matters of opinions or estimates are intended merely as such and are not representations of fact. This Official Statement speaks as of its date and information related to the Agency and its Program set forth in this Official Statement is subject to change without notice.

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

Pennsylvania Housing Finance Agency

Dated:

By: ______________________________
Executive Director and Chief Executive Officer

APPENDIX A

Upon delivery of the Series 2025-148 Bonds, Ballard Spahr LLP, Philadelphia, Pennsylvania and Ahmad Zaffarese LLC, Philadelphia, Pennsylvania, as Co-Bond Counsel, will issue opinions in substantially the following form:

____

Pennsylvania Housing Finance Agency
211 North Front Street
Harrisburg, PA 17101

Wells Fargo Securities, as Representative of the Underwriters for the Series 2025-148A/B Bonds
30 Hudson Yards, 15th Floor
New York, NY 10001

U.S. Bank Trust Company, National Association, as Trustee
50 South 16th Street, Suite 2000
Philadelphia, PA 19102

Re: $___________ Pennsylvania Housing Finance Agency
Single Family Mortgage Revenue Bonds, Series 2025-148 consisting of
$___________Series 2025-148A (Non-AMT) (Social Bonds) and
$___________Series 2025-148B (Federally Taxable)

We have acted as Co-Bond Counsel to the Pennsylvania Housing Finance Agency (the "Agency") in connection with the issuance of the Agency's Single Family Mortgage Revenue Bonds, Series 2025-148A (Non-AMT) (Social Bonds) in the aggregate principal amount of $___________(the "Series 2025-148A Bonds") and Series 2025-148B (Federally Taxable) in the aggregate principal amount of $___________(the "Series 2025-148B Bonds" and, together with the Series 2025-148A Bonds, the "Series 2025-148A/B Bonds"). The Agency is a public corporation and government instrumentality of the Commonwealth of Pennsylvania (the "Commonwealth") created by and existing under the Housing Finance Agency Law, Act of December 3, 1959, P.L. 1688, as amended (35 P.S. §§ 1680.101 et seq.) (the "Act").

The Series 2025-148A/B Bonds are being issued to provide funds that will be used, together with other available funds of the Agency, (i) to purchase mortgage loans ("Mortgage Loans") and provide down payment assistance loans for residences in the Commonwealth which (a) comply with the requirements under the Internal Revenue Code of 1986 and the regulations promulgated thereunder (collectively, the "Code") for "qualified mortgage loans" financed by proceeds of federally tax-exempt single family revenue bonds or (b) comply with the Agency's K-FLEX Taxable Loan Program; and (ii) to pay certain costs of issuing the Series 2025-148A/B Bonds.

The Series 2025-148A/B Bonds are authorized and issued by the Agency pursuant to the Act, a resolution duly adopted by the Board of the Agency (the "Board") on May 9, 2024, and as supplemented by action of the Executive Director or other authorized officer of the Agency on _______, 2025, under authority granted to such officer under the Board's aforementioned resolution, setting the final terms of the Series 2025-148A/B Bonds (collectively, the "Resolution"), and an Indenture of Trust, dated as of April 1, 1982, as amended and supplemented (the "Indenture"), by and between the Agency and U.S. Bank Trust Company, National Association, as successor trustee (the "Trustee"). The capitalized terms used but not defined herein have the meanings ascribed thereto in the Indenture and the Resolution.

The Series 2025-148A/B Bonds mature in the years and amounts and bear interest at the rates set forth in the Resolution. The Series 2025-148A/B Bonds are issuable in the form of fully registered bonds in denominations of $5,000 and integral multiples thereof; except that the Series 2025-148A PAC Bonds and the Series 2025-148B PAC Bonds are issuable in minimum denominations of $5,000 and integral multiples of $1.00 in excess thereof.

The Series 2025-148A/B Bonds are exchangeable for bonds of any authorized denominations of the same series and maturity. The Series 2025-148A/B Bonds are subject to redemption prior to maturity as provided in the Indenture and in the Resolution. Interest on the Series 2025-148A/B Bonds is payable on April 1 and October 1 of each year, commencing on October 1, 2025, until maturity or earlier redemption.

The Agency reserves the right to issue additional bonds on the terms and conditions and for the purposes stated in the Indenture and any applicable resolution. Under the provisions of the Indenture, such additional bonds will rank equally and ratably as to security and payment with all previously issued Bonds.

As the basis for this opinion, we have examined such matters of law and such documents, certifications, instruments and records as we deemed necessary to enable us to render the same, consisting of the Pennsylvania Constitution, the Act, the Code, and original counterparts or certified copies of the Resolution, the Indenture, a certification pursuant to the Code of certain Agency officials having responsibility for issuing the Series 2025-148A Bonds (the "Tax Certificate"), documents adopted by the Agency establishing procedures with respect to the loan program, opinions as to various matters delivered by the Chief Counsel, as counsel to the Agency (the "Agency Counsel Opinion"), and the other documents, certifications, instruments and records listed in the Index of Closing Documents in respect of the Series 2025-148A/B Bonds filed this date with the Trustee. We also have examined one fully executed and authenticated Series 2025-148A Bond and one Series 2025-148B Bond, or true copies thereof, and assumed all other Series 2025-148A/B Bonds are in such forms and are similarly executed and authenticated. In rendering this opinion, we have relied on the authenticity, truthfulness and completeness of all documentation examined as referred to above, including the accuracy of the representations made by the Agency in the Tax Certificate, and on the Agency Counsel Opinion as to all matters of fact and law set forth therein.

Based on the foregoing, we are of the opinion that:

1. The Agency has lawful authority to issue and sell the Series 2025-148A/B Bonds pursuant to the Act, the Resolution and the Indenture.

2. The Indenture and the Series 2025-148A/B Bonds have been duly authorized, executed and delivered by the Agency; and the Resolution has been duly adopted by the Agency and is in full force and effect as of the date hereof. The Indenture and the Resolution are valid and legally binding obligations of the Agency enforceable against the Agency in accordance with their respective terms, except as may be affected by bankruptcy, insolvency, reorganization, moratorium, fraudulent transfer or other similar laws or legal or equitable principles affecting the enforcement of creditors' rights or remedies ("Creditors' Rights Limitations").

3. The Series 2025-148A/B Bonds are valid and legally binding general obligations of the Agency, enforceable against the Agency in accordance with their terms, except as may be affected by Creditors' Rights Limitations. In accordance with the terms of the Series 2025-148A/B Bonds and the terms of the Indenture, the principal and redemption price thereof and interest thereon are payable out of any moneys or revenues of the Agency, including the proceeds of mortgage loans ("Mortgage Loans"), reserve funds created therefor by the Agency, mortgage insurance policies pertaining thereto and other lawfully available funds, subject, however, to the requirements of the Code and the provisions of resolutions, agreements or indentures of the Agency pledging particular moneys, assets, proceeds, receipts or revenues

to the payment of notes and bonds other than the Series 2025-148A/B Bonds. The Series 2025-148A/B Bonds, together with all other Bonds heretofore issued by the Agency under the terms, restrictions and conditions of the Indenture, are secured by a pledge and assignment of all Mortgage Loans made by the Agency from the proceeds of all series of Bonds issued under the Indenture, by a pledge of and lien on the Revenues, and by a pledge of and lien on the moneys and securities in certain accounts and in the Capital Reserve Fund established under the Indenture, all as provided therein.

4. Interest on the Series 2025-148A Bonds is excludable from gross income for federal income tax purposes under existing laws as enacted and construed on the date of initial delivery of the Series 2025-148A Bonds, assuming the accuracy of the certifications of the Agency and continuing compliance by the Agency with the requirements of the Code. Interest on the Series 2025-148A Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. However, such interest is taken into account in determining the "adjusted financial statement income" (as defined in Section 56A of the Code) of "applicable corporations" (as defined in Section 59 of the Code) for purposes of computing the federal alternative minimum tax imposed on such corporations.

In rendering the opinion in numbered paragraph 4, we have assumed compliance by the Agency with the covenants contained in the Indenture and the Resolution that are intended to comply with the requirements of the Code relating to actions to be taken by the Agency in respect of the Series 2025-148A Bonds after issuance thereof to the extent necessary to effect or maintain the federal exclusion from gross income of the interest on the Series 2025-148A Bonds. These covenants relate to, *inter alia*, the use and investment of proceeds of the Series 2025-148A Bonds and the rebating to the United States Treasury of specified arbitrage earnings, if any. Failure to comply with such covenants could cause the interest on the Series 2025-148A Bonds to be includible in gross income retroactively to the date of issuance of the Series 2025-148A Bonds.

5. Interest on the Series 2025-148B Bonds is not excludable from gross income for federal income tax purposes.

Except as expressed in paragraphs 4 and 5, Co-Bond Counsel expresses no opinion regarding other federal tax consequences relating to the ownership or disposition of, or the accrual of or receipt of interest on, the Series 2025-148A/B Bonds.

6. Under the laws of the Commonwealth, as enacted and construed on the date hereof, interest on the Series 2025-148A/B Bonds is exempt from both Pennsylvania personal income tax and corporate net income tax.

Except as expressed in paragraph 6, Co-Bond Counsel expresses no opinion regarding other state or local tax consequences relating to the ownership or disposition of, or the accrual of or receipt of interest on, the Series 2025-148A/B Bonds.

This opinion is rendered on the basis of federal law and the laws of the Commonwealth as enacted and construed on the date hereof. We express no opinion as to any matter not set forth in the numbered paragraphs herein including, without limitation, the adequacy, accuracy or completeness of the preliminary and final official statements prepared in respect of the Series 2025-148A/B Bonds, and make no representation that we have independently verified the contents thereof.

Attention is called to the facts that the Series 2025-148A/B Bonds do not pledge the faith or credit of the Commonwealth, or of any agency or instrumentality thereof other than the Agency to the extent referred to above, and that the Agency has no taxing power.

Very truly yours,

PENNSYLVANIA HOUSING FINANCE AGENCY

Official Statement Part 2

Relating to
Single Family Mortgage Revenue Bonds

This Part 2 of this Official Statement (the "Official Statement") provides certain information concerning the Prior Series Bonds, certain sources of payment and security for the Single Family Mortgage Revenue Bonds being offered, the Pennsylvania Housing Finance Agency (the "Agency") and the Single Family Mortgage Loan Program financed with the proceeds of Bonds. It contains only a part of the information to be provided by the Agency in connection with the issuance and remarketing of certain series of the Agency's Single Family Mortgage Revenue Bonds. The terms of the Bonds being offered, including the designation, principal amount, authorized denominations, price, maturity, interest rate and time of payment of interest, redemption provisions and any other terms of information relating thereto are set forth in Part 1 of this Official Statement. Additional information concerning sources of payment and security for the Bonds and the Agency is contained in Part 1 of this Official Statement. The information contained herein may be supplemented or otherwise modified by Part 1 of this Official Statement and is subject in all respects to the information contained therein. In addition, the Agency has provided certain information concerning its programs and operations and certain financial data in Appendices to this Part 2, which are an integral part hereof and which may be supplemented, amended or modified by the Agency from time to time.

TABLE OF CONTENTS

INTRODUCTORY STATEMENT ....-2-1-

THE PENNSYLVANIA HOUSING FINANCE AGENCY ....-2-3-
- Purposes and Powers ....-2-3-
- Membership ....-2-3-
- Staff and Organization ....-2-4-

THE SINGLE FAMILY MORTGAGE LOAN PROGRAM ....-2-5-
- General ....-2-5-
- Mortgage Loans ....-2-5-
- Forgivable Loan Program .... -2-6-
- Taxable Loan Program - K-FLEX .... -2-6-
- Target Areas ....-2-6-
- Origination and Purchase ....-2-6-
- Servicing and Administration ....-2-7-
- Mortgage Eligibility Requirements ....-2-7-
- Operations of the Program to Date ....-2-9-

SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE ....-2-9-
- Revenues ....-2-9-
- Mortgage Loans ....-2-10-

Mortgage Insurance .... -2-11-
The Agency's Self-Insurance Fund .... -2-11-
Capital Reserve Fund .... -2-11-
Statement of Projected Revenues and Expenses .... -2-12-
Additional Bonds .... -2-13-

SUMMARY OF REVENUES, EXPENSES AND FUND BALANCES AND MANAGEMENT'S DISCUSSION AND ANALYSIS OF THE SUMMARY OF OPERATIONS .... -2-13-

OUTSTANDING BONDS AND NOTES OF THE AGENCY .... -2-13-

BOOK-ENTRY ONLY SYSTEM .... -2-13-

AGENCY REDEMPTION PRACTICES .... -2-16-

OTHER PROGRAMS OF THE AGENCY .... -2-16-

SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE .... -2-16-
Additional Bonds .... -2-16-
Funds and Accounts .... -2-17-
Application of Funds and Accounts .... -2-17-
Investment of Certain Funds and Accounts .... -2-19-
Creation of Liens .... -2-20-
Purchase of Mortgage Loans .... -2-20-
Special Tax Covenants .... -2-21-
Enforcement of Mortgage Loans .... -2-21-
Assignment or Disposition of Mortgage Loans .... -2-21-
Amendment of Mortgage Loans .... -2-22-
Accounts and Reports .... -2-22-
Limitations on Agency Expenses .... -2-22-
Defaults and Remedies .... -2-23-
Priority of Payments After Default .... -2-23-
Bondholders' Direction of Proceedings .... -2-24-
Limitation on Rights of Bondholders .... -2-24-
Notice of Event of Default .... -2-24-
Responsibility of Trustee .... -2-24-
Compensation of Trustee .... -2-25-
Removal of Trustee .... -2-25-
Appointment of Successor Trustee .... -2-25-
Merger and Consolidation .... -2-25-
Supplemental Indentures .... -2-25-
Defeasance .... -2-26-
Governing Law .... -2-26-

TAX MATTERS .... -2-27-
General .... -2-27-
Certain Collateral Federal Tax Consequences .... -2-28-

LEGAL INVESTMENT .... -2-28-

AGENCY INVESTMENT POLICY .... -2-29-

FINANCIAL STATEMENTS OF THE AGENCY .... -2-29-
Disclosure Undertaking .... -2-29-
Additional Information .... -2-31-

AVAILABLE INFORMATION .... -2-31-

Appendix A -- Definitions of Certain Terms A-1
Appendix B -- Primary and Pool Mortgage Insurance B-1
Appendix C -- The Single Family Mortgage Loan Program C-1
Appendix D -- Certain General Agency Program Information and Outstanding Obligations D-1
Appendix E -- Financial Statements (Audited) E-1
Appendix F -- Financial Statements (Unaudited) F-1
Appendix G -- Form of Social Bonds Reporting G-1

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PENNSYLVANIA HOUSING FINANCE AGENCY

OFFICIAL STATEMENT
Part 2
Relating to
Pennsylvania Housing Finance Agency
Single Family Mortgage Revenue Bonds

This Part 2 of this Official Statement, which includes the cover (and any related inside cover) page and appendices hereto, sets forth information concerning the Pennsylvania Housing Finance Agency (the "Agency"), the Agency's Single Family Mortgage Loan Program, and the Agency's Single Family Mortgage Revenue Bonds in connection with the issuance and sale of certain series of the Agency's Single Family Mortgage Revenue Bonds (the "Offered Bonds").

Appendix A to this Part 2 contains a summary of definitions of certain terms used herein and in the Indenture. Appendix B contains a description of primary and pool mortgage insurance for the Mortgage Loans. Appendix C contains a description of the Agency’s Single Family Mortgage Loan Program. Appendix D contains a summary of certain program information about the Agency and information about certain other obligations of the Agency. Appendices E and F, respectively, contain the audited and unaudited financial statements of the Agency. Appendix G contains a form of social bonds reporting. All summaries of and citations to the documents herein are qualified in all respects by reference to the actual documents in their entireties, copies of which are available from the Agency. All descriptions of or citations to any series of Bonds are qualified in all respects by reference to the definitive forms thereof.

INTRODUCTORY STATEMENT

The Agency is a body corporate and politic constituting a public corporation and government instrumentality of the Commonwealth of Pennsylvania (the "Commonwealth"). To assist the citizens of the Commonwealth in acquiring safe, affordable shelter, the Agency has implemented its Single Family Mortgage Loan Program (as described herein) whereby Single Family Mortgage Revenue Bonds of the Agency are issued to provide funds for the purchase of Mortgage Loans.

Each series of the Agency's Single Family Mortgage Revenue Bonds is issued pursuant to Pennsylvania Housing Finance Agency Law (35 P.S. Section 1680.101 *et seq*.), as amended (the "Act"), a resolution (as amended and supplemented by a supplemental resolution) duly adopted by the Agency authorizing the issuance of such series of Bonds (collectively, a "Series Resolution") and the Single Family Mortgage Revenue Bond Indenture of Trust of the Agency dated as of April 1, 1982, as amended (the "Indenture"), by and between the Agency and U.S. Bank Trust Company, National Association, as successor trustee (the "Trustee").

Pursuant to the Indenture, Additional Bonds may be issued thereunder from time to time and all bonds issued thereunder are and will be equally and ratably secured by the pledges and covenants contained therein. See “TAX MATTERS” herein. All such bonds issued under the Indenture are herein called the "Bonds." The Bonds, the interest on which is excludable from gross income of the holders thereof for federal income tax purposes, are herein called collectively the “Tax-Exempt Bonds”, and Bonds, the interest on which is not excludable from gross income of the holders thereof for federal income tax purposes and the proceeds of which are not allocated to Tax-Exempt Mortgage Loans, are herein called collectively the "K-FLEX Taxable Bonds." (See "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM" herein and in Appendix C to this Part 2.) Certain terms used in this Official Statement have the meanings set forth in Appendix A to this Part 2.

The Mortgage Loans financed by the Agency, including Mortgage Loans to be made with moneys made available through issuance of Additional Bonds under the Indenture, are made pursuant to the Agency's Single Family Mortgage Loan Program, which is described below under "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM." Mortgage Loans are expected to have the terms and conditions described below under "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM -- Mortgage Loans." Moneys made available as the result of the issuance of Additional Bonds are generally used to finance the purchase of Mortgage Loans originated through lenders throughout Pennsylvania.

As discussed in Part 1, the Program (as hereinafter defined) is structured to comply with the requirements of the Internal Revenue Code of 1986, as amended (the "Code") when Tax-Exempt Bonds are utilized to fund New Tax-Exempt Mortgage Loans. See "FEDERAL TAX MATTERS" and "STATE TAX MATTERS" in Part 1 of this Official Statement.

The Indenture requires the maintenance of the Capital Reserve Fund to further secure the timely payment of debt service on the Bonds in an amount equal to 3% of the aggregate outstanding principal amount of Bonds, plus $1,000,000. Amounts in the Capital Reserve Fund are permitted to be used for the payment of debt service to the extent that revenues and other available amounts are insufficient therefor. As more fully described herein, the General Assembly of the Commonwealth may, but is not required to, appropriate amounts necessary to restore moneys withdrawn from the Capital Reserve Fund for the payment of Bonds, including Additional Bonds.

The Bonds are general obligations of the Agency payable from and secured by a pledge of Revenues, defined to include principal and interest due on all Mortgage Loans, exclusive of fees payable for accounting, collection and other services required in connection with servicing of the Mortgage Loans, as well as a pledge of the Mortgage Loans and a pledge of all amounts and investments on deposit in funds and accounts established by the Indenture. Such pledges are subject to the rights of the Trustee and the Agency with respect to rights and the exercise of remedies upon events of default, defeasance, administration of the Mortgage Loans, the use of moneys for the making of new Mortgage Loans, the making of investments and the redemption of Bonds, and the release of certain moneys to the Agency for its general use, and subject to the requirements of the Code, all as set forth in the Indenture and the Resolution. See "SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE -- Revenues" below and "TAX MATTERS" in this Part 2. Although the Bonds are general obligations of the Agency, the sources of payments thereof may be limited by the requirements of the Code and the fact that the Agency has pledged a substantial portion of its moneys, assets and revenues held in funds and accounts outside the Indenture to the payment of its other bonds and notes and for other program activities as indicated under "OTHER PROGRAMS OF THE AGENCY" below and in Appendix D hereto and in the financial statements attached hereto as Appendices E and F, as applicable.

The Agency has no taxing power. Neither the Commonwealth nor any political subdivision thereof is or shall be obligated to pay the principal or redemption price of or interest on the Bonds and neither the faith and credit nor the taxing power of the Commonwealth or any political subdivision thereof is pledged to such payment.

THE PENNSYLVANIA HOUSING FINANCE AGENCY

Purposes and Powers

The Agency is a body corporate and politic constituting a public corporation and government instrumentality created to promote the financing of housing for persons and families of low and moderate income and the elderly in the Commonwealth. Pursuant to the Act, the Agency has the power to issue bonds to provide Mortgage Loans and to enter into agreements and perform other functions in furtherance of its public purposes. The Act provides that the Commonwealth will not limit or alter the rights or powers vested in the Agency to perform the terms of any agreement with the holders of any bonds issued by the Agency or in any way impair the rights or remedies of such holders until the bonds have been paid in full or provision for such payment has been made.

Membership

The members of the Agency (the "Board") are the Secretaries of Community and Economic Development, Banking and Securities, Human Services of the Commonwealth, the State Treasurer, six additional members whom the Governor appoints, subject to the advice and consent of the Senate, each of whom serves for a term of six years and thereafter until a successor is appointed and qualified, and four additional members who serve by appointment and at the pleasure of each of the majority and minority leaders of each of the House and Senate. The current Board members, their terms of office, and principal occupations are as follows:

HON. WENDY SPICHER, (Chairperson) Harrisburg, Pennsylvania – Secretary of Banking and Securities (Ex Officio).

MARK SCHWARTZ, ESQUIRE, (Vice Chairperson) Huntingdon Valley, Pennsylvania – Of Counsel, Regional Housing Legal Services (Expiration of term – July, 2028).

HON. VALERIE A. ARKOOSH, Harrisburg, Pennsylvania - Secretary, Department of Human Services (Ex Officio).

DIANA BUCCO, Pittsburgh, Pennsylvania – President, The Buhl Foundation (Expiration of term – July, 2025).

EDWARD P. CHRISTIANO, Milton, Pennsylvania – Executive Director of Housing Authority of Northumberland County (Appointed through House Majority Leader).

MARK DOMBROWSKI, Erie, Pennsylvania - Vice President of Government Relations, Erie Insurance Group (Expiration of term - July, 2024).

HON. STACY GARRITY, Harrisburg, Pennsylvania – State Treasurer (Ex Officio).

JENNIFER KOPPEL, Mount Joy, Pennsylvania - Program Lead, Breakthrough Results Community Solutions (Expiration of term - July, 2027).

GARY E. LENKER, Harrisburg, Pennsylvania - Executive Director, Tri-County Housing Development Corporation; Vice President, Donco Construction, Inc. (Expiration of term - July, 2026).

ROBERT G. LOUGHERY, Doylestown, Pennsylvania – President & CEO, Nehemiah Development Company, Inc. (Appointed through Senate Majority Leader).

MARKITA MORRIS-LOUIS, ESQUIRE, Philadelphia, Pennsylvania - Chief Executive Officer, Compass Working Capital (Appointed through House Minority Leader).

ROSS J. NESE, Pittsburgh, Pennsylvania – President, Executive Business Advisors (Appointed through Senate Minority Leader).

JOHN A. PAONE, Philadelphia, Pennsylvania – President, Thomas Mill Associates, Inc. (Expiration of term – July, 2029).

HON. RICK SIGER, Harrisburg, Pennsylvania – Secretary, Department of Community and Economic Development (Ex Officio).

Staff and Organization

The staff of the Agency consists of persons who have responsibilities in various fields including financing, accounting, law, housing development, housing and property management, data processing, mortgage loan underwriting and servicing and construction loan servicing. The Agency's staff is organized into divisions including, among others: the Executive Division, responsible for the overall management of the Agency; the Legal Division, responsible for general legal matters related to the operation of the Agency; the Single Family Programs Division, which administers the Single Family Mortgage Loan Program; the Information Technology Division, which provides computer services to all Agency divisions; and the Finance Division, which provides financial and accounting services for the Agency.

The following are key staff members of the Agency presently involved with the administration of the Single Family Mortgage Loan Program:

Robin L. Wiessmann became Executive Director & CEO in February, 2020. Ms. Wiessmann received her J.D. degree from Rutgers Law School and is a graduate of Lafayette College. Ms. Wiessmann has had an extensive career in public finance on both the private and public sides of transactions including a term as the Pennsylvania State Treasurer. Ms. Wiessmann most recently served as Secretary of Department of Banking and Securities which also designated her as chair of the Pennsylvania Housing Finance Agency Board.

Leonidas Pandeladis became Deputy Executive Director and Chief Counsel to the Agency in January, 2020. Mr. Pandeladis previously served as Chief Counsel for several Pennsylvania agencies. He received his J.D. degree from Duquesne University and holds a B.S. degree from the University of Pittsburgh.

Jordan S. Laird became the Director of Finance of the Agency in March, 2018. Mr. Laird has been a member of the Finance Division serving as Manager of Investments. Prior thereto, he served as Secondary Marketing Manager. Mr. Laird received his B.S. degree from the University of Pittsburgh, and his MBA from Penn State University and is a Certified Treasury Professional.

Kathryn Newton became the Director of Loan Servicing in July, 2016. Prior to this appointment, Ms. Newton served most recently as Director of Homeownership Programs from July, 2005 to July, 2016 and prior thereto as Manager of Operations, preceded by a period of time as the Single Family Program Liaison to the Office of Strategic Planning and Policy. Ms. Newton received her MBA in 2005 from Lebanon Valley College and holds a B.S. degree in Public Policy from Penn State University.

Coleen Baumert became the Director of Homeownership Programs in July, 2016. Ms. Baumert previously served as the Business Development Manager of the Homeownership Programs and for several years held a position as Business Development Officer for the same division. She holds B.S. degree in Management and International Business from Penn State University.

In addition to the foregoing, **Maggie Strawser**, who is an employee of the Agency, serves as the Agency's Secretary. Ms. Strawser received a bachelor's degree from Elizabethtown College.

THE SINGLE FAMILY MORTGAGE LOAN PROGRAM

General

On December 31, 1981, amendments to the Pennsylvania Housing Finance Agency Law were enacted which authorized the Agency to undertake a program for the purchase of Mortgage Loans for single family owner-occupied housing (the "Program"). Under the Program, the Agency purchases Mortgage Loans from participating lending institutions (the "Participants") who reserve funds and originate loans for sale to the Agency according to the terms and conditions set forth in Master Origination and Sale Agreements and the Seller's Guide (the "Seller's Guide"). Information regarding the Agency's historical practices in issuing its Single Family Mortgage Revenue Bonds is set forth in Appendix C to this Part 2 of the Official Statement. **The description of the Program herein, including the information set forth in Appendix C hereto, reflects the current policies of the Agency, which are subject to change.**

Mortgage Loans

Each Mortgage Loan originated by a Participant must meet the origination standards established by the Agency and contained in the Seller's Guide. The Seller's Guide may be amended from time to time by the Agency, and will be amended, as necessary, to continue to comply with the requirements of Sections 143, 146 and 148 of the Code (collectively the “Federal Tax Requirements”) as applicable. The Seller's Guide currently provides that each Mortgage Loan is to provide for payments of principal and interest to be paid on a monthly basis on the first day of each month. The Mortgage Loans may be prepaid at any time without a prepayment penalty. Each Mortgage Loan must also conform to the eligibility and credit underwriting standards set forth in the Mortgage Origination and Sales Agreements and the applicable standards of Fannie Mae, the Federal Home Loan Mortgage Corporation ("FHLMC"), the Department of Veterans Administration ("VA"), the Federal Housing Administration ("FHA"), the United States Department of Agriculture Rural Development (acting through Rural Housing Service) ("RD"), the approved private mortgage insurer, or the Agency Risk Retention Program, as applicable. A description of the history and current insurance programs available in the Program is set forth in Appendix B to this Part 2.

Each Mortgage Loan must, among other things, be for the permanent financing of the purchase, or refinance, in the instance where taxable bonds are funding the Mortgage Loan, of an owner-occupied residential dwelling unit located within the Commonwealth. Such dwelling units include detached single family houses, attached single family houses or townhouses and, subject to certain limitations and under certain conditions described under "Origination and Purchase" below, duplexes, units of a condominium or of a planned unit development ("PUD"). The purchase prices are subject to further limits promulgated from time to time by the Internal Revenue Service for Tax-Exempt Mortgage Loans and any limits promulgated from time to time by the Agency for Mortgage Loans financed with taxable bonds. (See "Mortgage Eligibility Requirements" herein.) These restrictions for Tax-Exempt Mortgage Loans may be changed by the federal government. All Tax-Exempt Mortgage Loans contain "due-on-sale" clauses enforceable in the event that the person intending to assume the Mortgage Loan is not an Eligible Borrower. The Agency may execute a written waiver of such "due-on-sale" clause if the person assuming the Mortgage Loan otherwise qualifies as an Eligible Borrower.

Forgivable Loan Program

Some of the proceeds of the Program Account will be used to fund second mortgage loans of which proceeds are used for down payment and closing cost assistance associated with the Mortgage Loans. These second mortgage loans are being originated bearing a maximum amount of 5% of the lesser of the purchase price or appraised value and is forgiven 10% per year over the 10-year term (the “K-FIT Loans”). The K-FIT Loans bear an interest rate of 0% and must be repaid in the event that a borrower prepays their mortgage before the end of the 10-year term of the K-FIT Loan.

Taxable Loan Program – K-FLEX

In 2022, the Agency developed a new loan program to provide funding for low to moderate income borrowers within the Commonwealth for purchase or refinance with expanded guidelines for income limits and purchase price limits that generally exceed the limits of the Code and further outlined in the Sellers Guide (herein known as “K-FLEX Taxable Loan Program” or “K-FLEX”). The Mortgage Loans originated under K-FLEX shall be referred to herein as “New K-FLEX Mortgage Loans” and shall have an income limit, purchase price limit, shall not be subject to the first time homebuyer requirement and shall be financed exclusively with taxable bond proceeds not subject to the rules ascribed in the Code. Borrowers of New K-FLEX Mortgage Loans shall also have the option to obtain a K-FIT Loan, which will also be funded by taxable bond proceeds when paired with a New K-FLEX Mortgage Loan. The New K-FLEX Taxable Mortgage Loans will not comply with the Federal Tax Requirements.

Target Areas

Target areas consist of certain census tracts in the Commonwealth in which 70% of the families have an annual income of 80% or less of the statewide median income. Thirty-nine counties have been determined by the Commonwealth and approved by the Secretaries of Treasury and Housing and Urban Development to be areas of chronic economic distress (the "Target Areas"). Pursuant to Federal Tax Requirements, Target Areas have been established for certain Tax-Exempt Mortgage Loans under the Program and the Agency may set aside a specified percentage of the lendable proceeds of series of Additional Bonds for financing the purchase of Tax-Exempt Mortgage Loans for residences located in Target Areas.

Origination and Purchase

Moneys made available as a result of the issuance of Bonds are made available to Participants in all regions of the Commonwealth. Participants accept applications from Eligible Borrowers and reserve funds with the Agency. The Agency monitors the reservations for distribution of funds throughout the Commonwealth and to ensure that Mortgage Loans are delivered to the Agency for purchase within the time frames required for the Program. (See "Mortgage Eligibility Requirements" below.)

In addition, the Agency, from time to time, may determine to use all or part of the moneys made available as a result of the issuance of Bonds for special programs targeted to lower income or other specific communities or borrowers statewide. The Agency may designate specific Participants to originate loans for these programs. If funds targeted for special programs are not used, the Agency may provide for loan origination in accordance with the Seller's Guide and the Mortgage Origination and Sales Agreements.

The Seller's Guide and the Mortgage Origination and Sales Agreements outline the terms and conditions of Mortgage Loans to be purchased by the Agency. Such documents impose restrictions on the percentages and types of duplexes, condominiums or PUDs eligible for financing, permissible fees chargeable by the Participant to the Eligible Borrower or seller of a residence, insurance requirements for the Mortgage Loans and other processing and credit review standards.

In connection with each Mortgage Loan, a Participant may charge and collect, to the extent permitted by law and as approved by the Agency from time to time, (i) reasonable and customary charges, not in excess of the amounts which would otherwise be assessed if made in connection with a non-Program mortgage loan, for amounts which are paid or incurred by the Participant for hazard or mortgage insurance premiums, surveys, title insurance, appraisal fees and certain other fees and charges, including an administrative fee not to exceed $1,000, and (ii) an origination fee in an amount not to exceed 1.0% of the original principal amount of the Mortgage Loan. Mortgage Loans are purchased at a price not to exceed 102.375% of the outstanding principal amount (which includes an origination fee of 1% and a maximum servicing release premium of 1.375%) plus accrued interest.

Upon submission of a Mortgage Loan for purchase, the Participant must warrant, among other things, that (a) such Mortgage Loan (i) is made in accordance with the Seller's Guide, (ii) qualifies for purchase under the Mortgage Origination and Sales Agreement, (iii) has been made to an Eligible Borrower, (iv) for a Tax-Exempt Mortgage Loan, complies with applicable Federal Tax Requirements, (v) is secured by a valid first mortgage on a residence subject only to permitted encumbrances, and (vi) is not usurious; (b) all required mortgage and hazard insurance has been obtained; and (c) the applicable mortgage has been duly filed or recorded.

The Agency reviews the Mortgage Loans for compliance with the requirements of the Program. The Agency is responsible for all compliance monitoring with respect to the mortgage eligibility provisions of the applicable Federal Tax Requirements.

Servicing and Administration

The Agency services all Mortgage Loans purchased from Participants in the Program. The Agency collects and remits to the Trustee the principal and interest payments on the Mortgage Loans and any other sums paid by Eligible Borrowers required to be remitted. In addition, the Agency accounts for and manages escrows for sums paid by Eligible Borrowers for payment of taxes, assessments, mortgage and hazard insurance premiums and other expenses.

The Agency's servicing procedures are designed to comply with all applicable requirements of the FHA, VA, RD, Fannie Mae, FHLMC (Freddie Mac), and private mortgage insurance as applicable, with respect to Mortgage Loans.

Mortgage Eligibility Requirements

The Federal Tax Requirements provide Mortgage Loans can be financed with Tax-Exempt Bonds only if certain requirements are met with respect to the terms, amount and purpose of the obligations, the use of funds generated thereby, the nature of the residence and the mortgage, and the eligibility of the borrower executing the mortgage note. These limitations include requirements which must be met with respect to Tax-Exempt Mortgage Loans as follows:

(i) the residence being financed must reasonably be expected by the Agency to become the principal residence of the Eligible Borrower within a reasonable period (e.g., 60 days) after the closing of the Mortgage Loan, must not be primarily intended by the Eligible Borrower to be used in a trade or business, and may not be used as an investment property or as a recreational home;

(ii) at least 95% of the net proceeds of qualified mortgage revenue bonds (after deducting proceeds used to finance residences in Target Areas, Substantial Rehabilitation Loans and for land possessed under certain contracts for deed by certain mortgagors whose principal residence is located on such land) must be used for Mortgage Loans for Eligible Borrowers who have had no present ownership interest in a principal residence at any time during the three-year period prior to the date on which the applicable Mortgage Loan is made*;

(iii) the purchase price of the residence being financed must not exceed the amount permitted by the Internal Revenue Service in accordance with Section 143 of the Code;

(iv) with respect to Mortgage Loans financed in non-Target Areas, the family income of each Eligible Borrower must not exceed 115% (or 100%, for a household of one or two persons) of the greater of area or state median income. No income limit applies with respect to one-third of Mortgage Loans financed in Target Areas and the balance of such loans in Target Areas may be made to borrowers whose family income does not exceed 140% (or 120% for a household of one or two persons) of the applicable median family income, subject to increase with respect to "high housing cost areas," as defined in the Code;

(v) Mortgage Loans may not be applied to acquire or replace an existing mortgage, except for temporary initial financing and in the case of a qualified rehabilitation in which expenditures for rehabilitation are at least 25% of the mortgagor's adjusted basis and certain other requirements are met; and

(vi) a Mortgage Loan may not be assumed unless the residence, the person assuming the Mortgage Loan and the purchase price at the time of the assumption all meet the requirements described in (i) through (iv) above.

The New K-FLEX Taxable Mortgage Loans will not comply with the Federal Tax Requirements and will not be funded with proceeds of Tax-Exempt Bonds.

An issue of Tax-Exempt Bonds is treated as meeting the mortgage eligibility requirements of the Federal Tax Requirements only if (i) the issuer in good faith attempted to meet all of the mortgage eligibility requirements before the mortgages were executed, (ii) any failure to comply with the mortgage eligibility requirements is corrected within a reasonable period after such failure is first discovered, and (iii) at least 95% of the net proceeds of the issue used to make Mortgage Loans were devoted to finance residences which met all such requirements at the time the Mortgage Loans were executed or assumed. Federal Tax Requirements also provide that trust indentures, lender agreements and other relevant instruments contain restrictions permitting the financing of Mortgage Loans with proceeds of Tax-Exempt Bonds only in accordance with Federal Tax Requirements and that the issuer establish reasonable procedures to ensure such compliance. In determining whether the proceeds of a series of Tax-Exempt Bonds issued under the Indenture have been so used, the Agency is entitled to rely on an affidavit of each Eligible Borrower and of each seller of a residence and on statements in each Eligible Borrower's federal income tax returns for the three years preceding the date the mortgage is executed, unless the Agency knows or has reason to believe that such information is false.

The Code requires that upon disposition of any residence financed with a mortgage loan financed with the proceeds of Tax-Exempt Bonds within nine years of the date on which the financing of such residence closed (the "Purchase Date"), the mortgagor must pay a recapture tax to the federal government in an amount equal to the "subsidy" provided by such financing. Such tax is levied on the mortgagor as part of his or her individual tax liability for the taxable year in which the disposition of the residence occurs. The recapture tax phases in during the first five years following the Purchase Date. The maximum recapture tax is levied if the residence is sold during the fifth year following the Purchase Date. The recapture tax amount, which phases out in the ninth year following the Purchase Date, is reduced or eliminated if the mortgagor meets certain income limitations and cannot exceed 50% of the gain on the disposition of the residence. The Agency is required to inform applicable mortgagors on the Purchase Date of the potential

* Under certain circumstances, the Code provides an exception from this requirement for certain military veterans and for loans made in targeted areas.

recapture and subsequently to inform mortgagors of the amount of the subsidy and the income limitations for reduction of the recapture amount.

The Agency has established procedures and requirements in the Seller's Guide and other Program documents designed to allow the Agency to comply with the mortgage eligibility requirements of the Federal Tax Requirements. Under the terms of the Mortgage Origination and Sales Agreements, Participants are required to review each application to assure that the Mortgage Loan will be eligible for financing under the Federal Tax Requirements*. The Agency requires each Eligible Borrower of New Tax-Exempt Mortgage Loans to execute an affidavit attesting to his or her compliance with the mortgage loan eligibility requirements in addition to an affidavit from the seller attesting to the sales price of the residence. The mortgage documents provide that such Tax-Exempt Mortgage Loan is not assumable except upon prior written approval of the Agency, and only if (i) an assumption agreement is entered into by the person assuming the Tax-Exempt Mortgage Loan and (ii) the person assuming the Tax-Exempt Mortgage Loan qualifies as an Eligible Borrower and complies with any applicable Tax-Exempt Mortgage Loan eligibility standards of the Federal Tax Requirements.

Additionally, the Agency requires Participants to follow the Seller's Guide in reviewing the eligibility of the Mortgage Loan, in investigating the borrower's application, and in verifying that the proposed Tax-Exempt Mortgage Loan is in compliance with the Federal Tax Requirements†. Documentation of such compliance for each Mortgage Loan is reviewed by the staff of the Agency prior to purchase of the Mortgage Loan. The Agency requires Participants to repurchase ineligible Mortgage Loans.

Operations of the Program to Date

Information regarding operations of the Program to date is set forth in Appendix C to this Part 2 of the Official Statement.

SOURCES OF PAYMENT FOR AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE

The Bonds are secured, to the extent and as provided in the Indenture, by a pledge of the Mortgage Loans, Revenues and Funds and Accounts, including Investment Securities held in any such Fund or Account, together with all proceeds of the foregoing in accordance with the terms and provisions of the Indenture. The Bonds are general obligations of the Agency payable out of the Agency's revenues, moneys or assets available therefor, subject to agreements heretofore or hereafter made with holders of notes and bonds other than the Bonds, and subject to the requirements of the Code to maintain the federal tax-exempt status of the Tax-Exempt Bonds.

Revenues

Revenues are all amounts paid with respect to principal and interest on Mortgage Loans, including prepayments, amounts paid on account of acceleration, sale or other disposition of a Mortgage Loan, insurance and guaranty proceeds and any such amounts held by persons collecting such amounts on behalf of the Agency, after deducting any fees required to be paid in connection with servicing of the Mortgage Loans, and all interest received on moneys or securities held pursuant to the Indenture and paid or required to be paid into the Revenue Account. All Revenues are subject to transfer out of the Revenue Account, at the times and under the circumstances described in the Indenture and the Resolution, to be applied to the payment of amounts required pursuant to Federal Tax Requirements as described below, to the payment of

* The exception to this is for loans funded under the K-FLEX Taxable Loan Program.

† Loans funded as part of the K-FLEX Taxable Loan Program are not subject to the Federal Tax Requirements.

the principal or redemption price of and interest on the Bonds, to the maintenance of Funds and Accounts at required levels, to the payment of certain Indenture expenses, to the purchase of Mortgage Loans and to the payment or repayment of certain amounts to the Agency. See “TAX MATTERS” in this Part 2. Bond proceeds and amounts deposited in the Capital Reserve Fund and the Program Account are subject to transfer at any time to the Revenue Account whenever required to meet the debt service requirements of the Bonds, and certain requirements of the Code to maintain the federal tax-exempt status of the Tax-Exempt Bonds.

Pursuant to Federal Tax Requirements, the Agency must pay to the United States the excess of (i) the investment earnings attributable to the proceeds of certain of the Tax-Exempt Bonds (other than earnings on Mortgage Loans in excess of the permitted spread) over (ii) the yield on such Tax-Exempt Bonds. The Indenture requires such "excess earnings" until so paid to be deposited into a fund which is not pledged to the payment of Bonds.

Revenues are to be used: (i) to make rebates, when applicable, to the United States consistent with Federal Tax Requirements; (ii) to pay the principal and sinking fund installments and interest on the Bonds; (iii) to make deposits in the Capital Reserve Fund; (iv) to purchase or redeem Bonds, including the payment of premiums, if any; (v) to pay fees and expenses of the Trustee; (vi) to pay mortgage and foreclosure expenses; (vii) to purchase additional Mortgage Loans; and (viii) to make deposits in the Agency's General Fund, pursuant to the terms of the Indenture.

The Agency is unable to predict the potential levels of early termination of Mortgage Loans over the lives of the Bonds. The Agency has established a schedule of principal installments on all Outstanding Bonds assuming no early termination of Mortgage Loans. The Agency may use termination proceeds to make additional Mortgage Loans, provided that the conditions of the Federal Tax Requirements and of the Program are satisfied. If it is not feasible to make additional Mortgage Loans, the Agency may use termination proceeds to purchase or redeem Outstanding Bonds of any Series, subject to the requirements of the Code. See “TAX MATTERS” in this Part 2.

Among other factors, to the extent that (i) terminations of Mortgage Loans occur at rates faster or slower than the Agency's assumed rate, (ii) investment income is less than the amount estimated by the Agency, (iii) Program expenses exceed expectations, (iv) losses on Mortgage Loans are not covered by applicable insurance policies, or (v) Mortgage Loans are not paid on a timely basis in accordance with their terms, Revenues available for the payment of debt service on the Bonds may be insufficient. See Appendix C to this Part 2 for information on terminations and delinquency of Mortgage Loans in the Program.

Mortgage Loans

The Bonds (including Additional Bonds) are secured, on a parity with the other series of Outstanding Bonds under the Indenture, by a pledge of and lien upon all Mortgage Loans. Mortgage Loans, when originated, will be made on the Fannie Mae/FHLMC Uniform Mortgage Note and Mortgage forms, HUD Mortgage Note and Mortgage forms or VA Mortgage Note and Mortgage forms for the Commonwealth of Pennsylvania. The Mortgage Loans must also meet the origination standards contained in the Mortgage Origination and Sales Agreement and the Seller's Guide and Tax-Exempt Mortgage Loans must meet the Federal Tax Requirements. For further information about the Agency's requirements for Mortgage Loans, see "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM" herein.

Mortgage Insurance

As described under "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM" and in Appendix B hereto, the Agency requires that certain Mortgage Loans participate in primary mortgage insurance programs. These programs generally provide insurance to the Agency and the Trustee against risks associated with principal mortgage loan payment default.

From time to time, the Agency has undertaken special programs providing insurance to individual Mortgage Loans. Both a current and historical description of these programs is set forth in Appendix B to this Part 2.

The Agency's Self-Insurance Fund

In addition to primary insurance program requirements, the Agency has created the Self-Insurance Fund in order to help insure itself as a result of its obligations under the Indenture. The Self-Insurance Fund currently consists of funds held by the Trustee under the Indenture. Additional information regarding the Self-Insurance Fund is set forth in Appendix B hereto. Information regarding current balances in the Self-Insurance Fund is set forth under "SECURITY FOR THE BONDS -- The Agency's Self-Insurance Fund" in Part 1 of this Official Statement.

In 2006 and thereafter, the Agency performed an analysis of the Mortgage Loan portfolio and determined that the Self-Insurance Fund held under the Indenture is adequately funded to provide coverage for losses not otherwise covered by primary mortgage insurance or special hazard loss insurance. Therefore, the Agency no longer funds or maintains the Self-Insurance Fund under the Indenture in any amount with respect to any Series of Bonds issued after November 2006. Additionally, the Agency was not legally obligated to establish, nor is it required to maintain, the General Fund restriction for Self-Insurance Fund purposes for any Series of Bonds, and it has determined to discontinue the restriction, based on the low number of actual losses experienced in the program.

Capital Reserve Fund

A Capital Reserve Fund has been established by the Agency for the security of the Bonds. Upon the issuance of each series of Bonds there is required to be deposited an amount sufficient to cause the amount in the Capital Reserve Fund to equal at least 3% of the aggregate principal amount of the Bonds of all series then outstanding plus $1,000,000, which $1,000,000 shall be invested in Investment Securities having a maturity of one year or less, subject to the limitations of and any reduction required by Federal Tax Requirements (the "Capital Reserve Fund Requirement"). The Indenture provides that if on any interest payment date there is not a sufficient amount available to provide for the payment of principal, sinking fund payments and interest maturing and becoming due on the Bonds, the Trustee is required to withdraw the available amounts necessary for such payments from the Capital Reserve Fund. Information regarding current balances in the Capital Reserve Fund is set forth under "SECURITY FOR THE BONDS -- Capital Reserve Fund" in Part 1 of this Official Statement.

With respect to the maintenance of any capital reserve fund which may be created thereunder, the Act provides, in part, as follows:

> In order further to assure the maintenance of such capital reserve funds, the Agency, at least thirty days before the beginning of each legislative session, shall submit to the Governor and the General Assembly a written statement of the obligations of the Agency falling due within the succeeding twelve month period and of the manner in which the Agency

> anticipates providing for such obligations by way of payment, extension, renewal or otherwise and an estimate of the funds, if any, expected to be necessary during the following year to restore to each such capital reserve fund any deficiencies in the minimum capital reserve fund requirement for such fund or otherwise to avoid default in the payment of interest or principal upon bonds or notes issued by the Agency, or in sinking fund payments required to be made, and the Governor shall cause the amount of such moneys, if any, to be placed in the budget of the Commonwealth for the next succeeding fiscal year, so that the General Assembly shall be enabled to provide appropriations sufficient to restore any such deficiencies or otherwise to avoid any default.

In the opinion of Co-Bond Counsel, the General Assembly of the Commonwealth is legally authorized, but cannot be compelled, to provide an appropriation sufficient to make up any such deficiency or otherwise to avoid any default.

The Agency, in the Indenture, has covenanted to comply with the Act as described above. In the event that the Governor does not place in the budget the amount of money certified by the Agency as necessary to restore a deficiency in any capital reserve fund or otherwise to avoid default, the General Assembly has the power, nevertheless, to appropriate such moneys, subject to the Constitutional provisions that the operating budget appropriations made by the General Assembly in any fiscal year not exceed the actual and estimated revenues and surplus available, and that any operating budget appropriation may be overridden by a two-thirds vote in each house of the General Assembly. To date, no such requests have been made by the Agency.

Statement of Projected Revenues and Expenses

The Agency has covenanted in the Indenture to deliver to the Trustee a Statement of Projected Revenues and Expenses (i) in order to release moneys from the Revenue Account to redeem or purchase Bonds, recycle Revenues into new Mortgage Loans, or make payments of Surplus Revenues to the Agency for deposit in the General Fund, (ii) as a condition precedent to the issuance of Additional Bonds and (iii) at annual intervals to provide the Trustee with projections of revenues and expenses, estimates of prepayments and determinations of the amounts, if any, of Agency contributions in the Capital Reserve Fund which are subject to repayment to the Agency.

If the Statement of Projected Revenues and Expenses is for the purposes described in clause (i) above, a determination to redeem Bonds or purchase new Mortgage Loans must be the result of a showing of the most beneficial effect on the ratio of Revenues to expenses produced by redemption of Bonds, purchase of new Mortgage Loans or a combination of both, and a determination to make a payment to the Agency must be the result of a showing that the principal balance of all Mortgage Loans and amounts on deposit in all Funds and Accounts under the Indenture exceed 102% of the principal amount of all Bonds outstanding, including accrued interest thereon, and that there are surpluses in excess of $150,000 in amounts available for the payment of debt service and other permitted expenses, payments from the Revenue Account over such expenses in each year and that the payment does not exceed such surpluses. If the Statement of Projected Revenues and Expenses is delivered for the purpose described in clause (ii) above, there must be a showing that the issuance of Additional Bonds will not have a materially adverse effect on the ability of the Agency to pay debt service in any Bond year. If the Statement of Projected Revenues and Expenses is delivered for the purpose described in clause (iii) above, there must be a showing of the ability of the Agency to pay debt service and make other permitted expense payments from the Revenue Account in each future year.

Additional Bonds

The Indenture permits the issuance of Additional Bonds for the purpose of providing additional funds to purchase Mortgage Loans or to refund Outstanding Bonds issued under the Indenture. Any Additional Bonds issued under the Indenture will be on a parity with any Outstanding Bonds and will be entitled to the equal benefit, protection and security of the provisions, covenants and agreements of the Indenture (except to the extent that each series of Bonds may require debt service payment on different dates and except as otherwise required by the Federal Tax Requirements). See "TAX MATTERS" in this Part 2. The Indenture provides that upon issuance of any such Additional Bonds there will be deposited in the Capital Reserve Fund such moneys as may be required to increase the amount therein to the Capital Reserve Fund Requirement and that there be filed with the Trustee a Statement of Projected Revenues and Expenses as described above.

SUMMARY OF REVENUES, EXPENSES AND FUND BALANCES AND MANAGEMENT'S DISCUSSION AND ANALYSIS OF THE SUMMARY OF OPERATIONS

For a summary of the Agency's revenues, expenses and fund balances (which may include audited and unaudited information) and management's discussion and analysis of the summary of operations, see the financial statements attached as Appendix E and Appendix F to this Part 2.

OUTSTANDING BONDS AND NOTES OF THE AGENCY

Certain information about the Agency's Outstanding Bonds and Notes is set forth in Appendix D to this Part 2.

BOOK-ENTRY ONLY SYSTEM

The Offered Bonds will be issued only as separate, single, authenticated, fully-registered bonds in Authorized Denominations, and will be registered in the name of Cede & Co. ("Cede") as partnership nominee for The Depository Trust Company, New York, New York ("DTC") or such other name as may be requested by an authorized representative of DTC. DTC will act as securities depository (the "Securities Depository") of the Offered Bonds. For the period from the issuance of the Offered Bonds, so long as the Securities Depository or its nominee is the registered owner of all of the Offered Bonds, one bond certificate for each maturity of each separate series of the Offered Bonds in the aggregate principal amount of each such maturity will be prepared and immobilized in the custody of such Securities Depository. Purchasers of such Bonds (the "Beneficial Owners") will not receive physical delivery of bond certificates, except in the event that use of the book-entry system for the Offered Bonds is discontinued. By purchasing such a Bond, a Beneficial Owner shall be deemed to have waived the right to receive a bond except under the circumstances described under this caption "Book-Entry Only." For purposes of this Official Statement, so long as all of the Offered Bonds of a series are immobilized in the custody of the Securities Depository, references to Bondowners or owners of such series of Bonds means the Securities Depository or its nominee.

The information in this section concerning DTC and DTC's book-entry system has been obtained from DTC; the Agency takes no responsibility for the accuracy or completeness thereof.

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

Purchases of the Offered Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Offered Bonds on DTC's records. The ownership interest of each Beneficial Owner is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Offered Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners.

To facilitate subsequent transfers, all Offered Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Offered Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Offered Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Offered Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers. Neither the Agency nor the Trustee is responsible or liable for sending transaction statements or for maintaining, supervising or reviewing such records.

The Agency and the Trustee will recognize the Securities Depository or its nominee, as the owner for all purposes, including notices and voting. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Offered Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Offered 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 Agency as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Offered Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Payments of principal and redemption price of and interest, and purchase price, if applicable, on the Offered Bonds will be made to Cede & Co., or such 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 Agency or the Trustee on payable dates 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 in the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the Agency, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, redemption price, and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Agency or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

THE AGENCY AND THE TRUSTEE WILL NOT HAVE ANY RESPONSIBILITY OR OBLIGATION TO SUCH DIRECT OR INDIRECT PARTICIPANTS, OR TO THE PERSONS FOR WHOM THEY ACT AS NOMINEES WITH RESPECT TO THE OFFERED BONDS, OR TO ANY BENEFICIAL OWNER IN RESPECT OF THE ACCURACY OF ANY RECORDS MAINTAINED BY THE SECURITIES DEPOSITORY OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT, THE PAYMENT BY THE SECURITIES DEPOSITORY OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY AMOUNT IN RESPECT OF THE PRINCIPAL OR REDEMPTION PRICE OF OR INTEREST ON THE OFFERED BONDS, ANY NOTICE WHICH IS PERMITTED OR REQUIRED TO BE GIVEN TO BONDOWNERS UNDER THE INDENTURE, THE SELECTION BY THE SECURITIES DEPOSITORY OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY PERSON TO RECEIVE PAYMENT IN THE EVENT OF A PARTIAL REDEMPTION OF THE OFFERED BONDS, OR ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY THE SECURITIES DEPOSITORY AS BONDOWNER.

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

The Agency may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Offered Bond certificates will be printed and delivered as provided under the Indenture ("Replacement Bonds") and payment of principal, interest and redemption price on such Bonds shall be paid in the time and manner set forth in the Indenture. For purposes of the Official Statement, at any time after Replacement Bonds have been issued, references to Bondowners or owners shall mean the registered owners of such Replacement Bonds and references to such Bonds shall mean such Replacement Bonds.

For every transfer and exchange of such 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. For every exchange or transfer of a bond certificate, the Agency or the Trustee may make a charge for the expense incurred in every such exchange or registration of transfer, including a charge sufficient to reimburse either the Agency or the Trustee for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer. The Agency and the Trustee are not required to register any change of ownership after the 15th calendar day of the month preceding any Interest Payment Date or less than 10 days prior to any publication or mailing of notice of redemption or after any Bond shall have been selected for redemption.

AGENCY REDEMPTION PRACTICES

Historically, the Agency has received a large volume of prepayments of Mortgage Loans. The Agency may use and has, from time to time, used prepayments and other early terminations of Mortgage Loans to make new Mortgage Loans. If it is not feasible or advantageous to make new Mortgage Loans, the Agency intends to purchase or redeem Outstanding Bonds, subject to the Federal Tax Requirements. It has been the Agency's policy generally, subject to Federal Tax Requirements and to the redemption provisions set forth in the Resolutions authorizing each series of Bonds and to certain other structuring considerations, to redeem the highest cost maturities of Outstanding Bonds. **More recently, the Agency has determined that it may be economically prudent and consistent with its tax plans and overall portfolio management not to redeem bonds that are the highest cost maturities (such as bonds eligible for refunding or optional redemption) but rather it may redeem bonds that are not the highest cost maturities if such redemption benefits the Single Family Mortgage Loan Program of the Agency or otherwise is determined to be in the best interest of the Agency.** Each such redemption shall be made at a redemption price equal to the principal amount thereof to be redeemed, plus accrued interest to the redemption date. **The Agency's policy may change at any time and from time to time, in the Agency's sole discretion.**

Information regarding the Agency's historical redemption practices with respect to its Single Family Mortgage Revenue Bonds is set forth in Appendix C to this Part 2.

OTHER PROGRAMS OF THE AGENCY

Since its establishment, the Agency has undertaken various programs under which it has provided or currently provides construction and permanent loan financing for rental housing developments, related facilities and supportive housing programs. Information about some of these programs and the manner in which the Agency finances these programs is set forth in Appendix D to this Part 2.

SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE

The following is a summary of certain provisions of the Indenture. This summary does not purport to be comprehensive or definitive and is subject to all of the terms and provisions of the Indenture to which reference is hereby made. Copies of the Indenture, including all Supplements thereto, are available from the Agency.

Additional Bonds

One or more series of Additional Bonds may be issued by the Agency without limitation as to amount pursuant to authorization thereof in an Agency Resolution for the purpose of purchasing Mortgage Loans or for the refunding of Bonds. The issuance of such Additional Bonds shall be conditioned upon, among other things, (i) receipt by the Trustee of a Statement of Projected Revenues and Expenses as described in "SOURCES OF PAYMENT OF AND SECURITY FOR THE BONDS; CERTAIN RELATED PROVISIONS OF THE INDENTURE -- Statement of Projected Revenues and Expenses" above, and (ii) deposit of an amount in the Capital Reserve Fund which shall be sufficient to cause the amount in the Capital Reserve Fund to be at least equal to the Capital Reserve Fund Requirement after giving effect to the issuance of such Additional Bonds. Interest Payment Dates and principal payment dates are established separately for each series of Bonds.

Funds and Accounts

The Indenture establishes the following Funds and Accounts:

Fund/Account	**Held By**
Program Account	Trustee
Revenue Account	Trustee
Capital Reserve Fund	Trustee
Self-Insurance Fund	Trustee

For a description of the Self-Insurance Fund, see "SECURITY FOR THE BONDS -- The Agency's Self-Insurance Fund" in Part 1 of this Official Statement and Appendix B to this Part 2.

Application of Funds and Accounts

Program Account: In addition to Bond proceeds, the Agency may deposit into the Program Account any additional amounts available for the purchase of Mortgage Loans. Moneys in the Program Account, except for commitment fees, shall be used to pay (i) the costs of issuance of the Bonds, and (ii) the purchase price of Mortgage Loans. Commitment fees shall be repaid to the Participants originating Mortgage Loans in the amounts and at such time as shall be designated by the Agency from time to time in connection with payment of the purchase price of Mortgage Loans. As determined by the applicable Series Resolution pursuant to the Indenture, any balance of funds in the Program Account with respect to a series of Bonds remaining upon the close of the applicable origination period shall be applied as provided in the applicable Series Resolution, which can include, at the direction of the Agency, transfer to the Revenue Account to be applied to the redemption or purchase of Bonds.

Revenue Account: All Revenues received by the Trustee shall be deposited in the Revenue Account.

The Trustee shall pay out of the Revenue Account the following amounts in the following order, on the dates specified for the following purposes, subject to the Federal Tax Requirements:

(1) On or before April 1 of each year, the amount, if any, set forth in the Statement of Projected Revenues and Expenses most recently filed with the Trustee prior to such date, to the Agency for rebate to the United States or, for series of Bonds issued prior to January 1, 1989, to mortgagors consistent with the requirements of Federal Tax Requirements, or as otherwise prescribed by law for such series of Bonds;

(2) (a) On each Interest Payment Date, the amount required for payment of interest due on such date, to the holders of the Outstanding Bonds; (b) on each principal payment date, the amount required for the payment of the principal installment due on such date to the holders of the Bonds maturing on said date; (c) on each sinking fund payment date, the amount required for the payment of the sinking fund payment due on such date, to the holders of the Bonds being redeemed on such date;

(3) On each Interest Payment Date, the amount required, if any, to be deposited to the Capital Reserve Fund to maintain the Capital Reserve Fund Requirement therein;

(4) On each redemption date, the amount required to pay the redemption price of the Bonds being redeemed on such date;

(5) After making provision for any amounts anticipated to be required for the purposes set forth in paragraphs (1) through (4) above, on any date to any of the following purposes:

(a) the payment of fees and expenses of the Trustee, including costs of redemption of Bonds;

(b) the payment of taxes, insurance, security, repair and other expenses incurred by the Agency in connection with the protection and enforcement of its rights in any Mortgage Loan and the preservation of the mortgaged property securing such Mortgage Loan; or

(c) the payment of foreclosure fees, including legal and appraisal fees.

(6) Subject to the determinations made in the Statement of Projected Revenues and Expenses as described below and to the Federal Tax Requirements, after making provision for any amounts anticipated to be required for the purposes set forth in paragraphs (1) through (5) above, on any date for any of the following purposes:

(a) optional redemption or purchase of Bonds;

(b) deposit to the Program Account for the purchase of additional Mortgage Loans; or

(c) provided the principal balance of all Mortgage Loans and amounts on deposit in all Funds and Accounts under the Indenture (excluding amounts held in the Self-Insurance Fund unless otherwise agreed to by the rating services then rating the Bonds) exceed 102% of the principal amount of all Bonds outstanding, including accrued interest thereon, payment to the Agency for deposit in its General Fund to the extent of surpluses in excess of $150,000 determined in the Statement of Projected Revenues and Expenses as described below.

<u>Statement of Projected Revenues and Expenses</u>: The Agency shall deliver to the Trustee the Statement of Projected Revenues and Expenses (i) prior to the application of any amounts in the Revenue Account for the purposes described in paragraph 6 above, (ii) prior to the issuance of any Additional Bonds; and (iii) annually on or before April 1 of each year.

Prior to the application of any amounts in the Revenue Account for the purposes described in paragraph 6 above, the Statement of Projected Revenues and Expenses shall set forth for the current and each succeeding bond year a schedule of all anticipated Revenues, which will first assume no future prepayments of Mortgage Loans and will then assume future prepayments of Mortgage Loans at a rate of 500% of the prepayment experience of the Federal Housing Administration in the Commonwealth of Pennsylvania, and all anticipated expenses referred to in paragraphs (1) through (5) above and showing (i) the most beneficial effect on the ratio of Revenues to expenses by a redemption of Bonds or by the purchasing of Mortgage Loans, or by a combination of both, and (ii) that any proposed payment to the Agency shall be made only upon a determination that Revenues, together with other amounts pledged to Bondholders, and available for debt service and other expenses, produces a surplus in each bond year.

Prior to the issuance of Additional Bonds, the Statement of Projected Revenues and Expenses shall set forth for the current and each succeeding bond year a schedule of all anticipated Revenues, which will assume prepayments to the extent provided in the applicable series resolution, and all anticipated expenses referred to in paragraphs (1) through (5) above and showing that the effect of the issuance of the Additional Bonds will not produce a materially adverse effect on the ratio of Revenues to expenses in any bond year.

The Statement of Projected Revenues and Expenses to be delivered to the Trustee prior to April 1 of each year shall set forth for the current and each succeeding bond year a schedule of all anticipated Revenues, including prepayments and a statement of the assumptions for the calculation of prepayments, and all anticipated expenses referred to in paragraphs (1) through (5) above and showing the Agency's ability to provide for all such expenses.

As long as no event of default shall have occurred and be continuing, the Trustee shall be entitled to rely on a Statement of Projected Revenues and Expenses as to the proper amounts to be applied to the purposes described above.

Capital Reserve Fund: The Capital Reserve Fund shall contain two accounts to be designated as the General Account and the Agency Account. Any amounts deposited in the Capital Reserve Fund derived from the Agency's own funds shall be credited to the Agency Account. Any amounts deposited in the Capital Reserve Fund derived from Bond proceeds or Revenues shall be credited to the General Account.

If on any interest payment date for the Bonds after allocations from the Revenue Account the amount in the Revenue Account shall be less than the amount required to pay Debt Service on the Bonds, the Trustee shall apply first amounts from the Self-Insurance Fund. To the extent deficiencies exist in the Revenue Account after such application, the Trustee shall apply amounts from the Capital Reserve Fund, first from the General Account and second from the Agency Account, subject to the Federal Tax Requirements. See “TAX MATTERS” in this Part 2.

No later than 92 days after the end of each fiscal year, the Trustee shall calculate the amount of the Capital Reserve Fund Requirement as of such date (after giving effect to the maturity or redemption of any Bonds to occur on the next day) and shall determine the amount, if any, then in the General Account which is in excess of such Capital Reserve Fund Requirement. The amount of such excess shall be transferred to the Self-Insurance Fund to the extent of any deficiencies therein. Thereafter, any excess remaining may, in the discretion of the Agency, immediately prior to such allocation to the Self-Insurance Fund be transferred to the Revenue Account. Amounts held in the Agency Account may be repaid to the Agency in amounts and at times as shall be determined by the annual Statement of Projected Revenues and Expenses.

Investment of Certain Funds and Accounts

Moneys held in the Funds and Accounts shall be invested and reinvested by the Trustee in Investment Securities in accordance with instructions from the Agency.

Interest (except that which represents a return of accrued interest paid in connection with the purchase by the Agency or Trustee of any investment) earned on any moneys or investments and net gains on the sale of any investments in any Fund or Account may be transferred at the direction of the Agency from time to time to the Revenue Account. Such interest and net gains on investments in the Agency Account in the Capital Reserve Fund may be transferred at the direction of the Agency to the Revenue Account or repaid to the Agency.

The Trustee shall transfer and apply amounts of such interest and net gains to the purposes and in the order set forth under the caption "Application of Funds and Accounts -- Revenue Account" above, prior to the application of other Revenues for such purpose, so that all such amounts of interest and net gains are fully expended within one year from the date of receipt thereof.

Neither the Agency nor the Trustee shall be liable for any loss or depreciation in value resulting from any investment made pursuant to the Indenture. In computing the amount in any fund or account under the Indenture, obligations purchased as an investment of moneys in such fund or account shall be valued at amortized value, except that in preparing a statement of Projected Revenues and Expenses for withdrawal of moneys as described in paragraph 6(c) under "Revenue Account" above, investments in all funds and accounts except the Capital Reserve Fund will be valued at the lower of cost or market.

Creation of Liens

The Agency shall not issue any bonds or other evidences of indebtedness, other than the Bonds, secured by a pledge of the Revenues and shall not create or cause to be created or suffer to exist any lien or charge on the Revenues; provided, however, that nothing in the Indenture shall prevent the Agency from issuing evidences of indebtedness secured by a pledge of Revenues to be derived on and after such date as the pledge of the Revenues provided in the Indenture shall be discharged and satisfied.

Purchase of Mortgage Loans

Each Mortgage Loan acquired by the Agency out of amounts in the Program Account shall meet the following requirements at the date of purchase thereof:

(1) No Mortgage Loan shall be purchased if, at the date such Mortgage Loan was offered for sale to the Agency, the borrower was more than 30 days delinquent in the payment of any installment of principal, interest or other amount due under the terms of such Mortgage Loan;

(2) Each Mortgage Loan shall be evidenced by a note secured by a first mortgage lien on the fee simple or a leasehold estate extending at least 10 years beyond the term of the mortgage, on which there is located a single family residence, which mortgage lien is subject only to the liens of current real property taxes and assessments, covenants, conditions, and restrictions, rights-of-way, easements, and other matters of public record, provided that none of the foregoing materially affects the security for the Mortgage Loan;

(3) The original principal amount of each Mortgage Loan shall not exceed the lesser of the purchase price of the property, or the appraised value of the property, based upon an appraisal prepared by an appraiser with experience in appraising single family residential property or such other amount as is acceptable in accordance with Agency program guidelines, which does not materially adversely affect the creditworthiness or security for the Bonds;

(4) Each Mortgage Loan exceeding 80% of the lower of the appraised value or the sales price of the residence shall meet the mortgage insurance requirements of the Indenture. The Agency has executed a Supplement to the Indenture pursuant to which such Mortgage Loans which are originated with the proceeds of each series of Bonds issued under the Indenture beginning with Series R, may meet the mortgage insurance requirements of the Indenture if the Agency substitutes for mortgage insurance a similar form of credit enhancement, including a self-insurance program, a shared risk program with an entity deemed to be of acceptable credit risk by the Agency or a risk retention program, pursuant to the applicable series resolution;

(5) Each Mortgage Loan shall be covered by a valid mortgagee title insurance policy naming the Agency and Trustee as insureds, on the current standard American Land Title Association form issued by a title insurer licensed to do business in the Commonwealth in an amount at least equal to the outstanding principal balance of the Mortgage Loan, with only such exceptions as are permitted encumbrances under the Indenture;

(6) The improvements on the real property securing each Mortgage Loan shall be covered by a valid policy of hazard insurance in an amount sufficient to compensate the mortgagee for a loss equal to the full amount of the unpaid balance of the Mortgage Loan; and

(7) The Agency shall cause to be filed or recorded such instruments as shall be necessary to hypothecate to the Trustee all Mortgage Loans acquired with proceeds of the Bonds and all rights with respect to such Mortgage Loans; provided, however, that the Agency shall remain the mortgagee of record

and may maintain physical possession of the Mortgages until such time as the Trustee (i) is directed to record the assignment of the Mortgages from the Agency to the Trustee or (ii) the Trustee records the assignment pursuant to the Indenture.

Special Tax Covenants

The Agency shall not use or permit the use of any proceeds of Bonds or any other funds of the Agency, directly or indirectly, to acquire any securities or obligations, and shall not use or permit the use of any amounts received by the Agency or the Trustee with respect to the Mortgage Loans in any manner, and shall not take or permit to be taken any other action or actions, which would cause any Tax-Exempt Bond to be an "arbitrage bond" within the meaning of Section 103(c) of the Internal Revenue Code of 1954, as amended, or Section 148 of the Internal Revenue Code of 1986, as amended, or which would cause any Bond to violate any of the restrictions of the Federal Tax Requirements or the Treasury Regulations promulgated thereunder, if and as applicable.

The Agency shall not take any action or fail to take any action or permit any action to be taken on its behalf or cause or permit any circumstances within its control to arise or continue, if such action or inaction would adversely affect any applicable exemption from federal income taxation of the interest on the Tax-Exempt Bonds.

Enforcement of Mortgage Loans

The Agency shall diligently enforce and take all reasonable steps, actions and proceedings necessary in the judgment of the Agency for the enforcement of all terms, covenants and conditions of all Mortgage Loans, including the prompt payment of all Mortgage Loan payments and all other amounts due the Agency thereunder. Except as described below under "Amendment of Mortgage Loans," the Agency shall not release the obligations of any borrower under any Mortgage Loan and shall at all times, to the extent permitted by law, defend, enforce, preserve and protect the rights and privileges of the Agency and of the Bondholders under or with respect to each Mortgage Loan provided that the Agency shall not be prevented from settling a default on such terms as the Agency shall determine to be in the best interests of the Agency and the Bondholders and may forbear taking action with respect to enforcement of a Mortgage Loan if it determines such forbearance to be in the best interests of the Agency and the Bondholders.

Whenever it shall be necessary in order to protect and enforce the rights of the Agency under a Mortgage Loan and to protect and enforce the rights and interests of Bondholders under the Indenture, the Agency shall take steps to enforce any policy or certificate of insurance or guaranty relating to such Mortgage Loan and to foreclose the mortgage or enforce the security interest and to collect, hold and maintain or to sell or otherwise dispose of the property securing the Mortgage Loan which is in default and if the Agency deems such to be advisable, shall bid for and purchase such property at any sale thereof and acquire and take possession of such property.

Assignment or Disposition of Mortgage Loans

Except for assignments of Mortgage Loans to the Trustee pursuant to the Indenture, the Agency shall not sell, assign, transfer or otherwise dispose of any Mortgage Loan or any of the rights of the Agency with respect to any Mortgage Loan unless (a) such Mortgage Loan does not qualify for purchase by the Agency under the Federal Tax Requirements or (b) the Agency determines that such action is in the best interests of the Agency and the Bondholders and will not adversely affect the ability of the Agency to pay when due the principal or redemption price of and interest on the Bonds, in which case such Mortgage Loan may be so disposed of by the Agency free and clear of the pledge of the Indenture.

Amendment of Mortgage Loans

The Agency shall not consent or agree to or permit any amendment or modification of any Mortgage Loan which will in any manner materially impair or materially adversely affect the rights or security of the Bondholders under the Indenture in such Mortgage Loan except for amendments and modifications made in connection with settling any default on any Mortgage Loan, which settlement the Agency determines to be in the best interests of the Agency and the Bondholders. Notwithstanding the foregoing, the Agency may amend Mortgage Loans purchased with the proceeds of the Series P Bonds and any series of Bonds issued on or after March 31, 1988 by reducing the interest rate on, or forgiving a portion of the mortgage debt evidenced by, such Mortgage Loans to the extent required to comply with the Federal Tax Requirements, provided however, that the Agency must first deliver to the Trustee a Statement of Projected Revenues and Expenses of the type delivered in connection with the issuance of Additional Bonds. If reducing the interest rate on, or forgiving a portion of the mortgage debt evidenced by such Mortgage Loans would produce a materially adverse effect on the ability of Revenues to be equal to or exceed expenses in any bond year, as shown in the Statement of Projected Revenues and Expenses, the Agency shall deposit with the Trustee additional Agency funds or credit facility, to be held as security for the Bonds or to be used for the purchase of Mortgage Loans in an amount sufficient to eliminate the materially adverse effect of the proposed amendment to Mortgage Loans.

Accounts and Reports

The Agency shall keep proper books of record and account in which complete and correct entries shall be made of its transactions in accordance with generally accepted accounting principles. The Funds and Accounts established by the Indenture and all other books and papers of the Agency, shall, to the extent permitted by law, at all times be subject to the inspection of the Trustee or the Holders of an aggregate of not less than 25% in principal amount of the Bonds then outstanding or their representatives duly authorized in writing. The Agency will permit the Trustee, such Bondholders and their agents, auditors, attorneys and counsel, at all reasonable times, to take copies and extracts from the books of record and account, and will from time to time furnish, or cause to be furnished, to the Trustee such information and statements as the Trustee may reasonably request, all as may be reasonably necessary for the purpose of determining performance or observance by the Agency of the covenants, conditions and obligations contained in the Indenture.

The Trustee shall advise the Agency within ten business days after the end of each month of its transactions during such month relating to the Funds and Accounts held by it under the Indenture.

The Agency shall annually, within 150 days after the close of each fiscal year, file with the Trustee (i) a copy of an annual report setting forth its operations and accomplishments during such fiscal year, (ii) a statement of net assets showing its assets and liabilities at the end of such fiscal year, (iii) a statement of revenues, expenses and changes in net assets in accordance with the classifications established by the Agency for its operating and program purposes, and (iv) a statement of cash flows for such fiscal year. The financial statements must be accompanied by a report of an auditor either stating that the financial statements examined present fairly the financial position of the Agency at the end of the fiscal year, the results of its operations and the cash flows for the period examined, in conformity with generally accepted accounting principles, or to which is attached a certificate of an authorized officer to the effect that any qualification or exception to such opinion does not reflect circumstances which are materially adverse to the interest of the holders of the Bonds. A copy of such annual report and accompanying auditor's report shall be mailed to any Bondholder who has filed his name and address with the Agency for such purpose.

Limitations on Agency Expenses

The Agency shall not incur expenses in connection with the Bonds, the Indenture and the Program in excess of reasonable and necessary amounts therefor.

Defaults and Remedies

Events of default include failure to pay principal, purchase price or redemption price of any Bond when due; failure for 30 days to pay any interest installment or the unsatisfied balance of any sinking fund payment thereon when due; failure for 60 days after written notice thereof from the Trustee in the performance or observance of any other of the Agency's covenants, agreements or conditions in the Indenture or the Bonds; and certain events of bankruptcy or insolvency.

Upon the happening and continuing of any event of default, the Trustee may, and upon written request of the holders of not less than 25% in aggregate principal amount of the Bonds then outstanding shall, in its own name enforce all rights of the holders of the Bonds, including the right to (i) by appropriate legal or equitable action enforce all rights of Bondholders including the right to receive and collect Revenues, adequate to carry out covenants and agreements as to the Mortgage Loans and to require the Agency to carry out its covenants and agreement with Bondholders and to perform its duties under the Act; (ii) bring suit upon the Bonds; (iii) by equitable action, require the Agency to account as if it were the trustee of an express trust for the holders of the Bonds; (iv) by equitable action, enjoin any acts or things which may be unlawful or in violation of the rights of the holders of the Bonds; (v) declare all the Bonds due and payable, and, if all defaults shall be cured then with the consent of the holders of not less than 25% of the principal amount of the Bonds then outstanding, annul such declaration and its consequences; (vi) sell Mortgage Loans in the event all Bonds are declared due and payable, or (vii) by (a) recording from time to time one or more assignments of the Mortgages delivered by the Agency to the Trustee pursuant to the Indenture; (b) notifying the Agency in writing of such recordation; (c) thereupon succeeding to all rights, duties and obligations of the Agency with respect to Mortgages applicable to the recorded assignments; (d) executing one or more allonges to Mortgage Notes relating to the respective recorded Mortgage assignments; and (e) exercising all the remedies thereby available to the Trustee at law or in equity in connection therewith. Upon commencement of judicial proceedings by the Trustee to enforce the rights of the Bondholders under the Indenture, the Trustee is entitled, as a matter of right, to the judicial appointment of a receiver for the Agency.

Priority of Payments After Default

If, upon the happening and continuance of any event of default, the funds held by the Trustee are insufficient for the payment of principal or redemption price, if any, and interest then due on the Bonds, such funds (other than funds held for the payment or redemption of particular Bonds which have theretofore become due) and any other amounts received or collected by the Trustee are to be applied as follows, after provision has been made for payment of expenses to protect the interest of the holders of the Bonds and for the payments of the fees and expenses incurred by the Trustee: (i) unless the principal of all of the Bonds has become or been declared due and payable, first to pay all installments or interest then due in order of the maturity of such installments, and, if the amount available is not sufficient to pay in full any installment, then to the payment thereof ratably according to the amounts due on such installments; and second to the payment of the unpaid principal or redemption price of any Bonds which have become due, whether at maturity or by call for redemption, in the order of their due dates and, if the amounts available are not sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal or redemption price, if any, due on such date, (ii) if the principal of all of the Bonds has become or been declared due and payable, to the payment of principal and interest then due and unpaid upon the Bonds without priority of principal over interest or of interest over principal, or of any installment of interest over any other installment of interest, or of any Bond over any other Bond, ratably according to the amounts due respectively for principal and interest except as to any difference in the respective rates of interest specified in the Bonds.

Whenever the Trustee is to apply moneys in accordance with the foregoing provisions, it shall do so at such times, and from time to time, as it in its sole discretion shall determine, having due regard to the amount available and the likelihood of additional money becoming available. The Trustee incurs no liability to the Agency, or to any Bondholder or other person for any delay in applying any such moneys, so long as it acts with reasonable diligence and ultimately applies such moneys in accordance with provisions of the Indenture. Whenever the Trustee exercises such discretion in applying such moneys, it must fix the date (which shall be an Interest Payment Date unless it shall deem another date more suitable) upon which such application is to be made and give such notice as it deems appropriate. Upon such date interest on the amounts of principal to be paid on such date shall cease to accrue. The Trustee is not required to make payment to the holder of any Bond unless such Bond is presented to the Trustee for appropriate endorsement or for cancellation if fully paid.

Bondholders' Direction of Proceedings

The holders of the majority in principal amount of the outstanding Bonds have the right to direct in writing the method of conducting all remedial proceedings to be taken by the Trustee under the Indenture provided that such direction shall not be otherwise than in accordance with law or the provisions of the Indenture. However, the Trustee has the right to decline to follow such direction which in the opinion of the Trustee would be unjustly prejudicial to Bondholders not parties to such direction.

Limitation on Rights of Bondholders

No individual Bondholder may initiate judicial proceedings to protect or enforce rights under the Indenture or under law unless such holder has given to the Trustee written notice of the event of default or breach of duty on account of which such proceeding is to be taken, and unless the holders of not less than 25% in principal amount of the Bonds then outstanding have made written request of the Trustee after the right to exercise such right of action has occurred, and afforded the Trustee a reasonable opportunity either to exercise the powers granted to it under the Indenture or under the law or to institute such proceedings in its name and unless, also, there has been offered to the Trustee reasonable security and indemnity against costs, expenses and liabilities, and the Trustee has refused or neglected to comply with such request within a reasonable time. No holder of the Bonds has any right to disturb the security of the Indenture, or to enforce any right with respect to the Bonds, except in the manner provided therein, and all such proceedings shall be instituted, had and maintained in the manner provided therein and for the benefit of all holders of the outstanding Bonds. No provision in the Indenture dealing with defaults and remedies affects or impairs the rights of any Bondholder to enforce the payment of principal of and interest on his Bonds.

Notice of Event of Default

The Trustee must give the Bondholders notice of each event of default known to the Trustee within 90 days of knowledge of the occurrence thereof, unless such event of default has been remedied, except that, other than in the case of default in the payment of principal of or redemption price or interest on any of the Bonds, or in the making of any payment required to be made into the Revenue Account, the Trustee may withhold such notice if a committee of responsible officers of the Trustee determines that the withholding of such notice is in the interests of the Bondholders. Each such notice is to be given by mail to all holders of Bonds, as their names and addresses appear upon the books for registration and transfer of Bonds as kept by the Trustee.

Responsibility of Trustee

The Trustee assumes no responsibility for the correctness of the recitals of fact in the Indenture and the Bonds, and the Trustee makes no representation as to nor incurs any responsibility in respect of the validity or sufficiency of the Indenture or of Bonds or in respect of the security afforded by the Indenture.

However, the Trustee is responsible for its certificate of authentication on the Bonds. The Trustee has no responsibility or duty with respect to the issuance of the Bonds for value or the application of the proceeds thereof or the application of any moneys paid to the Agency. Except with respect to actions required to be taken by the Trustee upon the occurrence of an event of default, the Trustee has no obligation or duty to perform any act which would involve it in expense or liability or to institute or defend any suit in respect of the Indenture or to advance any of its own moneys, unless properly indemnified. The Trustee is not liable in connection with the performance of its duties under the Indenture except for its own negligence or default.

Compensation of Trustee

The Agency is required to pay the Trustee reasonable compensation for all services rendered under the Indenture, and also all reasonable expenses, including those of its attorneys, agents and employees, incurred in and about the performance of its powers and duties under the Indenture and the Trustee has a lien therefor on any funds at any time held by it.

Removal of Trustee

The Trustee is required to be removed if so requested by the holders of a majority in principal amount of the Bonds then outstanding, excluding any Bonds held by or for the account of the Agency. The Agency may remove the Trustee at any time, except during the existence of an event of default, for such cause as shall be determined in the sole discretion of the Agency.

Appointment of Successor Trustee

In the event the Trustee shall resign, be removed or become incapable of performing its responsibilities, the Agency covenants and agrees to take steps necessary to appoint a successor Trustee.

Merger and Consolidation

Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which the Trustee shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, under certain circumstances, shall be authorized to perform all the duties imposed upon it by this Indenture without the execution or filing of any paper or performance of any further act.

Supplemental Indentures

Any of the provisions of the Indenture may be amended by the Agency, by a supplemental indenture, upon the consent (i) of the holders of at least two-thirds in principal amount of the Bonds outstanding at the time such consent is given, (ii) in case less than all of the several series of Bonds then outstanding are affected by the modification or amendment, of the holders of at least two-thirds in principal amount of the Bonds of such series so affected at the time such consent is given, and (iii) in case the modification or amendment changes the terms of any sinking fund payment of the holders of at least two-thirds in principal amount of the Bonds of the particular series then outstanding and of the maturity of Bonds entitled to sinking fund payment; provided, however, that if such modification or amendment will, by its terms, not take effect so long as any Bonds of any specified maturity remain outstanding, the consent of the holders of such Bonds shall not be required and such Bonds shall not be deemed to be outstanding for the purposes of any calculation of outstanding Bonds as described under this heading. 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 reduction in the principal amount or the redemption price thereof or in the rate of interest thereon without the consent of the holder of such Bond, or shall reduce the percentages or otherwise affect the classes of Bonds, the consent of the holders 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.

The Agency may adopt (without the consent of the Trustee or any holders of the Bonds) supplemental indentures to close the Indenture against, or provide limitations and restrictions in addition to the limitations and restrictions contained in the Indenture on, the authentication and delivery of Bonds or the issuance of other evidences of indebtedness; to add Agency covenants and agreements not contrary to or inconsistent with the Indenture; to provide for the issuance of coupon bonds in bearer form, and the exchange thereof with the Bonds in registered form, to the extent permitted by law; to authorize Additional Bonds; to add to the restrictions contained in the Indenture; to confirm any pledge under the Indenture of Revenues or of other moneys; to surrender any right, power or privilege reserved to or conferred upon the Agency by the terms of the Indenture, but only if the surrender of such right, power, or privilege is not contrary to or inconsistent with the covenants and agreements of the Agency contained in the Indenture or otherwise to modify any of the provisions of the Indenture (but no such other modification may be effective while any of the Bonds of any series theretofore issued are outstanding). The Agency may adopt with the consent of the Trustee but without the consent of the holders of the Bonds a supplemental indenture to cure any ambiguity or to correct any defect or inconsistent provision in the Indenture; to insert such provisions clarifying matters or questions arising under the Indenture as are necessary or desirable and are not contrary to or inconsistent with the Indenture as theretofore in effect; or to provide for additional duties of the Trustee in connection with the Mortgage Loans.

Defeasance

All Outstanding Bonds of a series shall, prior to the maturity or redemption date thereof, be deemed to have been paid and shall cease to be entitled to any lien, benefit or security under the Indenture if the following conditions are met: (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 irrevocable instructions to publish notice of redemption therefor, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Investment Securities the principal of and interest on which when due will provide moneys which, 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, if applicable, and interest due and to become due on such Bonds on or prior to the redemption date or maturity date thereof, as the case may be, and (iii) in the event such Bonds are not by their terms subject to redemption within the next succeeding 60 days, the Agency shall have given the Trustee irrevocable instructions to publish, as soon as practicable, at least twice, at intervals of not less than seven days between publications, a notice to the holders of such Bonds that the above deposit has been made with the Trustee and that such Bonds are deemed to have been paid and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or redemption price, if applicable, on such Bonds.

Governing Law

The Indenture shall be deemed to be executed in the Commonwealth of Pennsylvania and shall be governed and construed in accordance with the laws of the Commonwealth.

TAX MATTERS

General*

Generally, the interest on obligations of a governmental unit, such as the Single Family Mortgage Revenue Bonds of the Agency, issued to finance Tax-Exempt Mortgage Loans for owner-occupied residences is excludable from gross income for purposes of federal income taxation, provided that certain requirements relating to the use and investment of the proceeds of those obligations are met.

Interest on bonds that do not satisfy the Code requirements for interest to be excludable from gross income for federal taxation purposes is taxable as ordinary income for federal income tax purposes at the time the interest accrues or is received in accordance with a bondholder's method of accounting for federal income tax purposes. Prospective purchasers of such bonds who are not United States persons, as defined for federal tax purposes, may be subject to special rules and should consult their tax advisors.

With respect to the proceeds of the Tax-Exempt Bonds, the mortgage eligibility requirements (the "Mortgage Eligibility Requirements") generally include the following: (i) the financed residence must reasonably be expected to become the principal residence of the mortgagor within a reasonable time after the financing is provided; (ii) the mortgagor must have had no present ownership interest in a principal residence at any time during the three-year period prior to the date on which the mortgage is executed, except for a borrower who purchases a residence in a Target Area or who obtains a qualified home improvement loan or a Substantial Rehabilitation Loan or who purchases certain land possessed under certain contracts; (iii) the acquisition cost of a residence may not exceed certain purchase price limitations; and (iv) mortgagors must have family incomes within certain limits. See "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM -- Mortgage Eligibility Requirements" in this Part 2.

Such obligations are treated as meeting the Mortgage Eligibility Requirements if the Agency in good faith attempted to meet all of such requirements before the mortgages were executed and any failure to comply with the Mortgage Eligibility Requirements is corrected within a reasonable period after such failure is first discovered. Additionally, 95% or more of the net proceeds of the offered Tax-Exempt Bonds must have been used to finance residences which met all such requirements at the time the loans were executed or assumed.

In addition to the foregoing, certain requirements under the Code applicable to Mortgage Loans financed with the proceeds of Tax-Exempt Bonds include: (i) certain Tax-Exempt Bond proceeds must be applied to the financing of Tax-Exempt Mortgage Loans within 42 months of the date of issuance of such Bonds (or the date of issuance of the original refunded obligations in the case of a refunding or series of refundings); (ii) prepayments and repayments of principal of Tax-Exempt Mortgage Loans received more than 10 years after the date of issuance of any Tax-Exempt Bonds (or the date of issuance of the original refunded obligations in the case of a refunding or series of refundings) are required to be used to redeem such Tax-Exempt Bonds; (iii) mortgagors disposing of a residence within 9 years of the acquisition thereof are subject to a tax in the amount of 6.25% of the highest principal amount of the Tax-Exempt Mortgage Loan, but not to exceed 50% of the mortgagor's gain (if any) on disposition of the residence, and the Agency is required to provide to the mortgagor a written notice of the potential for this recapture tax at the time of settlement of the Tax-Exempt Mortgage Loan and within 90 days of such settlement thereafter certain information necessary to determine the amount of the recapture tax, if any; and (iv) to maintain the tax-exempt status of the Tax-Exempt Bonds, while Tax-Exempt Mortgage Loans are allocated to Tax-Exempt Bonds, Revenues from such Tax-Exempt Mortgage Loans and investment income thereon will not be used to pay debt service on K-FLEX Taxable Bonds unless certain investments, which may include Mortgage

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* From time to time, the Agency issues Bonds under the Indenture which are federally taxable. See Part 1 of the Official Statement for specific information about any particular series of Bonds.

Loans funded with K-FLEX Taxable Bonds, are allocated to the Tax-Exempt Bonds and compliance with all requirements of the Code of the investments allocable to such Tax-Exempt Bonds is determined by the Agency.

Certain arbitrage limitations apply to the Tax-Exempt Bonds. These limitations relate to the yield permitted on the Tax-Exempt Mortgage Loans, the yield permitted on nonmortgage investments acquired with proceeds of Tax-Exempt Bonds, and rebate to the United States of certain arbitrage profit.

As a result of the enactment of the Tax Increase Prevention and Reconciliation Act of 2005, interest on tax-exempt obligations such as the Bonds on which interest is excludable for federal income tax purposes is subject to information reporting in a manner similar to interest paid on taxable obligations. Backup withholding may be imposed on payments made after March 31, 2007 to any bondholder who fails to provide certain required information including an accurate taxpayer identification number to any person required to collect such information pursuant to Section 6049 of the Code. This reporting requirement does not, in and of itself, affect or alter the excludability of interest on the Bonds from gross income for federal income tax purposes or any other federal tax consequences of purchasing, holding, or selling tax-exempt obligations.

Under the Code, certain requirements must be met subsequent to the issuance and delivery of the Tax-Exempt Bonds in order for interest thereon to be and remain excludable from gross income for purposes of federal income taxation. The Agency has established procedures designed to ensure compliance with the Mortgage Eligibility Requirements and other requirements relating to the Bonds which must be met subsequent to the issuance and delivery of the Bonds. See "THE SINGLE FAMILY MORTGAGE LOAN PROGRAM" in this Part 2.

Certain Collateral Federal Tax Consequences

Ownership of tax-exempt obligations may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals otherwise eligible for the earned income tax credit, and taxpayers, including banks, thrift institutions and other financial institutions subject to Section 265 of the Code, who may be deemed to have incurred or continued indebtedness to purchase or to carry such obligations. Co-Bond Counsel expresses no opinion as to any of such consequences, and prospective purchasers of the Offered Bonds who may be subject to such collateral consequences should consult their tax advisors. Furthermore, the United States Congress may, from time to time, introduce legislation which, if enacted into law, could adversely affect the value of and federal income tax exemption of municipal obligations such as the Bonds. Investors in the Bonds should consult their tax advisors regarding any such proposed legislation.

LEGAL INVESTMENT

The Act provides:

> The notes and bonds of the agency are securities in which all public officers and bodies of the Commonwealth and all municipalities and municipal subdivisions, all insurance companies and associations, and other persons carrying on an insurance business, all banks, trust companies, savings banks and saving associations, saving and loan associations, investment companies, all administrators, guardians, executors, trustees and other fiduciaries, and all other persons whatsoever who are now or may hereafter be authorized to invest in bonds or other

obligations of the Commonwealth, may properly and legally invest funds, including capital, in their control or belonging to them.

AGENCY INVESTMENT POLICY

The Agency's investment management is governed by the Act and the Agency's Investment Policy, as amended from time to time, adopted by the Board.

The primary objectives of the Agency's investment policy are to reasonably ensure safety of principal and avoidance of capital losses, provide liquidity necessary for ongoing administration of the Agency's programs and operations and achieve a maximization of yield with an ongoing assessment of risk and security.

The majority of the Agency's investments consist of direct United States Treasury obligations, government agency obligations or repurchase agreements collateralized by such obligations (which such collateral is held by trustees or designated custodial banks).

Specific information regarding the Agency's investments is set forth in the financial statements set forth in the Appendices E and F (as applicable) hereto. For a definition of Investment Securities under the Indenture, see Appendix A to this Part 2.

FINANCIAL STATEMENTS OF THE AGENCY

Audited and unaudited financial statements for the Agency for prior fiscal periods are generally available on the Agency's website at www.phfa.org.

Disclosure Undertaking

In the Disclosure Undertaking, the Agency agrees that, not later than eight (8) months after the close of each fiscal year, the Agency shall provide Annual Financial Information to the Municipal Securities Rulemaking Board (the "MSRB") by electronic means through the MSRB's Electronic Municipal Market Access system ("EMMA"). "Annual Financial Information" means the financial information or operating data with respect to the Agency for each fiscal year of the Agency of the type set forth in Appendices B, C and D of the Official Statement, including audited financial statements, if available, or unaudited financial statements. The Agency shall provide notice to the MSRB through EMMA in the event that it fails to provide Annual Financial Information on or before the date set forth above. In the event that the Agency does not provide audited financial statements as part of its Annual Financial Information filing by the date set forth above, the Agency shall provide unaudited financial statements to the MSRB through EMMA as part of the Annual Financial Information, and thereafter shall provide audited financial statements, when and if available.

In addition, whenever the Agency concludes that a Listed Event has occurred, the Agency shall provide notice of such Listed Event to the MSRB by electronic means through EMMA in a timely manner, but not later than 10 business days after the occurrence of such Listed Event. "Listed Event" means any of the following:

(1) Principal and interest payment delinquencies;
(2) Non-payment 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 IRS 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 applicable Series of Bonds, or other events affecting the tax status of the applicable Series of Bonds;

(7) Modifications to rights of Holders, if material;

(8) Bond calls (other than scheduled bond calls such as maturities and sinking fund redemptions), if material, and tender offers;

(9) Defeasances;

(10) Release, substitution, or sale of property securing repayment of the applicable Series of Bonds, if material;

(11) Rating changes;

(12) Bankruptcy, insolvency receivership or similar event;

(13) Consummation of a merger, consolidation or acquisition or the sale of all or substantially all assets, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions other than pursuant to the terms, if material;

(14) Appointment of a successor or additional trustee, or a change of name of a trustee, if material;

(15) If material, (a) incurrence of a financial obligation*; or (b) agreement to covenants, events of default, remedies, priority rights or similar terms of a financial obligation, any of which affect bondholders; and

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation, any of which reflect financial difficulties.

The Agency's obligations under the Disclosure Undertaking shall terminate under the following circumstances: (i) the occurrence of a legal defeasance in accordance with the Indenture; or (ii) prior redemption or payment in full of all of the applicable Series of Bonds. In addition, the Agency's obligations under the Disclosure Undertaking, or any portion or provision thereof, shall be null and void in the event that the Agency (i) concludes, which conclusion is supported by an opinion of legal counsel experienced in federal securities laws addressed to the Agency to the effect that, those portions of Rule 15c2-12 which require provision of the undertakings set forth in the Disclosure Undertaking or any provisions thereof do not or no longer apply to the applicable Series of Bonds, whether because such portions of said Rule are invalid, have been repealed, or otherwise (as shall be specified in such opinion); and (ii) delivers Notice to such effect to MSRB through EMMA.

In the event of a failure of the Agency to provide to MSRB the Annual Financial Information or notice of occurrence of a Listed Event as undertaken by the Agency in the Disclosure Undertaking, the holder or beneficial owner of any applicable Series of Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Agency to comply with its obligations to provide Annual Financial Information and notice of occurrence of a Listed Event.

Notwithstanding the foregoing, no holder or beneficial owner shall have the right to challenge the content or adequacy of the information provided by the Agency as Annual Financial Information or notice of Listed Event by mandamus, specific performance or other equitable proceedings unless holders and beneficial owners representing at least 25% in aggregate principal amount of the applicable Series of Bonds then Outstanding shall join in such proceedings.

A default under the Disclosure Undertaking hereunder shall not be deemed an Event of Default under the Resolution, or the Indenture, or the applicable Series of Bonds and the sole remedy in the event the Agency fails to comply with the Disclosure Undertaking shall be an action to compel performance.

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*For purposes of the Disclosure Undertaking, financial obligation means a debt obligation, a derivative instrument entered into in connection with a debt obligation, or a guarantee of a debt obligation or derivative instrument.

Additional Information

The Agency currently disseminates information relating to its financing programs on a voluntary basis in accordance with the quarterly secondary market disclosure project sponsored by the National Council of State Housing Agencies. Additional program and financial information may be available through the Agency's website at ***www.phfa.org***. All information included on its website, including program descriptions, references to other sources and hyperlinks to websites sponsored by other entities, is provided as a public service only, is not a part of this Official Statement and should not be relied upon in making an investment decision with regards to the Agency's Bonds. The Agency's policy of voluntarily disseminating such information is not a contractual obligation to anyone and the Agency may discontinue this practice at any time in its discretion without notice.

AVAILABLE INFORMATION

The Agency is required by the Indenture to file with the Trustee within 150 days after each fiscal year an annual report, including audited financial statements and to mail a copy of each such annual report to each holder of Bonds who files his name and address with the Agency for such purpose. The Indenture further provides that all documents received by the Trustee shall, upon written request of not less than 25% in principal amount of the holders of the Outstanding Bonds, be subject to inspection and copying at all reasonable times by such Bondholders and their agents and representatives.

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

Pennsylvania Housing Finance Agency

Dated:

By: ______________________________________
Executive Director and Chief Executive Officer

APPENDIX A

DEFINITIONS OF CERTAIN TERMS

"Bond" or "Bonds" shall mean one of the bonds or all of the bonds, as the case may be, to be authenticated and delivered pursuant to the Indenture, including any additional bonds or refunding bonds to be issued pursuant to the Indenture or any bond issued in lieu of or in exchange for such bond.

"Capital Reserve Fund Requirement" shall mean an amount equal to three percent of the aggregate principal amount of Bonds outstanding on any date of calculation plus one million dollars, which million dollars shall be invested in Investment Securities having a maturity of one year or less.

"Investment Securities" shall mean and include any of the following obligations, to the extent the same are at the time legal for investment of funds of the Agency under the Act including amendments thereto hereafter made, or under other applicable law:

(1) direct obligations or obligations the timely payment of principal or interest of which is unconditionally guaranteed by the United States of America;

(2) any bond, debenture, note, participation certificate or other similar obligation issued by any of the following agencies: Government National Mortgage Association, Federal Land Bank, Federal Home Loan Banks, Federal Intermediate Credit Banks, Federal Farm Credit Banks Consolidated Statewide, Tennessee Valley Authority, United States Postal Service, Rural Housing Community Development Services, Export-Import Bank, Federal National Mortgage Association, provided in the event Federal National Mortgage Association's interest and/or principal only strips are purchased, the Agency may be required, at the request of the rating services, to provide cash flows demonstrating that such investment will not produce a materially adverse effect on the ratio of Revenues to expenses in any Bond year; Financing Corporation, Resolution Funding Corporation, Student Loan Marketing Association, and Federal Home Loan Mortgage Corporation ("FHLMC"), provided the timely payment of principal and interest on such investment securities issued by FHLMC is guaranteed by FHLMC;

(3) any bond, debenture, note, participation certificate or other similar obligation issued by any other federal agency and backed by the full faith and credit of the United States other than as provided in (1) above;

(4) Public Housing Bonds issued by public agencies or municipalities and fully secured as to the payment of both principal and interest by a pledge of annual contributions under an annual contributions contract or contracts with the United States of America; or temporary notes, preliminary loan notes or project notes issued by public agencies or municipalities, in each case secured as to the payment of both principal and interest by a requisition or payment agreement with the United States of America;

(5) direct and general obligations of or obligations guaranteed by the Commonwealth, to the payment of the principal of and interest on which the full faith and credit of the Commonwealth is pledged, provided that the Commonwealth's rating is at least equal to the then current rating of the Bonds;

(6) direct and general obligations of any state of the United States, to the payment of the principal of and interest on which the full faith and credit of such state are pledged, but only if, at the time of their purchase, such obligations are rated in either of the two highest rating categories by either Standard & Poor's Ratings Group or Moody's Investors Service or, upon the discontinuance of either or both of such services, such other nationally recognized rating service or services, as the case may be, as shall be determined in a Supplemental Indenture;

(7) deposits in interest-bearing time or demand deposits, or certificates of deposit, secured as (i) provided under the laws of the Commonwealth or (ii) as to principal by investments described in clauses (1) through (6) above; provided that the rating of the provider of such investment is at least equal to the then current rating of the Bonds;

(8) repurchase agreements fully collateralized by Investment Securities of the types described in clauses (1) through (3) above; provided that the rating of the provider of such investment is at least equal to the then current rating of the Bonds;

(9) deposits in mutual or money market funds which invest solely in Investment Securities of the types described in clauses (1) through (3) above or in repurchase agreements fully collateralized by Investment Securities of the types described in clauses (1) through (3) above and with total assets (deposited funds) of one billion dollars or greater provided such fund's rating is at least equal to the then current rating of the Bonds;

(10) investment agreements with an entity whose claims-paying ability or long-term unsecured debt obligations are rated not less than "AA" by Standard & Poor's Ratings Group and "Aa" by Moody's Investors Service or investment agreements which will not adversely affect the then current rating of the Bonds as confirmed in writing by Standard & Poor's Rating Group and Moody's Investors Service; and

(11) short-term investment agreements with a maturity not greater than one year with an entity whose claims-paying ability or short-term unsecured debt obligations are rated A-1+ by Standard & Poor's Ratings Group and P-1 by Moody's Investors Service or investment agreements which will not adversely affect the then current rating of the Bonds as confirmed in writing by Standard & Poor's Rating Group and Moody's Investors Service.

The Investment Securities described in the preceding clauses (7) and (8) may be deposits in, certificates of deposit of, or repurchase agreements with the Trustee provided the Trustee's rating is at least equal to the then current rating of the Bonds.

"Origination Period" shall mean the period described in the series resolution authorizing the issuance of Bonds for the origination of Mortgage Loans.

"Revenues" shall mean (i) all amounts paid or required to be paid with respect to principal and interest from time to time on the Mortgage Loans, including prepayments, amounts paid on account of acceleration of any Mortgage Loan and amounts received from the sale or other disposition of any Mortgage Loan, including private mortgage insurance proceeds, or of any collateral securing any Mortgage Loan, and including any such amounts held by persons collecting such amounts on behalf of the Agency, after deducting any fees payable for accounting, collection and other services required and (ii) all interest received and investment gains on moneys or securities held pursuant to the Indenture and to be paid into the Revenue Account.

"Surplus Revenues" shall mean the excess Revenues not needed to pay arbitrage rebate, debt service on the Bonds or certain other expenses relating to the Single Family Mortgage Loan Program.

APPENDIX B

PRIMARY AND POOL MORTGAGE INSURANCE

The following provides both historic and current information about the Agency's single family loan origination and servicing policies relating to insurance. The description of certain mortgage insurance policies and loan guarantees is only a brief outline and does not purport to summarize or describe all of the provisions thereof. For a more complete description of the terms of these policies and guarantee programs, reference is made to the provisions thereof. In addition, reference is made to the provisions of the Master Origination and Sale Agreement, Seller's Guide and the Indenture (which outline in detail the requirements in effect for Mortgage Loans submitted for purchase and servicing by the Agency).

In addition to the primary mortgage insurance programs described herein, each mortgaged property also carries applicable hazard insurance policies. These requirements are described in Part 2 of the Official Statement.

The following information relating to insurance programs and servicing protocols is subject to change from time to time. The specific provisions and practices are subject to the policies and programs, as well as regulatory and industry practice, in effect throughout the life of the mortgage loans.

Primary Mortgage Insurance Programs

In order to qualify for purchase by the Agency, each Mortgage Loan must either:

(i) in the case of uninsured conventional Mortgage Loans, have an original principal balance not exceeding 80% of the lesser of the appraised value or the sales price of the residence; or

(ii) qualify for and obtain FHA Insurance, a VA Guaranty, RD Guaranty, Private Mortgage Insurance or Agency Risk Retention Program participation.

These various credit enhancement alternatives are described generally below. Reference is made to the specific regulations and program guidelines in effect from time to time for more specific detail about the programs and the coverage levels.

FHA Insurance, VA Guaranty, RD Guaranty, Private Mortgage Insurance and Agency Risk Retention Program

<u>FHA Insurance</u>. The National Housing Act of 1934, as amended, authorizes a wide variety of FHA mortgage insurance programs, which differ in some respects depending primarily upon whether the mortgaged premises contains five or more dwelling units or less than five such units and whether the premises are designed for occupancy by low and moderate income families. The FHA imposes loan-to-value ratio limitations and other requirements on all the mortgage loans it insures. FHA mortgage insurance programs used from time to time within the Agency's program have included the Section 221(d)(2) Program, the Section 203(k) Program, the Section 203(b) Program, the Section 234(c) Program and the Section 223(e) Program.

Currently, the Section 203(b) program is the most widely used FHA insurance program, and offers insurance on qualifying mortgage loans of up to 30 years' duration for the purchase of one to four family dwelling units. Maximum allowable FHA mortgage amounts are based on a fixed percentage of the lesser of sales price or appraised value of the home, exclusive of closing costs. FHA's maximum mortgage loan to property value is 96.5%, requiring borrowers to make a cash investment of at least 3.5% of the appraised value (which may include closing costs). FHA revamped the program in 2013: loans with certain credit scores and total debt ratios have to be manually underwritten as of April 1, 2013 and loans originated after June 3, 2013 are assessed annual mortgage insurance premiums for the maximum duration permitted under the law. The maximum FHA mortgage limits in Pennsylvania vary depending on the county in which the residence is located and are established by the Department of Housing and Urban Development ("HUD").

The regulations governing 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 HUD. HUD requires loss mitigation efforts to assist mortgagors in default. Effective March 15, 2013, HUD restricted its Loss Mitigation Home Retention options to require servicers to consider the Home Affordable Modification Program ("HAMP") which recasts the loan over 360 months*. As of 2017, HUD requires servicers to follow a Loss Mitigation Option Priority Waterfall.

FHA insurance programs generally provide that insurance claims are paid by HUD in cash or in debentures. Should HUD debentures be issued in satisfaction of FHA insurance claims, they will bear interest from the date of issue, payable semiannually on January 1 and July 1 of each year at the rate in effect as of the day the commitment was issued, or as of the date the mortgage was endorsed for insurance, whichever rate is higher.

When entitlement to insurance benefits results from foreclosure (or other acquisition of possession) and conveyance of the property to HUD (or sale to a third party under the Claims Without Conveyance of Title program, known as "CWCOT"), the insurance payment is computed as of the date of default by the mortgagor, which under HUD regulations is 60 days after the last paid full mortgage payment, and the mortgage holder generally is not compensated for mortgage interest accrued and unpaid prior to that date. Under such circumstances, the amount of insurance benefits generally paid by FHA is equal to the unpaid principal amount of the mortgage loan, adjusted to reimburse the mortgagee for certain tax, insurance and similar payments made by it and to deduct certain amounts received or retained by the mortgagee after default, plus reimbursement not to exceed 3/4ths of the mortgagee's foreclosure costs. The regulations under the insurance program described above provide that the insurance payment itself shall bear 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.

When any property to be conveyed to HUD (or liquidated under the CWCOT process) has been damaged by fire, earthquake, flood or tornado, it is generally required, as a condition to payment of an insurance claim, that such property be repaired by the mortgage holder prior to such conveyance. The property must also meet certain conditions in order to be considered by HUD as 'in conveyable condition'.

To obtain title to and possession of the property upon foreclosure, the Trustee and the Agency, as the servicer of the loans, will pursue its rights under the power of sale contained in the mortgage subject to the constraints imposed by applicable state law and by HUD. HUD requires strict compliance with timelines and with mandatory loss mitigation programs as a condition to recovery of insurance proceeds. Federal law currently requires that, absent the consent of the

* HUD continues to modify and supplement its requirements related to servicing of loans in default, processing claims and new program claim deadlines.

mortgagor, at least four full monthly installments be due and unpaid under the mortgage before the mortgagee may initiate any action leading to foreclosure of the mortgage. HUD also permits, upon the mortgagor's request, a face-to-face conference with the mortgagee in an effort to cure the delinquency without foreclosure. Additional notice, loss mitigation and counseling requirements are imposed in Pennsylvania as part of the judicial foreclosure process. In any case, these requirements do not apply where the mortgagor has voluntarily abandoned the mortgaged property, and the mortgagee may immediately initiate foreclosure proceedings (subject to applicable state law notice provisions).

Rural Housing Services (formerly Farmers Home Administration, now Rural Development) (known herein as "RD") Single Family Guaranteed Loan Program. The Cranston-Gonzalez National Affordable Housing Act of 1990 revised and expanded the RD interest assistance program for guaranteed loans under Section 502 of Title V of the Housing Act of 1949, as amended, by creating the RD Guaranteed Loan Program. The Agriculture Appropriations Act of 1991 included initial funding for the RD loan guaranty program for both moderate and low income borrowers.

The RD Guaranteed Rural Housing Loan Program is limited to certain qualified rural areas of the Commonwealth. The program imposes no limit on maximum mortgage loans (but loans will generally be made up to 100% of the appraised value or the cost of acquisition plus necessary development costs), requires no down payment from the purchaser and permits the guarantee of mortgage loans of up to 30 years' duration. The RD guaranty covers the lesser of (a) any loss equal to 90% of the original principal amount of the loan or (b) any loss in full up to 35% of the original principal amount of the loan plus 85 percent of any remaining loss up to 65 percent of the original principal amount.

VA Guaranty. The Servicemen's Readjustment Act of 1944, as amended, permits a veteran (or in certain instances the spouse and certain qualifying reservists) to obtain a mortgage loan guaranty from the VA covering mortgage financing of the purchase of a one-to-four family dwelling unit at interest rates not in excess of the maximum rates established by the VA. The program requires no down payment from the purchaser and permits the guaranty of mortgage loans of up to 30 years' duration. Under the VA's tiered guaranty system, the maximum guaranty allowed is based on the size of the mortgage loan. The Blue Water Navy Vietnam Veterans Act of 2019, effective January 1, 2020, eliminated county loan limits for certain veterans on loans greater than $144,000. The actual VA mortgage loan guaranty under this program is the lesser of the veteran's maximum guaranty and available guaranty entitlement and varies in coverage amount (currently from 25%-50%) depending on the size of loan and type of home being insured. The liability on the guaranty is reduced or increased pro rata with any reduction or increase in the amount of 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 when the difference between the unsatisfied indebtedness and the proceeds of a foreclosure sale of a mortgaged premises is greater than the original guaranty as adjusted. 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 VA. Under the Program, a VA guaranteed Mortgage Loan must be guaranteed in an amount which, together with the down payment by the Mortgagor, will at least equal 25% of the lesser of the sales price or the appraised value of the property.

Private Mortgage Insurance Policies: Series G Bonds through current series of Bonds. For Mortgage Loans the principal amount of which exceeds 80% of the lesser of the sales price or the initial appraised value of the property, and which are not guaranteed by VA or RD or insured by

FHA, the Agency requires private mortgage insurance. Each private mortgage insurer insuring Mortgage Loans must be licensed to do business in the Commonwealth, have a rating of at least AA by S&P Global Ratings and be qualified to insure mortgages purchased by Fannie Mae and FHLMC. **There are currently no private mortgage insurance companies which meet the Agency's requirements for issuing policies for Mortgage Loans under the Program.**

The existing private mortgage insurance policies insure against certain losses sustained by reason of default in payments by Eligible Borrowers. The cost of maintaining any such insurance is paid by each Eligible Borrower on the Mortgage Loan that required such insurance when originated. Private mortgage insurance policies are maintained until the remaining principal amount of the Mortgage Loan is equal to or less than 80% of the lesser of the sales price or the initial appraised value of the property. Consumers are provided with notice of their right to request cancellation of their private mortgage insurance when the principal balance on their residential mortgage loan falls below 80%. In accordance with federal law, private mortgage insurance is automatically terminated once the principal balance of residential mortgage loans in good standing falls below 78% of the "original value" (as determined under federal law) of the property.

Although private insurance policies are intended to protect from some of the losses which will be incurred in the event mortgagors default on their payments on Mortgage Loans, when such defaults occur, there will be certain time delays and other mandatory requirements imposed by Commonwealth law in pursuing recovery and foreclosure. Such delays may affect the timely receipt of payments by the Agency from the private mortgage insurers. Further the Agency makes no representation regarding the financial condition of any private mortgage insurance company or its ability to make full and timely payment of claims on the Mortgage Loans on which the Agency may experience losses.

<u>Agency Alternative Insurance Program</u>. In lieu of the programs described above, the Agency has established a program (known as "PHIF Program"). From time to time, the Agency provides an alternative to private mortgage insurance for mortgage default associated with some of the Mortgage Loans originated with proceeds of Series R Bonds and thereafter.

Because there are currently no private mortgage insurance companies which meet the Agency's requirements for issuing policies for Mortgage Loans under the Program, the Agency has restarted its PHIF Program as of July 31, 2018. This program offers a functional equivalent to the private insurance policies described above and allows the Agency to fund affordable mortgages to qualified borrowers. The program is administered by a separate risk underwriting group at the Agency and is funded with a dedicated reserve fund capitalized outside the Indenture to cover any losses associated with mortgage defaults on participating PHIF Program loans. Information on the PHIF Program's current reserves and financial reporting is contained in the Agency's financial statements, located in Appendix E and Appendix F, and labeled as "Insurance Program". Specifically, the PHIF Program's balance sheet, statement of revenues, expenses and changes in net position and statement of cashflows are in the Supplementary Information section of the Agency's financial statements.

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The following chart sets forth the mortgage insurance providers (including the federal insurance and guarantee programs and the Agency's Alternative Insurance Programs labeled "PHIF Program") used with respect to all series of Bonds, the number of Mortgage Loans insured by such providers and the principal amount of Mortgage Loans insured which are outstanding as of December 31, 2024. As of such date, there were also 8,900 Mortgage Loans with an outstanding principal balance of $825,201,985 that had loan-to-value ratios of less than 80% and were not covered by primary mortgage insurance program (representing 14.37% of the total PHFA Mortgage Loan portfolio). As of December 31, 2024, no private mortgage insurers are qualified to insure New Mortgage Loans in the Program.

Mortgage Insurance Providers	Number of Mortgage Loans Insured	Principal Amount of Mortgage Loans Outstanding
Radian Guaranty Inc.	1	$12,647
Genworth Financial (GE)	1	$87,781
Mortgage Guaranty Insurance Corp.	2	$93,342
Veterans Administration	1,059	$152,101,385
Federal Housing Administration	21,083	$2,199,696,569
Rural Housing Services	4,046	$429,476,220
PHIF Program	11,138	$2,136,266,293
Total(1)	37,330	$4,917,734,237

(1) Of the Mortgage Loans outstanding as of December 31, 2024, approximately 2.65% were VA guaranteed, 38.30% were FHA insured, 7.48% were RHS insured and 51.57% were conventional mortgages. The above chart excludes 70 REO properties in the amount of $6,116,842.

Mortgage Pool Insurance Policy

The Agency previously maintained certain pool policies to provide additional coverage of potential risk of loss associated with mortgage loans originated in 1982. There are no longer any loans covered by these mortgage pool policies and the Agency does not maintain any pool policies for any loans in the portfolio.

The Series C through Series H Bonds. Beginning in 1988, the Agency created a self-insurance restriction within its General Fund, in order to help insure itself as a result of assuming certain obligations previously borne by private mortgage pool policies for loans originated in these series. The Agency was not legally obligated to establish, and is not legally obligated to maintain, such self-insurance fund restriction. This self-insurance fund restriction was intended to be used: (a) for any special hazard losses on Mortgage Loans funded with the proceeds of the Series C Bonds through Series H Bonds to the extent such losses are not otherwise covered by the applicable standard hazard insurance policies, and (b) to insure the Agency against loss arising out of a default on any Mortgage Loans resulting from the issuance of the Series C through the Series H Bonds to the extent such losses are not otherwise covered by primary mortgage insurance policies, FHA insurance, RD guarantees or VA guarantees. The Agency continues to maintain this restriction in its General Fund at its original amount.

Series I Bonds through Series 2006-96 Bonds. In addition to primary insurance program requirements, the Agency has created the Self-Insurance Fund in order to help insure itself as a result of its obligations under the Indenture. The Self-Insurance Fund consists of (i) funds held by the Trustee under the Indenture, and (ii) funds which the Agency has restricted in its General Fund for accounting purposes only.

The Agency covenants to fund and maintain a balance in the Self-Insurance Fund held under the Indenture by the Trustee in the following amounts (the "Self-Insurance Fund Requirement"):

	Amount pledged as a percentage of outstanding principal amount of Mortgage Loans funded from the Series of Bonds
Series I and J	2.0% of the outstanding principal amount
Series K	1.1% of the outstanding principal amount
Series L through Series 2006-96	2.0% of the outstanding principal amount

The Agency is not obligated under the Indenture to fund or maintain such Self-Insurance Fund in any amount with respect to any Series of Bonds issued after November 2006. The Agency may withdraw amounts from such Self-Insurance Fund in excess of the Self-Insurance Fund Requirement upon written request to the Trustee accompanied by a written confirmation from the applicable rating services that such withdrawal will not adversely affect the then current rating on the Bonds.

As of December 31, 2024, the total amount of the Self-Insurance Fund held under the Indenture by the Trustee was $26,526,370, which is in excess of the Self-Insurance Requirement. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE -- Funds and Accounts" in Part 2 of this Official Statement.

The Agency performed an analysis of the Mortgage Loan portfolio and determined that the Self-Insurance Fund held under the Indenture is adequately funded to provide coverage for losses not otherwise covered by primary mortgage insurance or special hazard loss insurance. Therefore, the Agency no longer funds or maintains the Self-Insurance Fund under the Indenture in any amount with respect to any Series of Bonds issued after November 2006. Additionally, the Agency was not legally obligated to establish, and is not required to maintain, the General Fund restriction for Self-Insurance Fund purposes for any Series of Bonds, and it has determined to discontinue the restriction, based on the low number of actual losses experienced in the program.

The Self-Insurance Fund is to be used: (a) for any special hazard losses on Mortgage Loans funded with the proceeds of the Series I Bonds or any subsequent series of Bonds covered thereby to the extent such losses are not otherwise covered by the applicable standard hazard insurance policies, and (b) to insure the Agency against loss arising out of a default on any Mortgage Loans resulting from the issuance of the Series I Bonds and thereafter to and including the Series 2006-96 Bonds to the extent such losses are not otherwise covered by primary mortgage insurance policies, the PHIF Program, FHA insurance, RD guarantees or VA guarantees.

No losses have been charged against the Agency's Self-Insurance Fund to date.

APPENDIX C
THE SINGLE FAMILY MORTGAGE LOAN PROGRAM

The following information was provided by the Agency regarding its Single Family Mortgage Loan Program. There are four areas of information set forth in this Appendix:

I. Information regarding the Agency's outstanding Single Family Mortgage Revenue Bonds.

II. Information regarding the Agency's recent redemptions with respect to its Single Family Mortgage Revenue Bonds.

III. Information regarding the operations of the Agency's Single Family Mortgage Loan Program and certain information regarding the Agency's Mortgage Loan portfolio.

IV. Information regarding the delinquencies in the Agency's Mortgage Loan portfolio.

I. Outstanding Single Family Mortgage Revenue Bonds

The following sets forth the dated dates, the original principal amounts and the outstanding amounts as of December 31, 2024, of the Agency's Single Family Mortgage Revenue Bond issues.

Series	Dated	Original Amount	Outstanding Amount
Series A	April 1, 1982	$100,000,000	$0
Series B	August 15, 1982	$115,000,000	$0
Series C	April 1, 1983	$64,599,325	$0
Series D	June 1, 1983	$69,997,774	$0
Series E	October 1, 1983	$41,999,822	$0
Series F	June 15, 1984	$198,000,000	$0
Series G	April 1, 1985	$150,000,000	$0
Series H	July 1, 1985	$82,998,488	$0
Series I	October 1, 1985	$25,595,321	$0
Series J	June 1, 1986	$44,961,666	$0
Series K	October 1, 1986	$54,996,868	$0
Series L	March 3, 1987	$40,000,000	$0
Series M	April 2, 1987	$80,335,000	$0
Series N	June 1, 1987	$54,995,000	$0
Series O	June 25, 1987	$80,335,000	$0
Series P	October 22, 1987	$25,600,000	$0
Series Q	October 22, 1987	$50,000,000	$0
Series R	December 3, 1987	$80,000,000	$0
Series S	August 1, 1988	$25,000,000	$0
Series T	October 25, 1988	$25,000,000	$0
Series U	November 3, 1988	$79,335,000	$0
Series V	December 1, 1988	$25,000,000	$0
Series W	December 28, 1988	$50,500,000	$0
Series X	June 1, 1989	$66,000,000	$0
Series Y	September 1, 1989	$35,000,000	$0
Series Z	March 1, 1990	$27,000,000	$0
Series 1990-27	May 1, 1990	$47,000,000	$0
Series 1990-28	August 1, 1990	$80,000,000	$0
Series 1990-29	August 1, 1990	$30,000,000	$0
Series 1991-30	March 1, 1991	$25,000,000	$0
Series 1991-31	August 1, 1991	$85,000,000	$0
Series 1991-32	August 1, 1991	$35,000,000	$0
Series 1992-33	March 1, 1992	$49,800,000	$0
Series 1992-34	May 1, 1992	$75,000,000	$0
Series 1992-35	June 24, 1992	$95,650,000	$0
Series 1993-36	September 1, 1993	$54,155,000	$0
Series 1993-37	September 1, 1993	$75,000,000	$0
Series 1994-38	April 1, 1994	$30,000,000	$0
Series 1994-39	April 1, 1994	$40,000,000	$0
Series 1994-40	May 1, 1994	$40,000,000	$0
Series 1994-41	August 1, 1994	$50,000,000	$0
Series 1994-42	September 15, 1994	$60,000,000	$0
Series 1994-43	November 15, 1994	$50,000,000	$0
Series 1995-44	March 1, 1995	$50,000,000	$0
Series 1995-45	May 1, 1995	$50,000,000	$0
Series 1995-46	September 15, 1995	$50,000,000	$0
Series 1996-47	January 1, 1996	$50,000,000	$0
Series 1996-48	April 1, 1996	$50,000,000	$0
Series 1996-49	May 1, 1996	$50,000,000	$0
Series 1996-50	May 15, 1996	$50,000,000	$0
Series 1996-51	June 1, 1996	$75,000,000	$0
Series 1996-52	August 1, 1996	$75,000,000	$0
Series 1996-53	October 1, 1996	$75,000,000	$0
Series 1997-54	January 1, 1997	$50,000,000	$0
Series 1997-55	January 1, 1997	$33,385,000	$0
Series 1997-56	March 1, 1997	$95,005,000	$0
Series 1997-57	March 1, 1997	$50,000,000	$0

Table Continued from Previous Page

Series	Dated	Original Amount	Outstanding Amount
Series 1997-58	June 1, 1997	$75,000,000	$0
Series 1997-59	July 1, 1997	$75,000,000	$0
Series 1997-60	September 1, 1997	$75,000,000	$0
Series 1997-61	December 15, 1997	$75,000,000	$0
Series 1998-62	May 1, 1998	$75,000,000	$0
Series 1998-63	September 1, 1998	$62,001,795	$0
Series 1998-64	October 1, 1998	$74,999,911	$0
Series 1999-65	March 1, 1999	$99,875,000	$0
Series 1999-66	June 1, 1999	$144,525,000	$0
Series 1999-67	August 1, 1999	$149,840,000	$0
Series 1999-68	December 15, 1999	$75,000,000	$0
Series 2000-69	March 1, 2000	$75,000,000	$0
Series 2000-70	September 1, 2000	$75,000,000	$0
Series 2001-71	March 29, 2001	$7,785,000	$0
Series 2001-72	September 26, 2001	$225,000,000	$0
Series 2002-73	March 6, 2002	$225,000,000	$0
Series 2002-74	August 20, 2002	$100,000,000	$0
Series 2002-75	December 20, 2002	$100,000,000	$0
Series 2003-76	March 31, 2003	$5,165,000	$0
Series 2003-77	September 4, 2003	$100,000,000	$0
Series 2003-78	September 4, 2003	$73,680,000	$0
Draw Down 2003	November 24, 2003	$381,605,000	$0
Series 2003-79	December 18, 2003	$100,000,000	$0
Series 2003-80	December 18, 2003	$90,000,000	$0
Series 2004-81	April 8, 2004	$100,000,000	$0
Series 2004-82	May 27, 2004	$100,000,000	$0
Series 2004-83	August 19, 2004	$127,510,000	$0
Series 2004-84	September 30, 2004	$100,000,000	$0
Series 2004-86	December 21, 2004	$100,000,000	$0
Series 2005-88	May 5, 2005	$100,000,000	$0
Series 2005-89	May 25, 2005	$125,000,000	$0
Series 2005-91	December 22, 2005	$154,815,000	$0
Series 2006-92	March 29, 2006	$125,000,000	$0
Series 2006-93	May 24, 2006	$125,000,000	$0
Series 2006-94	July 20, 2006	$124,395,000	$0
Series 2006-95	September 7, 2006	$198,885,000	$0
Series 2006-96	November 30, 2006	$195,000,000	$0
Series 2007-97	March 30, 2007	$199,415,000	$0
Series 2007-98	May 31, 2007	$199,240,000	$0
Series 2007-99	September 6, 2007	$200,000,000	$0
Series 2007-100	December 5, 2007	$200,000,000	$0
Series 2008-101	March 27, 2008	$59,625,000	$0
Series 2008-103	September 30, 2008	$183,090,000	$0
Series 2008-104	December 18, 2008	$167,250,000	$0
Series 2009-105	September 30, 2009	$193,670,000	$0
Series 2009-107	December 23, 2009	$604,260,000	$0
Series 107A	March 31, 2010	$210,000,000	$0
Series 2010-108	March 31, 2010	$140,210,000	$0
Series 107B	October 14, 2010	$156,000,000	$0
Series 2010-109	October 14, 2010	$104,000,000	$0
Series 2010-110	October 14, 2010	$250,000,000	$0
Series 107C	March 24, 2011	$238,260,000	$0
Series 2011-112	March 24, 2011	$158,840,000	$0
Series 2011-113	September 22, 2011	$81,705,000	$0
Series 2012-114	December 13, 2012	$229,710,000	$0
Series 2013-115	May 1, 2013	$137,905,000	$0
Series 2015-116	March 26, 2015	$118,795,000	$3,425,000
Series 2015-117	September 22, 2015	$150,240,000	$23,290,000
Series 2015-118	December 8, 2015	$231,165,000	$33,795,000
Series 2016-119	April 28, 2016	$162,095,000	$75,240,000
Series 2016-120	July 21, 2016	$214,265,000	$128,475,000
Series 2016-121	October 3, 2016	$254,835,000	$158,290,000

Table Continued from Previous Page

Series	**Dated**	**Original Amount**	**Outstanding Amount**
Series 2017-122	February 1, 2017	$239,645,000	$65,755,000
Series 2017-123	June 20, 2017	$261,390,000	$52,780,000
Series 2017-124	September 28, 2017	$206,965,000	$124,690,000
Series 2017-125	December 19, 2017	$300,205,000	$136,770,000
Series 2018-126	June 27, 2018	$123,175,000	$25,695,000
Series 2018-127	September 24, 2018	$173,450,000	$77,025,000
Series 101C	September 24, 2018	$9,655,000	$0
Series 2019-128	February 25, 2019	$201,595,000	$46,425,000
Series 2019-129	June 27, 2019	$125,000,000	$122,000,000
Series 2019-130	September 26, 2019	$174,925,000	$120,205,000
Series 2019-131	December 26, 2019	$137,035,000	$104,115,000
Series 2020-132A	June 22, 2020	$117,965,000	$89,235,000
Series 2020-132B	June 22, 2020	$30,000,000	$30,000,000
Series 2020-132C	June 8, 2020	$100,905,000	$52,525,000
Series 2020-133	September 29, 2020	$212,140,000	$177,835,000
Series 2021-134A	March 31, 2021	$122,125,000	$110,295,000
Series 2021-134B	March 31, 2021	$35,800,000	$17,385,000
Series 2021-135A	June 29, 2021	$136,675,000	$127,080,000
Series 2021-135B	July 6, 2021	$38,895,000	$26,765,000
Series 2021-136	September 21, 2021	$294,750,000	$260,595,000
Series 2021-137	December 20, 2021	$253,150,000	$230,820,000
Series 2022-138A	March 30, 2022	$207,760,000	$187,550,000
Series 2022-138B	March 30, 2022	$50,000,000	$50,000,000
Series 2022-139A	June 2, 2022	$222,030,000	$206,090,000
Series 2022-139B	June 2, 2022	$75,000,000	$70,420,000
Series 2022-140A	September 28, 2022	$129,685,000	$124,075,000
Series 2022-140B	September 28, 2022	$23,270,000	$23,270,000
Series 2022-140C	September 28, 2022	$30,175,000	$30,175,000
Series 2022-140D	September 28, 2022	$57,635,000	$48,865,000
Series 2022-140E	September 28, 2022	$12,515,000	$12,515,000
Series 2022-140F	September 28, 2022	$50,000,000	$50,000,000
Series 2023-141A	February 17, 2023	$299,000,000	$289,485,000
Series 2023-141B	February 17, 2023	$80,000,000	$80,000,000
Series 2023-141C	February 17, 2023	$34,665,000	$34,665,000
Series 2023-141D	February 17, 2023	$68,835,000	$60,970,000
Series 2023-142A	June 29, 2023	$388,910,000	$384,705,000
Series 2023-142B	June 29, 2023	$5,070,000	$5,070,000
Series 2023-142C	June 29, 2023	$64,725,000	$59,330,000
Series 2023-143A	November 30, 2023	$389,370,000	$388,235,000
Series 2023-143B	November 30, 2023	$20,235,000	$20,235,000
Series 2023-143C	November 30, 2023	$65,665,000	$62,890,000
Series 2024-144A	March 28, 2024	$205,620,000	$205,620,000
Series 2024-144B	March 28, 2024	$59,060,000	$58,225,000
Series 2024-145A	June 25, 2024	$374,795,000	$374,795,000
Series 2024-145B	June 25, 2024	$75,170,000	$75,170,000
Series 2024-146A	August 29, 2024	$338,340,000	$338,340,000
Series 2024-146B	August 29, 2024	$75,690,000	$75,690,000
Series 2024-146C	August 29, 2024	$80,180,000	$80,180,000
Series 2024-147A	December 18, 2024	$248,720,000	$248,720,000
Series 2024-147B	December 18, 2024	$48,135,000	$48,135,000
Total		$19,552,600,970	$6,113,930,000

II. Agency's Historical Redemption Practices

Historically, the Agency has received a large volume of prepayments of Mortgage Loans. The Agency may use and has, from time to time, used prepayments and other early terminations of Mortgage Loans to make new Mortgage Loans. If it is not feasible to make new Mortgage Loans, the Agency intends to purchase or redeem Outstanding Bonds. It was previously the Agency's policy generally, subject to Federal Tax Requirements and to the redemption provisions set forth in the Resolutions authorizing each series of Bonds and to certain other structuring considerations, to redeem the highest cost maturities of Outstanding Bonds. **More recently, the Agency has determined that it may be economically prudent not to redeem bonds that are the highest cost maturities (such as bonds eligible for refunding or optional redemption) but rather it may redeem bonds that are not the highest cost maturities if such redemption benefits the Single Family Mortgage Loan Program of the Agency or otherwise is determined to be in the best interest of the Agency. The Agency plans to continue to redeem Outstanding Bonds based on these factors, and not based on highest outstanding coupon.**

The following chart sets forth, in descending order, the maturities of Outstanding Bonds bearing the highest coupons, but, because of the considerations referred to in the preceding paragraph, should not be construed as indicating the sequence in which Bonds will be redeemed. **The Agency's policy may change at any time and from time to time, in the Agency's sole discretion.**

PARTIAL LISTING OF SINGLE FAMILY BONDS BY HIGHEST COUPON AS OF DECEMBER 31, 2024 (Excludes PAC Bonds and Lockout Bonds)*

Coupon	Series	Maturity	Outstanding Amount	Cumulative Amount
6.4580	2023-143B	4/1/2039	14,215,000	14,215,000
6.3810	2023-143B	10/1/2038	6,020,000	20,235,000
6.0130	2024-146C	10/1/2053	18,515,000	38,750,000
5.9850	2024-147B	10/1/2053	11,615,000	50,365,000
5.9730	2024-146C	10/1/2049	18,070,000	68,435,000
5.9350	2024-147B	10/1/2049	10,490,000	78,925,000
5.9180	2024-146B	10/1/2043	8,230,000	87,155,000
5.9180	2024-146C	10/1/2044	12,315,000	99,470,000
5.8900	2023-143C	10/1/2035	62,890,000	162,630,000
5.8850	2024-147B	10/1/2044	7,270,000	169,630,000
5.8000	2024-144B	10/1/2047	7,150,000	176,780,000
5.7300	2024-144B	10/1/2044	9,525,000	186,305,000
5.7120	2024-145B	10/1/2039	8,870,000	195,175,000
5.5950	2024-144B	10/1/2039	6,830,000	202,005,000
5.5880	2024-147B	10/1/2039	4,180,000	206,185,000
5.5560	2024-146B	10/1/2039	8,855,000	215,040,000
5.5560	2024-146C	10/1/2039	8,385,000	223,425,000
5.5550	2024-144B	10/1/2034	565,000	223,990,000
5.5350	2024-144B	4/1/2034	545,000	224,535,000
5.5210	2023-141C	10/1/2045	6,925,000	231,460,000
5.4710	2023-141C	10/1/2043	17,405,000	248,865,000
5.4580	2024-147B	10/1/2035	440,000	249,305,000
5.4570	2023-142B	4/1/2037	5,070,000	254,375,000
5.4550	2024-144B	10/1/2033	2,440,000	256,815,000
5.4500	2023-143A	4/1/2051	111,340,000	368,155,000
5.4250	2024-144B	4/1/2033	2,360,000	370,515,000
5.4080	2024-147B	4/1/2035	425,000	370,940,000
5.3750	2023-143A	10/1/2046	49,425,000	420,365,000
5.3650	2024-144B	10/1/2032	2,280,000	422,645,000
5.3620	2024-145B	10/1/2034	750,000	423,395,000
5.3580	2024-147B	10/1/2034	410,000	423,805,000
5.3450	2024-144B	4/1/2032	2,210,000	426,015,000
5.3130	2023-141C	10/1/2038	10,335,000	436,350,000
5.3120	2024-144B	10/1/2031	2,135,000	438,485,000
5.3120	2024-145B	4/1/2034	4,455,000	442,940,000
5.3080	2024-147B	4/1/2034	395,000	443,335,000
5.3000	2023-143A	4/1/2044	34,835,000	478,170,000
5.2760	2024-146B	4/1/2034	4,015,000	482,185,000
5.2760	2024-146B	10/1/2034	745,000	482,930,000
5.2760	2024-146C	10/1/2034	675,000	483,605,000
5.2720	2024-144B	4/1/2031	2,065,000	485,670,000
5.2680	2024-147B	10/1/2033	385,000	486,055,000
5.2620	2024-145B	10/1/2033	4,325,000	490,380,000
5.2380	2024-147B	4/1/2033	365,000	490,745,000
5.2260	2024-146B	10/1/2033	3,890,000	494,635,000
5.2220	2024-144B	10/1/2030	2,000,000	496,635,000
5.2120	2024-145B	4/1/2033	4,190,000	500,825,000
5.1880	2024-147B	10/1//2032	355,000	501,180,000
5.1760	2024-146B	4/1/2033	3,775,000	504,955,000
5.1760	2024-146C	4/1/2034	1,880,000	506,835,000
5.1740	2024-144B	4/1/2025	1,385,000	508,220,000
5.1740	2024-144B	10/1/2025	1,435,000	509,655,000
5.1720	2024-144B	4/1/2030	1,935,000	511,590,000
5.1620	2024-145B	10/1/2032	4,065,000	515,655,000
5.1560	2022-140B	10/1/2042	23,270,000	538,925,000
5.1510	2024-145B	4/1/2025	2,925,000	541,850,000
5.1510	2024-145B	10/1/2025	2,650,000	544,500,000
5.1380	2024-147B	4/1/2032	340,000	544,840,000
5.1260	2024-146B	10/1/2032	3,655,000	548,495,000

Table Continued from Previous Page

Coupon	Series	Maturity	Outstanding Amount	Cumulative Amount
5.1250	2023-143A	10/1/2041	34,055,000	582,550,000
5.1240	2024-144B	4/1/2026	1,485,000	584,035,000
5.1240	2024-144B	10/1/2026	1,535,000	585,570,000
5.1120	2024-145B	4/1/2032	3,940,000	589,510,000
5.1070	2024-144B	10/1/2029	1,870,000	591,380,000
5.0810	2024-145B	10/1/2026	2,820,000	594,200,000
5.0760	2024-146B	4/1/2032	3,545,000	597,745,000
5.0370	2024-144B	4/1/2029	1,810,000	599,555,000
5.0310	2024-145B	4/1/2026	2,730,000	602,285,000
5.0260	2024-146C	10/1/2032	1,135,000	603,420,000
5.0200	2024-147B	10/1/2031	330,000	603,750,000
5.0190	2024-145B	10/1/2031	3,825,000	607,575,000
5.0000	2023-142A	10/1/2043	46,000,000	653,575,000
5.0000	2023-142A	10/1/2050	132,590,000	786,165,000
4.9970	2024-144B	10/1/2028	1,750,000	787,915,000
4.9830	2024-144B	10/1/2027	1,635,000	789,550,000
4.9700	2024-147B	4/1/2031	320,000	789,870,000
4.9690	2024-145B	4/1/2031	3,710,000	793,580,000
4.9570	2024-144B	4/1/2028	1,695,000	795,275,000
4.9500	2023-143A	10/1/2038	31,840,000	827,115,000
4.9480	2024-146B	10/1/2031	3,435,000	830,550,000
4.9430	2024-144B	4/1/2027	1,585,000	832,135,000
4.9190	2024-145B	10/1/2030	3,595,000	835,730,000
4.9180	2024-146B	4/1/2031	3,330,000	839,060,000
4.9070	2024-145B	10/1/2027	2,995,000	842,055,000
4.9000	2023-142A	10/1/2046	15,410,000	857,465,000
4.8980	2024-146B	10/1/2030	3,230,000	860,695,000
4.8980	2024-146C	10/1/2030	500,000	861,195,000
4.8840	2024-145B	10/1/2029	3,385,000	864,580,000
4.8700	2024-147B	4/1/2030	295,000	864,875,000
4.8700	2024-147B	10/1/2030	305,000	865,180,000
4.8690	2024-145B	4/1/2030	3,490,000	868,670,000
4.8680	2024-146B	4/1/2030	3,130,000	871,800,000
4.8680	2024-146C	4/1/2030	475,000	872,275,000
4.8600	2023-142C	10/1/2033	59,330,000	931,605,000
4.8570	2024-145B	4/1/2027	2,900,000	934,505,000
4.8500	2023-142A	10/1/2043	28,015,000	962,520,000
4.8480	2024-146C	10/1/2031	1,050,000	963,570,000
4.8340	2024-145B	4/1/2029	3,280,000	966,850,000
4.8140	2024-146B	10/1/2025	2,365,000	969,215,000
4.8140	2024-146B	4/1/2026	2,440,000	971,655,000
4.8140	2024-146C	10/1/2025	340,000	971,995,000
4.8140	2024-146C	4/1/2026	350,000	972,345,000
4.8000	2023-143A	4/1/2035	3,960,000	976,305,000
4.8000	2024-145A	10/1/2051	41,810,000	1,018,115,000
4.7890	2024-146B	10/1/2026	2,520,000	1,020,635,000
4.7890	2024-146C	10/1/2026	365,000	1,021,000,000
4.7840	2024-145B	10/1/2028	3,180,000	1,024,180,000
4.7840	2024-146B	10/1/2029	3,035,000	1,027,215,000
4.7840	2024-146C	10/1/2029	460,000	1,027,675,000
4.7800	2023-141D	10/1/2034	60,970,000	1,088,645,000
4.7740	2024-146B	4/1/2029	2,945,000	1,091,590,000
4.7740	2024-146C	4/1/2029	445,000	1,092,035,000
4.7640	2024-146B	4/1/2025	1,660,000	1,093,695,000
4.7640	2024-146C	4/1/2025	310,000	1,094,005,000
4.7500	2023-143A	10/1/2034	3,830,000	1,097,835,000
4.7500	2024-145A	10/1/2049	100,960,000	1,198,798,000
4.7500	2024-146A	4/1/2053	167,695,000	1,366,449,000
4.7340	2024-145B	4/1/2028	3,090,000	1,369,580,000
4.7340	2024-146B	10/1/2028	2,850,000	1,372,430,000
4.7340	2024-146C	10/1/2028	425,000	1,372,885,000
4.7300	2024-147	4/1/2053	46,645,000	1,419,500,000
4.7230	2024-146B	10/1/2027	2,680,000	1,422,180,000

Table Continued from Previous Page

Coupon	Series	Maturity	Outstanding Amount	Cumulative Amount
4.7230	2024-146C	10/1/2027	395,000	1,422,575,000
4.7130	2024-146B	4/1/2027	2,595,000	1,425,170,000
4.7130	2024-146C	4/1/2027	380,000	1,425,550,000
4.7090	2024-147B	4/1/2029	275,000	1,425,825,000
4.7090	2024-147B	10/1/2029	285,000	1,426,110,000
4.7000	2023-141A	10/1/2046	51,695,000	1,477,805,000
4.7000	2023-143A	4/1/2034	3,700,000	1,481,505,000
4.7000	2024-147A	10/1/2049	54,145,000	1,535,650,000
4.6740	2024-146B	4/1/2028	2,765,000	1,538,415,000
4.6740	2024-146C	4/1/2028	410,000	1,538,825,000
4.6640	2024-147B	4/1/2025	60,000	1,538,885,000
4.6640	2024-147B	10/1/2025	210,000	1,539,095,000
4.6590	2024-147B	4/1/2028	255,000	1,539,350,000
4.6590	2024-147B	10/1/2028	265,000	1,539,615,000
4.6500	2024-144A	10/1/2051	22,915,000	1,562,530,000
4.6480	2024-147B	4/1/2027	235,000	1,562,765,000
4.6480	2024-147B	10/1/2027	245,000	1,563,010,000
4.6140	2024-147B	4/1/2026	220,000	1,563,230,000
4.6140	2024-147B	10/1/2026	230,000	1,563,460,000
4.6000	2023-141A	10/1/2043	42,070,000	1,605,530,000
4.6000	2024-144A	10/1/2049	53,950,000	1,659,480,000
4.6000	2024-145A	10/1/2044	47,235,000	1,706,715,000
4.5000	2022-140A	10/1/2050	22,805,000	1,729,520,000
4.5000	2023-141A	10/1/2040	23,760,000	1,753,280,000
4.5000	2023-142A	10/1/2038	32,460,000	1,785,740,000
4.5000	2024-146A	10/1/2044	59,095,000	1,844,835,000
4.5000	2024-147A	10/1/2044	39,960,000	1,884,795,000
4.4500	2022-140A	10/1/2047	24,410,000	1,909,205,000
4.4500	2024-144A	10/1/2044	21,920,000	1,931,125,000
4.4000	2022-140E	10/1/2037	12,515,000	1,943,640,000
4.4000	2023-141A	10/1/2038	39,225,000	1,982,865,000
4.3500	2024-145A	10/1/2041	13,910,000	1,996,775,000
4.3000	2022-140A	10/1/2042	33,800,000	2,030,575,000
4.3000	2024-144A	10/1/2041	12,365,000	2,042,940,000
4.2500	2022-139A	10/1/2047	31,065,000	2,074,005,000
4.2500	2024-145A	10/1/2040	13,075,000	2,087,080,000
4.2000	2023-142A	10/1/2035	8,675,000	2,095,755,000
4.1500	2022-139A	10/1/2042	57,580,000	2,153,335,000
4.1500	2023-142A	10/1/2034	4,145,000	2,157,480,000
4.1250	2024-146A	10/1/2039	25,770,000	2,183,250,000
4.1000	2023-142A	4/1/2034	4,055,000	2,187,305,000
4.1000	2024-145A	10/1/2039	29,120,000	2,216,425,000
4.1000	2024-147A	10/1/2039	18,755,000	2,235,180,000
4.0500	2023-142A	10/1/2033	3,960,000	2,239,140,000
4.0500	2024-144A	10/1/2039	15,715,000	2,254,855,000
4.0300	2022-140D	4/1/2032	48,865,000	2,303,720,000
4.0000	2022-139A	10/1/2037	34,875,000	2,338,595,000
4.0000	2023-141A	4/1/2034	4,070,000	2,342,665,000
4.0000	2023-141A	10/1/2034	4,205,000	2,346,870,000
4.0000	2023-142A	4/1/2033	240,000	2,347,110,000
4.0000	2024-145A	10/1/2035	4,085,000	2,351,195,000
4.0000	2024-145A	4/1/2036	4,215,000	2,355,410,000
4.0000	2024-145A	10/1/2036	4,345,000	2,359,755,000
4.0000	2024-146A	4/1/2035	3,510,000	2,363,265,000
4.0000	2024-146A	10/1/2035	3,615,000	2,366,880,000
4.0000	2024-146A	4/1/2036	3,730,000	2,370,610,000
4.0000	2024-146A	10/1/2036	3,850,000	2,374,460,000
4.0000	2024-147A	4/1/2035	2,565,000	2,377,025,000
4.0000	2024-147A	10/1/2035	2,640,000	2,379,665,000
4.0000	2024-147A	4/1/2036	2,725,000	2,382,390,000
4.0000	2024-147A	10/1/2036	2,805,000	2,385,195,000
3.9500	2023-142A	10/1/2032	235,000	2,385,430,000
3.9500	2024-145A	4/1/2035	3,965,000	2,389,395,000

Table Continued from Previous Page

Coupon	Series	Maturity	Outstanding Amount	Cumulative Amount
3.9000	2015-117B	10/1/2035	18,570,000	2,407,965,000
3.9000	2023-142A	4/1/2032	225,000	2,408,190,000
3.9000	2024-144A	4/1/2036	2,250,000	2,410,440,000
3.9000	2024-144A	10/1/2036	2,335,000	2,412,775,000
3.9000	2024-145A	10/1/2034	3,845,000	2,416,620,000
3.9000	2024-147A	4/1/2034	2,410,000	2,419,030,000
3.9000	2024-147A	10/1/2034	2,485,000	2,421,515,000
3.8750	2024-146A	10/1/2034	3,395,000	2,424,910,000
3.8500	2023-142A	10/1/2031	220,000	2,425,130,000
3.8500	2024-144A	10/1/2035	2,180,000	2,427,310,000
3.8000	2015-118B	10/1/2035	21,570,000	2,448,880,000
3.8000	2023-142A	4/1/2031	215,000	2,449,095,000
3.8000	2024-144A	4/1/2035	2,110,000	2,451,205,000
3.8000	2024-147A	4/1/2033	2,265,000	2,453,470,000
3.8000	2024-147A	10/1/2033	2,340,000	2,455,810,000
3.7500	2023-141A	10/1/2033	3,935,000	2,459,745,000
3.7500	2024-144A	4/1/2034	1,975,000	2,461,720,000
3.7500	2024-144A	10/1/2034	2,040,000	2,463,760,000
3.7500	2024-147A	10/1/2032	2,205,000	2,465,965,000
3.7000	2017-125B	10/1/2047	11,995,000	2,477,960,000
3.7000	2022-140F	10/1/2050	50,000,000	2,527,960,000
3.7000	2023-141A	4/1/2033	3,810,000	2,531,770,000
3.7000	2024-147A	4/1/2032	2,135,000	2,533,905,000
3.6500	2017-122	10/1/2032	24,990,000	2,558,895,000
3.6500	2017-124B	10/1/2042	27,765,000	2,586,660,000
3.6500	2017-125B	10/1/2042	56,975,000	2,643,635,000
3.6500	2019-128A	10/1/2032	8,080,000	2,651,715,000
3.6500	2023-141A	10/1/2032	295,000	2,652,010,000
3.6000	2023-142A	10/1/2030	205,000	2,652,215,000
3.6000	2024-147A	10/1/2031	2,070,000	2,654,285,000
3.5900	2022-140C	10/1/2037	30,175,000	2,684,460,000
3.5500	2015-117A	4/1/2026	650,000	2,685,110,000
3.5500	2015-117A	10/1/2026	1,870,000	2,686,980,000
3.5500	2018-127B	10/1/2033	32,435,000	2,719,415,000
3.5500	2023-141A	4/1/2032	290,000	2,719,705,000
3.5500	2023-142A	4/1/2030	200,000	2,719,905,000
3.5500	2024-147A	4/1/2031	2,010,000	2,721,915,000
3.5000	2016-119	10/1/2036	26,835,000	2,748,750,000
3.5000	2017-124B	10/1/2037	37,190,000	2,785,940,000
3.5000	2019-128B	10/1/2034	17,040,000	2,802,980,000
3.5000	2023-141A	10/1/2031	280,000	2,803,260,000
3.5000	2023-142A	10/1/2029	195,000	2,803,455,000
3.5000	2024-147A	10/1/2030	1,945,000	2,805,400,000
3.4500	2015-116A	10/1/2026	995,000	2,806,395,000
3.4500	2015-117A	4/1/2025	395,000	2,806,790,000
3.4500	2015-117A	10/1/2025	1,805,000	2,808,595,000
3.4500	2017-123B	10/1/2032	25,795,000	2,834,390,000
3.4500	2018-126A	4/1/2030	1,645,000	2,836,035,000
3.4500	2023-141A	4/1/2031	270,000	2,836,305,000
3.4500	2023-142A	4/1/2029	190,000	2,836,495,000
3.4500	2024-147A	4/1/2030	1,895,000	2,838,390,000
3.4000	2017-125A	10/1/2032	35,505,000	2,873,895,000
3.4000	2018-126A	10/1/2029	1,615,000	2,875,510,000
3.4000	2019-129	10/1/2049	35,715,000	2,911,225,000
3.4000	2023-141A	10/1/2030	260,000	2,911,485,000
3.4000	2023-142A	10/1/2028	185,000	2,911,670,000
3.4000	2024-147A	10/1/2029	1,830,000	2,913,500,000
3.3500	2015-118A	4/1/2026	2,905,000	2,916,405,000
3.3500	2015-118A	10/1/2026	2,965,000	2,919,370,000
3.3500	2018-126A	4/1/2029	1,575,000	2,920,945,000
3.3500	2019-129	10/1/2045	39,885,000	2,960,830,000
3.3500	2024-147A	4/1/2029	1,780,000	2,962,610,000
3.3000	2015-116A	4/1/2025	1,200,000	2,963,810,000

Table Continued from Previous Page

Coupon	Series	Maturity	Outstanding Amount	Cumulative Amount
3.3000	2015-116A	10/1/2025	1,230,000	2,965,040,000
3.3000	2018-126A	10/1/2028	1,550,000	2,966,590,000
3.3000	2018-127B	10/1/2029	4,425,000	2,971,015,000
3.3000	2023-141A	4/1/2030	255,000	2,971,270,000
3.3000	2024-147A	4/1/2028	1,675,000	2,972,945,000
3.3000	2024-147A	10/1/2028	1,725,000	2,974,670,000
3.2500	2017-122	10/1/2028	5,270,000	2,979,940,000
3.2500	2018-126A	4/1/2028	1,515,000	2,981,455,000
3.2500	2018-127B	4/1/2029	4,495,000	2,985,950,000
3.2500	2024-147A	4/1/2025	390,000	2,986,340,000
3.2500	2024-147A	10/1/2025	1,440,000	2,987,780,000
3.2500	2024-147A	4/1/2027	1,575,000	2,989,355,000
3.2500	2024-147A	10/1/2027	1,625,000	2,990,980,000
3.2000	2015-118A	4/1/2025	2,810,000	2,993,790,000
3.2000	2015-118A	10/1/2025	2,845,000	2,996,635,000
3.2000	2016-119	10/1/2031	27,675,000	3,024,310,000
3.2000	2016-120	4/1/2040	25,285,000	3,049,595,000
3.2000	2016-121	10/1/2041	52,180,000	3,101,775,000
3.2000	2017-124B	10/1/2032	29,615,000	3,131,390,000
3.2000	2017-125A	10/1/2028	4,700,000	3,136,090,000
3.2000	2018-127B	10/1/2028	4,575,000	3,140,665,000
3.2000	2023-141A	10/1/2029	245,000	3,140,910,000
3.2000	2024-147A	4/1/2026	1,480,000	3,142,390,000
3.2000	2024-147A	10/1/2026	1,530,000	3,143,920,000
3.1500	2017-122	4/1/2028	5,165,000	3,149,085,000
3.1500	2017-123A	4/1/2027	1,450,000	3,150,535,000
3.1500	2017-125A	4/1/2028	4,165,000	3,154,700,000
3.1500	2019-129	10/1/2039	18,290,000	3,172,990,000
3.1500	2023-141A	4/1/2029	235,000	3,173,225,000
3.1250	2017-122	10/1/2027	5,065,000	3,178,290,000
3.1000	2016-120	10/1/2036	46,075,000	3,224,365,000
3.1000	2016-121	10/1/2036	46,690,000	3,271,055,000
3.1000	2017-122	4/1/2027	4,490,000	3,275,545,000
3.1000	2018-127B	4/1/2028	4,650,000	3,280,195,000
3.1000	2019-131A	10/1/2044	23,045,000	3,303,240,000
3.1000	2023-141A	10/1/2028	230,000	3,303,470,000
3.0500	2017-123A	10/1/2026	2,590,000	3,306,060,000
3.0500	2017-123B	10/1/2028	3,125,000	3,309,185,000
3.0500	2017-125A	10/1/2027	4,095,000	3,313,280,000
3.0500	2018-127B	10/1/2027	4,725,000	3,318,005,000
3.0000	2017-123A	4/1/2026	2,790,000	3,320,795,000
3.0000	2017-123B	4/1/2028	3,060,000	3,323,855,000
3.0000	2017-125A	4/1/2027	4,015,000	3,327,870,000
3.0000	2018-127B	4/1/2027	4,810,000	3,332,680,000
3.0000	2019-130A	10/1/2046	37,190,000	3,369,870,000
3.0000	2019-131A	10/1/2039	24,060,000	3,393,930,000
3.0000	2022-138A	4/1/2042	38,930,000	3,432,860,000

* This listing excludes all PAC Bonds and Lockout Bonds. Lockout Bonds are defined as bonds that are subject to lockout provisions for certain redemptions.

PARTIAL LISTING OF SINGLE FAMILY BONDS
BY HIGHEST COUPON AS OF December 31, 2024
(PAC Bond or Lockout Bond)

Coupon	Series	PAC Bond or Lockout*	Maturity	Outstanding Amount	Cumulative Amount
6.2500	2023-143A	PAC	10/1/2053	115,250,000	115,250,000
6.2500	2024-146A	PAC	10/1/2054	67,680,000	182,930,000
6.2500	2024-147A	PAC	10/1/2054	41,670,000	224,600,000
6.0000	2024-144A	PAC	10/1/2054	65,865,000	290,465,000
6.0000	2024-145A	PAC	10/1/2054	108,230,000	398,695,000
6.0000	2024-146C	PAC	10/1/2054	13,300,000	411,995,000
6.0000	2024-147B	PAC	10/1/2054	7,935,000	419,930,000
5.7500	2023-141A	PAC	10/1/2053	114,355,000	534,285,000
5.5000	2023-142A	PAC	10/1/2053	107,285,000	641,570,000
5.0000	2020-133	Lockout	4/1/2025	2,575,000	644,145,000
5.0000	2020-133	Lockout	10/1/2025	2,615,000	646,760,000
5.0000	2020-133	Lockout	4/1/2026	2,650,000	649,410,000
5.0000	2020-133	Lockout	10/1/2026	2,690,000	652,100,000
5.0000	2020-133	Lockout	4/1/2027	2,300,000	654,400,000
5.0000	2020-133	Lockout	10/1/2027	2,300,000	656,700,000
5.0000	2020-133	Lockout	4/1/2028	2,300,000	659,000,000
5.0000	2020-133	Lockout	10/1/2028	2,300,000	661,300,000
5.0000	2020-133	Lockout	4/1/2029	2,300,000	663,600,000
5.0000	2020-133	Lockout	10/1/2029	2,300,000	665,900,000
5.0000	2021-134B	Lockout	4/1/2025	2,895,000	668,795,000
5.0000	2021-134B	Lockout	10/1/2025	2,940,000	671,735,000
5.0000	2021-134B	Lockout	4/1/2026	2,995,000	674,730,000
5.0000	2021-134B	Lockout	10/1/2026	3,045,000	677,775,000
5.0000	2021-134B	Lockout	4/1/2027	3,090,000	680,865,000
5.0000	2021-134B	Lockout	10/1/2027	2,420,000	683,285,000
5.0000	2021-135B	Lockout	4/1/2025	2,150,000	685,435,000
5.0000	2021-135B	Lockout	10/1/2025	2,180,000	687,615,000
5.0000	2021-135B	Lockout	4/1/2026	2,215,000	689,830,000
5.0000	2021-135B	Lockout	10/1/2026	2,250,000	692,080,000
5.0000	2021-135B	Lockout	4/1/2027	2,285,000	694,365,000
5.0000	2021-135B	Lockout	10/1/2027	2,320,000	696,685,000
5.0000	2021-135B	Lockout	4/1/2028	2,350,000	699,035,000
5.0000	2021-135B	Lockout	10/1/2028	2,385,000	701,420,000
5.0000	2021-135B	Lockout	4/1/2029	2,400,000	703,820,000
5.0000	2021-135B	Lockout	10/1/2029	2,410,000	706,230,000
5.0000	2021-135B	Lockout	4/1/2030	2,420,000	708,650,000
5.0000	2021-135B	Lockout	10/1/2030	1,400,000	710,050,000
5.0000	2021-136	Lockout	4/1/2025	3,590,000	713,640,000
5.0000	2021-136	Lockout	10/1/2025	3,645,000	717,285,000
5.0000	2021-136	Lockout	4/1/2026	3,700,000	720,985,000
5.0000	2021-136	Lockout	10/1/2026	3,765,000	724,750,000
5.0000	2021-136	Lockout	4/1/2027	3,820,000	728,570,000
5.0000	2021-136	Lockout	10/1/2027	3,875,000	732,445,000
5.0000	2021-136	Lockout	4/1/2028	3,920,000	736,365,000
5.0000	2021-136	Lockout	10/1/2028	3,975,000	740,340,000
5.0000	2021-136	Lockout	4/1/2029	4,015,000	744,355,000
5.0000	2021-136	Lockout	10/1/2029	4,000,000	748,355,000
5.0000	2021-136	Lockout	4/1/2030	4,025,000	752,380,000
5.0000	2021-136	Lockout	10/1/2030	4,080,000	756,460,000
5.0000	2021-136	Lockout	4/1/2031	4,120,000	760,580,000
5.0000	2021-136	Lockout	10/1/2031	4,155,000	764,735,000
5.0000	2021-137	Lockout	4/1/2025	2,820,000	767,555,000
5.0000	2021-137	Lockout	10/1/2025	2,865,000	770,420,000
5.0000	2021-137	Lockout	4/1/2026	2,905,000	773,325,000
5.0000	2021-137	Lockout	10/1/2026	2,945,000	776,270,000
5.0000	2021-137	Lockout	4/1/2027	2,990,000	779,260,000
5.0000	2021-137	Lockout	10/1/2027	3,035,000	782,295,000

* Bonds indicated as "Lockout" are subject to lockout provisions for certain redemptions.

Table Continued from Previous Page

Coupon	Series	PAC Bond or Lockout*	Maturity	Outstanding Amount	Cumulative Amount
5.0000	2021-137	Lockout	4/1/2028	3,080,000	785,375,000
5.0000	2021-137	Lockout	10/1/2028	3,130,000	788,505,000
5.0000	2021-137	Lockout	4/1/2029	3,170,000	791,675,000
5.0000	2021-137	Lockout	10/1/2029	3,220,000	794,895,000
5.0000	2022-138A	Lockout	4/1/2025	2,515,000	797,410,000
5.0000	2022-138A	Lockout	10/1/2025	2,565,000	799,975,000
5.0000	2022-138A	Lockout	4/1/2026	2,610,000	802,585,000
5.0000	2022-138A	Lockout	10/1/2026	2,655,000	805,240,000
5.0000	2022-138A	Lockout	4/1/2027	2,710,000	807,950,000
5.0000	2022-138A	Lockout	10/1/2027	2,760,000	810,710,000
5.0000	2022-138A	Lockout	4/1/2028	2,805,000	813,515,000
5.0000	2022-138A	Lockout	10/1/2028	2,865,000	816,380,000
5.0000	2022-138A	Lockout	4/1/2029	2,910,000	819,290,000
5.0000	2022-138A	Lockout	10/1/2029	2,970,000	822,260,000
5.0000	2022-138A	Lockout	4/1/2030	3,025,000	825,285,000
5.0000	2022-138A	Lockout	10/1/2030	3,080,000	828,365,000
5.0000	2022-139A	Lockout	4/1/2025	2,670,000	831,035,000
5.0000	2022-139A	Lockout	10/1/2025	2,700,000	833,735,000
5.0000	2022-139A	Lockout	4/1/2026	2,615,000	836,350,000
5.0000	2022-139A	Lockout	10/1/2026	2,530,000	838,880,000
5.0000	2022-139A	Lockout	4/1/2027	2,450,000	841,330,000
5.0000	2022-139A	Lockout	10/1/2027	2,365,000	843,695,000
5.0000	2022-139A	Lockout	4/1/2028	2,280,000	845,975,000
5.0000	2022-139A	Lockout	10/1/2028	2,195,000	848,170,000
5.0000	2022-139A	Lockout	4/1/2029	2,100,000	850,270,000
5.0000	2022-139A	Lockout	10/1/2029	2,020,000	852,290,000
5.0000	2022-139A	Lockout	4/1/2030	2,995,000	855,285,000
5.0000	2022-139A	Lockout	10/1/2030	1,995,000	857,280,000
5.0000	2022-140A	PAC	10/1/2052	43,060,000	900,340,000
4.7500	2019-128A	PAC	4/1/2033	21,305,000	921,645,000
4.2500	2022-139A	PAC	10/1/2052	53,655,000	975,300,000
4.0000	2017-122	PAC	10/1/2046	15,940,000	991,240,000
4.0000	2017-123A	PAC	4/1/2039	4,730,000	995,970,000
4.0000	2017-124A	PAC	10/1/2038	4,815,000	1,000,785,000
4.0000	2018-126A	PAC	10/1/2048	15,090,000	1,015,875,000
4.0000	2019-130A	PAC	10/1/2049	5,390,000	1,021,265,000
3.5000	2015-118A	PAC	4/1/2040	700,000	1,021,965,000
3.5000	2016-119	PAC	10/1/2041	2,515,000	1,024,480,000
3.5000	2016-120	PAC	10/1/2046	4,180,000	1,028,660,000
3.5000	2016-121	PAC	10/1/2046	5,165,000	1,033,825,000
3.5000	2019-131A	PAC	4/1/2049	10,425,000	1,044,250,000
3.5000	2020-132A	PAC	4/1/2051	10,210,000	1,054,460,000
3.3500	2022-139B	Lockout	10/1/2034	70,420,000	1,124,880,000
3.0000	2020-133	PAC	10/1/2050	33,235,000	1,158,115,000
3.0000	2021-134A	PAC	10/1/2049	19,565,000	1,177,680,000
3.0000	2021-135A	PAC	10/1/2051	18,345,000	1,196,025,000
3.0000	2021-136	PAC	10/1/2051	32,190,000	1,228,215,000
3.0000	2021-137	PAC	10/1/2051	64,180,000	1,292,395,000
3.0000	2022-138A	PAC	10/1/2052	65,540,000	1,357,935,000

* Bonds indicated as "Lockout" are subject to lockout provisions for certain redemptions.

As of December 31, 2024, the Agency has used monies representing prepayments and repayments of Mortgage Loans and unused Bond proceeds to redeem the following Bonds:

Bonds	Principal Amount Redeemed	Bonds	Principal Amount Redeemed
Series A	$95,400,000	Series 1997-56A	$1,710,000
Series B	$113,260,000	Series 1997-56B	$7,975,000
Series C	$2,722,460	Series 1997-56C	$25,485,000
Series D	$59,616,532	Series 1997-57A	$26,675,000
Series E	$39,690,603	Series 1997-57B	$1,575,000
Series F	$190,035,000	Series 1997-58A	$44,475,000
Series G	$139,110,000	Series 1997-58B	$23,560,000
Series H	$71,615,097	Series 1997-59A	$35,015,000
Series I	$20,720,536	Series 1997-59B	$5,085,000
Series J	$29,670,788	Series 1997-59C	$24,635,000
Series N	$30,325,000	Series 1997-60A	$45,895,000
Series O	$59,650,000	Series 1997-60B	$22,710,000
Series Q	$49,375,000	Series 1997-61A	$41,250,000
Series R	$63,715,000	Series 1997-61B	$6,975,000
Series T	$16,120,000	Series 1997-61C	$14,970,000
Series U	$68,315,000	Series 1997-62A	$57,435,000
Series W	$540,000	Series 1997-62B	$8,240,000
Series X	$61,095,000	Series 1998-63A	$46,547,795
Series Y	$9,230,000	Series 1998-63B	$2,445,000
Series Z	$21,420,000	Series 1998-64	$57,853,268
Series 1990-27	$41,445,000	Series 1999-65A	$40,240,000
Series 1990-28	$74,285,000	Series 1999-65B	$23,580,000
Series 1990-29	$27,310,000	Series 1999-66A	$95,085,000
Series 1991-30	$13,975,000	Series 1999-66B	$8,595,000
Series 1991-31	$14,700,000	Series 1999-66C	$16,305,000
Series 1991-32	$4,580,000	Series 1999-67A	$79,365,000
Series 1992-33	$21,780,000	Series 1999-67B	$28,355,000
Series 1992-35	$7,290,000	Series 1999-68A	$24,490,000
Series 1993-36	$17,250,000	Series 1999-68B	$4,125,000
Series 1994-38	$22,715,000	Series 1999-68C	$16,985,000
Series 1994-39A	$1,760,000	Series 2000-69A	$31,755,000
Series 1994-39B	$27,990,000	Series 2000-69B	$17,800,000
Series 1994-40	$34,395,000	Series 2000-70A	$48,040,000
Series 1994-41A	$8,280,000	Series 2000-70B	$10,375,000
Series 1994-41B	$25,560,000	Series 2001-72A	$124,195,000
Series 1994-42	$35,215,000	Series 2001-72B	$4,015,000
Series 1994-42A	$20,000,000	Series 2001-72C	$31,560,000
Series 1994-43	$43,620,000	Series 2002-73A	$118,310,000
Series 1994-44A	$6,485,000	Series 2002-73B	$28,395,000
Series 1995-44B	$3,250,000	Series 2002-73C	$14,990,000
Series 1995-44C	$36,750,000	Series 2002-74A	$30,000,000
Series 1995-45A	$6,815,000	Series 2002-74B	$67,500,000
Series 1995-45B	$38,295,000	Series 2002-75A	$30,000,000
Series 1995-46	$39,760,000	Series 2002-75B	$53,045,000
Series 1995-47	$39,430,000	Series 2003-77A	$4,930,000
Series 1995-48	$41,790,000	Series 2003-77B	$52,993,000
Series 1996-49	$44,775,000	Series 2003-77C	$2,515,000
Series 1996-50A	$9,615,000	Series 2003-78	$26,255,000
Series 1996-50B	$8,975,000	Series 2003-79A	$28,455,000
Series 1996-51	$67,315,000	Series 2003-79B	$51,000,000
Series 1996-52A	$2,565,000	Series 2003-80	$69,170,000
Series 1996-52B	$45,025,000	Series 2004-81A	$7,595,000
Series 1996-52C	$9,495,000	Series 2004-81B	$13,800,000
Series 1996-53A	$49,805,000	Series 2004-81C	$53,965,000
Series 1996-53B	$9,495,000	Series 2004-82A	$3,505,000
Series 1997-54A	$24,225,000	Series 2004-82B	$42,950,000
Series 1997-54B	$7,850,000	Series 2004-82C	$35,220,000
Series 1997-55	$15,535,000	Series 2004-83A	$10,290,000

Table Continued from Previous Page

Bonds	Principal Amount Redeemed	Bonds	Principal Amount Redeemed
Series 2004-83B	$34,265,000	Series 2008-102C	$225,000
Series 2004-83C	$42,095,000	Series 2008-103A	$42,760,000
Series 2004-83D	$27,510,000	Series 2008-103C	$154,670,000
Series 2004-84A	$745,000	Series 2008-104	$133,545,000
Series 2004-84B	$6,505,000	Series 2009-105B	$33,330,000
Series 2004-84C	$9,470,000	Series 2009-105C	$135,160,000
Series 2004-84D	$55,365,000	Series 2009-106B	$52,675,000
Series 2004-85A	$4,385,000	Series 2009-106C	$37,660,000
Series 2004-85B	$12,100,000	Series 2009-107A	$207,930,000
Series 2004-86A	$4,605,000	Series 2009-107B	$154,760,000
Series 2004-86B	$56,785,000	Series 2009-107C	$235,920,000
Series 2004-86C	$19,790,000	Series 2010-108B	$98,330,000
Series 2005-87A	$3,200,000	Series 2010-109	$71,365,000
Series 2005-87B	$16,860,000	Series 2010-110A	$67,220,000
Series 2005-88A	$4,945,000	Series 2010-110B	$118,185,000
Series 2005-88B	$53,720,000	Series 2010-112	$90,590,000
Series 2005-88C	$31,930,000	Series 2011-113	$67,750,000
Series 2005-89A	$93,695,000	Series 2012-114A	$74,850,000
Series 2005-89B	$2,055,000	Series 2012-114C	$100,000,000
Series 2005-90A	$52,070,000	Series 2013-115A	$87,530,000
Series 2005-90B	$4,210,000	Series 2013-115B	$10,000,000
Series 2005-90C	$2,710,000	Series 2015-116A	$72,155,000
Series 2005-91A	$49,430,000	Series 2015-116B	$20,800,000
Series 2005-91B	$70,000,000	Series 2015-117A	$73,655,000
Series 2005-91C	$29,815,000	Series 2015-117B	$36,430,000
Series 2006-92A	$78,670,000	Series 2015-118A	$98,215,000
Series 2006-92B	$42,870,000	Series 2015-118B	$68,430,000
Series 2006-93A	$59,855,000	Series 2016-119	$55,260,000
Series 2006-93B	$37,185,000	Series 2016-120	$77,380,000
Series 2006-93C	$15,910,000	Series 2016-121	$86,680,000
Series 2006-94A	$62,880,000	Series 2017-122	$156,625,000
Series 2006-94B	$32,635,000	Series 2017-123A	$46,070,000
Series 2006-94C	$20,685,000	Series 2017-123B	$64,180,000
Series 2006-95A	$95,780,000	Series 2017-123C	$71,940,000
Series 2006-95B	$5,025,000	Series 2017-124A	$48,690,000
Series 2006-95C	$39,180,000	Series 2017-124B	$5,125,000
Series 2006-95D	$38,485,000	Series 2017-125A	$76,225,000
Series 2006-96A	$108,840,000	Series 2017-125B	$56,030,000
Series 2006-96B	$12,990,000	Series 2018-126A	$56,475,000
Series 2006-96C	$49,875,000	Series 2018-126B	$42,500,000
Series 2007-97A	$120,750,000	Series 2018-127A	$5,775,000
Series 2007-97B	$14,335,000	Series 2018-127B	$48,535,000
Series 2007-97C	$7,890,000	Series 218-127C	$24,440,000
Series 2007-97D	$40,900,000	Series 2019-128A	$49,010,000
Series 2007-98A	$61,560,000	Series 2019-128B	$69,610,000
Series 2007-98B	$2,645,000	Series 2019-130A	$18,105,000
Series 2007-98C	$41,955,000	Series 2019-130B	$6,245,000
Series 2007-98D	$73,700,000	Series 2019-131A	$16,745,000
Series 2007-99A	$93,300,000	Series 2019-131B	$3,830,000
Series 2007-99B	$15,920,000	Series 2020-132A	$20,120,000
Series 2007-99C	$15,000,000	Series 2020-133	$16,525,000
Series 2007-99D	$68,255,000	Series 2021-134A	$11,830,000
Series 2007-100A	$80,340,000	Series 2021-135A	$9,595,000
Series 2007-100B	$7,870,000	Series 2021-136A	$18,170,000
Series 2007-100C	$40,000,000	Series 2021-137	$12,285,000
Series 2007-100D	$58,095,000	Series 2022-138A	$8,850,000
Series 2008-101A	$13,485,000	Series 2022-139A	$8,665,000
Series 2008-101B	$14,645,000	Series 2022-140A	$5,610,000
Series 2008-101C	$10,585,000	Series 2023-141A	$9,515,000
Series 2008-102A	$60,500,000	Series 2023-142A	$4,205,000
Series 2008-102B	$9,195,000	Series 2023-143A	$1,135,000

Following is information about bond redemptions since 2016; the Bonds described below have been redeemed (usually from Mortgage Repayments and Prepayments) in accordance with the following schedule (as of December 31, 2024). Additional information about Agency redemptions and a history of all Agency redemption activity is available, at the Agency's website, through the Trustee or at the nationally recognized Electronic Municipal Market Access. The Agency may also provide quarterly updates to this information on its website.

Call Date	Amount	Series	Call Date	Amount	Series
April 1, 2016	$365,000	Series 2004-83C	June 30, 2016	$2,385,000	Series 2007-97B
April 1, 2016	$1,275,000	Series 2004-84D	June 30, 2016	$120,000	Series 2007-98A
April 1, 2016	$640,000	Series 2004-86B	June 30, 2016	$530,000	Series 2007-98B
April 1, 2016	$120,000	Series 2005-88B	June 30, 2016	$1,505,000	Series 2007-98D
April 1, 2016	$840,000	Series 2005-88C	June 30, 2016	$975,000	Series 2009-105B
April 1, 2016	$1,315,000	Series 2005-91B	June 30, 2016	$1,630,000	Series 2010-108B
April 1, 2016	$195,000	Series 2006-92B	June 30, 2016	$1,265,000	Series 2010-109
April 1, 2016	$1,000,000	Series 2006-93B	June 30, 2016	$135,000	Series 2010-109
April 1, 2016	$720,000	Series 2006-94B	June 30, 2016	$4,265,000	Series 2010-110A
April 1, 2016	$465,000	Series 2007-99C	June 30, 2016	$530,000	Series 2011-112
April 1, 2016	$2,610,000	Series 2015-117B	June 30, 2016	$40,000	Series 2011-113
April 1, 2016	$1,205,000	Series 2015-118B	June 30, 2016	$2,680,000	Series 2012-114A
April 1, 2016	$1,220,000	Series 2009-106C	June 30, 2016	$1,485,000	Series 2013-115A
April 1, 2016	$3,190,000	Series 2009-107A	October 3, 2016	$131,440,000	Series 2009-107B
April 1, 2016	$1,600,000	Series 2009-107B	October 20, 2016	$1,455,000	Series 2004-82C
April 1, 2016	$2,880,000	Series 2009-107C	October 20, 2016	$1,180,000	Series 2004-83C
April 1, 2016	$510,000	Series 2015-118A	October 20, 2016	$2,000,000	Series 2004-84D
April 1, 2016	$1,570,000	Series 2008-102B	October 20, 2016	$865,000	Series 2004-86B
April 1, 2016	$22,885,000	Series 2009-106B	October 20, 2016	$1,950,000	Series 2005-88B
June 30, 2016	$325,000	Series 2004-82C	October 20, 2016	$1,235,000	Series 2005-91B
June 30, 2016	$425,000	Series 2004-83B	October 20, 2016	$975,000	Series 2006-92B
June 30, 2016	$75,000	Series 2004-83C	October 20, 2016	$1,555,000	Series 2006-93B
June 30, 2016	$1,095,000	Series 2004-84D	October 20, 2016	$900,000	Series 2006-94B
June 30, 2016	$645,000	Series 2004-86B	October 20, 2016	$405,000	Series 2006-95C
June 30, 2016	$785,000	Series 2005-88B	October 20, 2016	$575,000	Series 2006-96A
June 30, 2016	$570,000	Series 2005-91B	October 20, 2016	$365,000	Series 2007-97A
June 30, 2016	$365,000	Series 2006-92B	October 20, 2016	$150,000	Series 2007-98A
June 30, 2016	$795,000	Series 2006-93B	October 20, 2016	$610,000	Series 2007-99C
June 30, 2016	$475,000	Series 2006-94B	October 20, 2016	$470,000	Series 2007-100C
June 30, 2016	$360,000	Series 2006-95C	October 20, 2016	$290,000	Series 2008-103C
June 30, 2016	$130,000	Series 2007-97A	October 20, 2016	$130,000	Series 2009-105B
June 30, 2016	$525,000	Series 2007-99C	October 20, 2016	$275,000	Series 2010-108B
June 30, 2016	$245,000	Series 2007-100C	October 20, 2016	$735,000	Series 2012-114A
June 30, 2016	$215,000	Series 2008-103C	October 20, 2016	$515,000	Series 2012-114C
June 30, 2016	$255,000	Series 2012-114C	October 20, 2016	$495,000	Series 2013-115A
June 30, 2016	$305,000	Series 2013-115A	October 20, 2016	$730,000	Series 2013-115A
June 30, 2016	$495,000	Series 2015-117B	October 20, 2016	$40,000	Series 2007-98A
June 30, 2016	$915,000	Series 2007-98D*	October 20, 2016	$975,000	Series 2007-98D*
June 30, 2016	$3,210,000	Series 2009-107A	October 20, 2016	$5,790,000	Series 2009-107C
June 30, 2016	$1,650,000	Series 2009-107B	October 20, 2016	$1,110,000	Series 2010-109
June 30, 2016	$3,900,000	Series 2009-107C	October 20, 2016	$1,860,000	Series 2011-112
June 30, 2016	$1,100,000	Series 2010-109	October 20, 2016	$1,265,000	Series 2011-113
June 30, 2016	$1,500,000	Series 2011-112	October 20, 2016	$1,300,000	Series 2015-116A
June 30, 2016	$1,290,000	Series 2011-113	October 20, 2016	$2,035,000	Series 2015-117A
June 30, 2016	$560,000	Series 2015-116A	October 20, 2016	$3,080,000	Series 2015-118A
June 30, 2016	$1,905,000	Series 2015-117A	October 20, 2016	$3,805,000	Series 2016-119
June 30, 2016	$1,690,000	Series 2015-118A	October 20, 2016	$790,000	Series 2016-120
June 30, 2016	$1,840,000	Series 2006-96B	October 20, 2016	$17,725,000	Series 2010-108B

* Taxable

Call Date	Amount	Series	Call Date	Amount	Series
October 20, 2016	$20,620,000	Series 2010-108B	June 20, 2017	$225,000	Series 2012-114C
October 20, 2016	$6,520,000	Series 2010-109	June 20, 2017	$6,395,000	Series 2010-110A
October 20, 2016	$3,440,000	Series 2010-110B	June 20, 2017	$8,555,000	Series 2010-110A
October 20, 2016	$1,235,000	Series 2013-115A	June 20, 2017	$60,000	Series 2007-97B
February 1, 2017	$178,970,000	Series 2009-107C	June 20, 2017	$330,000	Series 2007-98B
March 17, 2017	$1,355,000	Series 2004-83C	June 20, 2017	$1,030,000	Series 2009-105B
March 17, 2017	$1,825,000	Series 2004-84D	June 20, 2017	$1,715,000	Series 2010-108B
March 17, 2017	$850,000	Series 2004-86B	June 20, 2017	$1,325,000	Series 2010-109
March 17, 2017	$1,970,000	Series 2005-88B	June 20, 2017	$1,895,000	Series 2010-110A
March 17, 2017	$1,110,000	Series 2005-91B	June 20, 2017	$2,795,000	Series 2012-114A
March 17, 2017	$770,000	Series 2006-92B	June 20, 2017	$1,485,000	Series 2013-115A
March 17, 2017	$2,440,000	Series 2006-93B	June 20, 2017	$855,000	Series 2015-116A
March 17, 2017	$2,050,000	Series 2006-94B	June 20, 2017	$675,000	Series 2015-117A
March 17, 2017	$2,715,000	Series 2006-95C	June 20, 2017	$1,025,000	Series 2015-118A
March 17, 2017	$1,715,000	Series 2006-96A	June 20, 2017	$1,135,000	Series 2016-119
March 17, 2017	$1,065,000	Series 2007-97A	September 28, 2017	$13,710,000	Series 2003-77B
March 17, 2017	$565,000	Series 2007-97B	September 28, 2017	$71,940,000	Series 2017-123C
March 17, 2017	$810,000	Series 2007-98A	September 28, 2017	$370,000	Series 2003-77B
March 17, 2017	$585,000	Series 2007-99C	September 28, 2017	$19,330,000	Series 2007-99A
March 17, 2017	$590,000	Series 2007-100C	September 28, 2017	$4,185,000	Series 2009-105C
March 17, 2017	$335,000	Series 2008-103C	September 28, 2017	$14,020,000	Series 2010-109
March 17, 2017	$215,000	Series 2012-114C	September 28, 2017	$2,595,000	Series 2010-110B
March 17, 2017	$815,000	Series 2013-115A	September 28, 2017	$1,165,000	Series 2011-112
March 17, 2017	$270,000	Series 2015-116B	September 28, 2017	$4,220,000	Series 2011-113
March 17, 2017	$270,000	Series 2015-117B	September 28, 2017	$12,140,000	Series 2013-115A
March 17, 2017	$55,000	Series 2015-118B	September 28, 2017	$775,000	Series 2003-77B
March 17, 2017	$445,000	Series 2008-103C	September 28, 2017	$885,000	Series 2004-82B
March 17, 2017	$2,785,000	Series 2010-110A	September 28, 2017	$705,000	Series 2004-83C
March 17, 2017	$25,340,000	Series 2010-110B	September 28, 2017	$960,000	Series 2004-84D
March 17, 2017	$5,075,000	Series 2011-112	September 28, 2017	$575,000	Series 2004-86B
March 17, 2017	$5,195,000	Series 2011-112	September 28, 2017	$585,000	Series 2005-88B
March 17, 2017	$105,000	Series 2015-117A	September 28, 2017	$1,010,000	Series 2005-91B
March 17, 2017	$635,000	Series 2015-118A	September 28, 2017	$555,000	Series 2006-92B
March 17, 2017	$565,000	Series 2016-119	September 28, 2017	$945,000	Series 2006-93B
March 17, 2017	$2,345,000	Series 2016-121	September 28, 2017	$775,000	Series 2006-94B
June 20, 2017	$71,940,000	Series 2006-96A	September 28, 2017	$1,520,000	Series 2006-95C
June 20, 2017	$79,550,000	Series 2007-97A	September 28, 2017	$480,000	Series 2007-98C
June 20, 2017	$13,630,000	Series 2007-98A	September 28, 2017	$525,000	Series 2007-99A
June 20, 2017	$1,000,000	Series 2010-109	September 28, 2017	$275,000	Series 2007-100C
June 20, 2017	$540,000	Series 2011-112	September 28, 2017	$845,000	Series 2012-114C
June 20, 2017	$1,205,000	Series 2011-113	September 28, 2017	$1,100,000	Series 2013-115A
June 20, 2017	$730,000	Series 2015-116A	September 28, 2017	$185,000	Series 2015-116B
June 20, 2017	$1,200,000	Series 2015-117A	September 28, 2017	$205,000	Series 2015-116A
June 20, 2017	$2,125,000	Series 2015-118A	September 28, 2017	$1,130,000	Series 2015-117A
June 20, 2017	$1,410,000	Series 2016-119	September 28, 2017	$1,165,000	Series 2015-118A
June 20, 2017	$4,175,000	Series 2016-120	September 28, 2017	$1,555,000	Series 2016-119
June 20, 2017	$3,730,000	Series 2016-121	September 28, 2017	$290,000	Series 2016-120
June 20, 2017	$3,245,000	Series 2017-122	September 28, 2017	$200,000	Series 2016-121
June 20, 2017	$200,000	Series 2004-82B	September 28, 2017	$1,170,000	Series 2017-122
June 20, 2017	$590,000	Series 2004-83C	January 3, 2018	$355,000	Series 2004-81C
June 20, 2017	$1,090,000	Series 2004-84D	January 3, 2018	$1,065,000	Series 2004-83C
June 20, 2017	$635,000	Series 2004-86B	January 3, 2018	$955,000	Series 2004-84D
June 20, 2017	$1,150,000	Series 2005-88B	January 3, 2018	$600,000	Series 2004-86B
June 20, 2017	$525,000	Series 2005-91B	January 3, 2018	$425,000	Series 2005-89
June 20, 2017	$695,000	Series 2006-92B	January 3, 2018	$1,200,000	Series 2006-93B
June 20, 2017	$1,020,000	Series 2006-93B	January 3, 2018	$985,000	Series 2006-94B
June 20, 2017	$1,250,000	Series 2006-94B	January 3, 2018	$810,000	Series 2006-95C
June 20, 2017	$1,040,000	Series 2006-95C	January 3, 2018	$685,000	Series 2007-99C
June 20, 2017	$290,000	Series 2007-100C	January 3, 2018	$375,000	Series 2007-100C
June 20, 2017	$505,000	Series 2007-97B	January 3, 2018	$795,000	Series 2009-105B
June 20, 2017	$350,000	Series 2007-99C	January 3, 2018	$465,000	Series 2010-108B

Call Date	Amount	Series	Call Date	Amount	Series
January 3, 2018	$1,275,000	Series 2010-110B	December 31, 2018	$1,120,000	Series 2009-105B
January 3, 2018	$2,555,000	Series 2012-114A	December 31, 2018	$1,860,000	Series 2010-108B
January 3, 2018	$1,830,000	Series 2013-115A	December 31, 2018	$1,430,000	Series 2010-109
January 3, 2018	$595,000	Series 2015-116A	December 31, 2018	$4,225,000	Series 2010-110A
January 3, 2018	$875,000	Series 2010-109	December 31, 2018	$730,000	Series 2010-110B
January 3, 2018	$1,550,000	Series 2011-112	December 31, 2018	$2,225,000	Series 2011-112
January 3, 2018	$1,140,000	Series 2011-113	December 31, 2018	$405,000	Series 2011-113
January 3, 2018	$905,000	Series 2015-116A	December 31, 2018	$2,410,000	Series 2012-114A
January 3, 2018	$2,145,000	Series 2015-117A	December 31, 2018	$1,490,000	Series 2013-115A
January 3, 2018	$3,080,000	Series 2015-118A	December 31, 2018	$1,285,000	Series 2013-115B
January 3, 2018	$3,050,000	Series 2016-119	December 31, 2018	$2,345,000	Series 2015-117A
January 3, 2018	$4,480,000	Series 2016-120	December 31, 2018	$12,390,000	Series 2015-117B
January 3, 2018	$4,090,000	Series 2016-121	December 31, 2018	$1,455,000	Series 2017-125A
January 3, 2018	$4,585,000	Series 2017-122	February 25, 2019	$30,000,000	Series 2002-75A
January 3, 2018	$2,480,000	Series 2017-123A	February 25, 2019	$51,000,000	Series 2003-79B
January 3, 2018	$1,020,000	Series 2017-124A	April 1, 2019	$2,310,000	Series 2009-105B
April 1, 2018	$365,000	Series 2015-117A	April 1, 2019	$22,730,000	Series 2009-105B
April 1, 2018	$530,000	Series 2015-118A	April 1, 2019	$1,255,000	Series 2011-112
April 1, 2018	$150,000	Series 2016-120	April 1, 2019	$1,195,000	Series 2015-117A
April 1, 2018	$430,000	Series 2016-121	April 1, 2019	$1,325,000	Series 2015-118A
October 1, 2018	$40,000	Series 2010-109	April 1, 2019	$1,005,000	Series 2016-119
October 1, 2018	$1,410,000	Series 2011-112	April 1, 2019	$625,000	Series 2016-120
October 1, 2018	$130,000	Series 2015-116A	April 1, 2019	$1,595,000	Series 2016-121
October 1, 2018	$1,625,000	Series 2015-117A	April 1, 2019	$535,000	Series 2017-122
October 1, 2018	$2,475,000	Series 2015-118A	April 1, 2019	$1,410,000	Series 2017-123A
October 1, 2018	$695,000	Series 2004-83C	April 1, 2019	$2,125,000	Series 2017-124A
October 1, 2018	$1,075,000	Series 2004-84D	April 1, 2019	$295,000	Series 2018-126A
October 1, 2018	$790,000	Series 2004-86B	April 1, 2019	$440,000	Series 2004-83C
October 1, 2018	$1,270,000	Series 2006-93B	April 1, 2019	$565,000	Series 2004-86B
October 1, 2018	$440,000	Series 2006-94B	April 1, 2019	$745,000	Series 2006-93B
October 1, 2018	$785,000	Series 2007-98C	April 1, 2019	$760,000	Series 2006-94B
October 1, 2018	$995,000	Series 2007-100C	April 1, 2019	$535,000	Series 2007-98C
October 1, 2018	$155,000	Series 2012-114C	April 1, 2019	$685,000	Series 2007-100C
October 1, 2018	$495,000	Series 2013-115A	April 1, 2019	$1,030,000	Series 2012-114C
October 1, 2018	$425,000	Series 2015-116B	April 1, 2019	$10,000	Series 2015-116B
October 1, 2018	$185,000	Series 2017-123B	April 1, 2019	$365,000	Series 2017-125A
October 1, 2018	$1,030,000	Series 2017-125A	April 1, 2019	$235,000	Series 2018-127B
October 1, 2018	$4,860,000	Series 2011-112	April 1, 2019	$11,065,000	Series 2015-116A
October 1, 2018	$4,965,000	Series 2011-112	April 1, 2019	$4,455,000	Series 2015-116A
October 1, 2018	$4,700,000	Series 2011-113	April 1, 2019	$3,210,000	Series 2015-118A
October 1, 2018	$17,495,000	Series 2013-115A	April 1, 2019	$2,895,000	Series 2015-118A
December 31, 2018	$640,000	Series 2010-109	April 1, 2019	$30,065,000	Series 2015-118B
December 31, 2018	$1,015,000	Series 2011-113	June 28, 2019	$305,000	Series 2010-109
December 31, 2018	$660,000	Series 2015-116A	June 28, 2019	$1,120,000	Series 2011-112
December 31, 2018	$1,215,000	Series 2015-117A	June 28, 2019	$755,000	Series 2011-113
December 31, 2018	$2,560,000	Series 2015-118A	June 28, 2019	$50,000	Series 2015-116A
December 31, 2018	$2,135,000	Series 2016-119	June 28, 2019	$1,230,000	Series 2015-117A
December 31, 2018	$4,300,000	Series 2016-120	June 28, 2019	$825,000	Series 2015-118A
December 31, 2018	$4,020,000	Series 2016-121	June 28, 2019	$1,120,000	Series 2016-119
December 31, 2018	$4,380,000	Series 2017-122	June 28, 2019	$3,605,000	Series 2016-120
December 31, 2018	$1,895,000	Series 2017-123A	June 28, 2019	$3,225,000	Series 2016-121
December 31, 2018	$1,045,000	Series 2017-124A	June 28, 2019	$3,715,000	Series 2017-122
December 31, 2018	$635,000	Series 2004-83C	June 28, 2019	$1,075,000	Series 2017-123A
December 31, 2018	$650,000	Series 2004-84D	June 28, 2019	$580,000	Series 2017-124A
December 31, 2018	$485,000	Series 2004-86B	June 28, 2019	$175,000	Series 2018-126A
December 31, 2018	$940,000	Series 2006-93B	June 28, 2019	$1,650,000	Series 2019-128A
December 31, 2018	$865,000	Series 2006-94B	June 28, 2019	$370,000	Series 2004-83C
December 31, 2018	$805,000	Series 2007-98C	June 28, 2019	$485,000	Series 2004-86B
December 31, 2018	$1,010,000	Series 2007-100C	June 28, 2019	$810,000	Series 2006-93B
December 31, 2018	$325,000	Series 2013-115B	June 28, 2019	$580,000	Series 2006-94B
December 31, 2018	$705,000	Series 2017-125A	June 28, 2019	$685,000	Series 2007-98C

Call Date	Amount	Series	Call Date	Amount	Series
June 28, 2019	$895,000	Series 2007-100C	December 26, 2019	$635,000	Series 2007-98C
June 28, 2019	$210,000	Series 2013-115B	December 26, 2019	$840,000	Series 2007-100C
June 28, 2019	$4,385,000	Series 2010-110A	December 26, 2019	$380,000	Series 2013-115B
June 28, 2019	$380,000	Series 2010-110A	December 26, 2019	$1,105,000	Series 2017-125A
June 28, 2019	$1,905,000	Series 2010-108B	December 26, 2019	$2,325,000	Series 2011-112
June 28, 2019	$1,460,000	Series 2010-109	December 26, 2019	$430,000	Series 2011-113
June 28, 2019	$4,380,000	Series 2010-110A	December 26, 2019	$2,490,000	Series 2012-114A
June 28, 2019	$750,000	Series 2010-110B	December 26, 2019	$1,495,000	Series 2013-115A
June 28, 2019	$2,430,000	Series 2012-114A	December 26, 2019	$960,000	Series 2015-116A
June 28, 2019	$2,160,000	Series 2017-125A	December 26, 2019	$745,000	Series 2015-117A
October 1, 2019	$220,000	Series 2010-109	December 26, 2019	$1,135,000	Series 2015-118A
October 1, 2019	$195,000	Series 2011-113	December 26, 2019	$23,225,000	Series 2017-123B
October 1, 2019	$485,000	Series 2015-116A	December 26, 2019	$1,515,000	Series 2017-125A
October 1, 2019	$1,025,000	Series 2015-117A	December 26, 2019	$545,000	Series 2018-126A
October 1, 2019	$2,820,000	Series 2015-118A	December 26, 2019	$905,000	Series 2018-127A
October 1, 2019	$1,880,000	Series 2016-119	December 26, 2019	$1,430,000	Series 2019-128A
October 1, 2019	$1,385,000	Series 2016-120	December 26, 2019	$1,510,000	Series 2019-130B
October 1, 2019	$2,845,000	Series 2016-121	December 26, 2019	$13,800,000	Series 2006-94B
October 1, 2019	$1,345,000	Series 2017-122	April 1, 2020	$985,000	Series 2011-112
October 1, 2019	$2,605,000	Series 2017-123A	April 1, 2020	$25,000	Series 2015-116A
October 1, 2019	$3,125,000	Series 2017-124A	April 1, 2020	$460,000	Series 2015-117A
October 1, 2019	$995,000	Series 2018-126A	April 1, 2020	$1,385,000	Series 2015-118A
October 1, 2019	$830,000	Series 2019-128A	April 1, 2020	$850,000	Series 2016-119
October 1, 2019	$880,000	Series 2004-83C	April 1, 2020	$225,000	Series 2016-120
October 1, 2019	$485,000	Series 2004-86B	April 1, 2020	$1,250,000	Series 2016-121
October 1, 2019	$1,265,000	Series 2006-93B	April 1, 2020	$2,510,000	Series 2017-123A
October 1, 2019	$770,000	Series 2006-94B	April 1, 2020	$2,685,000	Series 2017-124A
October 1, 2019	$845,000	Series 2007-98C	April 1, 2020	$1,535,000	Series 2018-126A
October 1, 2019	$1,160,000	Series 2007-100C	April 1, 2020	$910,000	Series 2019-128A
October 1, 2019	$855,000	Series 2010-110B	April 1, 2020	$545,000	Series 2004-83C
October 1, 2019	$540,000	Series 2013-115B	April 1, 2020	$620,000	Series 2004-86B
October 1, 2019	$20,000	Series 2017-125A	April 1, 2020	$1,010,000	Series 2006-93B
October 1, 2019	$275,000	Series 2019-128B	April 1, 2020	$820,000	Series 2007-98C
October 1, 2019	$10,990,000	Series2015- 117B	April 1, 2020	$650,000	Series 2007-100C
October 1, 2019	$24,010,000	Series 2015-118B	April 1, 2020	$340,000	Series 2017-125A
October 1, 2019	$3,925,000	Series 2010-108B	April 1, 2020	$5,985,000	Series 2015-117B
October 1, 2019	$4,030,000	Series 2010-108B	April 1, 2020	$15,400,000	Series 2015-118A
October 1, 2019	$4,135,000	Series 2010-108B	April 1, 2020	$13,095,000	Series 2015-118B
October 1, 2019	$4,250,000	Series 2010-108B	June 8, 2020	$9,060,000	Series 1999-67B
October 1, 2019	$2,995,000	Series 2010-109	June 8, 2020	$14,915,000	Series 2000-69B
October 1, 2019	$3,070,000	Series 2010-109	June 8, 2020	$9,560,000	Series 2000-70B
October 1, 2019	$13,570,000	Series 2010-109	June 8, 2020	$31,050,000	Series 2001-72C
October 1, 2019	$895,000	Series 2010-109	June 8, 2020	$14,695,000	Series 2002-73C
October 1, 2019	$695,000	Series 2010-110B	June 8, 2020	$19,675,000	Series 2003-78
October 1, 2019	$1,595,000	Series 2010-110B	June 30, 2020	$650,000	Series 2011-113
October 1, 2019	$1,645,000	Series 2010- 110B	June 30, 2020	$190,000	Series 2015-116A
October 1, 2019	$11,200,000	Series 2010-110B	June 30, 2020	$1,105,000	Series 2015-117A
December 26, 2019	$895,000	Series 2011-113	June 30, 2020	$1,510,000	Series 2015-118A
December 26, 2019	$390,000	Series 2015-116A	June 30, 2020	$1,505,000	Series 2016-119
December 26, 2019	$1,635,000	Series 2015-117A	June 30, 2020	$3,040,000	Series 2016-120
December 26, 2019	$2,020,000	Series 2015-118A	June 30, 2020	$3,565,000	Series 2016-121
December 26, 2019	$1,970,000	Series 2016-119	June 30, 2020	$4,875,000	Series 2017-122
December 26, 2019	$4,580,000	Series 2016-120	June 30, 2020	$2,350,000	Series 2017-123A
December 26, 2019	$4,745,000	Series 2016-121	June 30, 2020	$1,950,000	Series 2017-124A
December 26, 2019	$5,055,000	Series 2017-122	June 30, 2020	$2,310,000	Series 2018-126A
December 26, 2019	$1,505,000	Series 2017-123A	June 30, 2020	$4,175,000	Series 2019-128A
December 26, 2019	$1,510,000	Series 2017-124A	June 30, 2020	$345,000	Series 2019-130A
December 26, 2019	$310,000	Series 2018-126A	June 30, 2020	$275,000	Series 2019-131A
December 26, 2019	$2,940,000	Series 2019-128A	June 30, 2020	$440,000	Series 2011-113
December 26, 2019	$560,000	Series 2004-83C	June 30, 2020	$2,535,000	Series 2012-114A
December 26, 2019	$490,000	Series 2004-86B	June 30, 2020	$1,495,000	Series 2013-115A
December 26, 2019	$625,000	Series 2006-93B	June 30, 2020	$980,000	Series 2015-116A
December 26, 2019	$715,000	Series 2006-94B	June 30, 2020	$760,000	Series 2015-117A

Call Date	Amount	Series	Call Date	Amount	Series
June 30, 2020	$1,155,000	Series 2015-118A	December 31, 2020	$455,000	Series 2011-113
June 30, 2020	$1,245,000	Series 2016-119	December 31, 2020	$2,580,000	Series 2012-114A
June 30, 2020	$1,040,000	Series 2016-120	December 31, 2020	$1,500,000	Series 2013-115A
June 30, 2020	$240,000	Series 2016-121	December 31, 2020	$1,005,000	Series 2015-116A
June 30, 2020	$1,055,000	Series 2017-123A	December 31, 2020	$10,415,000	Series 2015-116B
June 30, 2020	$1,215,000	Series 2017-124A	December 31, 2020	$780,000	Series 2015-117A
June 30, 2020	$1,125,000	Series 2017-125A	December 31, 2020	$4,525,000	Series 2015-117A
June 30, 2020	$555,000	Series 2018-126A	December 31, 2020	$1,180,000	Series 2015-118A
June 30, 2020	$930,000	Series 2018-127A	December 31, 2020	$1,265,000	Series 2016-119
June 30, 2020	$1,460,000	Series 2019-128A	December 31, 2020	$920,000	Series 2016-120
June 30, 2020	$275,000	Series 2019-130A	December 31, 2020	$910,000	Series 2016-121
June 30, 2020	$1,545,000	Series 2019-130B	December 31, 2020	$1,110,000	Series 2017-123A
June 30, 2020	$800,000	Series 2019-131B	December 31, 2020	$17,995,000	Series 2017-123B
October 1, 2020	$855,000	Series 2011-112	December 31, 2020	$1,245,000	Series 2017-124A
October 1, 2020	$180,000	Series 2011-113	December 31, 2020	$1,580,000	Series 2017-125A
October 1, 2020	$105,000	Series 2015-116A	December 31, 2020	$565,000	Series 2018-126A
October 1, 2020	$835,000	Series 2015-117A	December 31, 2020	$950,000	Series 2018-127A
October 1, 2020	$1,660,000	Series 2015-118A	December 31, 2020	$1,495,000	Series 2019-128A
October 1, 2020	$1,145,000	Series 2016-119	December 31, 2020	$15,500,000	Series 2019-128B
October 1, 2020	$1,555,000	Series 2016-120	December 31, 2020	$280,000	Series 2019-130A
October 1, 2020	$2,165,000	Series 2016-121	December 31, 2020	$1,580,000	Series 2019-130B
October 1, 2020	$1,605,000	Series 2017-123A	December 31, 2020	$820,000	Series 2019-131B
October 1, 2020	$2,540,000	Series 2017-124A	December 31, 2020	$915,000	Series 2020-132A
October 1, 2020	$170,000	Series 2018-126A	April 1, 2021	$26,710,000	Series 2005-89
October 1, 2020	$195,000	Series 2019-130A	April 1, 2021	$14,610,000	Series 2006-93B
October 1, 2020	$490,000	Series 2019-131A	April 1, 2021	$75,000	Series 2011-113
October 1, 2020	$1,075,000	Series 2004-83C	April 1, 2021	$820,000	Series 2019-131A
October 1, 2020	$855,000	Series 2004-86B	April 1, 2021	$235,000	Series 2020-132A
October 1, 2020	$1,205,000	Series 2006-93B	April 1, 2021	$1,270,000	Series 2004-83C
October 1, 2020	$1,270,000	Series 2007-98C	April 1, 2021	$1,070,000	Series 2004-86B
October 1, 2020	$2,200,000	Series 2007-100C	April 1, 2021	$2,220,000	Series 2007-98C
October 1, 2020	$520,000	Series 2013-115A	April 1, 2021	$2,395,000	Series 2007-100C
October 1, 2020	$95,000	Series 2015-116B	April 1, 2021	$360,000	Series 2013-115A
October 1, 2020	$945,000	Series 2016-119	April 1, 2021	$270,000	Series 2015-116A
October 1, 2020	$1,375,000	Series 2016-120	April 1, 2021	$1,240,000	Series 2015-117A
October 1, 2020	$1,625,000	Series 2017-125A	April 1, 2021	$2,430,000	Series 2015-118A
October 1, 2020	$325,000	Series 2018-127B	April 1, 2021	$2,635,000	Series 2016-119
October 1, 2020	$2,510,000	Series 2019-128B	April 1, 2021	$3,160,000	Series 2016-120
October 1, 2020	$7,260,000	Series 2013-115B	April 1, 2021	$2,595,000	Series 2016-121
October 1, 2020	$8,565,000	Series 2015-116B	April 1, 2021	$1,975,000	Series 2017-123B
October 1, 2020	$10,935,000	Series 2017-122	April 1, 2021	$1,225,000	Series 2017-124B
October 1, 2020	$12,475,000	Series 2018-126A	April 1, 2021	$3,305,000	Series 2017-125A
October 1, 2020	$15,830,000	Series 2018-127B	April 1, 2021	$300,000	Series 2018-127B
October 1, 2020	$5,000,000	Series 2019-128B	April 1, 2021	$2,100,000	Series 2019-128B
December 31, 2020	$725,000	Series 2011-112	April 1, 2021	$4,475,000	Series 2013-115A
December 31, 2020	$270,000	Series 2011-113	April 1, 2021	$43,715,000	Series 2017-122
December 31, 2020	$175,000	Series 2015-116A	April 1, 2021	$19,055,000	Series 2017-123B
December 31, 2020	$1,790,000	Series 2015-117A	July 1, 2021	$10,000	Series 2011-112
December 31, 2020	$2,925,000	Series 2015-118A	July 1, 2021	$1,645,000	Series 2015-117A
December 31, 2020	$2,480,000	Series 2016-119	July 1, 2021	$2,700,000	Series 2015-118A
December 31, 2020	$4,395,000	Series 2016-120	July 1, 2021	$2,300,000	Series 2016-119
December 31, 2020	$5,470,000	Series 2016-121	July 1, 2021	$4,195,000	Series 2016-120
December 31, 2020	$4,695,000	Series 2017-122	July 1, 2021	$5,220,000	Series 2016-121
December 31, 2020	$3,710,000	Series 2017-123A	July 1, 2021	$4,520,000	Series 2017-122
December 31, 2020	$4,250,000	Series 2017-124A	July 1, 2021	$3,465,000	Series 2017-123A
December 31, 2020	$3,050,000	Series 2018-126A	July 1, 2021	$3,980,000	Series 2017-124A
December 31, 2020	$4,485,000	Series 2019-128A	July 1, 2021	$3,150,000	Series 2018-126A
December 31, 2020	$1,070,000	Series 2019-130A	July 1, 2021	$4,750,000	Series 2019-128A
December 31, 2020	$495,000	Series 2019-131A	July 1, 2021	$1,565,000	Series 2019-130A
December 31, 2020	$635,000	Series 2013-115A	July 1, 2021	$1,790,000	Series 2019-131A
December 31, 2020	$800,000	Series 2015-116A	July 1, 2021	$1,090,000	Series 2020-132A
December 31, 2020	$2,780,000	Series 2017-125A	July 1, 2021	$610,000	Series 2020-133
December 31, 2020	$175,000	Series 2018-127B	July 1, 2021	$360,000	Series 2021-134A

Call Date	Amount	Series	Call Date	Amount	Series
July 1, 2021	$185,000	Series 2013-115	January 3, 2022	$2,330,000	Series 2017-122
July 1, 2021	$155,000	Series 2013-115A	January 3, 2022	$1,120,000	Series 2017-123A
July 1, 2021	$1,040,000	Series 2015-116A	January 3, 2022	$1,010,000	Series 2017-124A
July 1, 2021	$3,150,000	Series 2017-125A	January 3, 2022	$2,315,000	Series 2019-128A
July 1, 2021	$400,000	Series 2018-127B	January 3, 2022	$265,000	Series 2013-115A
July 1, 2021	$465,000	Series 2011-113	January 3, 2022	$790,000	Series 2015-116A
July 1, 2021	$2,645,000	Series 2012-114A	January 3, 2022	$2,650,000	Series 2017-125A
July 1, 2021	$1,495,000	Series 2013-115A	January 3, 2022	$290,000	Series 2018-127B
July 1, 2021	$515,000	Series 2015-116A	January 3, 2022	$315,000	Series 2011-113
July 1, 2021	$795,000	Series 2015-117A	January 3, 2022	$1,500,000	Series 2013-115A
July 1, 2021	$1,210,000	Series 2015-118A	January 3, 2022	$525,000	Series 2015-116A
July 1, 2021	$1,285,000	Series 2016-119	January 3, 2022	$810,000	Series 2015-117A
July 1, 2021	$810,000	Series 2016-120	January 3, 2022	$1,230,000	Series 2015-118A
July 1, 2021	$915,000	Series 2016-121	January 3, 2022	$1,310,000	Series 2016-119
July 1, 2021	$1,780,000	Series 2017-122	January 3, 2022	$705,000	Series 2016-120
July 1, 2021	$1,135,000	Series 2017-123A	January 3, 2022	$925,000	Series 2016-121
July 1, 2021	$1,270,000	Series 2017-124A	January 3, 2022	$1,820,000	Series 2017-122
July 1, 2021	$1,610,000	Series 2017-125A	January 3, 2022	$1,160,000	Series 2017-123A
July 1, 2021	$580,000	Series 2018-126A	January 3, 2022	$1,300,000	Series 2017-124A
July 1, 2021	$975,000	Series 2018-127A	January 3, 2022	$1,640,000	Series 2017-125A
July 1, 2021	$30,980,000	Series 2018-127B	January 3, 2022	$995,000	Series 2018-127A
July 1, 2021	$1,525,000	Series 2019-128A	January 3, 2022	$1,560,000	Series 2019-128A
July 1, 2021	$15,570,000	Series 2019-128B	January 3, 2022	$500,000	Series 2019-131B
July 1, 2021	$285,000	Series 2019-130A	April 1, 2022	$620,000	Series 2015-117A
July 1, 2021	$1,610,000	Series 2019-130B	April 1, 2022	$1,175,000	Series 2015-118A
July 1, 2021	$840,000	Series 2019-131B	April 1, 2022	$25,000	Series 2016-119
July 1, 2021	$725,000	Series 2020-132A	April 1, 2022	$1,280,000	Series 2016-120
October 1, 2021	$1,295,000	Series 2004-83C	April 1, 2022	$1,695,000	Series 2016-121
October 1, 2021	$1,090,000	Series 2004-86B	April 1, 2022	$2,020,000	Series 2017-122
October 1, 2021	$1,865,000	Series 2007-98C	April 1, 2022	$2,095,000	Series 2017-123A
October 1, 2021	$2,290,000	Series 2007-100C	April 1, 2022	$2,695,000	Series 2017-124A
October 1, 2021	$245,000	Series 2013-115A	April 1, 2022	$2,985,000	Series 2018-126A
October 1, 2021	$1,095,000	Series 2015-116A	April 1, 2022	$2,475,000	Series 2019-128A
October 1, 2021	$1,100,000	Series 2015-117B	April 1, 2022	$2,030,000	Series 2019-130A
October 1, 2021	$950,000	Series 2015-118A	April 1, 2022	$2,240,000	Series 2019-131A
October 1, 2021	$2,060,000	Series 2016-119	April 1, 2022	$1,695,000	Series 2020-132A
October 1, 2021	$3,865,000	Series 2016-120	April 1, 2022	$1,670,000	Series 2020-133
October 1, 2021	$1,970,000	Series 2016-121	April 1, 2022	$1,535,000	Series 2021-134A
October 1, 2021	$3,880,000	Series 2017-122	April 1, 2022	$280,000	Series 2021-135A
October 1, 2021	$1,745,000	Series 2017-123B	April 1, 2022	$235,000	Series 2021-136
October 1, 2021	$1,215,000	Series 2017-124B	April 1, 2022	$1,690,000	Series 2004-83C
October 1, 2021	$2,015,000	Series 2017-125A	April 1, 2022	$855,000	Series 2004-86B
October 1, 2021	$2,590,000	Series 2019-128B	April 1, 2022	$1,505,000	Series 2007-98C
October 1, 2021	$635,000	Series 2021-134A	April 1, 2022	$1,880,000	Series 2007-100C
October 1, 2021	$20,030,000	Series 2015-116A	April 1, 2022	$315,000	Series 2011-113
October 1, 2021	$35,830,000	Series 2017-125B	April 1, 2022	$295,000	Series 2013-115A
October 1, 2021	$11,250,000	Series 2019-128B	April 1, 2022	$660,000	Series 2015-116A
October 1, 2021	$5,365,000	Series 2012-114A	April 1, 2022	$305,000	Series 2015-117B
October 1, 2021	$5,490,000	Series 2012-114A	April 1, 2022	$95,000	Series 2015-118A
October 1, 2021	$4,445,000	Series 2012-114A	April 1, 2022	$1,155,000	Series 2016-119
October 1, 2021	$4,500,000	Series 2012-114A	April 1, 2022	$885,000	Series 2016-120
October 1, 2021	$26,345,000	Series 2012-114A	April 1, 2022	$565,000	Series 2016-121
October 1, 2021	$11,995,000	Series 2012-114C	April 1, 2022	$1,170,000	Series 2017-122
October 1, 2021	$41,775,000	Series 2012-114C	April 1, 2022	$2,015,000	Series 2017-125A
October 1, 2021	$22,070,000	Series 2012-114C	April 1, 2022	$6,235,000	Series 2015-116A
October 1, 2021	$12,860,000	Series 2012-114C	April 1, 2022	$10,000,000	Series 2015-118A
January 3, 2022	$890,000	Series 2015-117A	April 1, 2022	$37,710,000	Series 2017-125A
January 3, 2022	$1,305,000	Series 2015-118A	April 1, 2022	$17,120,000	Series 2017-125B
January 3, 2022	$2,100,000	Series 2016-119	April 1, 2022	$12,515,000	Series 2018-126A
January 3, 2022	$2,730,000	Series 2016-120	April 1, 2022	$28,165,000	Series 2019-128B
January 3, 2022	$3,280,000	Series 2016-121	July 1, 2022	$15,360,000	Series 2017-122

Call Date	Amount	Series	Call Date	Amount	Series
July 1, 2022	$920,000	Series 2015-117A	October 1, 2022	$360,000	Series 2015-116A
July 1, 2022	$1,205,000	Series 2015-118A	October 1, 2022	$370,000	Series 2016-119
July 1, 2022	$1,620,000	Series 2016-119	October 1, 2022	$1,595,000	Series 2016-120
July 1, 2022	$3,445,000	Series 2016-120	October 1, 2022	$290,000	Series 2016-121
July 1, 2022	$3,030,000	Series 2016-121	October 1, 2022	$985,000	Series 2017-122
July 1, 2022	$3,475,000	Series 2017-122	October 1, 2022	$1,415,000	Series 2017-125B
July 1, 2022	$1,660,000	Series 2017-123A	October 1, 2022	$3,525,000	Series 2017-122
July 1, 2022	$2,720,000	Series 2017-124A	October 1, 2022	$4,315,000	Series 2017-122
July 1, 2022	$2,275,000	Series 2018-126A	October 1, 2022	$4,405,000	Series 2017-122
July 1, 2022	$3,945,000	Series 2019-128A	October 1, 2022	$1,395,000	Series 2018-126A
July 1, 2022	$1,995,000	Series 2019-130A	October 1, 2022	$1,425,000	Series 2018-126A
July 1, 2022	$2,645,000	Series 2019-131A	October 1, 2022	$1,455,000	Series 2018-126A
July 1, 2022	$1,130,000	Series 2020-132A	October 1, 2022	$1,480,000	Series 2018-126A
July 1, 2022	$1,265,000	Series 2020-133	December 30, 2022	$380,000	Series 2004-86B
July 1, 2022	$710,000	Series 2021-134A	December 30, 2022	$13,245,000	Series 2004-86B
July 1, 2022	$1,050,000	Series 2021-135A	January 3, 2023	$280,000	Series 2015-118A
July 1, 2022	$1,265,000	Series 2021-136	January 3, 2023	$485,000	Series 2016-119
July 1, 2022	$355,000	Series 2021-137	January 3, 2023	$1,670,000	Series 2016-120
July 1, 2022	$335,000	Series 2011-113	January 3, 2023	$1,165,000	Series 2016-121
July 1, 2022	$695,000	Series 2015-116A	January 3, 2023	$475,000	Series 2017-122
July 1, 2022	$1,665,000	Series 2017-125B	January 3, 2023	$2,660,000	Series 2018-126A
July 1, 2022	$335,000	Series 2011-113	January 3, 2023	$105,000	Series 2019-128A
July 1, 2022	$1,500,000	Series 2013-115A	January 3, 2023	$140,000	Series 2013-115A
July 1, 2022	$540,000	Series 2015-116A	January 3, 2023	$185,000	Series 2015-116A
July 1, 2022	$825,000	Series 2015-117A	January 3, 2023	$1,005,000	Series 2013-115A
July 1, 2022	$1,255,000	Series 2015-118A	January 3, 2023	$550,000	Series 2015-116A
July 1, 2022	$1,330,000	Series 2016-119	January 3, 2023	$685,000	Series 2015-117A
July 1, 2022	$620,000	Series 2016-120	January 3, 2023	$1,285,000	Series 2015-118A
July 1, 2022	$815,000	Series 2016-121	January 3, 2023	$615,000	Series 2018-126A
July 1, 2022	$1,860,000	Series 2017-122	February 17, 2023	$31,250,000	Series 2018-126B
July 1, 2022	$1,190,000	Series 2017-123A	April 1, 2023	$1,230,000	Series 2015-117A
July 1, 2022	$1,325,000	Series 2017-124A	April 1, 2023	$1,760,000	Series 2015-118A
July 1, 2022	$1,675,000	Series 2017-125A	April 1, 2023	$1,315,000	Series 2016-119
July 1, 2022	$605,000	Series 2018-126A	April 1, 2023	$1,980,000	Series 2016-120
July 1, 2022	$1,020,000	Series 2018-127A	April 1, 2023	$3,355,000	Series 2016-121
July 1, 2022	$1,595,000	Series 2019-128A	April 1, 2023	$3,550,000	Series 2017-122
July 1, 2022	$295,000	Series 2019-130A	April 1, 2023	$2,750,000	Series 2017-123A
July 1, 2022	$870,000	Series 2019-131B	April 1, 2023	$3,175,000	Series 2017-124A
July 1, 2022	$750,000	Series 2020-132A	April 1, 2023	$4,035,000	Series 2019-128A
July 1, 2022	$1,310,000	Series 2021-137	April 1, 2023	$2,355,000	Series 2019-130A
August 1, 2022	$1,455,000	Series 2004-83C	April 1, 2023	$2,715,000	Series 2019-131A
October 1, 2022	$450,000	Series 2015-117A	April 1, 2023	$2,775,000	Series 2020-132A
October 1, 2022	$1,050,000	Series 2015-118A	April 1, 2023	$3,415,000	Series 2020-133
October 1, 2022	$345,000	Series 2016-119	April 1, 2023	$2,390,000	Series 2021-134A
October 1, 2022	$380,000	Series 2016-120	April 1, 2023	$1,850,000	Series 2021-135A
October 1, 2022	$1,715,000	Series 2016-121	April 1, 2023	$2,745,000	Series 2021-136
October 1, 2022	$710,000	Series 2017-122	April 1, 2023	$1,860,000	Series 2021-137
October 1, 2022	$1,325,000	Series 2017-123A	April 1, 2023	$1,350,000	Series 2022-138A
October 1, 2022	$715,000	Series 2017-124A	April 1, 2023	$745,000	Series 2022-139A
October 1, 2022	$545,000	Series 2018-126A	April 1, 2023	$960,000	Series 2007-98C
October 1, 2022	$525,000	Series 2019-128A	April 1, 2023	$1,290,000	Series 2007-100C
October 1, 2022	$390,000	Series 2019-130A	April 1, 2023	$115,000	Series 2013-115A
October 1, 2022	$1,135,000	Series 2020-132A	June 29, 2023	$24,440,000	Series 2018-127C
October 1, 2022	$1,305,000	Series 2020-133	October 1, 2023	$250,000	Series 2015-117A
October 1, 2022	$1,270,000	Series 2021-134A	October 1, 2023	$350,000	Series 2015-118A
October 1, 2022	$275,000	Series 2021-135A	October 1, 2023	$1,140,000	Series 2016-119
October 1, 2022	$615,000	Series 2021-136	October 1, 2023	$1,230,000	Series 2016-120
October 1, 2022	$265,000	Series 2021-137	October 1, 2023	$970,000	Series 2016-121
October 1, 2022	$645,000	Series 2004-86B	October 1, 2023	$1,505,000	Series 2017-122
October 1, 2022	$1,060,000	Series 2007-98C	October 1, 2023	$1,375,000	Series 2017-123A
October 1, 2022	$1,365,000	Series 2007-100C	October 1, 2023	$1,685,000	Series 2017-124A

Call Date	Amount	Series	Call Date	Amount	Series
October 1, 2023	$495,000	Series 2018-126A	April 1, 2024	$1,985,000	Series 2021-135A
October 1, 2023	$1,545,000	Series 2019-128A	April 1, 2024	$4,175,000	Series 2021-136
October 1, 2023	$630,000	Series 2019-130A	April 1, 2024	$2,480,000	Series 2021-137
October 1, 2023	$1,060,000	Series 2019-131A	April 1, 2024	$2,725,000	Series 2022-138A
October 1, 2023	$705,000	Series 2020-132A	April 1, 2024	$760,000	Series 2022-139A
October 1, 2023	$1,280,000	Series 2020-133	April 1, 2024	$1,885,000	Series 2022-140A
October 1, 2023	$1,580,000	Series 2021-134A	April 1, 2024	$3,315,000	Series 2023-141A
October 1, 2023	$1,340,000	Series 2021-135A	April 1, 2024	$1,090,000	Series 2023-142A
October 1, 2023	$2,185,000	Series 2021-136	October 1, 2024	$750,000	Series 2015-117A
October 1, 2023	$1,980,000	Series 2021-137	October 1, 2024	$75,000	Series 2015-118A
October 1, 2023	$1,115,000	Series 2022-138A	October 1, 2024	$1,795,000	Series 2016-120
October 1, 2023	$1,525,000	Series 2022-139A	October 1, 2024	$4,240,000	Series 2016-121
October 1, 2023	$700,000	Series 2007-98C	October 1, 2024	$5,000	Series 2017-122
October 1, 2023	$1,160,000	Series 2007-100C	October 1, 2024	$795,000	Series 2017-123A
October 1, 2023	$310,000	Series 2015-116A	October 1, 2024	$1,220,000	Series 2017-124A
October 1, 2023	$120,000	Series 2015-117A	October 1, 2024	$185,000	Series 2018-126A
October 1, 2023	$445,000	Series 2017-125A	October 1, 2024	$1,735,000	Series 2019-128A
October 1, 2023	$1,075,000	Series 2007-98C	October 1, 2024	$2,030,000	Series 2019-130A
April 1, 2024	$2,155,000	Series 2015-117A	October 1, 2024	$1,045,000	Series 2019-131A
April 1, 2024	$705,000	Series 2015-118A	October 1, 2024	$2,570,000	Series 2020-132A
April 1, 2024	$525,000	Series 2016-119	October 1, 2024	$4,155,000	Series 2020-133
April 1, 2024	$2,540,000	Series 2016-120	October 1, 2024	$1,215,000	Series 2021-134A
April 1, 2024	$3,415,000	Series 2016-121	October 1, 2024	$1,815,000	Series 2021-135A
April 1, 2024	$1,175,000	Series 2017-122	October 1, 2024	$2,150,000	Series 2021-136
April 1, 2024	$1,550,000	Series 2017-123A	October 1, 2024	$985,000	Series 2021-137
April 1, 2024	$1,190,000	Series 2017-124A	October 1, 2024	$3,550,000	Series 2022-138A
April 1, 2024	$35,000	Series 2018-126A	October 1, 2024	$1,955,000	Series 2022-139A
April 1, 2024	$1,125,000	Series 2019-128A	October 1, 2024	$2,720,000	Series 2022-140A
April 1, 2024	$2,130,000	Series 2019-130A	October 1, 2024	$5,230,000	Series 2023-141A
April 1, 2024	$2,035,000	Series 2019-131A	October 1, 2024	$3,115,000	Series 2023-142A
April 1, 2024	$2,710,000	Series 2020-132A	October 1, 2024	$1,135,000	Series 2023-143A
April 1, 2024	$2,010,000	Series 2020-133	October 1, 2024	$190,000	Series 2015-117A
April 1, 2024	$1,615,000	Series 2021-134A			

III. Certain Information Regarding Operation of the Agency's Single Family Mortgage Loan Program and the Agency's Portfolio of Mortgage Loans*

As of December 31, 2024, the Agency had purchased (since the inception of the Program) a total of 169,559 first lien Mortgage Loans in the aggregate principal amount of $15,341,688,493 of which 46,230 Mortgage Loans in an aggregate principal amount of $5,742,936,222 are outstanding. The average original loan amount was $144,354 and the average purchase price of the residence was $153,347. The average annual income of the Eligible Borrower was $59,431. The Mortgage Loans have been purchased in a total of 67 counties with the highest number of loans purchased from any one county being 29,860 loans in Philadelphia County.

As of December 31, 2024, the Agency's 46,230 outstanding first lien Mortgage Loans included 1,397 loans for condominiums, 1,729 loans for planned unit developments ("PUDs") and 764 loans for manufactured housing. These amounts represent 3.02%, 3.74% and 1.65% respectively, of the outstanding amount of Mortgage Loans as of such date.

The Agency services all of the Mortgage Loans under the Program.

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* The above paragraph excludes 70 REO properties in the amount of $6,116,842.

The following table sets forth information concerning the original funding series for the first lien Mortgage Loan portfolio of the Agency's Single Family Program as of December 31, 2024.

Series of Bonds*	Interest Rate on Mortgage Loans**	Mortgage Loans Outstanding	Outstanding Number of Mortgage Loans
Series G	10.125%	$71.96	1
Series K	7.500/7.950%	$13,342.39	2
Series L	7.500%	$17,559.76	3
Series O	8.650%	$32,253.13	1
Series P	8.500%	$21,257.76	1
Series U	8.350%	$29,856.37	4
Series V	8.350%	$11,500.54	1
Series 031	7.950%	$24,641.53	3
Series 032	7.950%	$1,763.80	1
Series 033	7.850%	$586.61	1
Series 035	6.800%	$73,707.70	5
Series 037	5.500/5.750%	$361,571.09	31
Series 039	7.250/8.250%	$90,342.24	5
Series 040	7.250/7.950%	$25,492.89	4
Series 041	6.600/8.000%	$114,792.09	11
Series 042	7.500/8.250%	$170,363.89	27
Series 043	8.050/8.850%	$38,610.16	10
Series 044	7.500/8.250%	$319,992.07	39
Series 045	7.200/7.450%	$177,392.87	51
Series 046	6.700/7.450%	$337,938.76	62
Series 047	6.700/6.900%	$301,794.84	49
Series 048	6.750/7.500%	$301,621.29	42
Series 049	6.750/7.500%	$339,869.72	54
Series 051	6.100/7.500%	$513,880.51	93
Series 052	6.850/7.650%	$531,641.64	81
Series 053	6.800/7.500%	$666,975.64	81
Series 054	5.200/7.100%	$456,205.86	57
Series 056	6.750%	$709,456.73	85
Series 057	7.000/7.100%	$444,281.71	44
Series 058	7.250/7.500%	$655,550.09	83
Series 059	6.900/7.300%	$1,161,461.86	110
Series 060	5.000/7.150%	$1,396,055.34	119
Series 061	5.000/6.800%	$1,224,517.45	107
Series 062	5.250/6.600%	$1,715,158.46	141
Series 063	5.500%	$2,058,814.77	163
Series 064	5.000/5.900%	$1,650,947.23	115
Series 065	5.500/6.600%	$1,937,861.69	124
Series 066	5.000/6.600%	$6,915,983.03	242
Series 067	5.000/6.600%	$2,539,127.89	167
Series 068	5.500/7.600%	$2,187,035.59	129
Series 069	5.750/7.650%	$2,746,011.97	158
Series 070	5.750/7.450%	$3,088,587.06	158
Series 072	4.750/6.250%	$6,909,206.34	335
Series 073	4.750/6.000%	$8,305,173.26	344
Series 074	4.750/6.100%	$6,544,246.13	266
Series 075	4.750/6.100%	$6,873,326.31	277
Series 077	4.500/5.500%	$8,951,186.26	267
Series 079	4.250/5.650%	$7,868,076.67	240
Series 081	4.250/5.650%	$8,136,804.74	233
Series 082	4.250/5.650%	$8,162,836.74	224
Series 083	4.250/5.500%	$8,190,858.27	215
Series 084	4.875/5.875%	$9,448,736.66	224
Series 085	4.500/5.875%	$9,821,093.59	241
Series 086	4.500/5.375%	$8,487,971.98	216
Series 087	4.500/5.375%	$6,469,282.43	155

* This information is historic only and some or all of these loans may now participate in other series due to subsequent events and bond refundings. Individual investors of each particular bond series should consult their disclosure documents for additional information.
** Some series of Bonds include a range of interest rates on Mortgage Loans expected to be funded.

Series of Bonds*	Interest Rate on Mortgage Loans**	Mortgage Loans Outstanding	Outstanding Number of Mortgage Loans
Series 088	4.250/5.500%	$8,129,931.83	196
Series 089	4.250/5.500%	$14,644,031.00	339
Series 090	4.250/5.500%	$7,478,214.84	169
Series 091	4.750/5.875%	$8,571,061.19	178
Series 092	4.750/5.875%	$12,990,314.64	260
Series 093	5.125/6.125%	$10,308,865.81	197
Series 094	5.375/6.250%	$10,733,636.51	193
Series 095	5.125/6.375%	$20,600,762.74	365
Series 096	5.250/6.500%	$19,537,003.42	367
Series 097	4.750/6.375%	$20,757,310.38	355
Series 098	5.250/6.050%	$23,053,568.41	393
Series 099	5.375/6.500%	$13,564,320.15	222
Series 100	5.125/6.500%	$28,366,433.98	495
Series 102	5.250/6.500%	$18,436,905.75	322
Series 103	5.600/6.750%	$23,160,827.55	400
Series 105	5.375/6.875%	$23,582,109.22	390
Series 106	4.500/6.875%	$56,863,260.01	937
Series 108	4.500/5.625%	$69,250,417.68	1,068
Series 109	4.500/5.625%	$66,135,391.35	1,024
Series 112	3.250/5.750%	$97,570,741.46	1,524
Series 113***	3.250/7.950%	$22,892,052.89	350
Series 114	2.700/5.750%	$36,452,742.28	490
Series 115	2.950%	$5,413,911.06	60
Series 116	3.000/4.625%	$7,138,811.05	83
Series 117	3.000/3.500%	$22,884,523.28	239
Series 118	3.000/4.500%	$38,807,957.24	414
Series 119	3.000/4.500%	$26,230,221.43	270
Series 120	3.250%	$31,603,837.17	307
Series 121	3.000/4.500%	$61,492,864.68	641
Series 122	3.000/4.500%	$30,976,354.82	314
Series 123	3.625/4.125%	$49,751,361.37	491
Series 124	3.400/4.000%	$67,068,813.22	631
Series 125	3.400/4.375%	$61,311,902.41	579
Series 126	3.625/4.750%	$54,648,991.98	523
Series 127	4.250/4.875%	$67,545,307.34	632
Series 128	4.250/5.000%	$45,576,260.32	433
Series 129	3.750/5.000%	$67,532,520.57	622
Series 130	2.375/4.500%	$81,005,629.35	676
Series 131	3.125/4.250%	$83,282,225.15	670
Series 132	2.750/4.375%	$108,704,785.06	826
Series 133	2.450/3.875%	$181,298,917.22	1,310
Series 134	2.125/3.375%	$102,258,816.62	656
Series 135	2.375/3.375%	$115,404,033.82	711
Series 136	2.375/3.375%	$186,632,027.62	1,124
Series 137	2.625/3.500%	$225,373,686.04	1,329
Series 138	2.625/4.125%	$225,487,252.10	1,323
Series 139	2.125/6.250%	$260,532,000.30	1,452
Series 140 T.E.	3.000/6.500%	$186,354,003.92	1,081
Series 140 Tax	3.000/7.000%	$78,701,770.92	358
Series 141 T.E.	5.125/7.375%	$325,707,538.87	1,863
Series 141 Tax	6.000/7.875%	$88,513,687.22	388
Series 142 T.E.	5.625/6.875%	$340,418,068.68	1,790
Series 142 Tax	6.875/7.750%	$62,204,110.74	260
Series 143 T.E.	6.000/7.625%	$366,308,860.42	1,912
Series 143 Tax	7.250/8.500%	$76,052,027.34	298

* This information is historic only and some or all of these loans may now participate in other series due to subsequent events and bond refundings. Individual investors of each particular bond series should consult their disclosure documents for additional information.
** Some series of Bonds include a range of interest rates on Mortgage Loans expected to be funded.
*** The above table does not reflect the Agency's Single Family Mortgage Revenue Bonds Series 2010-111, in an aggregate principal amount of $82,750,000, which was refunded with the proceeds of Series 2011-113 Bonds.
T.E. Represents the tax-exempt first lien Mortgage Loans funded from the bond series.
Tax Represents the taxable first lien Mortgage Loans funded from the bond series.

Series of Bonds*	Interest Rate on Mortgage Loans**	Mortgage Loans Outstanding	Outstanding Number of Mortgage Loans
Series 144$^{T.E.}$	5.750/7.625%	$199,653,676.92	1,001
Series 144^{Tax}	7.000/8.500%	$54,904,025.18	231
Series 145$^{T.E.}$	5.250/7.500%	$361,629,129.33	1,698
Series 145^{Tax}	7.250/7.625%	$69,877,816.38	276
Series 146$^{T.E.}$	5.250/6.750%	$389,236,787.91	1,837
Series 146^{Tax}	7.250/7.750%	$74,908,893.53	287
Series 147$^{T.E.}$	5.375/6.625%	$63,417,368.25	300
Series 147^{Tax}	7.250/7.750%	$38,195,003.87	145
Total******		$5,736,700,361.15	46,177

* This information is historic only and some or all of these loans may now participate in other series due to subsequent events and bond refundings. Individual investors of each particular bond series should consult their disclosure documents for additional information.
** Some series of Bonds include a range of interest rates on Mortgage Loans expected to be funded.
T.E. Represents the tax-exempt first lien Mortgage Loans funded from the bond series.
Tax Represents the taxable first lien Mortgage Loans funded from the bond series.
**** The above table does not reflect 53 loans with an aggregate outstanding balance of approximately $6.2 million with interest rates ranging from 2.000% to 3.250% held under the indenture, but which are not reflected in any particular series.

The following table sets forth information concerning the K-FIT (down payment assistance loans) for the Mortgage Loan portfolio of the Agency's Single Family Program as of December 31, 2024.

Series of Bonds	Interest Rate on Mortgage Loans	Mortgage Loans Outstanding	Outstanding Number of Mortgage Loans
Series 134	0.000%	$106,373.00	15
Series 135	0.000%	$2,616,033.00	399
Series 136	0.000%	$5,338,371.00	810
Series 137	0.000%	$7,084,077.00	1,085
Series 138	0.000%	$7,798,579.00	1,131
Series 139	0.000%	$8,401,117.00	1,081
Series 140$^{T.E.}$	0.000%	$6,364,865.00	864
Series 140^{Tax}	0.000%	$3,309,090.00	358
Series 141$^{T.E.}$	0.000%	$10,253,752.00	1,303
Series 141^{Tax}	0.000%	$3,828,550.00	388
Series 142$^{T.E.}$	0.000%	$10,700,219.00	1,206
Series 142^{Tax}	0.000%	$2,889,627.00	259
Series 143$^{T.E.}$	0.000%	$10,779,886.00	1,186
Series 143^{Tax}	0.000%	$3,530,459.00	298
Series 144$^{T.E.}$	0.000%	$6,320,938.00	625
Series 144^{Tax}	0.000%	$2,820,119.00	230
Series 145$^{T.E.}$	0.000%	$9,561,303.00	893
Series 145^{Tax}	0.000%	$3,599,913.00	276
Series 146$^{T.E.}$	0.000%	$12,506,199.00	1,170
Series 146^{Tax}	0.000%	$3,856,028.00	287
Series 147$^{T.E.}$	0.000%	$1,941,149.00	176
Series 147^{Tax}	0.000%	$1,959,281.00	145
Total		$125,565,928.00	14,185

T.E. Represents the tax-exempt K-FIT down payment Mortgage Loans funded from the bond series.
Tax Represents the taxable K-FIT down payment Mortgage Loans funded from the bond series.

V. Information Regarding the Delinquencies in the Agency's Mortgage Loan Portfolio

The following table sets forth delinquency information as of December 31, 2024, for the total number and principal amount of Mortgage Loans outstanding with the Agency as of that date.

Payment Over-Due Days	Loans	% Delinquent Based on $ of Loans	Balance
30	2,677	4.64%	269,747,538
60	1,111	1.92%	111,961,794
90+*	1,075	1.91%	111,023,316
Total	4,863	8.47%	$492,732,648

* As of December 31, 2024, there were also 325 loans with an aggregate principal balance of $33,904,893 in foreclosure. The Agency is carrying 70 properties with an aggregate principal balance of $6,116,842 in the Real Estate Owned Account, and 19 loans pending disposition with an aggregate principal balance of $1,627,128, which are not included in the above numbers.

For comparison purposes only, the following table sets forth delinquency information as of December 31, 2023, for the total number and principal amount of Mortgage Loans outstanding with the Agency as of that date.

Payment Over-Due Days	Loans	% Delinquent Based on $ of Loans	Balance
30	2,606	5.04%	235,033,608
60	1,077	2.08%	96,733,973
90+*	1,001	1.98%	92,282,487
Total	4,684	9.10%	$424,050,068

* As of December 31, 2023, there were also 357 loans with an aggregate principal balance of $34,169,865 in foreclosure. The Agency is carrying 75 properties with an aggregate principal balance of $5,424,855 in the Real Estate Owned Account, and 18 loans pending disposition with an aggregate principal balance of $1,395,115, which are not included in the above numbers.

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APPENDIX D

CERTAIN GENERAL AGENCY PROGRAM INFORMATION AND OUTSTANDING OBLIGATIONS

This Appendix contains information regarding several of the programs of the Agency (other than its Single Family Mortgage Loan Program) and its method of financing such other programs and provides a schedule with the Agency's outstanding bonds and notes and certain other financial obligations.

Other Programs of the Agency

MULTIFAMILY HOUSING PROGRAMS

Since its establishment, the Agency has undertaken various programs under which it has provided or currently provides construction and permanent loan financing for rental housing developments.

In addition to financing programs, the Agency administers numerous programs from time to time for other entities. These programs include the performance based Section 8 contract administration program (for HUD), certain underwriting and construction administration programs for DCED and certain rental assistance and support programs for persons with disabilities for the Department of Human Services. Fee income is available to pay the administrative costs associated with these programs, but the Agency generally does not issue debt for these programs.

Current outstanding bonds and notes for multifamily projects are reflected as outstanding bonds and notes on the financial statements of the Agency. In addition, there are numerous projects which are financed through tax exempt financing as special limited obligation issues (either publicly or privately placed with investors.) These project financings pay fees to the Agency, but the repayment of these loans is not secured by the general revenue of the Agency and, accordingly, they are not reflected as outstanding debt on the Agency's financial statements.

PennHOMES Program

The Agency currently operates the PennHOMES program to provide financing for affordable rental projects throughout the Commonwealth. Many of the projects financed through this program blend a variety of funding sources to ensure economic feasibility including state funding programs, federal funding programs, federal low income housing tax credits and a variety of private and public funds. The Agency administers funds available in the Commonwealth, including federal HOME program funds and certain monies available through the PHARE Program, for properties participating in the PennHOMES Program. In addition, the Agency has set aside other funds to provide deferred loans to qualified projects under this program. Since the inception of the PennHOMES Program in 1987, the Agency has committed monies from its General Fund in the form of deferred loans in the approximate amount of $230,016,651 to support the development of 336 projects, representing 15,267 units, in 36 counties in the Commonwealth (as of June 30, 2022).

Certain of the projects in the PennHOMES program utilize Agency debt financing as well. See "OUTSTANDING BONDS AND NOTES OF THE AGENCY AND OTHER SUPPLEMENTAL FINANCIAL INFORMATION" (page D-5) for additional information about multifamily financing. Generally, notes and bonds issued to finance projects in the PennHOMES program are direct and general obligations of the Agency.

As a result of the American Recovery and Reinvestment Act of 2009 ("ARRA"), Pennsylvania received federal funding for certain projects in its low income housing tax credit program. The Agency provided $226,854,535 in Section 1602 "Exchange Program" funds available though the United States Treasury and $95,050,396 in funding from the Tax Credit Assistance Program administered through HUD, for an aggregate total of 67 projects. Federal funding sources were directly targeted to the programs and properties described and were generally not available for any other Agency purpose.

None of the monies, assets, funds or accounts, including the Capital Reserve Fund, which are pledged to the holders of Bonds under the Indenture may be used or applied to the payment of the Agency's obligations issued to finance the PennHOMES program or other Agency programs. The Act and the bond and note resolutions do, however, require the Agency to submit to the Governor and General Assembly an estimate of funds, if any, expected to be necessary to avoid default in the payment of principal of or interest on such general obligations, and the Act requires the Governor to cause the amount of such deficiency to be placed in the budget of the Commonwealth, in the same manner as deficiencies in the Capital Reserve Fund. See "SECURITY FOR THE BONDS - Capital Reserve Fund" in Part 2 of this Official Statement.

HOMEOWNERSHIP CHOICE PROGRAMS AND MIXED USE PROGRAMS

The Homeownership Choice Programs ("HCP") were active financing programs between 2001-2011 (now discontinued), through which the Agency committed over $85,000,000 to 89 projects designed to stimulate the production of housing in urban areas, to create positive community impact and scale and to increase development and transformation of distressed urban areas and core communities into attractive places to live throughout the Commonwealth. HCP provided soft financing to support new construction of infill housing, mixed use properties in commercial corridors, and targeted renovation projects in urban communities through partnerships between for profit developers, non-profit groups and local governments. The program is no longer active.

The Agency is currently working on a targeted program, called "ReCLAIM", which leverages support dollars with certain foundations to encourage mixed use property developments. In addition, the General Assembly passed Act 84 of 2016 (as amended) which established a mixed use tax credit program, whereby PHFA sells tax credits and uses the proceeds to fund qualified projects which combine commercial and residential components.

HOMEOWNER PROGRAMS

Over the past decade, the Agency has developed and implemented new programs in response to the needs of its target market of low to moderate income home buyers and homeowners. The main impetus behind the creation of these programs has been to prevent or remedy the effects of unscrupulous lending practices in the home financing market and to target specific funding needs. The Agency may explore various sources of financing for these programs.

The Agency’s Renovate and Repair Program ("R & R Program") provides second mortgage financing to homeowners in need of funds for home improvement and repair. It provides sound home equity lending and also ensures that appropriate repairs are made at a reasonable cost. Local community partners and lenders cooperate to originate the loans for qualified homeowners and to administer the funds through the rehabilitation and home improvement contracts. Through December 31, 2024, 1,657 loans have been made for a total of approximately $35.6 million.

The Agency offers a variety of financing programs for home loans which do not participate in the Program. Certain loans are financed through the direct sale of mortgage backed securities ("MBSs"). Many of these loans are eligible for securitization in either GNMA or Fannie Mae MBSs. The Agency has increased its participation in these MBS programs and regularly sells MBSs in the secondary market, retaining the servicing of these loans. These loans are not pledged under the Indenture.

The Agency has a very active mortgage credit certificate ("MCC") program, which provides tax credits to borrowers who qualify under the Code. (Note: The MCC program is not available to borrowers in the Single Family Mortgage Revenue Bond Program.)

The Agency also offers assistance for home purchase in connection with various employers throughout the Commonwealth.

Additional information regarding Agency programs is available at www.phfa.org.

In addition to its financing programs for homeownership, the Agency administers several programs for homeowner counseling. The funding for these programs, provided through several sources, including PHFA resources, NeighborWorks, the United States Department of Agriculture Rural Development, and HUD, is generally directed to support the efforts of over 100 local counseling agencies serving consumers in all 67 counties of the Commonwealth. The counseling agencies receive training and are certified by the Agency to provide such consumer education and support in foreclosure mitigation, loan restructuring and delinquency remediation assistance, as well as debt counseling, financial education and household finance and budgeting.

HOMEOWNER'S EMERGENCY MORTGAGE ASSISTANCE PROGRAM ("HEMAP")

The Agency administers this state funded program through appropriations from the Commonwealth, HEMAP fund investment earnings and HEMAP loan collections. This program, authorized by 35 P.S. § 1680.401 et seq., provides mortgage assistance payments to homeowners who are in danger of losing their homes through foreclosure, through no fault of their own, and who have a reasonable prospect of resuming mortgage payments within the prescribed time frame. Funds for the operation of this program are provided through appropriations in the Commonwealth (including proceeds of appropriated funds made available through the National Attorneys General Settlement with five of the nation's largest mortgage servicers) and through loan repayments and fund earnings and are not available for payment of any other Agency obligations including the bonds and notes issued by the Agency for its other programs.

Enactment of the Dodd Frank Wall Street Reform and Consumer Protection Act ("Dodd Frank") established funding for foreclosure mitigation efforts directed at unemployed homeowners. The Agency administered these funds in the Commonwealth to assist qualified homeowners consistent with HUD guidelines. The program ended in September, 2011. All mortgage loans have now been assigned to HUD and all funds have now been disbursed under this emergency program.

PENNSYLVANIA HOUSING TRUST FUND ("PHARE")

In November 2010, the General Assembly passed the Pennsylvania Housing Affordability and Rehabilitation Enhancement Program ("PHARE") (Act 105 of 2010), establishing a housing trust fund; which can be used to provide dwellings for rent or purchase to low and moderate-income individuals or families; increase the availability or quality of housing for elderly persons and accessible housing for persons with disabilities; prevent and reduce homelessness; development and rehabilitation of distressed neighborhoods; mortgage or rental assistance including housing counseling, foreclosure prevention and refinancing products; or provide loans or grants to low and moderate income owner occupants for repairs or improvements of their homes. Thereafter, by enacting Act 13 of 2012 ("Impact Fee Act"), certain fees relating to activity in the Marcellus Shale region of the Commonwealth were directed to fund PHARE in certain counties of the Commonwealth. The Agency administers the PHARE funds in eligible communities in accordance with a plan, adopted each calendar year. State and federal legislative initiatives have expanded PHARE funding to include a recently enacted realty transfer tax program surcharge and the federal trust fund being funded through GSE profits and administered by HUD. These programs are not supported by Agency indebtedness. The funds are generally provided as grant funds and the Agency does not issue bonds or incur indebtedness to support these programs.

OUTSTANDING BONDS AND NOTES OF THE AGENCY
AND OTHER SUPPLEMENTAL FINANCIAL INFORMATION

As of December 31, 2024, the Agency had outstanding the following bond and note issues.

Issue	Final Maturity	Outstanding Amount	Original Amount
Single Family Mortgage Revenue Bonds			
Series 2015-116	2045	3,425,000	118,795,000
Series 2015-117	2045	23,290,000	150,240,000
Series 2015-118	2045	33,795,000	231,165,000
Series 2016-119	2046	75,240,000	162,095,000
Series 2016-120	2046	128,475,000	214,265,000
Series 2016-121	2046	158,290,000	254,835,000
Series 2017-122	2047	65,755,000	239,645,000
Series 2017-123	2047	52,780,000	261,390,000
Series 2017-124	2047	124,690,000	206,965,000
Series 2017-125	2047	136,770,000	300,205,000
Series 2018-126	2048	25,695,000	123,175,000
Series 2018-127	2048	77,025,000	173,450,000
Series 2019-128	2049	46,425,000	201,595,000
Series 2019-129	2049	122,000,000	125,000,000
Series 2019-130	2049	120,205,000	174,925,000
Series 2019-131	2049	104,115,000	137,035,000
Series 2020-132	2050	171,760,000	248,870,000
Series 2020-133	2050	177,835,000	212,140,000
Series 2021-134	2051	127,680,000	157,925,000
Series 2021-135	2051	153,845,000	175,570,000
Series 2021-136	2051	260,595,000	294,750,000
Series 2021-137	2051	230,820,000	253,150,000
Series 2022-138	2052	237,550,000	257,760,000
Series 2022-139	2052	276,510,000	297,030,000
Series 2022-140	2052	288,900,000	303,280,000
Series 2023-141	2053	465,120,000	482,500,000
Series 2023-142	2053	449,105,000	458,705,000
Series 2023-143	2053	471,360,000	475,270,000
Series 2024-144	2054	263,845,000	264,680,000
Series 2024-145	2054	449,965,000	449,965,000
Series 2024-146	2054	494,210,000	494,210,000
Series 2024-147	2054	296,855,000	296,855,000
General Obligation Note - TriState	2034	20,833,333	25,000,000
HQ Building Bond – Series 2018	2037	26,000,000	40,000,000
Total		$6,160,763,333	$8,262,440,000

SUPPLEMENTAL FINANCIAL INFORMATION

The Agency has entered into various interest rate hedge agreements to manage interest rate risks associated with certain variable rate debt obligations. In connection with the sale of certain of its bonds, as outlined below, the Agency has entered into certain swap agreements with various counterparties in order to hedge against increases in variable interest rates on such securities. Under the contracts, generally, the Agency receives payments ranging from 56% to 70% of one-month LIBOR (with a spread to LIBOR up to 44 basis points) or 100% of SIFMA. As described in Part 1 of this Official Statement under "RECENT MARKET EVENTS AND POTENTIAL RISK – General," the Agency is preparing for transition of the LIBOR interest rate benchmark under contracts subject to a LIBOR-based index. The Agency pays the fixed interest rates shown below. The original principal notional amounts of the agreements are equal to the par amount of the related bond series and generally amortize consistently with the amortization of the Agency's related bonds. In addition, the Agency may generally terminate the swap on certain dates prior to its final scheduled maturity at market, and in certain circumstances (as noted below), the Agency may, at its option, terminate some or all of the swaps at a price of par.

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The following provides certain information relating to the outstanding interest rate hedge agreements (as of December 31, 2024).

Counterparty (S&P/Moody's ratings)	**Related Bond Series**	**Fixed Interest Rate***	**Outstanding Notional Amounts**	**Effective Date (mo/yr)**	**Termination Date (mo/yr)**	**Optional Termination begins (mo/yr)**	**Full Optional Termination begins (mo/yr)****
First National Bank (Baa3)	HQ Building Bond	3.150%	$26,000,000	03/2018	10/2037	04/2028	04/2028
Wells Fargo Bank (A+/Aa2)	SF MRB 2020-132B	1.7035%	$30,000,000	10/2020	10/2050	10/2028	10/2028
Bank of America (AA-/Aa2)	SF MRB 2023-141B	3.845%	$80,000,000	02/2023	10/2050	10/2032	10/2032
Total Outstanding Notional Amount			**$136,000,000**				

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* In lieu of exercising available optionality on a swap, the Agency from time to time, may sell-back the optionality to the counterparty in exchange for a reduction of fixed interest rate.

** Optionally callable semiannually hereafter.

The following table shows the providers and expiration dates for the liquidity facilities entered into by the Agency for its variable rate bonds for its Single Family Program.

Pennsylvania Housing Finance Agency
Liquidity Provider Status (as of December 31, 2024)

Issue	Balance	Standby Bond Purchase Agreement (SBPA) Provider (with S&P/Moody's ratings)	SBPA Expiration
Series 2020-132B	$30,000,000	TD Bank (AA+/A-1)	6/20/2025
Series 2023-141B	$80,000,000	Royal Bank of Canada (AA-/Aa1)	2/16/2028
Subtotal Single Family Program	$110,000,000		

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APPENDIX E

FINANCIAL STATEMENTS
(AUDITED)

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PENNSYLVANIA HOUSING FINANCE AGENCY

Basic Financial Statements and Supplementary Information

June 30, 2024 and 2023

(With Independent Auditors' Reports Thereon)

Independent Auditors' Report 1

Management's Discussion and Analysis (unaudited) 4

Basic Financial Statements

- Balance Sheets 18
- Statements of Revenues, Expenses and Changes in Net Position 19
- Statements of Cash Flows 20
- Statements of Fiduciary Net Position 22
- Statements of Changes in Fiduciary Net Position 23
- Notes to Financial Statements 24

Required Supplementary Information

- Schedules of Changes in the Agency's Net Pension Liability and Related Ratios (unaudited) 70
- Schedules of Employer Contributions to Agency Employees' Retirement Plan and Government Excess Benefit Plan (unaudited) 71
- Schedules of Investment Returns of Agency Employees' Retirement Plan and Government Excess Benefit Plan (unaudited) 72
- Schedules of Changes in Total OPEB Liability and Related Ratios (unaudited) 73

Supplementary Information

- Combining Balance Sheet, June 30, 2024 75
- Combining Statement of Revenues, Expenses and Changes in Net Position, Year Ended June 30, 2024 76
- Combining Statement of Cash Flows, Year Ended June 30, 2024 77
- Combining Balance Sheet, June 30, 2023 79
- Combining Statement of Revenues, Expenses and Changes in Net Position, Year Ended June 30, 2023 80
- Combining Statement of Cash Flows, Year Ended June 30, 2023 81

Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards 83

INDEPENDENT AUDITORS' REPORT

Board of Directors
Pennsylvania Housing Finance Agency
Harrisburg, Pennsylvania

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and fiduciary activities of Pennsylvania Housing Finance Agency (the Agency), a component unit of the Commonwealth of Pennsylvania, as of and for the years ended June 30, 2024 and 2023 and the related notes to the financial statements, which collectively comprise Pennsylvania Housing Finance Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and fiduciary activities of Pennsylvania Housing Finance Agency, as of June 30, 2024 and 2023 and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Pennsylvania Housing Finance Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Pennsylvania Housing Finance Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Pennsylvania Housing Finance Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Pennsylvania Housing Finance Agency's ability to continue as a going concern for a reasonable period of time.
- We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedules of changes in the Agency's net pension liability and related ratios, the schedules of employer contributions to Agency employees' retirement plan and government excess benefit plan, the schedules of investment returns of Agency employees' retirement plan and government excess benefit plan, and the schedules of changes in total OPEB liability and related ratios as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the Pennsylvania Housing Finance Agency's basic financial statements. The combining balance sheets, the combining statements of revenues, expenses, and changes in net position, and the combining statements of cash flows as of and for the year ended June 30, 2024 and 2023 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining balance sheets, the combining statements of revenues, expenses, and changes in net position, and the combing statements of cash flows as of and for the year ended June 30, 2024 and 2023 are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 27, 2024, on our consideration of the Pennsylvania Housing Finance Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Pennsylvania Housing Finance Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Pennsylvania Housing Finance Agency's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Pittsburgh, Pennsylvania
September 27, 2024

Management's Discussion and Analysis

Introduction

The discussion and analysis provided herein is designed to furnish an objective and easily understandable review of the financial activities of the Pennsylvania Housing Finance Agency ("Agency"). Readers are encouraged to consider the information presented in conjunction with the basic financial statements as a whole, which follow this section.

Understanding the Basic Financial Statements

The basic financial statements are designed to provide a broad overview of the Agency's finances, and include five required statements: The Balance Sheet, the Statement of Revenues, Expenses and Changes in Net Position, the Statement of Cash Flows, the Statement of Fiduciary Net Position, and the Statement of Changes in Fiduciary Net Position.

The Balance Sheet presents financial information respective of all of the Agency's assets, liabilities and deferred inflows and outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The Statement of Revenues, Expenses and Changes in Net Position reflect revenue and expenses within a given period in order to measure the success of the Agency's operations during that period and to illustrate how the Agency has funded its costs of operations.

The Statement of Cash Flows is presented using the direct method, which reports cash receipts and cash payments in four major classes of activities: Operating, Noncapital Financing, Capital Financing and Investing. Cash receipts and disbursements are presented within this statement in order to illustrate the net increase or decrease in cash and cash equivalents within a given period.

The Statement of Fiduciary Net Position includes information about the Agency's fiduciary funds held in its defined benefit pension plan. This financial statement presents assets, liabilities and deferred inflows and outflows of resources with the difference reported as net position.

The Statement of Changes in Fiduciary Net Position reflects changes in fiduciary net position of the Agency's fiduciary funds held in its defined benefit pension plan. These changes include additions such as contributions from employers and employees and deductions such as benefit payments and administrative expenses. The net increase (decrease) in fiduciary net position is the difference between these additions and deductions.

The basic financial statements are accompanied by a set of notes. The notes to the basic financial statements provide additional information necessary to acquire a full understanding of the data presented in the basic financial statements and a means to obtain a more comprehensive assessment of factors affecting the Agency's financial condition.

Condensed Summary Balance Sheets *(In thousands)*

	2024	2023	Increase/(Decrease)	
Assets:				
Mortgage loans receivable, net	$ 5,546,908	$ 4,633,251	$ 913,657	19.7%
Capital assets, net	55,285	57,026	(1,741)	(3.1%)
Other assets	1,853,896	1,892,737	(38,841)	(2.1%)
Total Assets	7,456,089	6,583,014	873,075	13.3%
Deferred Outflows of Resources	40,550	47,531	(6,981)	(14.7%)
Total Assets and Deferred Outflows of Resources	$ 7,496,639	$ 6,630,545	$ 866,094	13.1%
Liabilities:				
Current liabilities	538,068	504,200	33,868	6.7%
Noncurrent liabilities	6,076,751	5,287,769	788,982	14.9%
Total Liabilities	6,614,819	5,791,969	822,850	14.2%
Deferred Inflows of Resources	55,191	59,557	(4,366)	(7.3%)
Net Position				
Net Investment in Capital Assets	23,168	22,901	267	1.2%
Restricted	201,980	174,602	27,378	15.7%
Unrestricted	601,481	581,516	19,965	3.4%
Total Net Position	826,629	779,019	47,610	6.1%
Total Liabilities, Deferred Inflows of Resources and Net Position	$ 7,496,639	$ 6,630,545	$ 866,094	13.1%

Condensed Summary Balance Sheets *(In thousands)*

	2023	2022	Increase/(Decrease)	
Assets:				
Mortgage loans receivable, net	$ 4,633,251	$ 4,023,295	$ 609,956	15.2%
Capital assets, net	57,026	54,605	2,421	4.4%
Other assets	1,892,737	1,432,409	460,328	32.1%
Total Assets	6,583,014	5,510,309	1,072,705	19.5%
Deferred Outflows of Resources	47,531	38,283	9,248	24.2%
Total Assets and Deferred Outflows of Resources	$ 6,630,545	$ 5,548,592	$ 1,081,953	19.5%
Liabilities:				
Current liabilities	504,200	335,339	168,861	50.4%
Noncurrent liabilities	5,287,769	4,420,985	866,784	19.6%
Total Liabilities	5,791,969	4,756,324	1,035,645	21.8%
Deferred Inflows of Resources	59,557	36,450	23,107	63.4%
Net Position				
Net Investment in Capital Assets	22,901	23,605	(704)	(3.0%)
Restricted	174,602	143,836	30,766	21.4%
Unrestricted	581,516	588,377	(6,861)	(1.2%)
Total Net Position	779,019	755,818	23,201	3.1%
Total Liabilities, Deferred Inflows of Resources and Net Position	$ 6,630,545	$ 5,548,592	$ 1,081,953	19.5%

Condensed Summary of Revenues, Expenses and Changes in Net Position *(In thousands)*

	2024	2023	Increase/(Decrease)	
Revenues:				
Mortgage loan interest	$ 199,881	$ 146,216	$ 53,665	36.7%
Other operating revenues	202,563	168,073	34,490	20.5%
Federal program awards	668,177	625,001	43,176	6.9%
Total Revenues	1,070,621	939,290	131,331	14.0%
Expenses:				
Interest and financing expenses	178,846	123,958	54,888	44.3%
Other operating expenses	175,988	167,130	8,858	5.3%
Federal program expenses	668,177	625,001	43,176	6.9%
Total Expenses	1,023,011	916,089	106,922	11.7%
Change in Net Position	47,610	23,201	24,409	105.2%
Net Position - Beginning of Year	779,019	755,818	23,201	3.1%
Net Position - End of Year	$ 826,629	$ 779,019	$ 47,610	6.1%

	2023	2022	Increase/(Decrease)	
Revenues:				
Mortgage loan interest	$ 146,216	$ 111,325	$ 34,891	31.3%
Other operating revenues	168,073	123,460	44,613	36.1%
Federal program awards	625,001	584,848	40,153	6.9%
Total Revenues	939,290	819,633	119,657	14.6%
Expenses:				
Interest and financing expenses	123,958	101,363	22,595	22.3%
Other operating expenses	167,130	174,921	(7,791)	(4.5%)
Federal program expenses	625,001	584,848	40,153	6.9%
Total Expenses	916,089	861,132	54,957	6.4%
Change in Net Position	23,201	(41,499)	64,700	155.9%
Net Position - Beginning of Year	755,818	797,317	(41,499)	(5.2%)
Net Position - End of Year	$ 779,019	$ 755,818	$ 23,201	3.1%

Analysis of Overall Financial Position and Results of Operations

Comparison of Years Ended June 30, 2024 and 2023

Assets increased by $873 million from $6.583 billion to $7.456 billion. Mortgage loans receivable increased by $914 million from $4.633 billion to $5.547 billion as a result of the Agency continuing to utilize its mortgage revenue bond program to purchase single family mortgages to further increase its single family program loan portfolio and its balance sheet. The balance of capital assets decreased by $1.7 million when compared to prior year due to annual depreciation off-set by normal operational purchases. Other assets decreased by $39 million from $1.893 billion to $1.854 billion. The decrease in other assets is primarily attributable to the decrease in investments of $115 million from the return of principal on investments that matured offset by an increase in cash and cash equivalents of $70 million from funds held for single family mortgage loan purchases obtained from the issuance of single family mortgage revenue bonds throughout fiscal year 2024. The remaining $6 million increase in assets is explained by the increase in other noncurrent assets off-set by a decrease in derivative instruments – interest rate swaps, due to the change in market valuation, and mortgages held for sale.

Deferred outflows of resources decreased by $7.0 million from $47.5 million to $40.5 million. The decrease was due to the decrease in pension-related deferred outflows of $7 million a result of the decrease in net investment income during the current valuation period and a decrease of $5 million in the in OPEB-related deferred outflows a result of the increase in the discount rate and the change in the health care trend and mortality assumptions. Off-set by an increase of $5 million in the accumulated decrease in the fair value of hedging derivatives.

Total liabilities increased by $0.823 billion from $5.792 billion to $6.615 billion. The net increase was mainly due to the increase in bonds and notes payable of $958 million, which came as a result of the issuance of single family mortgage revenue bond series 143, 144, and 145 with total proceeds of $1.211 billion, off-set by scheduled debt service and advance debt service of $242 million and the reduction of original issue premium of $11 million. These issuances further the Agency's efforts to increase the size of its single family loan portfolio and its balance sheet by purchasing and holding mortgage loans receivable by utilizing capital provided by the single family mortgage revenue bonds. Escrow and development reserves increased by $23 million, this is primarily due to the increase in the number of multifamily properties serviced by the Agency and the increase required reserves. Accrued interest payable increased by $14 million due to the increase in the balance of bonds and notes payable. Derivative instrument – interest rate swaps increased by $5 million due to the change in market valuation. The remaining decrease of $178 million in total liabilities can be explained by a decrease in other liabilities of $163 million due to the disbursement of federal and state grant funds, a decrease in the total OPEB liability of $8 million due to the current period OPEB liability valuation which utilized a change in assumptions, including an increase in the discount rate, updated health care trend, and updated mortality assumptions, and a decrease in the net pension liability of $7 million due to the decrease in net investment income during the current valuation period.

Deferred inflows of resources decreased by $4.4 million from $59.6 million to $55.2 million. The decrease was due to the decrease of $5 million in accumulated increase in fair value of hedging derivatives and the decrease of $0.3 million in pension-related deferred inflows off-set by the $0.4 million increase in OPEB-related deferred inflows and the $0.5 million increase in unamortized gains on bond refundings.

Total net position as of June 30, 2024 was $827 million, an increase of $48 million, over the total net position of $779 million at June 30, 2023.

Mortgage loan interest increased by $54 million due to the increase in the Agency's single family portfolio of mortgage loans and an increase in the interest rates on Agency owned mortgages due to the current interest rate environment. Other operating revenues increased by $35 million, primarily due to an increase in program income and fees of $15 million due to the increase in grant funds received and disbursed and grant administration revenue earned during the fiscal year, along with the increase in investment income of $22 million resulting from increased funds held coupled with increased interest rates offset by decreases of $1 million in the net increase in fair value of swaps and $1 million in the gain on early extinguishment of debt both due to the interest rate environment and market conditions during the fiscal year.

Interest and financing expenses increased by $55 million due to the increase in bonds and notes payable outstanding during the fiscal year as well as the increase in interest rates on newly issued mortgage revenue bonds. Other operating expenses increased during the year, the increase was $9 million. Other operating expenses in total increased largely due to the increase in program expenses of $20 million resulting from the increase in grant funds received and disbursed, program expenses associated with the administration of various grants, and an increase in the amortization of down payment assistance loans which are forgiven over a period of time. Provision for loan loss and real estate owned increased by $9 million and general and administrative expenses increased by $1 million. These increases were off-set by decreases in salaries and related benefits of $5 million and the net decrease in fair value of investments of $17 million.

Federal program awards and expenses increased by $43 million primarily resulting from federal funds disbursed for the Housing Assistance Fund.

Comparison of Years Ended June 30, 2023 and 2022

Assets increased by $1.073 billion from $5.510 billion to $6.583 billion. Mortgage loans receivable increased by $610 million from $4.023 billion to $4.633 billion as a result of the Agency utilizing its mortgage revenue bond program to purchase single family mortgages to further increase its single family program loan portfolio and its balance sheet. The balance of capital assets increased by $2 million when compared to prior year due to annual depreciation off-set by normal operational purchases and the addition of the financial statement caption subscription-based IT arrangements with a balance of $5 million as a result of the implementation of GASB Statement

No. 96, Subscription-Based Information Technology Agreements (SBITA). Other assets increased by $461 million from $1.432 billion to $1.893 billion. The increase in other assets is primarily attributable to the increase in cash and cash equivalents and investments of $444 million due to funds held for mortgage loan purchases obtained from the issuance of single family program bond series 142 on June 29, 2023 and funds received during the fiscal year 2023 which had not yet been disbursed for the federal programs administered by the Agency. The remaining $17 million increase in assets is explained by the increase in other assets of $9 million as a result of the increase in capitalized mortgage servicing rights, the increase in real estate owned of $5 million due to an increase in the number of properties held by the Agency as a result of the end of the COVID-19 moratorium on foreclosures, the increase in accrued interest receivable of $3 million which directly correlates with the increase in cash and cash equivalents and investments, and a $1 million increase in derivative instruments – interest rate swaps due to the favorable market valuation at June 30, 2023 off-set by a $1 million decrease in mortgages held for sale.

Deferred outflows of resources increased by $9.2 million from $38.3 million to $47.5 million. The increase was due to the increase in pension-related deferred outflows of $12 million due to the decrease in investment earnings during the current valuation period resulting in a difference between projected and actual experience earnings on investments and an increase of $2 million in the accumulated decrease in the fair value of hedging derivatives, off-set by a decrease of $5 million in OPEB-related deferred outflows due to the increase in the discount rate and the change in the health care trend and mortality assumptions.

Total liabilities increased by $1.036 billion from $4.756 billion to $5.792 billion. The net increase was mainly due to the increase in bonds and notes payable of $897 million, which came as a result of the issuance of single family mortgage revenue bond series 140, 141, and 142 and the issuance of the multifamily general obligation note 2022A with total proceeds of $1.271 billion off-set by refundings, scheduled debt service, and advance debt service of $363 million and the reduction of original issue premium of $11 million. These issuances further the Agency's efforts to increase the size of its single family loan portfolio and its balance sheet by purchasing and holding mortgage loans receivable by utilizing capital provided by the single family mortgage revenue bonds. Other liabilities increased $120 million due to funds received during the fiscal year 2023 which had not yet been disbursed for the federal programs administered by the Agency. The net pension liability increased $27 million at June 30, 2023 due to the current period pension liability valuation and a decrease in the pension fiduciary net position as a result of a net decrease in the value of the investments held in the plan. The total OPEB liability decreased $34 million at June 30, 2023 due to the current period OPEB liability valuation which utilized a change in assumptions, including an increase in the discount rate, updated health care trend, and updated mortality assumptions. Escrow and development reserves increased by $11 million, this is primarily due to the increase in the number of multifamily properties serviced by the Agency and the amount of the required reserves. Accrued interest payable increased by $8 million due to the increase in the balance of bonds and notes payable. The addition of the financial statement caption subscription-based IT arrangements with a balance of $5 million, as a result of the implementation of GASB Statement No. 96, *Subscription-Based Information Technology Agreements (SBITA*), and an increase of $2 million in accounts payable and accrued expenses accounts for the remaining increase in liabilities.

Deferred inflows of resources increased by $23.1 million from $36.5 million to $59.6 million. The increase was due to an increase of $33 million in OPEB-related deferred inflows due to the change of assumptions described above and a $1.1 million increase in the unamortized gains on bond refundings off-set by the decrease in pension-related deferred inflows of $11 million mainly due to the decrease in investment earnings during the current valuation period resulting in a difference between projected and actual experience earnings on investments.

Total net position as of June 30, 2023 was $779 million, an increase of $23 million, over the total net position of $756 million at June 30, 2022.

Mortgage loan interest increased by $35 million due to the increase in the Agency's single family portfolio of mortgage loans and an increase in the interest rates on Agency owned mortgages due to the current interest rate environment. Other operating revenues increased by $45 million, primarily due to an increase in program income and fees of $23 million due to the increase in grant funds received and disbursed and grant administration revenue earned during the fiscal year, along with the increase in investment income of $27 million resulting from increased funds held coupled with increased interest rates offset by decreases of $2.3 million in the net increase in fair value of swaps and $0.5 million in the gain on early extinguishment of debt both due to the interest rate environment and market conditions during the fiscal year.

Interest and financing expenses increased by $23 million due to the increase in bonds and notes payable outstanding during the fiscal year. Other operating expenses decreased during the year, the decrease was $8 million. Other operating expenses in total decreased largely due to the net decrease in the fair value of investments of $34 million when compared to the prior fiscal year off-set by the increase in program expenses of $19 million due to the increase in grant funds received and disbursed, program expenses associated with the administration of various grants, and an increase in the amortization of down payment assistance loans which are forgiven over a period of time, an increase in salaries and related benefits of $5 million due to an increase in employees (permanent and temporary), increases in both the pension and OPEB actuarially determined expenses, and a net increase in other operating expenses of $2 million.

Federal program awards and expenses increased by $40 million primarily resulting from federal funds received and disbursed for the American Rescue Plan and the Housing Assistance Fund.

Analysis of Capital Asset Activity *(In thousands)*

	Balances at June 30		Increase/
	2024	**2023**	**(Decrease)**
Nondepreciable Capital Assets:			
Land	$ 2,454	$ 2,454	$ -
Total nondepreciable capital assets	2,454	2,454	-
Depreciable Capital Assets:			
Building	60,685	60,659	26
Furniture, fixtures and equipment	13,283	12,715	568
Subscription based information technology arrangements	10,183	7,127	3,056
Less accumulated depreciation:			
Building	(15,110)	(13,732)	(1,378)
Furniture, fixtures and equipment	(11,745)	(10,195)	(1,550)
Subscription based information technology arrangements	(4,465)	(2,002)	(2,463)
Total depreciable capital assets, net	52,831	54,572	(1,741)
Total Capital Assets, net	$ 55,285	$ 57,026	$ (1,741)

	Balances at June 30		Increase/
	2023	**2022**	**(Decrease)**
Nondepreciable Capital Assets:			
Land	$ 2,454	$ 2,454	$ -
Total nondepreciable capital assets	2,454	2,454	-
Depreciable Capital Assets:			
Building	60,659	60,631	28
Furniture, fixtures and equipment	12,715	12,506	209
Subscription based information technology arrangements	7,127	-	7,127
Less accumulated depreciation:			
Building	(13,732)	(12,354)	(1,378)
Furniture, fixtures and equipment	(10,195)	(8,632)	(1,563)
Subscription based information technology arrangements	(2,002)	-	(2,002)
Total depreciable capital assets, net	54,572	52,151	2,421
Total Capital Assets, net	$ 57,026	$ 54,605	$ 2,421

Increases in the balances attributable to building at June 30, 2024 and 2023 resulted from capitalizable building improvement costs incurred during the fiscal years 2024 and 2023. The increases in the balances of furniture, fixtures and equipment for the years ended June 30, 2024 and 2023 were attributed primarily to the purchase of information technology equipment and furniture. The increase in the subscription based information technology arrangements (SBITAs) balances at June 30, 2024 and 2023 resulted from the remeasurement of certain SBITA assets due to changes in contractual fixed costs for subscription payments as well as recording implementation costs for a new SBITA asset. The increases in accumulated depreciation at June 30, 2024 and 2023 are due to annual depreciation and SBITA amortization expense.

Analysis of Long-Term Debt Activity *(In thousands)*

	Long-Term Debt at June 30		Increase
Agency Program	**2024**	**2023**	**(Decrease)**
General Activities	$ 27,000	$ 29,000	$ (2,000)
Multifamily Program	-	5,250	(5,250)
Single Family Program	5,575,195	4,609,752	965,443
Total Long-Term Debt	$ 5,602,195	$ 4,644,002	$ 958,193

	Long-Term Debt at June 30		Increase
Agency Program	**2023**	**2022**	**(Decrease)**
General Activities	$ 29,000	$ 31,000	$ (2,000)
Multifamily Program	5,250	7,898	(2,648)
Single Family Program	4,609,752	3,708,121	901,631
Total Long-Term Debt	$ 4,644,002	$ 3,747,019	$ 896,983

Year Ended June 30, 2024

Additions

Additions to Agency bonds and notes payable for the year ended June 30, 2024 included the following:

Date	Single Family Program Bond Series	General Obligation Note	Original Issue Premium	Total Proceeds	New Mortgage Loan Production Proceeds	Refunding Proceeds	Single Family Program Bond Series Refunded
11/30/23	2023-143	-	$ 5,784	$ 481,055	$ 481,055	$ -	-
3/28/24	2024-144	-	6,129	270,809	270,809	-	-
6/25/24	2024-145	-	8,912	458,876	458,876	-	-
			$ 20,825	$ 1,210,740			

Reductions

Reductions to Agency bonds and notes payable for the year ended June 30, 2024 included the following:

Date	Single Family Program Bond Series Refunded	Refunded Amount	Scheduled Debt Service	Advance Debt Service	Original Issue Premium Reduction
Various	-	-	$ 125,437	$ 116,070	$ 11,040
	Total Reductions:	$ -	$ 125,437	$ 116,070	$ 11,040

Year Ended June 30, 2023

Additions

Additions to Agency bonds and notes payable for the year ended June 30, 2023 included the following:

Date	Single Family Program Bond Series	General Obligation Note	Original Issue Premium	Total Proceeds	New Mortgage Loan Production Proceeds	Refunding Proceeds	Single Family Program Bond Series Refunded
9/28/22	2022-140 ACF	-	$ 3,087	$ 212,947	$ 212,947	$ -	-
9/28/22	2022-140 BDE	-	-	93,420	93,420	-	-
12/5/22	-	MF-2022A	-	5,250	5,250	-	-
2/17/23	2023-141 AB	-	11,588	390,589	359,339	31,250	2018-126 B
2/17/23	2023-141 CD	-	-	103,500	103,500	-	-
6/29/23	2023-142 A	-	6,264	395,173	370,733	24,440	2018-127 C
6/29/23	2023-142 BC	-	-	69,795	69,795	-	-
			$ 20,939	$ 1,270,674			

Reductions

Reductions to Agency bonds and notes payable for the year ended June 30, 2023 included the following:

Date	Single Family Program Bond Series Refunded	Refunded Amount	Scheduled Debt Service	Advance Debt Service	Original Issue Premium Reduction
2/17/23	2018-126 B	$ 31,250	$ -	$ -	$ -
6/29/23	2018-127 C	24,440	-	-	-
Various	-	-	113,068	193,886	11,047
	Total Reductions:	$ 55,690	$ 113,068	$ 193,886	$ 11,047

<u>Designated Net Position</u> (In thousands)

The Agency has designated certain amounts of the unrestricted net position of the Agency's various activities and programs for purposes indicated in the following table. These designations of net position are not binding and may be changed by the Agency.

	2024	2023
General Activities:		
Disadvantaged Developers Program	$ 10,000	$ 10,000
Asset building program	2,000	2,000
Home4Good	1,000	1,000
Homebuyer Counseling for education of first-time homebuyers	2,000	2,000
ReCLAIM (statewide)	1,500	1,500
Total	$ 16,500	$ 16,500
Multifamily Housing Program:		
Multifamily Insurance for Agency insured or coinsured developments	$ 10,000	$ 10,000
Preservation from physical deterioration, financial or social distress	1,500	1,500
Total	$ 11,500	$ 11,500
Single Family Mortgage Loan Program:		
Closing Cost Assistance	$ 2,000	$ 2,000
Neighboorhood Homeownership Initiative	10,000	10,000
Total	$ 12,000	$ 12,000
Insurance Program:		
Risk Retention to provide single family mortgage insurance	$102,482	$ 89,824

<u>Additional Information</u>

This discussion and analysis are intended to provide additional information regarding the activities of the Agency. Additional current or historical audited or unaudited financial information may be found at the Agency's website at www.phfa.org.

PENNSYLVANIA HOUSING FINANCE AGENCY

Balance Sheets

June 30, 2024 and 2023 (in thousands)

ASSETS	2024	2023
Current assets:		
Cash and cash equivalents	$ 937,121	$ 805,709
Restricted cash and cash equivalents	361,928	423,020
Investments	44,755	-
Restricted investments	1,000	1,001
Accrued investment interest receivable	3,972	3,722
Mortgage loans receivable, net	145,909	132,578
Accrued mortgage loan interest receivable	23,630	16,403
Mortgages held for sale	49,214	56,243
Other current assets	4,015	4,722
Total Current Assets	1,571,544	1,443,398
Noncurrent Assets:		
Investments	308,009	447,904
Restricted investments	59,355	79,623
Mortgage loans receivable, net	5,400,999	4,500,673
Derivative instrument - interest rate swaps	2,442	7,488
Real estate owned	10,607	11,016
Capital assets, net	55,285	57,026
Other noncurrent assets	47,848	35,886
Total Noncurrent Assets	5,884,545	5,139,616
TOTAL ASSETS	7,456,089	6,583,014
DEFERRED OUTFLOWS OF RESOURCES		
OPEB-related deferred outflows	17,361	22,415
Pension-related deferred outflows	14,457	21,546
Accumulated decrease in fair value of hedging derivatives	8,732	3,570
TOTAL DEFERRED OUTFLOWS OF RESOURCES	40,550	47,531
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 7,496,639	$ 6,630,545
LIABILITIES		
Current Liabilities:		
Accounts payable and accrued expenses	$ 3,320	$ 3,785
Bonds and notes payable, net	156,803	144,242
Accrued interest payable	48,161	34,276
Escrow deposits and development reserves	92,455	79,331
Software-based IT arrangements	2,625	3,022
Other current liabilities	234,704	239,544
Total Current Liabilities	538,068	504,200
Noncurrent Liabilities:		
Bonds and notes payable, net	5,445,392	4,499,760
Derivative instrument - interest rate swaps	8,732	3,570
Development reserves	114,947	104,621
Total OPEB liability	84,962	92,761
Net pension liability	33,040	39,723
Software-based IT arrangements	2,492	2,234
Other noncurrent liabilities	387,186	545,100
Total Noncurrent Liabilities	6,076,751	5,287,769
TOTAL LIABILITIES	6,614,819	5,791,969
DEFERRED INFLOWS OF RESOURCES		
OPEB-related deferred inflows	49,891	49,414
Pension-related deferred inflows	889	1,220
Unamortized gains on bond refundings	1,969	1,435
Accumulated increase in fair value of hedging derivatives	2,442	7,488
TOTAL DEFERRED INFLOWS OF RESOURCES	55,191	59,557
NET POSITION		
Net investment in capital assets	23,168	22,901
Restricted	201,980	174,602
Unrestricted	601,481	581,516
TOTAL NET POSITION	826,629	779,019
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	$ 7,496,639	$ 6,630,545

See accompanying notes to financial statements.

PENNSYLVANIA HOUSING FINANCE AGENCY
Statements of Revenues, Expenses and Changes in Net Position
Years Ended June 30, 2024 and 2023 (in thousands)

	2024	2023
Operating Revenues:		
Interest income on mortgage loans	$ 199,881	$ 146,216
Program income and fees	143,590	128,278
Investment income	54,568	32,980
Net increase in fair value of swaps	-	1,449
Gain on early extinguishment of debt	4,405	5,366
Total Operating Revenues	402,444	314,289
Operating Expenses:		
Interest expense on bonds and notes	169,883	116,666
Financing expenses	8,963	7,292
Program expenses	102,824	82,623
Salaries and related benefits	41,223	46,009
General and administrative	26,032	24,659
Net decrease in fair value of investments	637	17,727
Recoveries for loan loss and real estate owned	5,272	(3,888)
Total Operating Expenses	354,834	291,088
Operating Income (Loss)	47,610	23,201
Non-operating Revenue		
Federal program awards	668,177	625,001
Non-operating Expense		
Federal program expense	668,177	625,001
Change in Net Position	47,610	23,201
Net Position - beginning of year	779,019	755,818
Net Position - end of year	$ 826,629	$ 779,019

See accompanying notes to financial statements.

PENNSYLVANIA HOUSING FINANCE AGENCY
Statements of Cash Flows
Years Ended June 30, 2024 and 2023 (in thousands)

	2024	2023
Cash Flows From Operating Activities		
Receipts of mortgage loan payments	$ 289,690	$ 405,926
Receipts of fees and other income	143,590	128,278
Receipts of interest on mortgages	192,648	146,902
(Payments) receipts of escrow and reserves	(140,309)	130,463
Payments for mortgages and purchases	(1,202,237)	(1,019,322)
Payments for salaries and related benefits	(42,697)	(40,925)
Payments for goods, services and other	(147,226)	(118,175)
Net Cash Used In Operating Activities	(906,541)	(366,853)
Cash Flows From Noncapital Financing Activities		
Proceeds from the issuance of bonds and notes	1,210,740	1,270,674
Payments for retirement of bonds and notes	(239,507)	(304,954)
Payments for refundings of bonds	-	(55,690)
Payments of bonds and notes interest	(150,692)	(102,118)
Payments of financing costs	(8,963)	(7,292)
Receipts of federal program awards	668,177	625,001
Payments of federal program awards	(668,177)	(625,001)
Net Cash Provided By Noncapital Financing Activities	811,578	800,620
Cash Flows From Capital Financing Activities		
Purchases of capital assets	(3,331)	(323)
Payments for retirement of capital financing bond	(2,000)	(2,000)
Interest paid on capital debt	(902)	(964)
Net Cash Used In Capital Financing Activities	(6,233)	(3,287)
Cash Flows From Investing Activities		
Proceeds from the sale or maturity of investments	201,015	24,070
Investment interest receipts	54,325	30,322
Purchases of investments	(83,824)	(255,533)
Net Cash Provided By (Used In) Investing Activities	171,516	(201,141)
Net Increase In Cash and Cash Equivalents	70,320	229,339
Cash and cash equivalents, beginning of year	1,228,729	999,390
Cash and cash equivalents, end of year	$ 1,299,049	$ 1,228,729

See accompanying notes to financial statements.

PENNSYLVANIA HOUSING FINANCE AGENCY
Statements of Cash Flows (continued)
Years Ended June 30, 2024 and 2023 (in thousands)

	2024	2023
Reconciliation of Operating Income to Net Cash Used In Operating Activities:		
Operating Income	$ 47,610	$ 23,201
Investment income recognized	(54,568)	(32,895)
Net change in fair value of investments	637	17,727
Net change in fair value of swaps	-	(1,449)
Interest expense on bonds and notes	169,883	116,666
Financing expenses	8,963	7,292
Provision (recoveries) for loan loss and real estate owned	5,272	(3,888)
Depreciation	5,072	5,029
Gain on early extinguishment of debt	(4,405)	(5,366)
Changes in Assets and Liabilities:		
Mortgage loans receivable, net	(929,573)	(616,023)
Mortgage loans interest receivable	(7,233)	686
Real estate owned, net	409	(4,503)
Other assets	2,030	(16,965)
Accounts payable and accrued expenses	(465)	1,704
Escrow deposits and development reserves	23,450	11,474
Other liabilities	(173,623)	130,542
Net Cash Used In Operating Activities	$ (906,541)	$ (366,768)

See accompanying notes to financial statements.

PENNSYLVANIA HOUSING FINANCE AGENCY
Statements of Fiduciary Net Position
June 30, 2024 and 2023 (in thousands)

	2023		2022	
	Pennsylvania Housing Finance Agency Employees' Retirement Plan *		**Pennsylvania Housing Finance Agency Employees' Retirement Plan ***	
ASSETS				
Current assets:				
Cash and cash equivalents	$	5,301	$	4,214
Accrued income and other receivables		150		-
Total Current Assets		5,451		4,214
Noncurrent Assets:				
Investments		106,321		93,856
Total Noncurrent Assets		106,321		93,856
TOTAL ASSETS		111,772		98,070
NET POSITION				
Restricted for: PHFA Employee's Retirement Plan		111,772		98,070
TOTAL NET POSITION	$	111,772	$	98,070

* December 31, 2023 and 2022 year-end, see note 13

PENNSYLVANIA HOUSING FINANCE AGENCY
Statements of Changes in Fiduciary Net Position
Years Ended June 30, 2024 and 2023 (in thousands)

	2023	2022
	Pennsylvania Housing Finance Agency Employees' Retirement Plan *	**Pennsylvania Housing Finance Agency Employees' Retirement Plan ***
ADDITIONS		
Contributions:		
Employers	$ 4,310	$ 5,065
Employees	388	335
Total Contributions	4,698	5,400
Investment earnings:		
Net increase (decrease) in fair value of investments	13,602	(21,018)
Interest, dividends, and other	3,853	2,245
Total Investment Earnings	17,455	(18,773)
Total additions:	22,153	(13,373)
DEDUCTIONS		
Benefit payments, including refunds of member contributions	8,451	7,900
Total Deductions	8,451	7,900
Net increase (decrease) in fiduciary net position	13,702	(21,273)
Net position - beginning	98,070	119,343
Net position - ending	$ 111,772	$ 98,070

* December 31, 2023 and 2022 year-end, see note 13
See accompanying notes to financial statements.

1. Organization

The Pennsylvania Housing Finance Agency ("Agency") was created by the General Assembly of the Commonwealth of Pennsylvania ("Commonwealth") in 1972 to provide affordable housing for older adults, persons and families of modest means and persons with disabilities. Pursuant to the Housing Finance Agency Law, Act of 1959, P. L. 1688, No. 620 ("Act"), as amended, the Agency is authorized and empowered, among other things, to finance the construction and rehabilitation of housing units for persons and families of low and moderate income, persons with special needs or the elderly, including those who receive assistance from federal government programs.

The Act was amended to authorize the Agency to make or purchase mortgage loans used to finance the purchase, construction, improvement or rehabilitation of owner-occupied single-family residences and to finance the construction and rehabilitation of housing units without requiring the housing units to be subsidized or assisted by a federal government program. The initial legislation and subsequent amendments grant the Agency the power to issue debt in order to finance its programs and operations. Debt obligations issued under the provisions of the Act are not a debt or liability of the Commonwealth or any of its political subdivisions or a pledge of the faith and credit of the Commonwealth or of any of its political subdivisions. Additional powers have been provided by the General Assembly over the years to expand the Agency's authority and to encourage related community activities.

The Board of the Agency sets policy and oversees the organization's operations. The Board has 14 members. The Secretary of Banking and Securities (chair), the Secretary of Community and Economic Development, the Secretary of Human Services, and the State Treasurer serve by virtue of their offices. Four members of the Board serve at the pleasure of the majority and minority leaders of the State Senate and House of Representatives. Six private citizen members are appointed by the Governor, confirmed by the State Senate, and serve for staggered six-year terms or until their successors are appointed.

The Agency is a component unit of the Commonwealth, as defined by the Governmental Accounting Standards Board ("GASB") – the source of generally accepted accounting principles used by State and Local governments in the United States. The Agency's financial information is discretely presented in the Commonwealth's financial statements, but the Agency is not considered part of the Commonwealth's primary government.

2. Summary of Significant Accounting Policies

Basis of Accounting

The Agency presents its financial statements in accordance with U.S. Generally Accepted Accounting Principles ("GAAP"), as established by GASB. For financial reporting purposes, the Agency is considered a special-purpose government engaged in business-type activities. The financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned, and expenses are recorded when incurred. All significant intra-Agency transactions have been eliminated.

Fiduciary Statements

The Pennsylvania Housing Finance Agency Employees' Retirement Plan is accounted for as a fiduciary activity and disclosed on the Agency's statements of fiduciary net position and statements of changes in fiduciary net position.

The statements of fiduciary net position provide information about the Agency's fiduciary activity: Pennsylvania Housing Finance Agency Employees' Retirement Plan at the end of its fiscal year.

The statements of changes in fiduciary net position provide information about the additions and deductions of the Agency's fiduciary activity: Pennsylvania Housing Finance Agency Employees' Retirement Plan in order to measure the results of the fiduciary activity's operations at the end of its fiscal year.

The fiduciary activity and its results are not presented within the Agency's business-type activities.

Description of Programs

The Agency accounts for its lending and operating activities in various programs based upon management designations and for ease of accountability, summarized as follows:

General Activities – Consists of a group of accounts used to record income and expenses that are not directly pledged to or associated with the programs described below, and includes activity related to various Agency programs and initiatives, including loan servicing and the payment of expenses related to the Agency's administrative functions.

Multifamily Housing Program ("Multifamily Program") – Records the activity related to financing the construction, rehabilitation or operational expenses of multifamily rental housing developments generally designed for persons or families of low and moderate income or the elderly.

Single Family Mortgage Loan Program ("Single Family Program") – Records the activity related to providing capital for the purchase and servicing of mortgage loans for owner-occupied single-family residences for persons or families of low and moderate income.

Insurance Program – The Agency provides primary mortgage insurance coverage through this program to cover the risk of mortgage default for certain single-family borrowers.

Homeowners' Emergency Mortgage Assistance Program ("HEMAP") – Created by Act 91 of 1982 (as later amended) by the Pennsylvania General Assembly to provide emergency mortgage assistance loans to mortgagors facing foreclosure due to circumstances beyond their control. HEMAP's primary operating revenues are derived from funding received from the Commonwealth and from program repayments and income from investments, and are reported as a component of Program Income and Fees within the Agency's financial statements.

Fair Value Application and Measurement
Fair value is applied to assets and liabilities that the Agency holds primarily for the purpose of income or profit and that have a present service capacity based solely on their ability to generate cash or to be sold to generate cash. The Agency categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based upon valuation inputs used to measure the fair value of the respective asset or liability. Level 1 inputs include quoted prices in active markets for identical assets; Level 2 inputs include observable inputs other than quoted prices included in Level 1 inputs; Level 3 inputs include unobservable inputs.

Cash and Cash Equivalents
Cash includes currency on hand and currency equivalents that may be accessed immediately or near-immediately. Cash equivalents are defined as short-term investments with original maturities of three months or less that are readily convertible to known amounts of cash. Agency cash and cash equivalents consist of demand deposit checking and savings accounts, cash held in trust and money market funds.

Investments
Investments are reported at fair value, determined by reference to published market prices and quotations. Changes in fair values are recognized separately within the Statement of Revenues, Expenses and Changes in Net Position.

Restricted Cash, Cash Equivalents and Investments
Restricted cash, cash equivalents and investments consist of cash, cash equivalents and investments restricted primarily by escrow agreements, bond resolutions, debt servicing agreements, creditor agreements or other contractual agreements. The Agency collects mortgage payments on behalf of mortgagees for whom the Agency acts as a servicer. The Agency holds monies from multifamily property owners and single-family homeowners for payments of

real estate taxes, property insurance and operating reserves, and has recorded a corresponding liability related to these balances. The Agency maintains certain balances of cash, cash equivalents and investments, restricted as to their use, in order to comply with bond debt capital reserve and self-insurance requirements and certain investor or creditor covenants.

Mortgage Loans Receivable, Net

Mortgage loans receivable consist primarily of single family and multifamily loans. The current portion of mortgage loans receivable represents the contractual amount due within the forthcoming year.

Mortgage loans that the Agency has the ability and intent to hold for the foreseeable future are deemed to be held for investment and are valued at amortized cost. Amortized cost includes the balances of principal outstanding, unamortized premiums and discounts and capitalized origination costs and fees. Mortgage loans held-for-investment also have an allowance for loan loss applied as needed.

Mortgage loans that the Agency has the ability and intent to sell within the foreseeable future are deemed to be held for sale and are reported at the lower of cost or fair value, determined on an individual basis by loan type as of the date of the financial statements. Mortgage loans held for sale include loans subject to investor purchase commitments (committed loans) and loans held on a speculative basis (uncommitted loans). Fair value of committed loans is based upon commitment prices; fair value of uncommitted loans is based upon the market in which the mortgage banking activity operates. Amounts, if any, by which cost exceeds fair value are included within an allowance for loan loss.

The allowance for loan loss represents an adjustment applied to the balances of mortgage loans receivable in order to reflect amounts deemed collectible, using management’s best estimate of probable losses inherent in the portfolio and evaluation of the underlying loans and their likelihood of becoming real estate owned. The allowance for loan loss is based upon the Agency’s best information available under the circumstances, including the estimated market values of the properties representing collateral, mortgage insurance coverage on the collateral, the financial condition of the respective borrower, government guarantees and the economy as a whole.

Mortgage servicing rights/servicing release premiums are amortized over the life of the related loans using the effective interest method, and include servicing rights associated with both mortgages owned by the Agency and mortgages sold by the Agency for which servicing rights were retained. Mortgage servicing rights retained for underlying loans sold by the Agency are reported at the lower of amortized cost or fair value.

Troubled Debt Restructuring

A troubled debt restructuring occurs when a creditor, for economic or legal reasons related to a debtor’s financial difficulties, grants a concession to a debtor experiencing financial difficulties that the creditor would not otherwise consider. Regardless of the form of concession granted by the creditor to the debtor in a troubled debt restructuring, the creditor's objective is to assist the debtor in a difficult situation – the creditor expects to receive a return on investment or increase the probability of receipt of payment by granting the concessions than by not granting them. When conducted in a prudent manner, modifications of problem loans can serve the interests of both the creditor and the debtor and can lead to improved loan performance and reduced credit risk. In some instances, loan modifications are mandated by federal insurance programs. The Agency engages in troubled debt restructuring activities by affording modifications to the terms and interest rates of certain mortgage loans.

Real Estate Owned
Real estate owned represents single-family real estate acquired as a result of foreclosure, acceptance of a deed in lieu of foreclosure or other defaults of nonperforming mortgage loans. Balances of real estate owned approximate net realizable value, based upon actual recoveries for similar asset disposals resulting from anticipated mortgage insurance settlement proceeds or estimated sales prices less costs to sell. Net realizable values of real estate owned also include an allowance for losses attributable to potentially foregone interest and corporate and escrow advances.

Capital Assets
Capital assets are valued at historical cost. The Agency capitalizes assets with an initial cost of $1 (one-thousand dollars) or more. Depreciation is calculated using the straight-line method over the estimated useful lives, which are 5 years for furniture, fixtures and equipment and 45 years for the Agency's building. When capital assets are disposed, the cost and related accumulated depreciation are removed from the accounts and any resulting gain or loss is recorded.

Other Assets
Other assets include federal and Pennsylvania grant and program funding receivable and prepaid expenses.

Deferred Outflows of Resources
Deferred outflows of resources include OPEB-related deferred outflows, which result from the Agency's post-employment healthcare benefits plan ("OPEB Plan"); pension-related deferred outflows, which result from the Agency's Employees' Retirement Plan ("Pension Plan") and Governmental Excess Benefit Plan ("Excess Plan") (collectively "Pensions" or "Pension Plans"); and the accumulated decrease in fair value of hedging derivatives. OPEB-related and Pension-related deferred outflows of resources represent differences between expected and actual experience, changes in assumptions and amounts resulting from contributions made during the Agency's fiscal year subsequent to the OPEB Plan's or Pension Plan's measurement dates. Deferred outflows of resources are recognized over a closed period and are amortized over the remaining average service life of all active and inactive employees who are provided OPEB or Pensions through the aforementioned plans.

Bonds and Notes Payable, Net
The Agency issues bonds and notes to provide capital for its mortgage programs and other uses consistent with its mission. The resultant debt is a general obligation of the Agency, and is secured and payable by the respective mortgage loans, investments, other assets and revenues within the respective programs or accounts established by the associated bond indentures. Bonds and notes payable are stated at their outstanding balances plus any unamortized premiums less any unamortized discounts. The current portion of bonds and notes payable represents the scheduled principal payable within the forthcoming year.

Escrow Deposits and Development Reserves
Escrow deposits represent balances of receipts from Single Family Program homeowners and Multifamily Program developments for anticipated payments of real estate taxes, property insurance and mortgage insurance. Development reserves represent cash held on behalf of owners of multifamily properties for repairs and replacement, property improvements, supportive services and potential operating deficits experienced by Multifamily Program developments.

Derivative Instruments – Interest Rate Swaps
The Agency enters into interest rate swap agreements ("swaps") with various counterparties to hedge the interest rate exposure associated with variable rate debt and to reduce overall borrowing costs. Swaps are structured whereby the Agency pays a fixed interest rate to a counterparty in exchange for the same counterparty paying to the Agency a variable interest rate, which is established based upon a common market index.

Swaps are reported at fair value and are classified as either hedging derivatives, amended hedging derivatives or investment derivatives. Hedging derivatives include swaps with critical terms that have not changed since their inception. Amended hedging derivatives include swaps with critical terms that have since been amended. The changes in fair values of hedging derivatives and amended hedging derivatives are reported as accumulated decrease in fair values of hedging derivatives on the Balance Sheet, which equal the values of the corresponding swaps. Investment derivatives include swaps that are not considered to be effective hedges; the changes in fair values of investment derivatives are reported as a net increase or decrease in the fair value of swaps and recognized as a revenue or expense.

Total OPEB Liability
The Agency is required to measure and disclose amounts relating to total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense and the fiduciary net position of the Agency's OPEB Plan. The Agency does not fund its OPEB liability; rather, the Agency provides health insurance for its retirees on a pay-as-you-go basis, therefore, the OPEB Plan has no fiduciary net position.

Net Pension Liability

Net pension liability represents the portion of the present value of projected benefit payments attributed to past periods of service to be provided through the Agency's Pensions to current active and inactive employees less the fiduciary net position of the Pensions. It represents the Agency's total pension liability less the fiduciary net position available to pay that liability. Investments included within fiduciary net position are reported at fair value.

Other Liabilities

Other liabilities consist mainly of unearned revenues, unearned federal funding, amounts due to Pennsylvania State Employees Retirement System ("SERS") and accrued expenses.

Deferred Inflows of Resources

Deferred inflows of resources include net unamortized gains (losses) on bond refundings, which are amortized over the shorter of the remaining life of the old debt or the life of the new debt; OPEB Plan-related and Pension Plan-related deferred Inflows, which represent the difference between projected and actual earnings on investments within the Agency's Pensions, are recognized over a closed period and are amortized over a 5-year period, the difference between expected and actual experience, and changes in assumptions are recognized over a closed period and are amortized over the remaining average service life of all active and inactive employees who are provided OPEB or Pensions through the aforementioned plans; and the accumulated increase in fair value of hedging derivatives, which represents the anticipated future utilization of the value of interest rate swap agreements deemed to be effective hedging derivatives.

Net Position

Net position is classified in the following three components:

Net Investment in Capital Assets – Consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any debt attributable to the acquisition, construction or improvement of those assets.

Restricted – Consists of assets with constraints placed on their use by laws, regulations, Agency bond resolutions or external groups, such as creditors or grantors.

Unrestricted – Consists of assets that do not meet the definition of Net Investment in Capital Assets or Restricted. This component includes assets designated for specific purposes by the actions of the Board.

When both restricted and unrestricted resources are available, it is the Agency's policy to use restricted resources to the extent allowed and only use unrestricted resources when needed.

Classification of Revenues and Expenses
Operating revenues include all revenue from mortgage and loan activity, mortgage servicing, investment income and gains on the sale of pooled loans via the Government National Mortgage Association ("GNMA") and the Federal National Mortgage Association ("FNMA"). Operating revenues also include amounts received for the grant programs, which includes administrative fees for the oversight of award distribution, monitoring of subrecipients and reporting to federal and Commonwealth agencies and allocations for the costs of required independent annual audits of federal awards expended. The costs of mortgage loan servicing, investment and grant programs are reported as operating expenses.

Non-operating revenues and expenses include federal program awards and the corresponding direct program costs for which those awards are received and recognized, and consist primarily of pass-through amounts related to the Agency's role as contract administrator of the U.S. Department of Housing and Urban Development's ("HUD") Section 8 subsidy program.

Interest Income on Mortgage Loans
Interest received for mortgage loans is based upon the constant yield method. Interest accrues on performing and nonperforming loans for up to 150 days or until the underlying obligation is satisfied or the associated property is sold, foreclosed-upon or transferred to another entity.

Investment Income
Investment income includes net receipts and payments associated with swaps deemed to be investment derivatives, gains or losses on sales of investments and investment interest income.

The Agency participates in the GNMA and FNMA mortgage backed securities programs, whereby GNMA or FNMA guarantees securities that are issued by the Agency and backed by pools of mortgage loans. Gains on sales of MBSs are recorded at the time of settlement and represent the difference between the sale price of the MBSs and the carrying value of the underlying pool of mortgages backing them.

Pension and Other Postemployment Benefits Expense
Pension expense and other postemployment benefit expense are reported as salaries and related benefits and represent the estimated cost of the benefits earned by employees during the period, with the addition or subtraction of amounts that are deferred and amortized into expense over time as required by GAAP.

Compensated Absences
Employees earn vacation and illness leave benefits. Upon separation of service, employees are compensated for accumulated leave balances, limited by Agency policy. Compensated absence leave is recorded as an accrued expense in the period earned.

Debt Issuance Costs, Discounts and Other Related Costs
Costs related to bond and note issuance are expensed when incurred. Bond discounts and premiums are amortized over the lives of the corresponding bonds using the effective interest method. Net swap agreement payments are recorded as a component of interest expense on bonds and notes.

Adopted Accounting Standards
In June 2022, the Governmental Accounting Standards Board (GASB) issued GASB Statement No. 100, *Accounting Changes and Error Corrections*. This standard is intended to streamline the reporting of accounting changes and error corrections and the related disclosures in governmental financial reporting.

The Agency adopted the requirements of the guidance effective July 1, 2023 and has applied the provisions of this standard to the beginning of the period of adoption. The adoption of GASB 100 standard did not have any impact on the beginning net position in the financial statements.

Accounting Standards Issued But Not Yet Adopted
GASB issued the following Statements that will become effective in future reporting periods. Management is currently evaluating the potential impact on the Agency's financial statements.

- GASB Statement No. 101, *Compensated Absences,* issued June 2022, effective for the Agency's fiscal year ending June 30, 2025.
- GASB Statement No. 102, *Certain Risk Disclosures*, issued December 2023, effective for the Agency's fiscal year ending June 30, 2025.
- GASB Statement No. 103, *Financial Reporting Model Improvements,* issued April 2024, effective for the Agency's fiscal year ending Jun 30, 2025.

June 30, 2024 and 2023 (in thousands)

3. Cash, Cash Equivalents and Investments

Cash and Cash Equivalents

Cash and cash equivalents are reported at fair value, measured by Level 1 inputs based upon quoted prices in active markets. The Agency maintains a policy whereby cash and cash equivalents must be held in insured depositories satisfactory to the Agency. Balances of cash and equivalents at June 30, 2024 and 2023 were as follows:

	2024	2023
Cash	$ 1,278,009	$ 574,563
Money market accounts	21,040	654,166
Total carrying amount of cash and cash equivalents	$ 1,299,049	$ 1,228,729
Bank balance of cash and cash equivalents	$ 1,301,197	$ 1,228,946

Custodial Credit Risk

The Agency assumes levels of custodial credit risk for its cash and cash equivalents with financial institutions. Custodial credit risk is the risk that, in the event of a bank failure, the Agency's cash and cash equivalents may not be returned. The Agency has not established a formal custodial credit risk policy for its cash and cash equivalents.

At June 30, 2024 and 2023, the book value of the Agency's cash deposits equaled $1,278,009 and $574,563 respectively, with corresponding bank balances equal to $1,280,157 and $574,687, respectively, of which $1,278,656 and $572,936, respectively, was uninsured but collateralized in accordance with Act 72 of the Commonwealth of Pennsylvania by securities held by the pledging financial institution, its trust department or agent, but not in the Agency's name.

At June 30, 2024 and 2023, the fair value of the Agency's money market accounts, reported as cash equivalents, equaled $21,040 and $654,166, respectively, with corresponding bank balances equal to $21,040 and $654,259, respectively. These do not expose the Agency to custodial credit risk because they represent investments in open-end mutual funds and are held in the name of the Agency by a party other than the issuer of the security.

Investments

Commonwealth of Pennsylvania statutes and contractual provisions contained within the Agency's bond trust indentures govern the investment policies of the Agency. The Housing Finance Agency Law, 1959, Dec. 3, P.L. 1688 as amended Dec. 5, 1972, P.L.1259, No. 282 and bond indentures provide the authority to invest all Agency funds. In compliance with the Act and bond indentures, it is the policy of the Agency to invest in securities that provide suitable returns, preserve principal, meet liquidity needs and further the mission of the Agency.

June 30, 2024 and 2023 (in thousands)

Fair Value

Fair value of the Agency's investments are measured by Level 2 inputs based upon quoted prices for identical or similar assets in markets that are not active or other observable inputs such as interest rates and yield curves observable at commonly quoted intervals. Balances of the Agency's investments at June 30, 2024 and 2023 were as follows:

	2024	2023
Investment	**Level 2**	**Level 2**
Federal Agricultural corporate bonds	$ 54,471	$ 46,308
Federal Farm Credit Bank bonds	75,184	134,564
Federal Home Loan Bank bonds	115,759	175,417
Federal Home Loan Mortgage Corp corporate bonds	28,252	25,084
FNMA corporate bonds	21,556	21,123
FNMA mortgage-backed securities	-	21
FNMA multifamily pools	14,507	19,466
GNMA IO strips	2,800	2,693
GNMA mortgage-backed securities	29,897	33,104
Refco strips	-	10
Tennessee Valley Authority bonds	70,693	70,738
	$ 413,119	$ 528,528

In addition to the amounts listed above, the Agency held money market accounts with a fair value of $726,047 and $654,166 at June 30, 2024 and 2023, respectively, reported as cash equivalents.

Credit Risk

The Agency mitigates its credit risk by limiting investments to those permitted in its deposit and investment policies, diversifying the investment portfolio and prequalifying firms with which the Agency conducts its investment activities.

The credit quality ratings of the Agency's investments for the years ended June 30, 2024 and 2023, as determined by Moody's Investors Service, are shown below. Amounts reported therein are comprised of securities implicitly guaranteed by the U.S. Government. At June 30, 2024 and 2023, $32,697 and $35,807, respectively, of U.S. Government Agency mortgage-backed securities and IO strips, which are explicitly guaranteed by the U.S. Government, were not considered to have credit risk and, therefore, are not included in the summary.

June 30, 2024 and 2023 (in thousands)

Investment	Fair Value at June 30 2024	Fair Value at June 30 2023	Credit Rating
Federal Agricultural corporate bonds	$ 54,471	$ 46,308	N/A
Federal Farm Credit Bank bonds	75,184	134,564	Aaa
Federal Home Loan Bank bonds	115,759	175,417	Aaa
Federal Home Loan Mortgage Corp corporate bonds	28,252	25,084	Aaa
FNMA corporate bonds	21,556	21,123	Aaa
FNMA mortgage-backed securities	-	21	Aaa
FNMA multifamily pools	14,507	19,466	Aaa
Tennessee Valley Authority bonds	70,693	70,738	Aaa
Total	$ 380,422	$ 492,721	

Money market accounts with fair values of $726,047 and $654,166 at June 30, 2024 and 2023 respectively, that were held by the Agency and reported as cash equivalents were rated as follows by Moody's or Standard and Poor's (S&P) Investors Service:

Moody's / S&P's Rating	Fair Value 2024	Fair Value 2023
AAA	$ 21,040	$ 270
A-1/P-1	-	653,896
Total	$ 21,040	$ 654,166

Custodial Credit Risk
Custodial credit risk is the risk that, in the event of failure of the custodian or counterparty holding the investment, the Agency will not be able to recover the value of the investment. The Agency has not established a formal custodial credit risk policy for its investments. All of the Agency's investment balances are in book-entry form in the Agency's name and are held by bank trust departments, acting as the counterparty; accordingly, these investments are not subject to custodial credit risk.

Concentration of Credit Risk
Concentration risk is the risk of loss attributed to the magnitude of the Agency's investment in a single investment issuer. The Agency has various maximum investment limits both by the type of investment and by issuer to prevent inappropriate concentration of credit risk. At June 30, 2024 and 2023, the Agency had the following concentrations of credit risk:

June 30, 2024 and 2023 (in thousands)

Investment Issuer	2024 Fair Value	2024 % of Total Investments	2023 Fair Value	2023 % of Total Investments
GNMA	$ 32,697	7.92%	$ 35,797	6.77%
Federal Farm Credit Bank	75,184	18.20%	134,564	25.46%
Federal Home Loan Mortgage Corp	28,252	6.84%	25,084	4.75%
Federal Home Loan Bank	115,759	28.02%	175,417	33.19%
FNMA	36,063	8.73%	40,610	7.68%
Federal Agricultural	54,471	13.18%	46,308	8.76%
Tennessee Valley Authority	70,693	17.11%	70,738	13.39%
	$413,119	100.00%	$528,518	100.00%

Interest Rate Risk

The Agency's investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from changing interest rates. Investments in mortgage-backed securities and other fixed income investments are sensitive to interest rate changes. For the years ended June 30, 2024 and 2023, the Agency had investments with the following maturities:

	2024				
		Investment Maturities (in Years)			
Investment Type	Fair Value	Less than 1	1-5	6-10	More than 10
U.S. Government Agency Mortgage-backed Securities	$ 47,203	$ -	$ -	$ 7,973	$ 39,230
U.S. Government Agency Securities	365,916	44,755	102,473	51,245	167,443
	$ 413,119	$ 44,755	$ 102,473	$ 59,218	$ 206,673

	2023				
		Investment Maturities (in Years)			
Investment Type	Fair Value	Less than 1	1-5	6-10	More than 10
U.S. Government Agency Mortgage-backed Securities	$ 55,284	$ -	$ 4,721	$ 7,811	$ 42,752
U.S. Government Agency Securities	473,244	175,163	81,594	57,191	159,296
	$ 528,528	$ 175,163	$ 86,315	$ 65,002	$ 202,048

June 30, 2024 and 2023 (in thousands)

4. Mortgage Loans

Amounts reported as mortgage loans receivable at June 30, 2024 and 2023 consisted of the following:

	2024				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Mortgage loans	$ 9,571	$ 440,007	$ 5,190,771	$ 45,527	$ 5,685,876
Add:					
Loan premiums	-	-	-	-	-
Less:					
Loan discounts	-	-	-	-	-
Allowance for loan losses	5,743	94,918	14,707	23,600	138,968
Mortgage loans receivable	3,828	345,089	5,176,064	21,927	5,546,908
Current portion	-	2,752	139,178	3,979	145,909
Noncurrent portion	$ 3,828	$ 342,337	$ 5,036,886	$ 17,948	$ 5,400,999

	2023				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Mortgage loans	$ 9,262	$ 426,989	$ 4,287,502	$ 48,899	$ 4,772,652
Add:					
Loan premiums	-	-	-	-	-
Less:					
Loan discounts	-	-	-	-	-
Allowance for loan losses	4,867	95,685	14,296	24,553	139,401
Mortgage loans receivable	4,395	331,304	4,273,206	24,346	4,633,251
Current portion	-	2,471	126,233	3,874	132,578
Noncurrent portion	$ 4,395	$ 328,833	$ 4,146,973	$ 20,472	$ 4,500,673

Securitizations, Gains on the Sale of Mortgage-Backed Securities and Mortgages Held for Sale
During the years ended June 30, 2024 and 2023, the Agency securitized mortgage loans with a principal balance of $5,487 and $9,260, respectively, into MBSs through GNMA or directly to FNMA through their cash window. MBSs are either sold to private investors or purchased by the Agency. Ongoing revenue for the Agency is generated from servicing the loans pooled into MBSs, which is reported as program income and fees, and by gains derived from the sale price less the value of the underlying mortgages of the MBSs at the time of settlement. Total gains on the sale of MBSs for the years ended June 30, 2024 and 2023 equaled $48 and $85, respectively, reported in Investment income on the Statement of Revenues, Expenses, and Changes in Net Position. Mortgages held for sale are reported at fair value measured by Level 2 inputs based upon observable quoted prices of similar assets. Mortgages held for sale totaled $49,214 and $56,243 at June 30, 2024 and 2023, respectively.

Mortgage Loan Collateral and Insurance Coverage
General Activity mortgage loans receivable represent amounts disbursed through the Agency's Mixed-Use Facility Financing Initiative ("MUFFI"), Homeownership Choice Program ("HCP") and Revised Community Leveraging Assistance Initiative Mortgage ("ReCLAIM"). The loans are not insured, but they are secured by promissory notes and mortgages on the associated properties.

Multifamily Program mortgage loans receivable are not insured, but are collateralized by mortgages on the related projects. The federal government subsidizes certain projects included in the Multifamily Program mortgage loan portfolio.

At June 30, 2024 and 2023, the Agency's Single Family Program mortgage loan servicing portfolio equaled $6.5 billion and $5.6 billion, respectively; this included the balances of mortgage loans reported as assets by the Agency and insured loans that have been sold through MBSs, which are not reported as Agency assets but represent loans for which the Agency purchased and retained servicing rights, see note 6. Single Family Program mortgage loans are secured by liens on the related real property, and private mortgage insurance is generally required on all mortgage loans where the loan principal amount exceeds 80% of the lesser of the purchase price or the initial appraised value of the property. Private mortgage insurance for Single Family Program mortgage loans is provided by commercial companies, the Agency's Insurance Program, certain federal programs through the Federal Housing Administration ("FHA"), United States Department of Veterans Affairs ("VA") and United States Department of Agriculture – Rural Development ("RD"), FNMA and varying other sources. At June 30, 2024 and 2023, insurance coverage associated with Single Family Program mortgage loan servicing portfolio included the following:

June 30, 2024 and 2023 (in thousands)

	2024		2023	
Commercial Insurance	$ 159,606	2.45%	$ 180,498	3.24%
PHFA Insurance Program	1,978,533	30.40%	1,400,808	25.12%
FHA	2,717,207	41.75%	2,487,253	44.61%
VA	182,545	2.81%	150,649	2.70%
RD	513,770	7.89%	510,377	9.15%
FNMA	225,000	3.46%	245,602	4.40%
Uninsured	730,898	11.23%	600,354	10.77%
Total Single Family Program Servicing Portfolio:	$ 6,507,559	100.00%	$ 5,575,541	100.00%

HEMAP loans are emergency loans provided to mortgagors facing foreclosure, are not insured and are unsecured, being in a second or third lien position; hence, HEMAP loans are not included in the above listing.

Loan Delinquency and Foreclosure

At June 30, 2024 and 2023, no mortgage loans reported within General Activities were either delinquent or in pending foreclosure actions.

At June 30, 2024 and 2023, the principal balance of Multifamily Program primary mortgage loans delinquent 91 days or greater for which the Agency was exposed to some level of loss equaled $0 and $0, respectively, and no Multifamily Program mortgage loans were in pending foreclosure actions.

At June 30, 2024 and 2023, the principal balances of Single Family Program mortgage loans delinquent 91 days or greater for which the Agency was exposed to some level of loss equaled $151,763 and $158,045, respectively. Included within these June 30, 2024 and 2023 balances of loans delinquent 91 days or greater were loans with pending foreclosure actions with aggregate principal balances of $34,481 and $44,135, respectively.

At June 30, 2024 and 2023, the principal balance of HEMAP mortgage loans delinquent 91 days or greater equaled $17,080 and $17,085, respectively.

June 30, 2024 and 2023 (in thousands)

Allowance for Loan Loss

The allowances for loan losses at June 30, 2024 and 2023 consisted of the following:

	2024				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Beginning balance	$ 4,867	$ 95,685	$ 14,296	$ 24,553	$ 139,401
Loss provision (recoveries)	876	(767)	4,120	(55)	4,174
Net losses	-	-	(3,709)	(898)	(4,607)
Ending balance	$ 5,743	$ 94,918	$ 14,707	$ 23,600	$ 138,968

	2023				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Beginning balance	$ 4,867	$ 97,117	$ 15,060	$ 31,481	$ 148,525
Loss provision (recoveries)	-	(874)	407	(2,947)	(3,414)
Net losses	-	(558)	(1,171)	(3,981)	(5,710)
Ending balance	$ 4,867	$ 95,685	$ 14,296	$ 24,553	$ 139,401

Amounts reported as provision for loan loss and real estate owned on the statement of revenues, expenses and changes in net position for the years ended June 30, 2024 and 2023 consisted of the following:

June 30, 2024 and 2023 (in thousands)

	2024					
	General Activities	Multifamily Program	Single Family Program	Insurance Program	HEMAP	Total
Loss (recoveries) provision	$ 876	$ (767)	$ 4,120	$ -	$ (55)	$ 4,174
Self-insured losses	-	-	-	385	-	385
Change in value of REOs	-	-	(1,239)	-	-	(1,239)
Accrued interest losses	-	180	-	-	-	180
Change in repurchase reserve	-	-	1,772	-	-	1,772
Recoveries for loan loss and real estate owned	$ 876	$ (587)	$ 4,653	$ 385	$ (55)	$ 5,272

	2023					
	General Activities	Multifamily Program	Single Family Program	Insurance Program	HEMAP	Total
Loss (recoveries) provision	$ -	$ (874)	$ 407	$ -	$ (2,947)	$ (3,414)
Self-insured losses	-	-	-	1,491	-	1,491
Change in value of REOs	-	-	1,125	-	-	1,125
Accrued interest losses	-	(3,725)	-	-	-	(3,725)
Change in repurchase reserve	-	-	635	-	-	635
Recoveries for loan loss and real estate owned	$ -	$ (4,599)	$ 2,167	$ 1,491	$ (2,947)	$ (3,888)

Mortgage-Backed Security Repurchase Reserve

Mortgage loans securitized into MBSs through either GNMA or FNMA (“securitized loans”) are not included in the Agency’s financial statements. If a borrower fails to make a timely payment on a mortgage loan, the Agency must use its own funds to ensure that holders of Agency-issued MBSs receive timely payment. In circumstances of significant borrower delinquency, the Agency will repurchase a securitized loan from its respective MBS. Repurchased mortgage loans are included in the Agency’s financial statements; as a result, the risk of loss, net of mortgage insurance, associated with these loans is considered in management's routine evaluation of the allowances for loan losses and the Agency has, therefore, established a repurchase reserve for these securitized loans. Securitized loans repurchased by the Agency totaled $4,319 and $8,296 for the years ended June 30, 2024 and 2023, respectively, and the Agency’s repurchase reserve for securitized loans equaled $2,356 and $2,886 at June 30, 2024 and 2023, respectively.

5. Real Estate Owned by the Agency

Real estate owned by the Agency included 116 properties with a net realizable value of $10,607 at June 30, 2024 and 131 properties with a net realizable value of $11,016 at June 30, 2023.

June 30, 2024 and 2023 (in thousands)

6. Mortgage Servicing Rights/Service Release Premiums

The Agency pays a fee to its participating lenders for the release of mortgage servicing rights associated with each mortgage loan it purchases for its Single Family Mortgage Loan Program. During the years ended June 30, 2024 and 2023, the Agency capitalized mortgage servicing rights/service release premiums totaling $13,699 and $10,026, respectively. Amortization and disposition of mortgage servicing rights/servicing release premiums totaled $4,641 and $4,141 for the years ended June 30, 2024 and 2023, respectively.

Unamortized mortgage servicing rights, relating to loans sold by the Agency for which the Agency retained the servicing rights, totaling $8,280 and $9,344 were outstanding at June 30, 2024 and 2023, respectively. Mortgage servicing rights are included within mortgage loans receivable, net on the balance sheets.

Service release premiums, relating to loans purchased by the Agency, totaling $45,488 and $35,366 were outstanding at June 30, 2024 and 2023, respectively. Service release premiums are included within other noncurrent assets on the balance sheets.

7. Capital Assets

Capital assets activity for the years ended June 30, 2024 and 2023 and a summary of balances were as follows:

	July 1, 2023	Additions	Disposals	June 30, 2024
Nondepreciable Capital Assets:				
Land	$ 2,454	$ -	$ -	$ 2,454
Total nondepreciable capital assets	2,454	-	-	2,454
Depreciable Capital Assets:				
Building	60,659	25	-	60,684
Furniture, fixtures and equipment	12,715	250	(480)	12,485
Subscription-based information technology arrangements	7,127	3,056	-	10,183
Less accumulated depreciation:				
Building	(13,732)	(1,378)	-	(15,110)
Furniture, fixtures and equipment	(10,195)	(1,230)	480	(10,945)
Subscription-based information technology arrangements	(2,002)	(2,464)	-	(4,466)
Total depreciable capital assets, net	54,572	(1,741)	-	52,831
Total Capital Assets, net	$ 57,026	$ (1,741)	$ -	$ 55,285

June 30, 2024 and 2023 (in thousands)

	July 1, 2022	Additions	Disposals	June 30, 2023
Nondepreciable Capital Assets:				
Land	$ 2,454	$ -	$ -	$ 2,454
Total nondepreciable capital assets	2,454	-	-	2,454
Depreciable Capital Assets:				
Building	60,631	28	-	60,659
Furniture, fixtures and equipment	12,506	295	(86)	12,715
Subscription-based information technology arrangements	-	7,127	-	7,127
Less accumulated depreciation:				
Building	(12,354)	(1,378)	-	(13,732)
Furniture, fixtures and equipment	(8,632)	(1,649)	86	(10,195)
Subscription-based information technology arrangements	-	(2,002)	-	(2,002)
Total depreciable capital assets, net	52,151	2,421	-	54,572
Total Capital Assets, net	$ 54,605	$ 2,421	$ -	$ 57,026

Depreciation and amortization expense for the years ended June 30, 2024 and 2023 totaled $5,071 and $5,029, respectively.

8. Bonds and Notes Payable

The Agency issues bonds and notes payable to finance its lending programs. Proceeds from long-term debt of the Multifamily Program and Single Family Program are used to fund Multifamily and Single Family mortgage loans. General Activities long-term debt is used to finance the Agency's headquarters in Harrisburg, Pennsylvania.

Interest on bonds and notes payable is payable semi-annually. Interest rates on variable rate debt reset on a quarterly, monthly or weekly basis. Interest paid on indexed floating-rate tax-exempt bonds is closely correlated with the Securities Industry and Financial Markets Association Municipal Swap ("SIFMA") rate. At June 30, 2024, variable interest rates payable ranged from 3.85% to 4.88%. At June 30, 2023, variable interest rates payable ranged from 3.95% to 4.65%.

The aggregate principal amounts of bonds and notes payable outstanding at June 30, 2024 and 2023 maturity dates and corresponding interest rates at June 30, 2024 are illustrated in the following table.

June 30, 2024 and 2023 (in thousands)

	Interest Rates at June 30, 2024		Maturity	Amounts Outstanding at June 30,	
Bond Series	**Variable**	**Fixed**	**Date**	**2024**	**2023**
General Activities:					
Headquarters Bonds *	488 bps	-	2037	$ 27,000	$ 29,000
Multifamily Program:					
Series 2022A - Sheptytsky GON	-	-	-	-	5,250
Single Family Program:					
Bonds Payable					
Series 2007 - 98 *	-	-	-	-	1,775
Series 2007 - 100 *	-	-	-	-	1,160
Series 2013 - 115	-	-	-	-	2,760
Series 2013 - 116	-	3.20-3.45%	2026	4,600	7,185
Series 2015 - 117	-	3.25-3.90%	2040	24,620	29,830
Series 2015 - 118	-	3.10-3.80%	2040	36,600	43,120
Series 2016 - 119	-	2.40-3.50%	2041	78,090	85,630
Series 2016 - 120	-	2.00-3.50%	2046	131,995	140,050
Series 2016 - 121	-	2.00-3.50%	2046	163,930	174,410
Series 2017 - 122	-	2.65-4.00%	2046	69,805	81,205
Series 2017 - 123	-	2.65-4.00%	2039	56,185	64,410
Series 2017 - 124	-	2.10-4.00%	2042	128,790	137,780
Series 2017 - 125	-	2.375-3.70%	2047	140,405	147,905
Series 2018 - 126	-	2.70-4.00%	2048	27,195	30,265
Series 2018 - 127	-	2.65-3.55%	2033	79,550	83,870
Series 2019 - 128	-	2.85-4.75%	2034	51,640	61,355
Series 2019 - 129	-	2.10-3.40%	2049	122,000	122,000
Series 2019 - 130	-	1.45-4.00%	2049	126,465	139,040
Series 2019 - 131	-	1.65-3.50%	2049	107,050	114,950
Series 2020 -132* **	395 bps	0.95-3.50%	2051	180,270	199,280
Series 2020-133	-	1.75-5.00%	2050	184,530	193,600
Series 2021-134	-	0.80-5.00%	2049	131,740	141,020
Series 2021-135	-	1.57-5.00%	2051	157,770	166,220
Series 2021-136	-	1.80-5.00%	2051	266,275	280,905
Series 2021-137	-	1.90-5.00%	2051	234,585	244,835
Series 2022-138**	-	2.50-5.00%	2052	243,570	252,325

June 30, 2024 and 2023 (in thousands)

Bond Series	Interest Rates at June 30, 2024 Variable	Fixed	Maturity Date	Amounts Outstanding at June 30, 2024	2023
Series 2022 - 139**	-	3.35-5.00%	2052	282,990	292,890
Series 2022 - 140**	-	3.59-5.156%	2052	294,200	301,775
Series 2023 - 141* **	385 bps	3.10-5.75%	2053	473,125	482,500
Series 2023 - 142**	-	3.40-5.50%	2053	454,890	458,705
Series 2023 - 143**	-	4.70-6.458%	2053	474,725	-
Series 2024 - 144	-	3.75-6.00%	2054	264,680	-
Series 2024 - 145	-	3.90-6.00%	2054	449,965	-
Total Single Family Program Bonds Payable				5,442,235	4,482,755
Notes Payable from Direct Borrowings					
General Obligation Note	-	-	-	-	2,989
General Obligation Note	-	2.75%	2034	21,250	22,083
2009 Purchase Agreement	-	2.50%	2024	2,500	2,500
Total Single Family Program Notes Payable from Direct Borrowings				23,750	27,572
Unamortized bond premiums				109,210	99,425
Total bonds and notes payable				5,602,195	4,644,002
Current portion				156,803	144,242
Noncurrent portion				$ 5,445,392	$ 4,499,760

bps - basis points

* – All or a portion of the balances of these bonds payable include variable rate demand obligations, discussed in detail in the following section of this note.

** - The bond series includes direct placement bonds under the SF Indenture which are secured on parity with all other outstanding bonds under the same SF Indenture and there are no terms of the SF Indenture that are unique to those direct placement bonds.

June 30, 2024 and 2023 (in thousands)

Collateralized Borrowing

The Agency has an agreement with FHLB for collateralized borrowings in an amount equal to the market value of pledged securities less an applicable collateral discount for the security type (the "FHLB Agreement"). Such pledged securities are held in a collateral trustee account at US Bank. Borrowed amounts under the FHLB Agreement bear an interest rate that is applicable to the tenor and structure of the borrowing. Borrowing tenors available under the FHLB Agreement range from overnight to a 30 year term along with varying amortization structures such as fully amortizing or principal due at maturity. Amounts drawn under the FHLB Agreement bear interest at similar or identical rates charged by the FHLB to its member banks. The total borrowing capacity at June 30, 2024 and 2023 was $63,023 and $59,800. As of June 30, 2024 and 2023, the Agency had $0 and $2,989, respectively, of short-term debt outstanding with the FHLB.

Assets Pledged for Collateral

The Agency has bonds outstanding under its 1982 single family bond indenture (the "SF Indenture"). The bonds issued and outstanding under the SF Indenture are general obligation bonds backed by the full faith and credit of the Agency and payable from and secured by a pledge of revenues (defined to include principal and interest due on all mortgage loans financed by such bonds, exclusive of fees payable for servicing the mortgage loans), as well as a pledge of the mortgage loans and a pledge of all amounts and investments on deposit in funds and accounts established by the SF Indenture. Such pledges are subject to the rights of the Trustee (U.S. Bank Trust Company , NA) and the Agency with respect to rights or the exercise of remedies upon events of default, defeasance, administration of the mortgage loans, the use of moneys for the making of new mortgage loans, the making of investments and the redemption of bonds, requirements of tax code, and the release of certain moneys to the Agency for its general use, all as set forth in the SF Indenture.

Variable Rate Demand Obligations

The balances of certain Single Family Program bonds payable include variable rate demand obligations ("VRDO"). Interest rates on these VRDO's reset on a weekly basis, and VRDO's may be redeemed at the holder's option. Standby purchase agreements are utilized in the event these VRDO's are unable to be successfully remarketed and/or become held by the standby purchase agreement provider as a term loan to the Agency. Details of certain Agency VRDO standby purchase agreements at June 30, 2024 were as follows:

Bond Issue	Liquidity Provider at June 30, 2024	Effective Date	Expiration Date	Bond Balance Outstanding at June 30, 2024
2020-132B	TD Bank	6/22/2020	6/20/2025	30,000
2023-141B	RBC Bank	2/17/2023	2/16/2028	80,000
			Total	$ 110,000

June 30, 2024 and 2023 (in thousands)

There were no failed remarketings or resultant liquidity draws during the years ended June 30, 2024 and 2023. Upon the occurrence of a failed remarketing, the liquidity providers would be afforded the opportunity to exercise term-out provisions embedded within the standby purchase agreements, which call for payment of debt service on an accelerated basis at a rate of interest higher than the existing weekly mode. The provisions of each term-out agreement and potential debt service requirements at June 30, 2024, if the term-out agreements were exercised and assuming a term-out commencement date of July 1, 2024, respectively, were as follows:

Liquidity Provider	Term-Out Provisions	Payment Date	Interest Rate	Principal	Interest	Total Payment
TD Bank	SOFR + 2%	10/1/2024	7.33%	$ 3,000	$ 1,100	$ 4,100
		4/1/2025	7.33%	3,000	990	3,990
		10/1/2025	7.33%	3,000	880	3,880
		4/1/2026	7.33%	3,000	770	3,770
		10/1/2026	7.33%	3,000	660	3,660
		4/1/2027	7.33%	3,000	550	3,550
		10/1/2027	7.33%	3,000	440	3,440
		4/1/2028	7.33%	3,000	330	3,330
		10/1/2028	7.33%	3,000	220	3,220
		4/1/2029	7.33%	3,000	110	3,110
				$ 30,000	$ 6,050	$ 36,050
RBC Bank	10% 5yr term out	10/1/2024	10.00%	$ 8,000	$ 4,000	$ 12,000
		4/1/2025	10.00%	8,000	3,600	11,600
		10/1/2025	10.00%	8,000	3,200	11,200
		4/1/2026	10.00%	8,000	2,800	10,800
		10/1/2026	10.00%	8,000	2,400	10,400
		4/1/2027	10.00%	8,000	2,000	10,000
		10/1/2027	10.00%	8,000	1,600	9,600
		4/1/2028	10.00%	8,000	1,200	9,200
		10/1/2028	10.00%	8,000	800	8,800
		4/1/2029	10.00%	8,000	400	8,400
				$ 80,000	$ 22,000	$ 102,000

June 30, 2024 and 2023 (in thousands)

Debt Service Requirements

The approximate principal and interest payments required on all outstanding bonds and notes over the next five years and thereafter at June 30, 2024 were as follows:

June 30, 2024

Fiscal Year	General Activities Principal	General Activities Interest	Single Family Program - Bonds - Direct Placements Principal	Single Family Program - Bonds - Direct Placements Interest	Single Family Program - Bonds Principal	Single Family Program - Bonds Interest	Single Family Program - Notes Payable from Direct Borrowings Principal	Single Family Program - Notes Payable from Direct Borrowings Interest	Total Principal	Total Interest
2025	$ 2,000	$ 1,290	$ 33,755	$ 19,645	$ 117,715	$ 185,256	$ 3,334	$ 640	$ 156,804	$ 206,831
2026	2,000	1,191	35,360	18,324	126,305	186,258	833	558	164,498	206,331
2027	2,000	1,091	37,215	16,916	133,610	181,740	833	534	173,658	200,281
2028	2,000	995	38,845	15,431	130,945	177,085	833	513	172,623	194,024
2029	2,000	893	38,840	13,879	131,800	172,430	833	488	173,473	187,690
2030-2034	10,000	2,978	188,660	45,605	709,860	792,765	4,167	2,092	912,687	843,440
2035-2039	7,000	609	41,915	20,218	806,575	667,050	12,917	91	868,407	687,968
2040-2044	-	-	29,760	16,885	881,360	507,527	-	-	911,120	524,412
2045-2049	-	-	58,635	7,438	888,995	340,720	-	-	947,630	348,158
2050-2054	-	-	11,605	544	957,815	120,182	-	-	969,420	120,726
2055-2059	-	-	-	-	42,665	1,280	-	-	42,665	1,280
	$ 27,000	$ 9,047	$ 514,590	$ 174,885	$ 4,927,645	$ 3,332,293	$ 23,750	$ 4,916	$ 5,492,985	$ 3,521,141

Early Extinguishment of Debt

During the years ended June 30, 2024 and 2023, the Agency redeemed principal amounts of certain bonds and notes totaling $116,070 and $249,576, respectively, prior to their scheduled maturity. The early extinguishments were enabled by the refunding proceeds resulting from the issuance of certain single family mortgage revenue bonds and through the use of mortgage prepayments received from borrowers. The early extinguishments of debt resulted in net gains for the years ended June 30, 2024 and 2023 totaling $4,405 and $5,366, respectively. Gains or losses on early extinguishments of debt arise because of the immediate recognition of original issuance discounts or premiums that would have otherwise been amortized over the life of the related bond issues had they not been retired prior to scheduled maturity.

Current Refunding

Year Ended June 30, 2024

During the year ended June 30, 2024, the Agency did not have any bond refundings.

Year Ended June 30, 2023

On February 17, 2023 the Agency issued Series 2023-141B single family mortgage revenue bonds in the amount of $31,250. The proceeds of this issuance were used to refund $31,250 of Series 2018-126B bonds. This refunding resulted in an economic gain (the difference between the present value of the old and new debt service payments) equal to $705 and an increase in future debt service payments equal to $15,260.

June 30, 2024 and 2023 (in thousands)

On June 29, 2023 the Agency issued Series 2023-142A single family mortgage revenue bonds in the amount of $24,440. The proceeds of this issuance were used to refund $24,440 of Series 2018-127C bonds. This refunding resulted in an economic gain (the difference between the present value of the old and new debt service payments) equal to $91 and a reduction of future debt service payments equal to $2,963.

Hedging Derivative Instrument Payments and Hedged Debt

Debt service requirements of the Agency's outstanding variable rate debt and net swap payments of the associated derivative instruments at June 30, 2024 are displayed in the following schedule. The following incorporates variable rate values at June 30, 2024, which are subject to change in future periods. The net swap payment equals the difference between the fixed rate of interest paid to the counterparties and the variable rate of interest received by the Agency. See note 9 Derivatives for further information relative to derivative instruments.

June 30, 2024

Fiscal Year Ending June 30	Hedged Variable Rate Bond Principal	Hedged Variable Rate Bond Interest	Net Swap Payments	Total
2025	$ 2,000	$ 2,316	$ 1,137	$ 5,453
2026	2,000	2,217	1,102	5,319
2027	2,000	2,117	1,067	5,184
2028	2,000	2,021	992	5,013
2029	2,000	1,919	996	4,915
2030-2034	10,000	8,109	4,469	22,578
2035-2039	7,000	5,739	3,631	16,370
2040-2044	6,430	4,942	3,273	14,645
2045-2049	66,495	2,711	1,715	70,921
2050-2054	37,075	716	193	37,984
2055-2059	-	-	-	-
	$ 137,000	$ 32,807	$ 18,575	$ 188,382

Conduit Debt Obligations
During the year ended June 30, 2024, the Agency issued Bedford Dwellings Phase IB, Bethlehem Townhouses Series A and B, Cambridge Square Series 2023 A and B, Liberty House Preservation, Manchester Redevelopment, Mary Field Sr Apartments, and Mid City Apartments special limited obligation multifamily housing development bonds in order to provide financing for the construction or preservation of affordable multifamily housing. The bonds are secured by the properties financed and are payable from income generated by the properties.

Conduit debt issued in prior years with balances outstanding at June 30, 2024 and 2023 include:

> Awbury View Apartments, Series Belmont Specialty, Bennett Place, Berkshire Gardens, Breslyn House Apartments, Brinton Manor/Towers Apartments, Carl Mackley Apartments, Carson Towers Apartments, Chester County Preservation Initiative, City's Edge, Connelly Manor, Country Commons Apartments, Donora Towers, Four Freedoms House and Philip Murray House, Foxwood Manor Apartments, Glen Hazel RAD, Green National Riverview Manor, Green National Grandview Manor, Greenview Garden Apartments, Hanover Village Preservation, Harlan Senior Tower, Hershey Plaza Apartments, John Fox Towers, Karen Donnally/Iris Nydia Brown Townhomes, Keystone Terrace Associates, Lehigh Park Apartments, Linden Terrace, Maple Mount Vernon, Methodist Towers Series A and B, Monument Village Series A and B, Norris Homes Phase V, North Central CNI, Parkview Knoll Apartments, Pleasant Valley Apartments, Presbyterian Portfolio, Rafael Porrata-Doria Place, Redeemer Village, Sandy Hill, Sharswood Place, Sheptytsky Arms Apartments, Sharpsburg Towers, Sherman Hills, Urban Allied Portfolio, Wister Townhouses, and York Towne House Apartments special limited obligation multifamily housing development bonds in order to provide financing for the construction or preservation of affordable multifamily housing. The bonds are secured by the properties financed and are payable from income generated by the properties.

The bonds discussed above represent conduit debt obligations and do not constitute a debt, guarantee or pledge of the faith and credit of the Agency. Accordingly, they have not been reported in the accompanying basic financial statements. At June 30, 2024 and 2023, conduit debt outstanding aggregated $802,425 and $702,025, respectively.

Bond Covenants
Significant bond covenants of the Agency include a capital reserve requirement and a self-insurance requirement for the Single Family Program bonds. The capital reserve requirement for the Single Family Program bonds obliges the Agency to maintain a balance of funds equal to at least 3% of the aggregate principal amount of all Single Family Program bonds outstanding plus one million dollars, of which one million dollars is required to be invested in securities having a maturity of a year or less. The self-insurance requirement for the Single Family Program bonds

June 30, 2024 and 2023 (in thousands)

obliges the Agency to maintain a balance of funds equal to the following percentages of outstanding principal amounts of mortgage loans funded from the following respective series:

Series I and J:	2.00%
Series K:	1.10%
Series L through Series 2006-96:	2.00%

The Agency is not expected to fund or maintain the self-insurance requirement under the Single Family Program bond indenture in any amount with respect to any series of bonds issued after November 2006.

The Agency was in compliance with its bond covenant requirements at June 30, 2024 and 2023.

Bonds Authorized But Not Yet Issued

On May 9, 2024, the Agency Board authorized the issuance of Single Family Mortgage Revenue bonds Series 147 and 148 in an amount not to exceed $550,000 for each series. Proceeds are expected to be used for purchasing new single family mortgage loans.

9. Derivatives

In order to both reduce the Agency's overall cost of borrowing long-term capital and protect against the potential of rising interest rates, the Agency entered into pay-fixed receive-variable interest rate swap agreements. The objective of the swaps is to hedge against changes in the cash flows of the associated variable rate bonds series.

Swaps are deemed either hedging derivative instruments or investment derivative instruments based upon the effectiveness of the agreements to hedge against interest rate exposure associated with variable rate debt. The regression analysis method is used to determine whether the swaps are an effective hedge.

The fair values of both hedging derivative instruments and investment derivative instruments are reported as Derivative Instruments – Interest Rate Swaps. The changes in fair values of hedging derivative instruments are reported within Deferred Outflows or Inflows of Resources; the changes in fair values of investment derivative instruments are reported as either an investment revenue or expense. Fair values are obtained from mark-to-market calculations prepared by a valuation provider and approximate the current economic value using market indexes, interest rates and cash flow models.

Changes in the fair value of the interest rate swaps are countered by reductions or increases in total interest payments required under variable rate bonds. Given that payments on the Agency's variable rate bonds adjust to changing interest rates, the associated debt does not have corresponding increases in fair value.

June 30, 2024 and 2023 (in thousands)

Each of the Agency's swaps requires the Agency to post collateral in the event the Agency's rating falls below a certain rating threshold. As of and for the years ended June 30, 2024 and 2023, the Agency was not required to post collateral for any of its swaps.

The Agency's swaps utilize SIFMA and SOFR Fallback Rate - 1M reference rates.

Fair Value
Interest rate swaps are reported at fair value, reflecting the nonperformance risk of the Agency relating to the liability and the nonperformance risk of the bank counterparty relating to the asset, measured by Level 2 inputs based on observable values other than quoted prices, including interest rates and yield curves observable at commonly quoted intervals, implied volatilities and other market-corroborated inputs.

Balances of the fair values of the Agency's interest rate swaps at June 30, 2024 and 2023 were as follows:

2024				
Interest Rate Swap Type	**General Activities**	**Multifamily Program**	**Single Family Program**	**Total**
Hedging Derivatives	$ 1,312	$ -	$ (7,602)	$ (6,290)

2023				
Interest Rate Swap Type	**General Activities**	**Multifamily Program**	**Single Family Program**	**Total**
Hedging Derivatives	$ 1,225	$ -	$ 2,693	$ 3,918

Total interest rate swaps include $2,442 and $7,488 of derivative instrument – interest rate swap assets and $(8,732) and $(3,570) of derivative instrument – interest rate swap liabilities at June 30, 2024, and 2023, respectively.

Hedging Derivative Instruments
The change in fair value of the Agency's hedging derivative instruments for the years ended June 30, 2024 and 2023 equaled $(10,208) and $(1,238), respectively, and is accounted-for within the accumulated increase in fair value of hedging derivatives and accumulated decrease in fair value of hedging derivatives on the Balance Sheets. The terms and other information respective of the Agency's hedging derivative instruments outstanding at June 30, 2024 and 2023 are detailed in the following schedule:

June 30, 2024 and 2023 (in thousands)

Bond Series	Effective Date	Maturity Date	Fixed Rate Paid	Variable Rate Received	Current Notional Amount	2023 Fair Value	Change In Fair Value	2024 Fair Value
2018-BLDG	3/2018	10/2037	3.150%	SOFR Fallback Rate - 1M	$ 27,000	$ 1,225	$ 87	$ 1,312
2020-132B	10/2020	10/2050	1.704	SIFMA Swap Index	30,000	6,263	(5,133)	1,130
2023-141B	2/2023	10/2050	3.845	SIFMA Swap Index	80,000	(3,570)	(5,161)	(8,731)
				Total:	$ 137,000	$ 3,918	$(10,207)	$ (6,289)

SIFMA Swap Index = the Securities Industry and Financial Markets Association Municipal Swap Index is a 7 day high-grade market index comprised of tax-exempt VRDOs with certain characteristics.

SOFR (Secured Overnight Financing Rate) Fallback Rate - 1M = the sum of the compounded SOFR calculated in arrears and the spread adjustment

Credit Risk

At June 30, 2024 and 2023, the Agency was exposed to $264 and $226, respectively, of credit risk with respect to its hedging derivatives. The Agency's swaps rely upon the performance of counterparties. If interest rates rise and the total fair value of swaps with any counterparty becomes positive, the Agency may be exposed to credit risk on those agreements – the risk that the counterparty fails to perform according to contractual obligations.

Basis Risk and Interest Rate Risks

The Agency is exposed to basis risk to the extent the changes in the rates associated with the Agency's variable rate bonds do not exactly offset the changes in the index rates associated with the corresponding swaps. The Agency is exposed to interest rate risk on all of its swaps. As the SIFMA Swap indexes decrease, the Agency's net payments on the swaps increase.

Rollover Risk

Rollover risk is the risk that a swap associated with a bond issue does not extend to the maturity of that debt, thereby creating unhedged variable rate debt. No swaps exposed the Agency to rollover risk at June 30, 2024.

Termination Risk

The Agency maintains the option to terminate its swaps at any time, while the Agency or the counterparty may terminate a swap if either party fails to perform under the terms of the agreement. If a swap has a negative fair value at the time of termination, the Agency would be liable to the counterparty for an amount equal to that negative fair value. In certain instances, the Agency has embedded par termination rights within its swaps; these termination rights enable the Agency to trigger partial or whole termination of the associated swaps without liability for negative fair value.

Amended Hedging Derivative Instruments

The Agency can exchange exercisable options, which are embedded within effective hedging derivative instruments, in efforts to take advantage of the economic benefits associated with reducing the semiannual fixed rate payments to counterparties for certain swaps. The Agency did not exchange any exercisable options during the year ended June 30, 2024. At various times during the year ended June 30, 2023, the Agency exchanged exercisable options.

June 30, 2024 and 2023 (in thousands)

The aforementioned options were embedded within the respective swaps at the time the swap agreements were initiated and were reflected in the fixed rate payable by the Agency to the respective counterparties. Exchanging the exercisable options amended the respective swap agreements by reducing the fixed rate paid to the counterparty, thereby changing the critical terms of the associated swaps. GAAP dictates that such changes trigger a termination of hedge accounting. In the instance of a termination event, amounts representing the accumulated decrease in the fair value of hedging derivatives and reported as a deferred outflow are to be recognized immediately as an item of income or expense, depending on the fair value of the swap at the time of termination. The balances recognized as an item of income or expense, respective of the amended swaps, are then amortized and recognized as a component of interest expense over the lives of the underlying hedgable items in order to recoup the effects of termination events over time. Amortization of the effects of termination events for the years ended June 30, 2024 and 2023 equaled $0 and $163, respectively.

There was no activity related to amended hedging derivative instruments during the year ended June 30, 2024. Amended hedging derivative activity for the year ended June 30, 2023 was as follows:

2023

	Single Family Program
Amended hedging derivative balance at July 1, 2022	$ (2,873)
Gain on 2022/2023 swap terminations	2,710
Amortization	163
Amended hedging derivative balance at June 30, 2023	$ -

Investment Derivative Instruments

Certain balances of variable rate bonds associated with certain swaps were either redeemed in total or refunded by fixed-rate bonds; therefore, the associated swaps are no longer a hedge against variable rate debt. As a result, these swaps are deemed investment derivative instruments. The Agency did not have any interest rate swaps classified as investment derivative instruments as of June 30, 2024.

Interest rate risk

The Agency is exposed to interest rate risk on all of its swaps. As the SIFMA or SOFR Swap indexes decrease, the Agency's net payments on the swaps increase.

June 30, 2024 and 2023 (in thousands)

10. Subscription-Based Information Technology Arrangements

The Agency has entered into subscription-based information technology arrangements (SBITAs) for a cloud-based mortgage servicing system for the Agency's single family portfolio of loans, a cloud-based interactive document repository for the Agency's single family loan purchase documentation, a cloud-based application and payment processing system to administer the Pennsylvania Housing Assistance Fund (PAHAF), and Microsoft's cloud-powered productivity platform. The SBITA arrangements expire at various dates through 2027 and provide for renewal options.

SBITA assets and the related accumulated amortization as of June 30, 2024 and June 30, 2023 totaled $10,183 and $4,465 and $7,127 and $2,002, respectively.

The future subscription payments under SBITA agreements are as follows:

Year Ending June 30,	Principal	Interest	Total
2025	$ 2,625	$ 140	$ 2,765
2026	1,402	62	1,464
2027	1,090	56	1,146
Total:	$ 5,117	$ 258	$ 5,375

Some SBITA arrangements require variable payments based on the number of transactions, loans, or volume of payments disbursed and are not included in the measurement of the SBITA liability. Those variable payments are recognized as outflows of resources in the periods in which the obligation for those payments were incurred. During the years ended June 30, 2024 and 2023, the Agency made variable payments as required by SBITA agreements totaling $1,028 and $788, respectively.

June 30, 2024 and 2023 (in thousands)

11. Liabilities

Liability activity for the years ended June 30, 2024 and 2023 was as follows:

2024	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
Accounts payable and accrued expenses	$ 3,785	$ 20,611	$ 21,076	$ 3,320	$ 3,320
Bonds payable, net	4,616,430	1,210,740	248,725	5,578,445	153,470
Notes payable	27,572	-	3,822	23,750	3,333
Accrued interest payable	34,276	179,069	165,184	48,161	48,161
Derivative Instrument - interest rate swaps	3,570	35,541	30,379	8,732	-
Escrow deposits and Development Reserves	183,952	364,144	340,694	207,402	92,455
Net Pension Liability	39,723	-	6,683	33,040	-
Total OPEB Liability	92,761	-	7,799	84,962	-
SBITAs	5,256	825	964	5,117	2,625
Other liabilities					
Accrued vacation and sick leave	3,667	797	-	4,464	406
Bond rebate	280	1,008	-	1,288	-
Borrower suspense accounts	3,330	18,783	18,020	4,093	4,093
Commonwealth grants	64,627	71,496	68,742	67,381	57,901
Federal grants	674,160	596,716	921,014	349,862	151,424
Other grants	4,813	9,399	6,669	7,543	6,545
GNMA/FNMA payables	10,357	55,758	56,630	9,485	9,485
Pennsylvania SERS	3,769	385	-	4,154	-
PHFA Insurance Program Claims	2,824	1,955	1,648	3,131	-
Project receipts	11,918	3,900	-	15,818	1,163
Unearned revenue	257	4	168	93	-
Other	4,642	154,145	4,209	154,578	3,687
Total Other Liabilities	784,644	914,346	1,077,100	621,890	234,704
Total	$ 5,791,969	$ 2,725,276	$ 1,902,426	$ 6,614,819	$ 538,068

June 30, 2024 and 2023 (in thousands)

	2023				
	Beginning Balance	**Additions**	**Reductions**	**Ending Balance**	**Current Portion**
Accounts payable and accrued expenses	$ 2,081	$ 18,558	$ 16,854	$ 3,785	$ 3,785
Bonds payable, net	3,715,111	1,270,674	369,355	4,616,430	140,420
Notes payable	31,908	-	4,336	27,572	3,822
Accrued interest payable	26,057	136,037	127,818	34,276	34,276
Derivative Instrument - interest rate swaps	3,558	3,636	3,624	3,570	-
Escrow deposits and Development Reserves	172,478	308,618	297,144	183,952	79,331
Net Pension Liability	13,012	26,711	-	39,723	-
Total OPEB Liability	127,057	-	34,296	92,761	-
SBITAs	-	6,374	1,118	5,256	3,022
Other liabilities					
Accrued vacation and sick leave	3,510	157	-	3,667	150
Bond rebate	280	-	-	280	-
Borrower suspense accounts	3,491	19,081	19,242	3,330	3,330
Commonwealth grants	72,911	93,500	101,784	64,627	26,050
Federal grants	540,608	835,450	701,898	674,160	199,657
Other grants	5,537	8,558	9,282	4,813	-
GNMA/FNMA payables	18,525	60,628	68,796	10,357	10,357
Pennsylvania SERS	3,312	457	-	3,769	-
PHFA Insurance Program Claims	1,371	1,483	30	2,824	-
Project receipts	10,098	1,820	-	11,918	-
Unearned revenue	258	21	22	257	-
Other	5,162	343	863	4,642	-
Total Other Liabilities	665,063	1,021,498	901,917	784,644	239,544
Total	$ 4,756,325	$ 2,792,106	$ 1,756,462	$ 5,791,969	$ 504,200

12. Restricted Net Position

The Single Family Programs' June 30, 2024 and 2023 net position restrictions equaling $169,733 and $141,879, respectively, are restricted pursuant to the Agency's obligations and its bondholders; provisions are present within the Single Family Program bond indenture. Net position restrictions within HEMAP totaling $32,247 and $32,723 at June 30, 2024 and 2023, respectively, represent amounts restricted for the purpose of making mortgage assistance loans.

13. Pension Plans

Plan Description

Full-time employees of the Agency participate in the Agency Plan or Excess Plan, which are both defined benefit single employer plans with financial reporting years ending December 31. The Pensions do not issue stand-alone statements.

The Agency serves as plan administrator for the Agency Plan and Excess Plan. The Agency Plan and Excess Plan assets are administered through the Pennsylvania Housing Finance Agency Employees' Retirement Plan Trust ("Trust") an irrevocable trust to be used solely for providing benefits to eligible participants in the plans. Assets of the Trust are irrevocable, legally protected from creditors, and are dedicated to providing defined retirement benefits to current and eligible future retirees, in accordance with the terms of the plans.

Benefits Provided

A participant's benefits vest upon the completion of five years of service. Under the provisions of the Pensions, participants with prior military service may receive credit for their time of service providing they contribute funds equivalent to the cost of their pension benefits accumulated during their military service. A participant is eligible for normal retirement after attaining age 65, age 55 and completion of 30 years of service, or at any age after completion of 35 years of service. The normal retirement pension is payable monthly during the participant's lifetime with payments ceasing upon the participant's death.

Employee normal retirement monthly benefits are equal to 2% of an employee's average monthly pay multiplied by the completed years and completed months of service at normal retirement date, where average monthly pay is based on an employee's highest twelve calendar quarters of pay (excluding any lump sum annual and/or sick leave payouts upon retirement for employees hired after 12/31/06). Normal retirement benefits are reduced by 1/6 of 1% per month for each month (2% per year) prior to the employee's normal retirement date. If employment is terminated by reason of total and permanent disability, employees are entitled to a disability pension after three months of disability, regardless of years of service. Disability pension is equal to an employee's pension benefit accrued to date with no reduction for early retirement. If an employee dies while employed by the Agency, the employee's beneficiary will receive a lump sum death benefit payment equal to the actuarial equivalent of the employee's accrued pension as of the date of death. If an employee dies after terminating employment but before retiring, the employee's beneficiary will receive a lump sum death benefit payment equal to the vested accrued pension.

All participants in the Plan who will receive retirement benefits in an amount that is less than the benefits otherwise payable under the terms of the Plan due to limitations on benefits imposed by Internal Revenue Code ("IRC") Section 415 shall automatically participate in the Excess Plan. Participation in the Excess Plan will cease for any year in which the retirement benefits from the

Plan do not exceed the limitation imposed by IRC Section 415, provided such funding has been transferred to the Plan. Pension payments under the Excess Plan are paid in the same form as the pension benefits payable under the Plan.

Employees Covered by Benefit Terms

At December 31, the following employees were covered by the benefit terms:

	(not in thousands)	
	2023	**2022**
Inactive employees or beneficiaries currently receiving benefits	255	244
Inactive employees entitled to but not yet receiving benefits	85	81
Active Employees	302	304
	642	629

Contributions

Contribution requirements and benefit provisions of the Pensions are established and may be amended by the Agency Board. The Pensions' funding policy provides for actuarially determined periodic contributions at amounts that will enable sufficient assets to be available to pay benefits when due. Employees hired on or after January 1, 2009 contribute 3% of compensation to the Plan. Employees hired on or before December 31, 2008 do not contribute to the Pensions. Employer and Employee contributions recognized by the Pensions during the reporting periods were $4,698 and $5,400 for the years ended December 31, 2023 and 2022, respectively. The Agency's average contribution rates for the years ended December 31, 2023 and 2022 equaled 21.17% and 20.49% of covered payroll, respectively.

Investments

Policies pertaining to the allocation of investments within the Agency's Pensions are established and may be amended by the Agency's Pension Committee. It is the policy of the Pension Committee to invest pension assets in securities that provide growth and income while maintaining a balanced level of risk tolerance. The following table illustrates the approved asset allocation policy at December 31, 2023 and 2022:

	% Range of Allocation		
Investment Type	**Minimum**	**Target**	**Maximum**
Equity Securities	55%	65%	75%
Fixed Income Securities	25%	35%	45%
Cash Equivalents	0%	0%	20%

June 30, 2024 and 2023 (in thousands)

Permitted securities in which assets of the Agency's Pensions may be invested include any of the following:

Cash Equivalents
- Money market mutual funds
- Short-term money market instruments

Equity Securities
- U.S. common and preferred stocks
- U.S. equity mutual funds
- Equity exchange traded funds
- International equity mutual funds

Fixed Income Securities
- U.S. governments
- U.S. mortgage and asset-backed
- U.S. corporate bonds
- Taxable municipal bonds
- Fixed income mutual funds
- Fixed income exchange-traded funds

At December 31, 2023 and 2022, there were no concentrations of investments in any organization that represented 5% or more of the Pensions' fiduciary net position.

For the years ended December 31, 2023 and 2022, the annual money-weighted rate of return on investments of the Agency's Pensions, net of investment expense, was 18.22% and (15.97)%, respectively. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Investments comprising the fiduciary net position of the Agency's Pensions are reported at fair value measured by Level 1 inputs based upon quoted market prices.

The fiduciary net position of the Agency's Pensions at December 31, 2023 and 2022 was invested as follows:

	2023	**2022**
Cash Equivalents	$ 5,301	$ 4,214
Equity Securities		
Equity exchange traded funds	39,621	33,365
U.S. and International equity mutual funds	7,691	6,736
U.S. common and preferred stocks	30,151	25,129
Fixed Income Securities		
Fixed income exchange traded funds	1,544	1,527
Fixed income mutual funds	27,314	27,099
Total:	$111,622	$ 98,070

June 30, 2024 and 2023 (in thousands)

Actuarial Assumptions

The Agency's net pension liability was measured as of December 31, 2023 and 2022, and the total pension liability used to calculate the net pension liability was determined by actuarial valuations as of those dates.

The total pension liability in the December 31, 2023 and 2022 actuarial valuations was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	Rate
Inflation	3.0%
Salary Increases (average, including inflation)	4.5%
Investment Rate of Return (including inflation)	7.5%
Post-Retirement Cost of Living Increase	0.0%

Mortality rates used in the December 31, 2023 and 2022 actuarial valuation were based on the PubG-2010 mortality table, including rates for disabled retirees and contingent survivors. Incorporated into the tables for the December 31, 2023 and 2022 actuarial valuations were rates projected using Scale MP 2021 to reflect mortality improvement.

The long-term expected rate of return on the Pensions' investments was determined using a building-block method, in which best-estimate ranges of expected future real rates of return (expected returns, net of inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class for the years ended December 31, 2023 and 2022 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Rate of Return
Equity	65.0%	5.5% - 7.5%
Fixed Income	35.0%	1.0% - 3.0%

The discount rate used to measure the total pension liability at December 31, 2023 and 2022 was 7.5%. The Pensions' fiduciary net positions are projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on the Pensions' investments was applied to all periods of projected benefit payments to determine the total pension liability.

The Agency has not completed a recent experience study.

June 30, 2024 and 2023 (in thousands)

Changes in the Net Pension Liability

2023

	Total Pension Liability (A)	Pension Fiduciary Net Position (B)	Net Pension Liability (A)-(B)
Balances at January 1, 2023	$137,793	$ 98,070	$ 39,723
Service Cost	1,863	-	1,863
Interest Cost	10,133	-	10,133
Changes for Experience	3,475	-	3,475
Changes of Assumptions	-	-	-
Contributions - Employer	-	4,310	(4,310)
Contributions - Member	-	388	(388)
Net Investment Gain	-	17,456	(17,456)
Benefit Payments, including refunds of member contributions	(8,452)	(8,452)	-
Net Changes	7,019	13,702	(6,683)
Balances at December 31, 2023	$ 144,812	$ 111,772	$ 33,040

2022

	Total Pension Liability (A)	Pension Fiduciary Net Position (B)	Net Pension Liability (A)-(B)
Balances at January 1, 2021	$132,355	$ 119,343	$ 13,012
Service Cost	1,836	-	1,836
Interest Cost	9,770	-	9,770
Changes for Experience	1,732	-	1,732
Changes of Assumptions	-	-	-
Contributions - Employer	-	5,065	(5,065)
Contributions - Member	-	335	(335)
Net Investment Loss	-	(18,773)	18,773
Benefit Payments, including refunds of member contributions	(7,900)	(7,900)	-
Net Changes	5,438	(21,273)	26,711
Balances at December 31, 2022	$ 137,793	$ 98,070	$ 39,723

June 30, 2024 and 2023 (in thousands)

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the Pensions, calculated using the discount rate of 7.5%, as well as what the Pensions' net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

Plan's Net Pension Liability for Calendar Year Ended	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%)
December 31, 2023	$ 42,590	$ 33,040	$ 14,961
December 31, 2022	$ 52,770	$ 39,723	$ 25,759

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the years ended December 31, 2023 and 2022, the Pensions recognized pension expense of $5,346 and $8,122, respectively. At December 31, 2023 and 2022, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	2023	2022
Deferred Outflows		
Differences between Expected and Actual Experience	$ 8,167	$ 6,075
Changes in Assumptions	421	626
Net Difference Between Projected and Actual Earnings on Investments	4,469	13,747
Contributions made after measurement date	1,400	1,098
Gross Deferred Outflows	14,457	21,546
Deferred Inflows		
Differences between Expected and Actual Experience	58	116
Changes in Assumptions	831	1,104
Net Difference Between Projected and Actual Earnings on Investments	-	-
Gross Deferred Inflows	889	1,220
Net Deferred Outflows	$ 13,568	$ 20,326

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30	
2024	$ 2,669
2025	4,846
2026	4,955
2027	(810)
2028	744
Thereafter	1,164
	$ 13,568

14. Postemployment Benefits Other than Pensions

Plan Description

The Agency sponsors a single-employer defined benefit OPEB Plan to provide certain health care benefits to all former employees who are members of the Pension Plan currently receiving retirement income; as a result, eligibility requirements for benefits mirror those of the Pension Plan. The Agency is under no statutory or contractual obligation to provide these postretirement healthcare benefits. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75.

The OPEB Plan's financial reporting years end June 30. The OPEB Plan consists solely of the Agency's commitment to provide OPEB through the payment of premiums to insurance companies on behalf of its eligible retirees, therefore no stand-alone financial report is either available or generated for the OPEB Plan.

Benefits Provided

The OPEB Plan provides healthcare benefits to all former employees who are members of the Pension Plan. Specific details of the OPEB Plan include the provision of limited hospitalization, major medical insurance, physician services and prescription drug coverage. Additionally, such benefits are available to members' spouses during the life of the retiree.

Employees Covered by Benefit Terms

At the June 30, 2023 and 2021 valuation date, the following employees were covered by the benefit terms:

	(not in thousands)	
	2023	**2021**
Active Participants	312	305
Retired Participants	152	161
	464	466

June 30, 2024 and 2023 (in thousands)

Total OPEB Liability

The Agency's total OPEB liability equaling $84,962 and $92,761 at June 30, 2024 and 2023, respectively, were measured as of June 30, 2023 and 2022, respectively, using an actuarial valuation as of June 30, 2023 and June 30, 2021, respectively. Update procedures were used to roll forward the total OPEB liability in the actuarial valuation at June 30, 2021 to the measurement date of June 30, 2022.

Actuarial Methods and Assumptions

The total OPEB liability in the June 30, 2023 and 2021 actuarial valuation were determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

	2023	2022
Salary Increases (average, including inflation)	4.50%	4.50%
Discount Rate	4.13%	4.09%
Retiree' Share of Benefit Costs	10% of the premium for medical and prescription drug coverage. $20 a month per person electing coverage for dental coverage.	8.00%
Healthcare Cost Trend Rates	7.0% in 2023 with 0.5% decrease per year until 5.5% in 2026; gradually decreasing from 5.4% in 2027 to 4.1% in 2075 and later	6.5% in 2022; 6.0% in 2023; 5.5% in 2024 - 2025; gradually decreasing from 5.4% in 2026 to 3.9% in 2075 and later

The discount rate was based on the S&P Municipal Bond 20-Year High Grade Rate Index at June 30, 2023 and 2022.

Mortality rates were based upon the PubG-2010 Headcount-Weighted Mortality Table, including rates for contingent survivors, incorporated into the table are rates projected generationally using Scale MP-2021 to reflect mortality improvement at June 30, 2023. Mortality rates were based upon the PubG-2010 Mortality Table, including rates for disabled retirees and contingent survivors, incorporated into the table are rates projected generationally using Scale MP-2021 to reflect mortality improvement at June 30, 2022.

June 30, 2024 and 2023 (in thousands)

The Agency has not completed a recent experience study.

Changes in the Total OPEB Liability

	Total OPEB Liability at June 30	
	2023	2022
Beginning Balance	$ 92,761	$ 127,057
Changes for the year:		
Service cost	4,036	7,170
Interest	3,904	2,899
Changes of benefit terms	(1,798)	-
Differences between expected and actual experience	(5,893)	-
Changes in assumptions	(5,558)	(42,079)
Benefit payments	(2,490)	(2,286)
Net Changes	(7,799)	(34,296)
Ending Balance	$ 84,962	$ 92,761

Changes of benefit terms reflects a change in the cost share percentage from 8% in 2022 to 10% in 2023. Changes of assumptions reflect a change in the discount rate from 4.09% in 2022 to 4.13% in 2023, the mortality and trend assumptions were updated in 2023, the election assumption decreased from 100% in 2022 to 95% in 2023, and the marriage assumption decreased from 50% in 2022 to 45% in 2023.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Agency, as well as what the Agency's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the discount rate:

Total OPEB Liability at June 30	1% Decrease	Discount Rate	1% Increase
2023	$ 99,184	$ 84,962	$ 73,513
2022	$ 108,784	$ 92,761	$ 79,909

June 30, 2024 and 2023 (in thousands)

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate
The following presents the total OPEB liability of the Agency, as well as what the Agency's total OPEB liability would be if it were calculated using a healthcare cost trend rate that is one percentage point lower or one percentage point higher than the healthcare cost trend rate:

Total OPEB Liability at June 30	1% Decrease	Healthcare Cost Trend Rate	1% Increase
2023	$ 72,197	$ 84,962	$ 101,203
2022	$ 77,774	$ 92,761	$ 112,018

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB
For the years ended June 30, 2024 and 2023, the Agency recognized OPEB expense of $155 and $5,514, respectively. At June 30, 2024 and 2023, the Agency reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	2024	2023
Deferred Outflows		
Differences between Expected and Actual Experience	$ 5,455	$ 6,649
Changes in Assumptions or other inputs	9,484	13,275
Benefit payments made after measurement date	2,422	2,491
Gross Deferred Outflows	17,361	22,415
Deferred Inflows		
Differences between Expected and Actual Experience	9,982	7,949
Changes in Assumptions or other inputs	39,909	41,465
Gross Deferred Inflows	49,891	49,414
Net Deferred Inflows	$ (32,530)	$ (26,999)

June 30, 2024 and 2023 (in thousands)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended June 30	
2025	$ (3,215)
2026	(7,554)
2027	(4,571)
2028	(4,569)
2029	(4,499)
Thereafter	(8,122)
	$ (32,530)

15. Significant Contingencies and Commitments

Federally Assisted Programs
In the normal course of operations, the Agency receives funding from various federal government agencies. These funds are to be used solely for designated purposes. If a grantor determines that funds have not been used for their intended purpose, the grantor may request a refund of monies advanced or refuse to reimburse the Agency for its related disbursements. The amount of such future refunds and unreimbursed disbursements, if any, is not expected to be significant. Continuation of the Agency's grant programs is predicated upon the grantors' historical satisfaction that the funds provided are being spent as intended and the grantors' intent to continue their programs.

Risk Management
The Agency is exposed to various risks of loss from theft of, damage to or the destruction of assets; injuries to staff or visitors; loss related to torts, errors and omissions and employee dishonesty. All risks are managed through the purchase of various commercial insurance policies. The Agency bears a $1 (one-thousand dollar) deductible per claim for commercial property coverage and a $100 (one-hundred thousand dollar) deductible per claim for fidelity bond coverage. There have been no settlements, actual losses in excess of coverage or decreases in insurance coverage within the last three years.

Litigation
In the normal course of business, the Agency may be involved in various claims or suits. In the opinion of the Agency's management, the amount of such losses that might result from claims or suits, if any, would not materially affect the Agency's financial position.

Commitments
Outstanding commitments by the Agency to make or acquire Single Family Mortgage Program and Multifamily Housing Program loans were approximately $441,647 and $66,347 at June 30, 2024 and $243,687 and $55,256 at June 30, 2023.

16. Significant Effects of Subsequent Events

The Agency has evaluated subsequent events through the date the financial statements were available to be issued and determined that there have been no events that have occurred that would require adjustments to the disclosures in the Agency's financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

PENNSYLVANIA HOUSING FINANCE AGENCY

Schedules of Changes in the Agency's Net Pension Liability and Related Ratios
(unaudited – see accompanying auditors' report)

	December 31									
Total Pension Liability	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**	**2014**
Service Cost	$ 1,863	$ 1,836	$ 1,790	$ 1,814	$ 1,839	$ 1,817	$ 1,795	$ 1,786	$ 1,812	$ 1,545
Interest	10,133	9,770	9,472	8,920	8,482	8,146	7,652	7,318	6,896	5,826
Differences Between Expected and Actual Experience	3,475	1,732	83	3,538	2,676	120	2,489	634	(604)	2,596
Changes of Assumptions	-	-	228	238	(969)	(222)	(476)	(927)	1,455	7,432
Benefit Payments, Including Refunds of Employee Contributions	(8,451)	(7,900)	(7,435)	(6,818)	(5,515)	(5,302)	(4,482)	(4,247)	(3,565)	(3,239)
Net Change in Total Pension Liability	7,020	5,438	4,138	7,692	6,513	4,559	6,978	4,564	5,994	14,160
Total Pension Liability - Beginning	137,793	132,355	128,217	120,525	114,012	109,453	102,475	97,911	91,917	77,757
Total Pension Liability - Ending (a)	$ 144,813	$ 137,793	$ 132,355	$ 128,217	$ 120,525	$ 114,012	$ 109,453	$ 102,475	$ 97,911	$ 91,917
Pensions Fiduciary Net Position										
Contributions - Employer	4,310	5,065	4,050	4,046	4,881	3,891	3,906	3,989	4,028	3,057
Contributions - Employee	388	335	283	273	244	209	194	161	123	92
Net Investment Income	17,456	(18,773)	15,542	11,547	16,381	(5,167)	12,447	3,879	281	6,071
Benefit Payments, Including Refunds of Employee Contributions	(8,451)	(7,900)	(7,435)	(6,818)	(5,515)	(5,302)	(4,482)	(4,247)	(3,565)	(3,239)
Net Change in Pensions Fiduciary Net Position	13,703	(21,273)	12,440	9,048	15,991	(6,369)	12,065	3,782	867	5,981
Pensions Fiduciary Net Position - Beginning	98,070	119,343	106,903	97,855	81,864	88,233	76,168	72,386	71,519	65,538
Pensions Fiduciary Net Position - Ending (b)	111,773	98,070	119,343	106,903	97,855	81,864	88,233	76,168	72,386	71,519
Agency's Net Pension Liability (a) - (b)	$ 33,040	$ 39,723	$ 13,012	$ 21,314	$ 22,670	$ 32,148	$ 21,220	$ 26,307	$ 25,525	$ 20,398
Pensions Fiduciary Net Position as a Percentage of Total Pension Liability	77.18%	71.17%	90.17%	83.38%	81.19%	71.80%	80.61%	74.33%	73.93%	77.81%
Covered Payroll	$ 20,400	$ 20,059	$ 19,039	$ 18,597	$ 19,236	$ 18,984	$ 18,886	$ 18,114	$ 17,383	$ 17,440
Pensions Fiduciary Net Pension Liability as a Percentage of Covered Payroll	161.96%	198.03%	68.34%	114.61%	117.85%	169.34%	112.36%	145.23%	146.84%	116.96%

Notes to Schedules: The change of assumption reflected above for the period ended December 31, 2021 was the result of using the PubG-2010 mortality table, including rates for disabled retirees and contingent survivors, and incorporating scale MP-2021 to reflect mortality improvement, the change of assumption reflected above for the period ended December 31, 2020 was the result of using the PubG-2010 mortality table, including rates for disabled retirees and contingent survivors, and incorporating scale MP-2020 to reflect mortality improvement, the change of assumption reflected above for the period ended December 31, 2019 was the result of incorporating Scale MP-2019 to reflect mortality improvement, the change of assumption reflected above for the period ended December 31, 2018 was the result of incorporating Scale MP-2018 to reflect mortality improvement, the change of assumption reflected above for the period ended December 31, 2017 was the result of incorporating Scale MP-2017 to reflect mortality improvement, the change of assumption reflected above for the period ended December 31, 2016 was the result of incorporating Scale MP-2016 to reflect mortality improvement, and the change of assumption reflected above for the period ended December 31, 2015 was the result of incorporating Scale MP-2015 to reflect mortality improvement. Prior to the December 31, 2015 change of assumption, mortality rate tables utilized within the assumptions did not include scales to reflect mortality improvement.

This schedule will continue to be built up to ten years subsequent to the year of implementation of GASB 68.

Year	Actuarially Determined Contribution	Contributions From Agency	Contribution Deficiency/ (Excess)	Covered Employee Payroll	Contribution as a % of Payroll
2014	2,971,451	4,107,163	(1,135,712)	17,439,680	17.04%
2015	3,865,384	4,027,033	(161,649)	17,383,488	22.24%
2016	3,823,254	3,989,443	(166,189)	18,114,356	21.11%
2017	3,821,037	3,906,123	(85,086)	18,886,398	20.23%
2018	3,989,468	3,890,511	98,957	18,983,564	21.02%
2019	4,174,097	4,880,916	(706,819)	19,236,376	21.70%
2020	4,243,847	4,045,599	198,248	18,597,333	22.82%
2021	4,333,089	4,050,353	282,736	19,038,566	22.76%
2022	4,110,100	5,065,172	(955,072)	20,058,903	20.49%
2023	4,317,733	4,310,139	7,594	20,400,152	21.17%

Notes to Schedules:

Valuation Date: Actuarially determined contribution rates are calculated as of January 1, two to four years prior to the end of the fiscal year in which the contributions are reported.

Methods and assumptions used to determine contribution rates –

Actuarial cost method: Aggregate
Amortization method: N/A
Remaining amortization period: N/A
Asset valuation method: Smoothed value with a corridor of 80% to 120% of market value
Inflation: 3.0%
Salary increases: 4.5%
Investment rate of return: 7.5%
Retirement age: Normal retirement age
Mortality: Years 2009 through 2013 incorporated the GA1983 Mortality Table. Year 2014 incorporated the RP-2014 Total Mortality Table to reflect mortality improvement. Years 2015 through 2019 incorporated the Adjusted RP-2014 White Collar Mortality Table to reflect mortality improvement. Year 2020 used the Pri-2012 White Collar Mortality Table including rates for contingent survivors, incorporated Scale MP-2019 to reflect mortality improvement. Year 2021 used the PubG-2010 Mortality Table including rates for disabled retirees and contingent survivors, incorporated Scale MP-2020 to reflect mortality improvement. Year 2022 used the PubG-2010 Mortality Table including rates for disabled retirees and contingent survivors, incorporated Scale MP-2021 to reflect mortality improvement. Year 2023 used the PubG-2010 Mortality Table including rates for disabled retirees and contingent survivors, incorporated Scale MP-2021 to reflect mortality improvement.

Annual money-weighted rate of return, net of investment expense:

Year ended December 31	Rate
2023	18.22%
2022	(15.97%)
2021	14.86%
2020	12.10%
2019	20.18%
2018	(5.96%)
2017	16.32%
2016	5.34%
2015	0.42%
2014	9.28%
2013	16.60%

This schedule will continue to be built up to ten years subsequent to the year of implementation of GASB 68.

PENNSYLVANIA HOUSING FINANCE AGENCY
Schedules of Changes in Total OPEB Liability and Related Ratios
(in thousands) (unaudited – see accompanying auditors' report)

	June 30								
Total OPEB Liability	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Service Cost	$ 4,036	$ 7,170	$ 5,996	$ 5,590	$ 5,087	$ 4,976	$ 6,143	$ 4,498	$ 4,230
Interest	3,904	2,899	2,909	2,792	2,801	2,748	3,003	3,197	3,023
Changes in Benefit Terms	(1,798)	-	-	-	-	-	(2,591)	-	-
Differences Between Expected and Actual Experience	(5,892)	-	5,428	-	4,641	-	(21,717)	-	(6,396)
Changes of Assumptions	(5,558)	(42,079)	10,201	2,144	(5,264)	(19)	(5,137)	17,252	3,252
Benefit Payments	(2,490)	(2,287)	(1,791)	(1,570)	(1,747)	(1,521)	(1,561)	(1,384)	(1,149)
Net Change in Total OPEB Liability	(7,798)	(34,297)	22,743	8,956	5,518	6,184	(21,860)	23,563	2,960
Total OPEB Liability - Beginning	92,760	127,057	104,314	95,358	89,840	83,656	105,516	81,953	78,993
Total OPEB Liability - Ending	$ 84,962	$ 92,760	$ 127,057	$ 104,314	$ 95,358	$ 89,840	$ 83,656	$ 105,516	$ 81,953
Covered-Employee Payroll	$ 24,807	$ 21,006	$ 21,006	$ 20,944	$ 20,944	$ 20,204	$ 20,204	$ 18,523	$ 18,523
Total OPEB Liability as a Percentage of Covered-Employee Payroll	342.49%	441.59%	604.86%	498.06%	455.31%	444.66%	414.06%	569.66%	442.44%

Notes to Schedules:

Changes of assumptions include updated mortality tables and the effects of changes in the discount rate and health care cost trend rate each period. The following are the discount rates and health care cost trend rates used in each measurement period:

Year	Discount Rate	Healthcare Cost Trend Rate
2023	4.13%	7.0% in 2023 with 0.5% decrease per year until 5.5% in 2026; gradually decreasing from 5.4% in 2027 to 4.1% in 2075 and later
2022	4.09%	6.5% in 2022, 6.0% in 2023, 5.5% in 2024 – 2025; gradually decreasing to 5.4% in 2026 to 3.9% in 2075 and later
2021	2.18%	5.5% in 2021 – 2023; gradually decreasing to 4.0% in 2075 and later
2020	2.66%	5.5% in 2019 – 2023; gradually decreasing to 4.0% in 2075 and later
2019	2.79%	5.5% in 2019 – 2021; gradually decreasing to 3.8%

(in thousands) (unaudited – see accompanying auditors' report)

Year	Discount Rate	Healthcare Cost Trend Rate
2018	2.98%	6.0% in 2018; 5.5% in 2019 - 2021; gradually decreasing to 3.8% in 2075 and later
2017	3.13%	6.0% in 2017; 5.5% in 2018 - 2023; gradually decreasing to 3.9% in 2075 and later
2016	2.71%	6.5% in 2016; 6.0% in 2017; 5.5% in 2018 - 2020; gradually decreasing to 3.8% in 2075 and later
2015	3.73%	6.0% in 2015; 5.5% in 2016 - 2020; gradually decreasing to 3.8% in 2075 and later

This schedule will continue to be built up to ten years subsequent to the implementation of GASB 75.

SUPPLEMENTARY INFORMATION

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Balance Sheet

June 30, 2024 (in thousands)

ASSETS	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Intra-Agency Eliminations	Total
Current assets:							
Cash and cash equivalents	$ (32,131)	$ 157,177	$ 723,512	$ 66,934	$ 21,629	$ -	$ 937,121
Restricted cash and cash equivalents	93,809	84,634	183,485	-	-	-	361,928
Investments	36,897	-	2,879	4,979	-	-	44,755
Restricted investments	-	-	1,000	-	-	-	1,000
Accrued investment interest receivable	1,967	(285)	2,290	-	-	-	3,972
Mortgage loans receivable, net	-	2,752	139,178	-	3,979	-	145,909
Accrued mortgage loan interest receivable	-	68	23,263	-	299	-	23,630
Mortgages held for sale	-	-	49,214	-	-	-	49,214
Other current assets	4,014	1	-	-	-	-	4,015
Total Current Assets	104,556	244,347	1,124,821	71,913	25,907	-	1,571,544
Noncurrent Assets:							
Investments	147,622	6,826	118,861	34,700	-	-	308,009
Restricted investments	-	-	59,355	-	-	-	59,355
Mortgage loans receivable, net	3,828	342,337	5,036,886	-	17,948	-	5,400,999
Derivative instrument - interest rate swaps	1,312	-	1,130	-	-	-	2,442
Real estate owned	-	-	10,607	-	-	-	10,607
Capital assets, net	55,285	-	-	-	-	-	55,285
Intra-agency receivables	284,827	27,701	-	-	-	(312,528)	-
Other noncurrent assets	9,654	-	47,822	-	-	(9,628)	47,848
Total Noncurrent Assets	502,528	376,864	5,274,661	34,700	17,948	(322,156)	5,884,545
TOTAL ASSETS	607,084	621,211	6,399,482	106,613	43,855	(322,156)	7,456,089
DEFERRED OUTFLOWS OF RESOURCES							
OPEB-related deferred outflows	17,361	-	-	-	-	-	17,361
Pension-related deferred outflows	14,457	-	-	-	-	-	14,457
Accumulated decrease in fair value of hedging derivatives	-	-	8,732	-	-	-	8,732
TOTAL DEFERRED OUTFLOWS OF RESOURCES	31,818	-	8,732	-	-	-	40,550
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 638,902	$ 621,211	$ 6,408,214	$ 106,613	$ 43,855	$ (322,156)	$ 7,496,639
LIABILITIES							
Current Liabilities:							
Accounts payable and accrued expenses	$ 2,233	$ -	$ 721	$ -	$ 366	$ -	$ 3,320
Bonds and notes payable, net	2,000	-	154,803	-	-	-	156,803
Accrued interest payable	71	-	48,090	-	-	-	48,161
Escrow deposits and development reserves	686	30,084	61,685	-	-	-	92,455
Software-based IT arrangements	2,625	-	-	-	-	-	2,625
Other current liabilities	212,205	410	22,089	-	-	-	234,704
Total Current Liabilities	219,820	30,494	287,388	-	366	-	538,068
Noncurrent Liabilities:							
Bonds and notes payable, net	25,000	-	5,420,392	-	-	-	5,445,392
Derivative instrument - interest rate swaps	-	-	8,732	-	-	-	8,732
Development reserves	-	114,947	-	-	-	-	114,947
Intra-agency payables	-	-	312,528	-	-	(312,528)	-
Total OPEB liability	84,962	-	-	-	-	-	84,962
Net pension liability	33,040	-	-	-	-	-	33,040
Software-based IT arrangements	2,492	-	-	-	-	-	2,492
Other noncurrent liabilities	142,699	238,742	-	4,131	11,242	(9,628)	387,186
Total Noncurrent Liabilities	288,193	353,689	5,741,652	4,131	11,242	(322,156)	6,076,751
TOTAL LIABILITIES	508,013	384,183	6,029,040	4,131	11,608	(322,156)	6,614,819
DEFERRED INFLOWS OF RESOURCES							
OPEB-related deferred inflows	49,891	-	-	-	-	-	49,891
Pension-related deferred inflows	889	-	-	-	-	-	889
Unamortized gains on bond refundings	-	-	1,969	-	-	-	1,969
Accumulated increase in fair value of hedging derivatives	1,312	-	1,130	-	-	-	2,442
TOTAL DEFERRED INFLOWS OF RESOURCES	52,092	-	3,099	-	-	-	55,191
NET POSITION							
Net investment in capital assets	23,168	-	-	-	-	-	23,168
Restricted	-	-	169,733	-	32,247	-	201,980
Unrestricted	55,629	237,028	206,342	102,482	-	-	601,481
TOTAL NET POSITION	78,797	237,028	376,075	102,482	32,247	-	826,629
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	$ 638,902	$ 621,211	$ 6,408,214	$ 106,613	$ 43,855	$ (322,156)	$ 7,496,639

See accompanying independent auditors' report.

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Revenues, Expenses and Changes in Net Position
Year Ended June 30, 2024 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Operating Revenues:						
Interest income on mortgage loans	$ -	$ 4,059	$ 195,633	$ -	$ 189	$ 199,881
Program income and fees	131,986	549	1	10,908	146	143,590
Investment income	22,759	77	28,433	2,301	998	54,568
Increase in the fair value of swaps	-	-	-	-	-	-
Gain on early extinguishment of debt	-	-	4,405	-	-	4,405
Total Operating Revenues	154,745	4,685	228,472	13,209	1,333	402,444
Operating Expenses:						
Interest expense on bonds and notes	897	164	168,822	-	-	169,883
Financing expenses	-	-	8,963	-	-	8,963
Program expenses	78,869	2,061	21,894	-	-	102,824
Salaries and related benefits	40,504	-	-	-	719	41,223
General and administrative	16,909	542	7,436	-	1,145	26,032
Decrease in fair value of investments	(969)	128	1,312	166	-	637
Provision (recoveries) for loan loss and real estate owned	876	(587)	4,653	385	(55)	5,272
Total Operating Expenses	137,086	2,308	213,080	551	1,809	354,834
Operating Income (Loss)	17,659	2,377	15,392	12,658	(476)	47,610
Non-operating Revenue						
Federal program awards	114,563	551,316	2,298	-	-	668,177
Non-operating Expense						
Federal program expense	114,563	551,316	2,298	-	-	668,177
Income (Loss) Before Transfers	17,659	2,377	15,392	12,658	(476)	47,610
Intra-agency transfers	(4,777)	(379)	5,156	-	-	-
Change in Net Position	12,882	1,998	20,548	12,658	(476)	47,610
Net Position - beginning of year	65,915	235,030	355,527	89,824	32,723	779,019
Net Position - end of year	$ 78,797	$ 237,028	$ 376,075	$ 102,482	$ 32,247	$ 826,629

See accompanying independent auditors' report.

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Cash Flows

Year Ended June 30, 2024 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Cash Flows From Operating Activities						
Receipts of mortgage loan payments	$ 66	$ 17,987	$ 265,855	$ -	$ 5,782	$ 289,690
Receipts from fees and other income	131,986	549	1	10,908	146	143,590
Receipts from interest on mortgages	-	4,061	188,398	-	189	192,648
(Payments) receipts of escrows and reserves	(171,452)	26,789	4,434	(80)	-	(140,309)
Payments for mortgages and purchases	(375)	(31,185)	(1,167,369)	-	(3,308)	(1,202,237)
Payments for salaries and related benefits	(42,697)	-	-	-	-	(42,697)
Payments for goods, services and other	(88,935)	(2,576)	(52,746)	-	(2,969)	(147,226)
Net Cash (Used In) Provided By Operating Activities	(171,407)	15,625	(761,427)	10,828	(160)	(906,541)
Cash Flows From Noncapital Financing Activities						
Proceeds from the issuance of bonds and notes	-	-	1,210,740	-	-	1,210,740
Payments for retirement of bonds and notes	-	(5,250)	(234,257)	-	-	(239,507)
Payments for bonds and notes interest	-	(256)	(150,436)	-	-	(150,692)
Payments of financing costs	-	-	(8,963)	-	-	(8,963)
Receipts (repayments) of program advances	(10,519)	(379)	10,898	-	-	-
Receipts of federal program awards	114,563	551,316	2,298	-	-	668,177
Payments of federal program awards	(114,563)	(551,316)	(2,298)	-	-	(668,177)
Net Cash Provided By (Used In) Noncapital Financing Activities	(10,519)	(5,885)	827,982	-	-	811,578
Cash Flows From Capital Financing Activities						
Purchases of capital assets	(3,331)	-	-	-	-	(3,331)
Payments for retirement of capital financing bond	(2,000)	-	-	-	-	(2,000)
Payments for interest on capital financing bond	(902)	-	-	-	-	(902)
Net Cash Used In Capital Financing Activities	(6,233)	-	-	-	-	(6,233)
Cash Flows From Investing Activities						
Proceeds from the sale or maturity of investments	185,993	5,001	10,021	-	-	201,015
Receipts of investment interest	22,963	603	27,454	2,301	1,004	54,325
Payments for purchases of investments	(62,934)	(17)	(14,714)	(6,159)	-	(83,824)
Net Cash Provided By (Used In) Investing Activities	146,022	5,587	22,761	(3,858)	1,004	171,516
Net Increase (Decrease) In Cash and Cash Equivalents	(42,137)	15,327	89,316	6,970	844	70,320
Cash and cash equivalents, beginning of year	103,815	226,484	817,681	59,964	20,785	1,228,729
Cash and cash equivalents, end of period	$ 61,678	$ 241,811	$ 906,997	$ 66,934	$ 21,629	$ 1,299,049

See accompanying independent auditors' report.

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Cash Flows

Year Ended June 30, 2024 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Reconciliation of Operating Income to Net Cash Provided By Operating Activities:						
Operating Income (Loss)	$ 17,659	$ 2,377	$ 15,392	$ 12,658	$ (476)	$ 47,610
Investment income recognized	(22,759)	(77)	(28,433)	(2,301)	(998)	(54,568)
Net change in fair value of investments	(969)	128	1,312	166	-	637
Net change in fair value of swaps	-	-	-	-	-	-
Interest expense on bonds and notes	897	164	168,822	-	-	169,883
Financing expenses	-	-	8,963	-	-	8,963
Provision for loan loss and real estate owned	876	(587)	4,653	385	(55)	5,272
Depreciation	5,072	-	-	-	-	5,072
Early extinguishment of debt	-	-	(4,405)	-	-	(4,405)
Loss on disposal of capital assets	(1)	-	-	-	-	(1)
Changes in Assets and Liabilities:						
Mortgage loans receivable, net	(308)	(13,198)	(918,540)	-	2,474	(929,572)
Mortgage loans interest receivable	-	2	(7,235)	-	-	(7,233)
Real Estate Owned, Net	-	-	409	-	-	409
Other assets	13,939	27	(11,936)	-	-	2,030
Accounts payable and accrued expenses	114	-	4	-	(583)	(465)
Escrow deposits and development reserves	(85)	17,098	6,437	-	-	23,450
Other liabilities	(185,842)	9,691	3,130	(80)	(522)	(173,623)
Net Cash (Used In) Provided By Operating Activities	$ (171,407)	$ 15,625	$ (761,427)	$ 10,828	$ (160)	$ (906,541)

See accompanying independent auditors' report.

PENNSYLVANIA HOUSING FINANCE AGENCY
Combining Balance Sheet
June 30, 2023 (in thousands)

ASSETS	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Intra-Agency Eliminations	Total
Current assets:							
Cash and cash equivalents	$ (116,482)	$ 156,425	$ 685,017	$ 59,964	$ 20,785	$ -	$ 805,709
Restricted cash and cash equivalents	220,297	70,059	132,664	-	-	-	423,020
Restricted investments	-	1	1,000	-	-	-	1,001
Accrued investment interest receivable	2,171	240	1,311	-	-	-	3,722
Mortgage loans receivable, net	-	2,471	126,233	-	3,874	-	132,578
Accrued mortgage loan interest receivable	-	70	16,028	-	305	-	16,403
Mortgages held for sale	-	-	56,243	-	-	-	56,243
Other current assets	4,694	28	-	-	-	-	4,722
Total Current Assets	110,680	229,294	1,018,496	59,964	24,964	-	1,443,398
Noncurrent Assets:							
Investments	306,609	11,937	95,672	33,686	-	-	447,904
Restricted investments	-	-	79,623	-	-	-	79,623
Mortgage loans receivable, net	4,395	328,833	4,146,973	-	20,472	-	4,500,673
Derivative instrument - interest rate swaps	1,225	-	6,263	-	-	-	7,488
Real estate owned	-	-	11,016	-	-	-	11,016
Capital assets, net	57,026	-	-	-	-	-	57,026
Intra-agency receivables	279,085	27,701	-	-	-	(306,786)	-
Other noncurrent assets	10,770	-	35,886	-	-	(10,770)	35,886
Total Noncurrent Assets	659,110	368,471	4,375,433	33,686	20,472	(317,556)	5,139,616
TOTAL ASSETS	769,790	597,765	5,393,929	93,650	45,436	(317,556)	6,583,014
DEFERRED OUTFLOWS OF RESOURCES							
OPEB-related deferred outflows	22,415	-	-	-	-	-	22,415
Pension-related deferred outflows	21,546	-	-	-	-	-	21,546
Accumulated decrease in fair value of hedging derivatives	-	-	3,570	-	-	-	3,570
TOTAL DEFERRED OUTFLOWS OF RESOURCES	43,961	-	3,570	-	-	-	47,531
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 813,751	$ 597,765	$ 5,397,499	$ 93,650	$ 45,436	$ (317,556)	$ 6,630,545
LIABILITIES							
Current Liabilities:							
Accounts payable and accrued expenses	$ 2,119	$ -	$ 717	$ -	$ 949	$ -	$ 3,785
Bonds and notes payable, net	2,000	-	142,242	-	-	-	144,242
Accrued interest payable	76	91	34,109	-	-	-	34,276
Escrow deposits and development reserves	771	23,312	55,248	-	-	-	79,331
Software-based IT arrangements	3,022	-	-	-	-	-	3,022
Other current liabilities	215,004	448	24,092	-	-	-	239,544
Total Current Liabilities	222,992	23,851	256,408	-	949	-	504,200
Noncurrent Liabilities:							
Bonds and notes payable, net	27,000	5,250	4,467,510	-	-	-	4,499,760
Derivative instrument - interest rate swaps	-	-	3,570	-	-	-	3,570
Development reserves	-	104,621	-	-	-	-	104,621
Intra-agency payables	-	-	306,786	-	-	(306,786)	-
Total OPEB liability	92,761	-	-	-	-	-	92,761
Net pension liability	39,723	-	-	-	-	-	39,723
Software-based IT arrangements	2,234	-	-	-	-	-	2,234
Other noncurrent liabilities	311,267	229,013	-	3,826	11,764	(10,770)	545,100
Total Noncurrent Liabilities	472,985	338,884	4,777,866	3,826	11,764	(317,556)	5,287,769
TOTAL LIABILITIES	695,977	362,735	5,034,274	3,826	12,713	(317,556)	5,791,969
DEFERRED INFLOWS OF RESOURCES							
OPEB-related deferred inflows	49,414	-	-	-	-	-	49,414
Pension-related deferred inflows	1,220	-	-	-	-	-	1,220
Unamortized gains on bond refundings	-	-	1,435	-	-	-	1,435
Accumulated increase in fair value of hedging derivatives	1,225	-	6,263	-	-	-	7,488
TOTAL DEFERRED INFLOWS OF RESOURCES	51,859	-	7,698	-	-	-	59,557
NET POSITION							
Net investment in capital assets	22,901	-	-	-	-	-	22,901
Restricted	-	-	141,879	-	32,723	-	174,602
Unrestricted	43,014	235,030	213,648	89,824	-	-	581,516
TOTAL NET POSITION	65,915	235,030	355,527	89,824	32,723	-	779,019
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	$ 813,751	$ 597,765	$ 5,397,499	$ 93,650	$ 45,436	$ (317,556)	$ 6,630,545

See accompanying independent auditors’ report.

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Revenues, Expenses and Changes in Net Position
Year Ended June 30, 2023 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Operating Revenues:						
Interest income on mortgage loans	$ -	$ 3,313	$ 142,708	$ -	$ 195	$ 146,216
Program income and fees	119,201	1,007	1	7,915	154	128,278
Investment income	16,075	217	14,368	1,619	701	32,980
Increase in the fair value of swaps	-	-	1,449	-	-	1,449
Increase in the fair value of mortgage service rights	-	-	-	-	-	-
Gain on early extinguishment of debt	-	-	5,366	-	-	5,366
Total Operating Revenues	135,276	4,537	163,892	9,534	1,050	314,289
Operating Expenses:						
Interest expense on bonds and notes	959	536	115,171	-	-	116,666
Financing expenses	18	5	7,269	-	-	7,292
Program expenses	67,580	-	15,043	-	-	82,623
Salaries and related benefits	47,909	-	-	-	(1,900)	46,009
General and administrative	17,481	420	5,847	-	911	24,659
Decrease in fair value of investments	4,250	660	11,051	1,766	-	17,727
(Recoveries) provision for loan loss and real estate owned	-	(4,599)	2,167	1,491	(2,947)	(3,888)
Total Operating Expenses	138,197	(2,978)	156,548	3,257	(3,936)	291,088
Operating Income (Loss)	(2,921)	7,515	7,344	6,277	4,986	23,201
Non-operating Revenue						
Federal program awards	106,284	515,511	3,206	-	-	625,001
Non-operating Expense						
Federal program expense	106,284	515,511	3,206	-	-	625,001
Income (Loss) Before Transfers	(2,921)	7,515	7,344	6,277	4,986	23,201
Intra-agency transfers	(48,191)	(255)	3,446	45,000	-	-
Change in Net Position	(51,112)	7,260	10,790	51,277	4,986	23,201
Net Position - beginning of year	117,027	227,770	344,737	38,547	27,737	755,818
Net Position - end of year	$ 65,915	$ 235,030	$ 355,527	$ 89,824	$ 32,723	$ 779,019

See accompanying independent auditors' report.

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Cash Flows

Year Ended June 30, 2023 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Cash Flows From Operating Activities						
Receipts of mortgage loan payments	$ 60	$ 12,099	$ 387,656	$ -	$ 6,111	$ 405,926
Receipts from fees and other income	119,201	1,007	1	7,915	154	128,278
Receipts from interest on mortgages	-	3,341	143,366	-	195	146,902
Receipts of escrows and reserves	121,249	16,383	(8,131)	962	-	130,463
Payments for mortgages and purchases	(872)	(29,389)	(987,089)	-	(1,972)	(1,019,322)
Payments for salaries and related benefits	(40,925)	-	-	-	-	(40,925)
Payments for goods, services and other	(78,459)	(397)	(35,995)	-	(3,324)	(118,175)
Net Cash (Used In) Provided By Operating Activities	120,254	3,044	(500,192)	8,877	1,164	(366,853)
Cash Flows From Noncapital Financing Activities						
Proceeds from the issuance of bonds and notes	-	5,250	1,265,424	-	-	1,270,674
Payments for retirement of bonds and notes	-	(7,898)	(297,056)	-	-	(304,954)
Payments for refundings of bonds	-	-	(55,690)	-	-	(55,690)
Payments for bonds and notes interest	-	(685)	(101,433)	-	-	(102,118)
Payments of financing costs	(18)	(5)	(7,269)	-	-	(7,292)
Receipts (repayments) of program advances	(156,531)	99,745	11,786	45,000	-	-
Receipts of federal program awards	106,284	515,511	3,206	-	-	625,001
Payments of federal program awards	(106,284)	(515,511)	(3,206)	-	-	(625,001)
Net Cash Provided By (Used In) Noncapital Financing Activities	(156,549)	96,407	815,762	45,000	-	800,620
Cash Flows From Capital Financing Activities						
Purchases of capital assets	(323)	-	-	-	-	(323)
Payments for retirement of capital financing bond	(2,000)	-	-	-	-	(2,000)
Payments for interest on capital financing bond	(964)	-	-	-	-	(964)
Net Cash Used In Capital Financing Activities	(3,287)	-	-	-	-	(3,287)
Cash Flows From Investing Activities						
Proceeds from the sale or maturity of investments	64	1	24,005	-	-	24,070
Receipts of investment interest	14,117	(5)	13,869	1,619	722	30,322
Payments for purchases of investments	(208,089)	(8,017)	(30,399)	(9,028)	-	(255,533)
Net Cash (Used in) Provided By Investing Activities	(193,908)	(8,021)	7,475	(7,409)	722	(201,141)
Net Increase (Decrease) In Cash and Cash Equivalents	(233,490)	91,430	323,045	46,468	1,886	229,339
Cash and cash equivalents, beginning of year	337,305	135,054	494,636	13,496	18,899	999,390
Cash and cash equivalents, end of period	$ 103,815	$ 226,484	$ 817,681	$ 59,964	$ 20,785	$ 1,228,729

See accompanying independent auditors' report.

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Cash Flows

Year Ended June 30, 2023 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Reconciliation of Operating Income to Net Cash Provided By Operating Activities:						
Operating Income (Loss)	$ (2,921)	$ 7,515	$ 7,344	$ 6,277	$ 4,986	$ 23,201
Investment income recognized	(15,990)	(217)	(14,368)	(1,619)	(701)	(32,895)
Net change in fair value of investments	4,250	660	11,051	1,766	-	17,727
Net change in fair value of swaps	-	-	(1,449)	-	-	(1,449)
Interest expense on bonds and notes	959	536	115,171	-	-	116,666
Financing expenses	18	5	7,269	-	-	7,292
Provision for loan loss and real estate owned	-	(4,599)	2,167	1,491	(2,947)	(3,888)
Depreciation	5,029	-	-	-	-	5,029
Early extinguishment of debt	-	-	(5,366)	-	-	(5,366)
Loss on disposal of capital assets	-	-	-	-	-	-
Net change in fair value of mortgage servicing rights	-	-	-	-	-	-
Changes in Assets and Liabilities:						
Mortgage loans receivable, net	(813)	(17,290)	(602,059)	-	4,139	(616,023)
Mortgage loans interest receivable	-	28	658	-	-	686
Real Estate Owned, Net	-	-	(4,503)	-	-	(4,503)
Other assets	(9,833)	23	(7,156)	-	1	(16,965)
Accounts payable and accrued expenses	1,057	-	49	-	598	1,704
Escrow deposits and development reserves	(716)	11,307	883	-	-	11,474
Other liabilities	139,299	5,076	(9,883)	962	(4,912)	130,542
Net Cash (Used In) Provided By Operating Activities	$ 120,339	$ 3,044	$ (500,192)	$ 8,877	$ 1,164	$ (366,768)

See accompanying independent auditors' report.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Directors
Pennsylvania Housing Finance Agency
Harrisburg, Pennsylvania

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and fiduciary activities of Pennsylvania Housing Finance Agency (the Agency), as of and for the year ended June 30, 2024 and the related notes to the financial statements, which collectively comprise Pennsylvania Housing Finance Agency's basic financial statements, and have issued our report thereon dated September 27, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Pennsylvania Housing Finance Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Pennsylvania Housing Finance Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Pennsylvania Housing Finance Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

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

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Pittsburgh, Pennsylvania
September 27, 2024

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APPENDIX F

FINANCIAL STATEMENTS
(UNAUDITED)

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PENNSYLVANIA HOUSING FINANCE AGENCY

BASIC FINANCIAL STATEMENTS (UNAUDITED)

THREE MONTHS ENDED SEPTEMBER 30, 2024

CONTENTS

Management's Discussion and Analysis 1

Basic Financial Statements

Balance Sheets 8

Statements of Revenues, Expenses and Changes in Net Position 9

Statements of Cash Flows 10

Notes to Financial Statements 12

Supplementary Information

Combining Balance Sheet, September 30, 2024 28

Combining Statement of Revenues, Expenses and Changes in Net Position, Three Months Ended September 30, 2024 30

Combining Statement of Cash Flows, Three Months Ended September 30, 2024 31

Combining Balance Sheet, June 30, 2024 33

Combining Statement of Revenues, Expenses and Changes in Net Position, Three Months Ended September 30, 2023 35

Combining Statement of Cash Flows, Three Months Ended September 30, 2023 36

Management's Discussion and Analysis

Introduction

The discussion and analysis provided herein is designed to furnish an objective and easily understandable review of the financial activities of the Pennsylvania Housing Finance Agency ("Agency"). Readers are encouraged to consider the information presented in conjunction with the basic financial statements as a whole, which follow this section.

Understanding the Basic Financial Statements

The basic financial statements are designed to provide a broad overview of the Agency's finances, and include three required statements: The Balance Sheet, the Statement of Revenues, Expenses and Changes in Net Position, and the Statement of Cash Flows.

The Balance Sheet presents financial information respective of all of the Agency's assets, liabilities and deferred inflows and outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The Statement of Revenues, Expenses and Changes in Net Position reflect revenue and expenses within a given period in order to measure the success of the Agency's operations during that period and to illustrate how the Agency has funded its costs of operations.

The Statement of Cash Flows is presented using the direct method, which reports cash receipts and cash payments in four major classes of activities: Operating, Noncapital Financing, Capital Financing and Investing. Cash receipts and disbursements are presented within this statement in order to illustrate the net increase or decrease in cash and cash equivalents within a given period.

The basic financial statements are accompanied by a set of notes. The notes to the basic financial statements provide additional information necessary to acquire a full understanding of the data presented in the basic financial statements and a means to obtain a more comprehensive assessment of factors affecting the Agency's financial condition.

Condensed Summary Balance Sheet *(In thousands)*

	September 30, 2024	June 30, 2024	Increase/(Decrease)	
Assets:				
Mortgage loans receivable, net	$ 5,923,035	$ 5,546,908	$ 376,127	6.8%
Capital assets, net	54,268	55,285	(1,017)	(1.8%)
Other assets	1,979,111	1,853,896	125,215	6.8%
Total Assets	7,956,414	7,456,089	500,325	6.7%
Deferred Outflows of Resources	44,765	40,550	4,215	10.4%
Total Assets and Deferred Outflows of Resources	$ 8,001,179	$ 7,496,639	$ 504,540	6.7%
Liabilities:				
Current liabilities	523,683	538,068	(14,385)	(2.7%)
Noncurrent liabilities	6,572,025	6,076,751	495,274	8.2%
Total Liabilities	7,095,708	6,614,819	480,889	7.3%
Deferred Inflows of Resources	54,299	55,191	(892)	(1.6%)
Net Position				
Net Investment in Capital Assets	22,477	23,168	(691)	(3.0%)
Restricted	216,260	201,980	14,280	7.1%
Unrestricted	612,435	601,481	10,954	1.8%
Total Net Position	851,172	826,629	24,543	3.0%
Total Liabilities, Deferred Inflows of Resources and Net Position	$ 8,001,179	$ 7,496,639	$ 504,540	6.7%

Condensed Summary of Revenues, Expenses and Changes in Net Position *(In thousands)*

	Three months ended September 30, 2024	2023	Increase/(Decrease)	
Revenues:				
Mortgage loan interest	$ 60,017	$ 42,218	$ 17,799	42.2%
Other operating revenues	66,680	36,146	30,534	84.5%
Federal program awards	173,111	170,206	2,905	1.7%
Total Revenues	299,808	248,570	51,238	20.6%
Expenses:				
Interest and financing expenses	58,652	39,365	19,287	49.0%
Other operating expenses	43,502	46,266	(2,764)	(6.0%)
Federal program expenses	173,111	170,206	2,905	1.7%
Total Expenses	275,265	255,837	19,428	7.6%
Change in Net Position	24,543	(7,267)	31,810	437.7%
Net Position - Beginning of Year	826,629	746,296	80,333	10.8%
Net Position - End of Period	$ 851,172	$ 739,029	$ 112,143	15.2%

Analysis of Overall Financial Position and Results of Operations

The balance sheet at September 30, 2024 is compared to the balance sheet at June 30, 2024, the prior audited period.

The results of operations for the three-month period ended September 30, 2024 is compared to the three-month period ended September 30, 2023.

- **Assets**

Total assets in the preceding condensed summary balance sheet increased by approximately $504 million from $7.497 billion to $8.001 billion. Mortgage loans receivable increased by $376 million from $5.547 billion to $5.923 billion as a result of the Agency utilizing its mortgage revenue bond program to purchase single family mortgages to further increase its single family program loan portfolio and its balance sheet. Other assets increased by $125 million from $1.854 billion to $1.979 billion primarily as a result of the increase in cash and cash equivalents due to cash held for the purchases of single family mortgages from the issuance of single family mortgage revenue bond series 146 on August 29, 2024. Capital assets decreased $1.0 million from $55 million to $54 million regular depreciation and the amortization of subscription based information technology arrangements offset by normal operational purchases.

- **Liabilities**

Total liabilities increased by $481 million from $6.615 billion to $7.096 billion. The net increase was primarily due to an increase in bonds and notes payable of $499 million, which came as a result of the issuance of single family mortgage revenue bond series 146. This issuance furthers the Agency's efforts to increase the size of its single family loan portfolio and its balance sheet by purchasing and holding mortgage loans receivable by utilizing capital provided by the single family mortgage revenue bonds. The remaining net decrease of $18 million in total liabilities can be explained by a decrease in escrow deposits and development reserve and a decrease in other liabilities due to the disbursement of federal and state grant funds off-set by an increase in accrued interest payable, derivative instrument – interest rate swaps, and the total OPEB liability.

- **Net Position**

For the three months ended September 30, 2024, the Agency's net position increased $25 million compared to a decrease of $7 million in net position for the same three-month period ending one year prior.

Mortgage loan interest income earned increased by $18 million when compared to the same three-month period ending one year prior due to the increase in the Agency's single family portfolio of mortgage loans which includes mortgage with higher interest rates. Other operating revenues increased by $31 million when compared to the same three-month period ending one year prior, due to an increase in program income and fees, investment income, and the net increase in fair value of investments, offset by a decrease the gain on early extinguishment of debt. Program income and fees increased by $12 million due to the increase in grant funds disbursed by the Agency when compared to the same three-month period ending one year prior and an increase in Multifamily program revenue due to the change in the timing of the application round. The net increase in fair value of investments increased by $18 million resulting from fair valuation of the portfolio at the September 30, 2024 compared to September 30, 2023.

Interest and financing expenses increased by $19 million when compared to the same three-month period ending one year prior due to the increase in interest rates on newly issued mortgage revenue bonds. Other operating expenses decreased by $3 million.

Federal program revenue and expenses increased by $3 million due to increased disbursement of federal funds for grants administered by the Agency.

Analysis of Capital Asset Activity *(In thousands)*

	Balances at September 30, 2024	Balances at June 30, 2024	Increase/ (Decrease)
Nondepreciable Capital Assets:			
Land	$ 2,454	$ 2,454	$ -
Total nondepreciable capital assets	2,454	2,454	-
Depreciable Capital Assets:			
Building	60,685	60,685	-
Furniture, fixtures and equipment	12,610	13,283	(673)
Subscription based information technology arrangements	10,183	10,183	-
Less accumulated depreciation:			
Building	(15,454)	(15,110)	(344)
Furniture, fixtures and equipment	(11,122)	(11,745)	623
Subscription based information technology arrangements	(5,088)	(4,465)	(623)
Total depreciable capital assets, net	51,814	52,831	(1,017)
Total Capital Assets, net	$ 54,268	$ 55,285	$ (1,017)

The Agency's capital assets decreased in the three months ended September 30, 2024 due to regular depreciation and the amortization of subscription based information technology arrangements offset by normal operational purchases.

Analysis of Long-Term Debt Activity *(In thousands)*

	Long -Term Debt at		
Agency Program	**September 30, 2024**	**June 30, 2024**	**Increase (Decrease)**
General Activities	$ 27,000	$ 27,000	$ -
Multifamily Program	-	-	-
Single Family Program	6,074,211	5,575,195	499,016
Total Long-Term Debt	$ 6,101,211	$ 5,602,195	$ 499,016

Additions

Additions to Agency bonds and notes payable for the three-month period ended September 30, 2024 included the following:

Date	Single Family Program Bond Series	General Obligation Bond Series	Original Issue Premium	Total Proceeds	New Mortgage Loan Production Proceeds	Refunding Proceeds	Single Family Program Bond Series Refunded
8/29/2024	2024-146	-	6,819	501,029	501,029	-	-
		Total Additions:	$ 6,819	$ 501,029			

Reductions

Reductions to Agency bonds and notes payable for the three-month period ended September 30, 2024 included the following:

Date	Single Family Program Bond Series Refunded	Refunded Amount	Scheduled Debt Service	Advance Debt Service	Original Issue Premium Amortization
Various	-	-	-	-	2,013
	Total Reductions:	-	-	-	2,013

Designated Net Position (in thousands)

The Agency has designated certain amounts of the unrestricted net position of the Agency's various activities and programs for purposes indicated in the following table. These designations of net position are not binding and may be changed by the Agency.

General Activities:		
Disadvantaged Developers Program		$ 10,000
Asset building program		2,000
Home4Good		1,000
Homebuyer Counseling for education of first-time homebuyers		2,000
ReCLAIM (statewide)		1,500
	Total	$ 16,500
Multifamily Housing Program:		
Multifamily Insurance for Agency insured or coinsured developments		$ 10,000
Preservation from physical deterioration, financial or social distress		1,500
	Total	$ 11,500
Single Family Mortgage Loan Program:		
Closing Cost Assistance		$ 2,000
Neighborhood Homeownership Initiative		10,000
	Total	$ 12,000
Insurance Program:		
Risk Retention to provide single family mortgage insurance		$ 107,999

Additional Information

This discussion and analysis are intended to provide additional information regarding the activities of the Agency. Additional current or historical audited or unaudited financial information may be found at the Agency's website at www.phfa.org.

PENNSYLVANIA HOUSING FINANCE AGENCY

Balance Sheets September 30, 2024 and June 30, 2024 (in thousands)

ASSETS	September 30, 2024	June 30, 2024
Current assets:		
Cash and cash equivalents	$ 1,169,645	$ 937,121
Restricted cash and cash equivalents	309,390	361,928
Investments	31,709	44,755
Restricted investments	1,000	1,000
Accrued investment interest receivable	2,554	3,972
Mortgage loans receivable, net	146,122	145,909
Accrued mortgage loan interest receivable	26,595	23,630
Mortgages held for sale	52,443	49,214
Other current assets	4,416	4,015
Total Current Assets	1,743,874	1,571,544
Noncurrent Assets:		
Investments	284,013	308,009
Restricted investments	37,496	59,355
Mortgage loans receivable, net	5,776,913	5,400,999
Derivative instrument - interest rate swaps	1,512	2,442
Real estate owned	7,662	10,607
Capital assets, net	54,268	55,285
Other noncurrent assets	50,676	47,848
Total Noncurrent Assets	6,212,540	5,884,545
TOTAL ASSETS	7,956,414	7,456,089
DEFERRED OUTFLOWS OF RESOURCES		
OPEB-related deferred outflows	17,361	17,361
Pension-related deferred outflows	14,457	14,457
Accumulated decrease in fair value of hedging derivatives	12,947	8,732
TOTAL DEFERRED OUTFLOWS OF RESOURCES	44,765	40,550
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 8,001,179	$ 7,496,639

See accompanying notes to financial statements.

PENNSYLVANIA HOUSING FINANCE AGENCY

Balance Sheets September 30, 2024 and June 30, 2024 (in thousands)

LIABILITIES	**September 30, 2024**	**June 30, 2024**
Current Liabilities:		
Accounts payable and accrued expenses	$ 3,466	$ 3,320
Bonds and notes payable, net	158,773	156,803
Accrued interest payable	104,425	48,161
Escrow deposits and development reserves	55,848	92,455
Software-based IT arrangements	2,625	2,625
Other current liabilities	198,546	234,704
Total Current Liabilities	523,683	538,068
Noncurrent Liabilities:		
Bonds and notes payable, net	5,942,438	5,445,392
Derivative instrument - interest rate swaps	12,947	8,732
Development reserves	117,389	114,947
Total OPEB liability	88,462	84,962
Net pension liability	33,540	33,040
Software-based IT arrangements	2,166	2,492
Other noncurrent liabilities	375,083	387,186
Total Noncurrent Liabilities	6,572,025	6,076,751
TOTAL LIABILITIES	7,095,708	6,614,819
DEFERRED INFLOWS OF RESOURCES		
OPEB-related deferred inflows	49,891	49,891
Pension-related deferred inflows	889	889
Unamortized gains on bond refundings	2,007	1,969
Accumulated increase in fair value of hedging derivatives	1,512	2,442
TOTAL DEFERRED INFLOWS OF RESOURCES	54,299	55,191
NET POSITION		
Net investment in capital assets	22,477	23,168
Restricted	216,260	201,980
Unrestricted	612,435	601,481
TOTAL NET POSITION	851,172	826,629
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	$ 8,001,179	$ 7,496,639

See accompanying notes to financial statements.

PENNSYLVANIA HOUSING FINANCE AGENCY

Statements of Revenues, Expenses and Changes in Net Position

Three Months Ended September 30, 2024 and 2023 (in thousands)

	Three months ended September 30, 2024	Three months ended September 30, 2023
Operating Revenues:		
Interest income on mortgage loans	$ 60,017	$ 42,218
Program income and fees	32,240	20,396
Investment income	16,732	14,833
Net increase in fair value of investments	17,513	-
Gain on early extinguishment of debt	195	917
Total Operating Revenues	126,697	78,364
Operating Expenses:		
Interest expense on bonds and notes	54,741	38,806
Financing expenses	3,911	559
Program expenses	18,899	13,206
Salaries and related benefits	16,239	10,360
General and administrative	7,854	5,744
Net decrease in fair value of investments	-	16,545
Provision for loan loss and real estate owned	510	411
Total Operating Expenses	102,154	85,631
Operating Income (Loss)	24,543	(7,267)
Nonoperating Revenue		
Federal program awards	173,111	170,206
Nonoperating Expense		
Federal program expense	173,111	170,206
Change in Net Position	24,543	(7,267)
Net Position - beginning of year	826,629	779,019
Net Position - end of period	$ 851,172	$ 771,752

See accompanying notes to financial statements.

PENNSYLVANIA HOUSING FINANCE AGENCY
Statements of Cash Flows
Three Months Ended September 30, 2024 and 2023 (in thousands)

	Three months ended September 30, 2024	2023
Cash Flows From Operating Activities		
Receipts of mortgage loan payments	$ 91,495	$ 72,640
Receipts of fees and other income	32,240	20,396
Receipts of interest on mortgages	57,051	40,453
Payments of escrow and reserves	(82,496)	(81,744)
Payments for mortgages and purchases	(473,584)	(302,293)
Payments for salaries and related benefits	(11,521)	(9,894)
Payments for goods, services and other	(26,455)	(16,245)
Net Cash Used In Operating Activities	(413,270)	(276,687)
Cash Flows From Noncapital Financing Activities		
Proceeds from the issuance of bonds and notes	501,029	-
Payments for retirement of bonds and notes	-	(43,560)
Payments of bonds and notes interest	1,943	1,695
Payments of financing costs	(3,911)	(559)
Receipts of federal program awards	173,111	170,206
Payments of federal program awards	(173,111)	(170,206)
Net Cash Provided By (Used In) Noncapital Financing Activities	499,061	(42,424)
Cash Flows From Capital Financing Activities		
Purchases of capital assets	(145)	(43)
Payments for retirement of capital financing bond	-	-
Interest paid on capital debt	(225)	(233)
Net Cash Used In Capital Financing Activities	(370)	(276)
Cash Flows From Investing Activities		
Proceeds from the sale or maturity of investments	83,297	69,885
Investment interest receipts	18,151	15,323
Purchases of investments	(6,883)	(29,226)
Net Cash Provided By Investing Activities	94,565	55,982
Net Increase (Decrease) In Cash and Cash Equivalents	179,986	(263,405)
Cash and cash equivalents, beginning of year	1,299,049	1,228,729
Cash and cash equivalents, end of period	$ 1,479,035	$ 965,324

See accompanying notes to financial statements.

PENNSYLVANIA HOUSING FINANCE AGENCY
Statements of Cash Flows (continued)
Three Months Ended September 30, 2024 and 2023 (in thousands)

	Three months ended September 30, 2024	Three months ended September 30, 2023
Reconciliation of Operating Income to Net Cash Used In Operating Activities:		
Operating Income (Loss)	$ 24,543	$ (7,267)
Investment income recognized	(16,732)	(14,833)
Net change in fair value of investments	(17,513)	16,545
Interest expense on bonds and notes	54,741	38,806
Financing expenses	3,911	559
Provision for loan loss and real estate owned	510	411
Depreciation	1,161	1,245
Gain on early extinguishment of debt	(195)	(917)
Changes in Assets and Liabilities:		
Mortgage loans receivable, net	(382,056)	(220,489)
Mortgage loan interest receivable	(2,966)	(1,765)
Real estate owned, net	2,945	2,261
Other assets	(3,568)	(392)
Accounts payable and accrued expenses	146	(156)
Escrow deposits and development reserves	(34,165)	(35,543)
Other liabilities	(44,032)	(55,152)
Net Cash Used In Operating Activities	$ (413,270)	$ (276,687)

See accompanying notes to financial statements

1. Organization

The Pennsylvania Housing Finance Agency ("Agency") was created by the General Assembly of the Commonwealth of Pennsylvania ("Commonwealth") in 1972 to provide affordable housing for older adults, persons and families of modest means and persons with disabilities. Pursuant to the Housing Finance Agency Law, Act of 1959, P. L. 1688, No. 620 ("Act"), as amended, the Agency is authorized and empowered, among other things, to finance the construction and rehabilitation of housing units for persons and families of low and moderate income, persons with special needs or the elderly, including those who receive assistance from federal government programs.

The Act was amended to authorize the Agency to make or purchase mortgage loans used to finance the purchase, construction, improvement or rehabilitation of owner-occupied single-family residences and to finance the construction and rehabilitation of housing units without requiring the housing units to be subsidized or assisted by a federal government program. The initial legislation and subsequent amendments grant the Agency the power to issue debt in order to finance its programs and operations. Debt obligations issued under the provisions of the Act are not a debt or liability of the Commonwealth or any of its political subdivisions or a pledge of the faith and credit of the Commonwealth or of any of its political subdivisions. Additional powers have been provided by the General Assembly over the years to expand the Agency's authority and to encourage related community activities.

The Board of the Agency sets policy and oversees the organization's operations. The Board has 14 members. The Secretary of Banking and Securities (chair), the Secretary of Community and Economic Development, the Secretary of Human Services and the State Treasurer serve by virtue of their offices. Four members of the Board serve at the pleasure of the majority and minority leaders of the State Senate and House of Representatives. Six private citizen members are appointed by the Governor, confirmed by the State Senate, and serve for staggered six-year terms or until their successors are appointed.

The Agency is a component unit of the Commonwealth, as defined by the Governmental Accounting Standards Board ("GASB") – the source of generally accepted accounting principles used by State and Local governments in the United States. The Agency's financial information is discretely presented in the Commonwealth's financial statements, but the Agency is not considered part of the Commonwealth's primary government.

2. Summary of Significant Accounting Policies

Basis of Accounting

The Agency presents its financial statements in accordance with U.S. Generally Accepted Accounting Principles ("GAAP"), as established by GASB. For financial reporting purposes, the Agency is considered a special-purpose government engaged in business-type activities. The financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned, and expenses are recorded when incurred. All significant intra-Agency transactions have been eliminated.

Description of Programs

The Agency accounts for its lending and operating activities in various programs based upon management designations and for ease of accountability, summarized as follows:

General Activities – Consists of a group of accounts used to record income and expenses that are not directly pledged to or associated with the programs described below, and includes activity related to various Agency programs and initiatives, including loan servicing and the payment of expenses related to the Agency's administrative functions.

Multifamily Housing Program ("Multifamily Program") – Records the activity related to financing the construction, rehabilitation or operational expenses of multifamily rental housing developments generally designed for persons or families of low and moderate income or the elderly.

Single Family Mortgage Loan Program ("Single Family Program") – Records the activity related to providing capital for the purchase and servicing of mortgage loans for owner-occupied single-family residences for persons or families of low and moderate income.

Insurance Program – The Agency provides primary mortgage insurance coverage through this program to cover the risk of mortgage default for certain single-family borrowers.

Homeowners' Emergency Mortgage Assistance Program ("HEMAP") – Created by Act 91 of 1982 (as later amended) by the Pennsylvania General Assembly to provide emergency mortgage assistance loans to mortgagors facing foreclosure due to circumstances beyond their control. HEMAP's primary operating revenues are derived from funding received from the Commonwealth and from program repayments and income from investments, and are reported as a component of Program Income and Fees within the Agency's financial statements.

Fair Value Application and Measurement
Fair value is applied to assets and liabilities that the Agency holds primarily for the purpose of income or profit and that have a present service capacity based solely on their ability to generate cash or to be sold to generate cash. The Agency categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based upon valuation inputs used to measure the fair value of the respective asset or liability. Level 1 inputs include quoted prices in active markets for identical assets; Level 2 inputs include observable inputs other than quoted prices included in Level 1 inputs; Level 3 inputs include unobservable inputs.

Cash and Cash Equivalents
Cash includes currency on hand and currency equivalents that may be accessed immediately or near-immediately. Cash equivalents are defined as short-term investments with original maturities of three months or less that are readily convertible to known amounts of cash. Agency cash and cash equivalents consist of demand deposit checking and savings accounts, cash held in trust and money market funds.

Investments
Investments are reported at fair value, determined by reference to published market prices and quotations. Changes in fair values are recognized separately within the Statement of Revenues, Expenses and Changes in Net Position.

Restricted Cash, Cash Equivalents and Investments
Restricted cash, cash equivalents and investments consist of cash, cash equivalents and investments restricted primarily by escrow agreements, bond resolutions, debt servicing agreements, creditor agreements or other contractual agreements. The Agency collects mortgage payments on behalf of mortgagees for whom the Agency acts as a servicer. The Agency holds monies from multifamily property owners and single-family homeowners for payments of real estate taxes, property insurance and operating reserves, and has recorded a corresponding liability related to these balances. The Agency maintains certain balances of cash, cash equivalents and investments, restricted as to their use, in order to comply with bond debt capital reserve and self-insurance requirements and certain investor or creditor covenants.

Mortgage Loans Receivable, Net
Mortgage loans receivable consist primarily of single family and multifamily loans. The current portion of mortgage loans receivable represents the contractual amount due within the forthcoming year.

Mortgage loans that the Agency has the ability and intent to hold for the foreseeable future are deemed to be held for investment and are valued at amortized cost. Amortized cost includes the balances of principal outstanding, unamortized premiums and discounts and capitalized origination costs and fees. Mortgage loans held-for-investment also have an allowance for loan loss applied as needed.

Mortgage loans that the Agency has the ability and intent to sell within the foreseeable future are deemed to be held for sale and are reported at the lower of cost or fair value, determined on an individual basis by loan type as of the date of the financial statements. Mortgage loans held for sale include loans subject to investor purchase commitments (committed loans) and loans held on a speculative basis (uncommitted loans). Fair value of committed loans is based upon commitment prices; fair value of uncommitted loans is based upon the market in which the mortgage banking activity operates. Amounts, if any, by which cost exceeds fair value are included within an allowance for loan loss.

The allowance for loan loss represents an adjustment applied to the balances of mortgage loans receivable in order to reflect amounts deemed collectible, using management's best estimate of probable losses inherent in the portfolio and evaluation of the underlying loans and their likelihood of becoming real estate owned. The allowance for loan loss is based upon the Agency's best information available under the circumstances, including the estimated market values of the properties representing collateral, mortgage insurance coverage on the collateral, the financial condition of the respective borrower, government guarantees and the economy as a whole.

Mortgage servicing rights/servicing release premiums are amortized over the life of the related loans using the effective interest method, and include servicing rights associated with both mortgages owned by the Agency and mortgages sold by the Agency for which servicing rights were retained. Mortgage servicing rights retained for underlying loans sold by the Agency are reported at the lower of amortized cost or fair value.

Troubled Debt Restructuring

A troubled debt restructuring occurs when a creditor, for economic or legal reasons related to a debtor's financial difficulties, grants a concession to a debtor experiencing financial difficulties that the creditor would not otherwise consider. Regardless of the form of concession granted by the creditor to the debtor in a troubled debt restructuring, the creditor's objective is to assist the debtor in a difficult situation – the creditor expects to receive a return on investment or increase the probability of receipt of payment by granting the concessions than by not granting them. When conducted in a prudent manner, modifications of problem loans can serve the interests of both the creditor and the debtor and can lead to improved loan performance and reduced credit risk. In some instances, loan modifications are mandated by federal insurance programs. The Agency engages in troubled debt restructuring activities by affording modifications to the terms and interest rates of certain mortgage loans.

Real Estate Owned
Real estate owned represents single-family real estate acquired as a result of foreclosure, acceptance of a deed in lieu of foreclosure or other defaults of nonperforming mortgage loans. Balances of real estate owned approximate net realizable value, based upon actual recoveries for similar asset disposals resulting from anticipated mortgage insurance settlement proceeds or estimated sales prices less costs to sell. Net realizable values of real estate owned also include an allowance for losses attributable to potentially foregone interest and corporate and escrow advances.

Capital Assets
Capital assets are valued at historical cost. The Agency capitalizes assets with an initial cost of $1 (one-thousand dollars) or more. Depreciation is calculated using the straight-line method over the estimated useful lives, which are 5 years for furniture, fixtures and equipment and 45 years for the Agency's building. When capital assets are disposed, the cost and related accumulated depreciation are removed from the accounts and any resulting gain or loss is recorded.

Other Assets
Other assets include federal and Pennsylvania grant and program funding receivable and prepaid expenses.

Deferred Outflows of Resources
Deferred outflows of resources include OPEB-related deferred outflows, which result from the Agency's post-employment healthcare benefits plan ("OPEB Plan"); pension-related deferred outflows, which result from the Agency's Employees' Retirement Plan ("Pension Plan") and Governmental Excess Benefit Plan ("Excess Plan") (collectively "Pensions" or "Pension Plans"); and the accumulated decrease in fair value of hedging derivatives. OPEB-related and Pension-related deferred outflows of resources represent differences between expected and actual experience, changes in assumptions and amounts resulting from contributions made during the Agency's fiscal year subsequent to the OPEB Plan's or Pension Plan's measurement dates. Deferred outflows of resources are recognized over a closed period, and are amortized over the remaining average service life of all active and inactive employees who are provided OPEB or Pensions through the aforementioned plans.

Bonds and Notes Payable, Net
The Agency issues bonds and notes to provide capital for its mortgage programs and other uses consistent with its mission. The resultant debt is a general obligation of the Agency, and is secured and payable by the respective mortgage loans, investments, other assets and revenues within the respective programs or accounts established by the associated bond indentures. Bonds and notes payable are stated at their outstanding balances plus any unamortized premiums less any unamortized discounts. The current portion of bonds and notes payable represents the scheduled principal payable within the forthcoming year.

Escrow Deposits and Development Reserves

Escrow deposits represent balances of receipts from Single Family Program homeowners and Multifamily Program developments for anticipated payments of real estate taxes, property insurance and mortgage insurance. Development reserves represent cash held on behalf of owners of multifamily properties for repairs and replacement, property improvements, supportive services and potential operating deficits experienced by Multifamily Program developments.

Derivative Instruments – Interest Rate Swaps

The Agency enters into interest rate swap agreements ("swaps") with various counterparties to hedge the interest rate exposure associated with variable rate debt and to reduce overall borrowing costs. Swaps are structured whereby the Agency pays a fixed interest rate to a counterparty in exchange for the same counterparty paying to the Agency a variable interest rate, which is established based upon a common market index.

Swaps are reported at fair value and are classified as either hedging derivatives, amended hedging derivatives or investment derivatives. Hedging derivatives include swaps with critical terms that have not changed since their inception. Amended hedging derivatives include swaps with critical terms that have since been amended. The changes in fair values of hedging derivatives and amended hedging derivatives are reported as accumulated decrease in fair values of hedging derivatives on the Balance Sheet, which equal the values of the corresponding swaps. Investment derivatives include swaps that are not considered to be effective hedges; the changes in fair values of investment derivatives are reported as a net increase or decrease in the fair value of swaps and recognized as a revenue or expense.

Total OPEB Liability

The Agency is required to measure and disclose amounts relating to total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense and the fiduciary net position of the Agency's OPEB Plan. The Agency does not fund its OPEB liability; rather, the Agency provides health insurance for its retirees on a pay-as-you-go basis, therefore, the OPEB Plan has no fiduciary net position.

Net Pension Liability

Net pension liability represents the portion of the present value of projected benefit payments attributed to past periods of service to be provided through the Agency's Pensions to current active and inactive employees less the fiduciary net position of the Pensions. It represents the Agency's total pension liability less the fiduciary net position available to pay that liability. Investments included within fiduciary net position are reported at fair value.

Other Liabilities

Other liabilities consist mainly of unearned revenues, unearned federal funding, amounts due to Pennsylvania State Employees Retirement System ("SERS") and accrued expenses.

Deferred Inflows of Resources

Deferred inflows of resources include net unamortized gains (losses) on bond refundings, which are amortized over the shorter of the remaining life of the old debt or the life of the new debt; OPEB Plan-related and Pension Plan-related deferred Inflows, which represent the difference between projected and actual earnings on investments within the Agency's Pensions, are recognized over a closed period and are amortized over a 5-year period, the difference between expected and actual experience, and changes in assumptions are recognized over a closed period and are amortized over the remaining average service life of all active and inactive employees who are provided OPEB or Pensions through the aforementioned plans; and the accumulated increase in fair value of hedging derivatives, which represents the anticipated future utilization of the value of interest rate swap agreements deemed to be effective hedging derivatives.

Net Position

Net position is classified in the following three components:

Net Investment in Capital Assets – Consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any debt attributable to the acquisition, construction or improvement of those assets.

Restricted – Consists of assets with constraints placed on their use by laws, regulations, Agency bond resolutions or external groups, such as creditors or grantors.

Unrestricted – Consists of assets that do not meet the definition of Net Investment in Capital Assets or Restricted. This component includes assets designated for specific purposes by the actions of the Board.

When both restricted and unrestricted resources are available, it is the Agency's policy to use restricted resources to the extent allowed and only use unrestricted resources when needed.

Classification of Revenues and Expenses
Operating revenues include all revenue from mortgage and loan activity, mortgage servicing, investment income and gains on the sale of pooled loans via the Government National Mortgage Association ("GNMA") and the Federal National Mortgage Association ("FNMA"). Operating revenues also include amounts received for the grant programs, which includes administrative fees for the oversight of award distribution, monitoring of subrecipients and reporting to federal and Commonwealth agencies and allocations for the costs of required independent annual audits of federal awards expended. The costs of mortgage loan servicing, investment and grant programs are reported as operating expenses.

Non-operating revenues and expenses include federal program awards and the corresponding direct program costs for which those awards are received and recognized, and consist primarily of pass-through amounts related to the Agency's role as contract administrator of the U.S. Department of Housing and Urban Development's ("HUD") Section 8 subsidy program.

Interest Income on Mortgage Loans
Interest received for mortgage loans is based upon the constant yield method. Interest accrues on performing and nonperforming loans for up to 150 days or until the underlying obligation is satisfied or the associated property is sold, foreclosed-upon or transferred to another entity.

Investment Income
Investment income includes net receipts and payments associated with swaps deemed to be investment derivatives, gains or losses on sales of investments and investment interest income.

The Agency participates in the GNMA and FNMA mortgage backed securities programs, whereby GNMA or FNMA guarantees securities that are issued by the Agency and backed by pools of mortgage loans. Gains on sales of MBSs are recorded at the time of settlement and represent the difference between the sale price of the MBSs and the carrying value of the underlying pool of mortgages backing them.

Pension and Other Postemployment Benefits Expense
Pension expense and other postemployment benefit expense are reported as salaries and related benefits and represent the estimated cost of the benefits earned by employees during the period, with the addition or subtraction of amounts that are deferred and amortized into expense over time as required by GAAP.

Compensated Absences
Employees earn vacation and illness leave benefits. Upon separation of service, employees are compensated for accumulated leave balances, limited by Agency policy. Compensated absence leave is recorded as an accrued expense in the period earned.

Debt Issuance Costs, Discounts and Other Related Costs
Costs related to bond and note issuance are expensed when incurred. Bond discounts and premiums are amortized over the lives of the corresponding bonds using the effective interest method. Net swap agreement payments are recorded as a component of interest expense on bonds and notes.

Accounting Standards Issued but Not Yet Adopted
GASB issued the following Statements that will become effective in future reporting periods. Management is currently evaluating the potential impact on the Agency's financial statements.

- GASB Statement No. 101, *Compensated Absences*, issued June 2022, effective for the Agency's fiscal year ending June 30, 2025.
- GASB Statement No. 102, *Certain Risk Disclosures,* issued December 2023, effective for the Agency's fiscal year ending June 30, 2025.
- GASB Statement No. 103, *Financial Reporting Model Improvements,* issued April 2024, effective for the Agency's fiscal year ending June 30, 2025.

3. Cash, Cash Equivalents and Investments

The Agency maintains a policy whereby cash and cash equivalents must be held in insured depositories satisfactory to the Agency.

Commonwealth of Pennsylvania statutes and contractual provisions contained within the Agency's bond trust indentures govern the investment policies of the Agency. The Housing Finance Agency Law, 1959, Dec. 3, P.L. 1688 as amended Dec. 5, 1972, P.L. 1259, No. 282 and bond indentures provide the authority to invest all Agency funds. In compliance with the Act and bond indentures, it is the policy of the Agency to invest in securities that provide suitable returns, preserve principal, meet liquidity needs and further the mission of the Agency.

September 30, 2024 (in thousands)

4. Mortgage Loans Receivable

Amounts reported as mortgage loans receivable at September 30, 2024 and June 30, 2024 consisted of the following:

	September 30, 2024				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Mortgage loans	$ 10,122	$ 429,301	$ 5,578,346	$ 44,319	$ 6,062,088
Add:					
Loan premiums	-	-	-	-	-
Less:					
Loan discounts	-	-	-	-	-
Allowance for loan losses	5,753	94,924	14,962	23,414	139,053
Mortgage loans receivable	4,369	334,377	5,563,384	20,905	5,923,035
Current portion	-	2,902	139,328	3,892	146,122
Noncurrent portion	$ 4,369	$ 331,475	$ 5,424,056	$ 17,013	$ 5,776,913

	June 30, 2024				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Mortgage loans	$ 9,571	$ 440,007	$ 5,190,771	$ 45,527	$ 5,685,876
Add:					
Loan premiums	-	-	-	-	-
Less:					
Loan discounts	-	-	-	-	-
Allowance for loan losses	5,743	94,918	14,707	23,600	138,968
Mortgage loans receivable	3,828	345,089	5,176,064	21,927	5,546,908
Current portion	-	2,752	139,178	3,979	145,909
Noncurrent portion	$ 3,828	$ 342,337	$ 5,036,886	$ 17,948	$ 5,400,999

Securitizations, Gains on the Sale of Mortgage-Backed Securities and Mortgages Held for Sale
During the three months ended September 30, 2024 and 2023, the Agency securitized mortgage loans with a principal balance of $2,201 and $1,964, respectively, into MBSs through GNMA or directly to FNMA through their cash window. MBSs are either sold to private investors or purchased by the Agency. Ongoing revenue for the Agency is generated from servicing the loans pooled into MBSs, which is reported as program income and fees, and by gains derived from the sale price less the value of the underlying mortgages of the MBSs at the time of settlement. Total

gains on the sale of MBSs for the three months ended September 30, 2024 and 2023 equaled $39 and $9, respectively, reported in Investment income on the Statement of Revenues, Expenses, and Changes in Net Position. Mortgages held for sale are reported at fair value measured by Level 2 inputs based upon observable quoted prices of similar assets. Mortgages held for sale totaled $52,443 and $49,214 at September 30, 2024 and June 30, 2024, respectively.

Mortgage Loan Collateral and Insurance Coverage
General Activity mortgage loans receivable represent amounts disbursed through the Agency's Mixed-Use Facility Financing Initiative ("MUFFI"), Homeownership Choice Program ("HCP") and Revised Community Leveraging Assistance Initiative Mortgage ("ReCLAIM"). The loans are not insured, but they are secured by promissory notes and mortgages on the associated properties.

Multifamily Program mortgage loans receivable are not insured, but are collateralized by mortgages on the related projects. The federal government subsidizes certain projects included in the Multifamily Program mortgage loan portfolio.

Single Family Program mortgage loans are secured by liens on the related real property, and private mortgage insurance is generally required on all mortgage loans where the loan principal amount exceeds 80% of the lesser of the purchase price or the initial appraised value of the property. Private mortgage insurance for Single Family Program mortgage loans is provided by commercial companies, the Agency's Insurance Program, certain federal programs through the Federal Housing Administration ("FHA"), United States Department of Veterans Affairs ("VA") and United States Department of Agriculture – Rural Development ("RD"), FNMA and varying other sources.

Mortgage-Backed Security Repurchase Reserve
Mortgage loans securitized into MBSs through either GNMA or FNMA ("securitized loans") are not included in the Agency's financial statements. If a borrower fails to make a timely payment on a mortgage loan, the Agency must use its own funds to ensure that holders of Agency-issued MBSs receive timely payment. In circumstances of significant borrower delinquency, the Agency will repurchase a securitized loan from its respective MBS. Repurchased mortgage loans are included in the Agency's financial statements; as a result, the risk of loss, net of mortgage insurance, associated with these loans is considered in management's routine evaluation of the allowances for loan losses and the Agency has, therefore, established a repurchase reserve for these securitized loans. Securitized loans repurchased by the Agency totaled $794 and $1,844 for the three months ended September 30, 2024 and 2023, respectively, and the Agency's repurchase reserve for securitized loans equaled $2,356 at September 30, 2024 and June 30, 2024.

September 30, 2024 (in thousands)

Allowance for Loan Loss

The allowances for loan losses at September 30, 2024 and 2023 consisted of the following:

	September 30, 2024				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Beginning balance	$ 5,743	$ 94,918	$ 14,707	$ 23,600	$ 138,968
Loss provision (recoveries)	-	6	570	(17)	559
Net losses	-	-	(315)	(169)	(484)
Ending balance	$ 5,743	$ 94,924	$ 14,962	$ 23,414	$ 139,043

	September 30, 2023				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Beginning balance	$ 4,867	$ 95,685	$ 14,296	$ 24,553	$ 139,401
Loss provision (recoveries)	-	45	358	(36)	367
Net losses	-	(45)	(358)	(120)	(523)
Ending balance	$ 4,867	$ 95,685	$ 14,296	$ 24,397	$ 139,245

Amounts reported as provision for loan loss and real estate owned on the statement of revenues, expenses and changes in net position for the three months ended September 30, 2024 and 2023 consisted of the following:

	September 30, 2024				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Loss provision (recoveries)	$ -	$ 6	$ 570	$ (17)	$ 559
Self-insured losses	-	-	-	-	-
Change in value of REOs	-	-	(255)	-	(255)
Accrued interest losses	-	46	-	-	46
Change in repurchase reserve	-	-	160	-	160
Provision (recoveries) for loan loss and real estate owned	$ -	$ 52	$ 475	$ (17)	$ 510

September 30, 2024 (in thousands)

	September 30, 2023				
	General Activities	Multifamily Program	Single Family Program	HEMAP	Total
Loss provision (recoveries)	$ -	$ 45	$ 358	$ (36)	$ 367
Self-insured losses	-	-	-	-	-
Change in value of REOs	-	-	-	-	-
Accrued interest losses	-	-	-	-	-
Change in repurchase reserve	-	-	44	-	44
Provision for loan loss and real estate owned	$ -	$ 45	$ 402	$ (36)	$ 411

5. Real Estate Owned by the Agency

Real estate owned by the Agency included 90 properties with a net realizable value of $7,662 at September 30, 2024 and 116 properties with a net realizable value of $10,607 at June 30, 2024.

6. Bonds and Notes Payable

The Agency issues bonds and notes payable to finance its lending programs. Proceeds from long-term debt of the Multifamily Program and Single Family Program are used to fund Multifamily and Single Family mortgage loans. General Activities long-term debt is used to finance the Agency's headquarters in Harrisburg, Pennsylvania.

Interest on bonds and notes payable is payable semi-annually. Interest rates on variable rate debt reset on a quarterly, monthly or weekly basis. Interest paid on indexed floating-rate tax-exempt bonds is closely correlated with the Securities Industry and Financial Markets Association Municipal Swap ("SIFMA") rate. At September 30, 2024, variable interest rates payable ranged from 3.15% to 4.78%. At June 30, 2024, variable interest rates payable ranged from 3.85% to 4.88%.

The aggregate principal amounts of bonds and notes payable outstanding at September 30, 2024 and June 30, 2024, maturity dates and corresponding interest rates at September 30, 2024 are illustrated in the following table.

September 30, 2024 (in thousands)

	Interest rates at September 30, 2024			Amounts outstanding at	
Bond Series	**Variable**	**Fixed**	**Maturity Date**	**September 30, 2024**	**June 30, 2024**
General Activities:					
Headquarters Bonds *	478 bps	-	2037	$ 27,000	$ 27,000
Single Family Program:					
Bonds Payable					
Series 2013 - 116	-	3.20-3.45%	2026	4,600	4,600
Series 2015 - 117	-	3.25-3.90%	2040	24,620	24,620
Series 2015 - 118	-	3.10-3.80%	2040	36,600	36,600
Series 2016 - 119	-	2.40-3.50%	2041	78,090	78,090
Series 2016 - 120	-	2.00-3.50%	2046	131,995	131,995
Series 2016 - 121	-	2.00-3.50%	2046	163,930	163,930
Series 2017 - 122	-	2.65-4.00%	2046	69,805	69,805
Series 2017 - 123	-	2.65-4.00%	2039	56,185	56,185
Series 2017 - 124	-	2.10-4.00%	2042	128,790	128,790
Series 2017 - 125	-	2.375-3.70%	2047	140,405	140,405
Series 2018 - 126	-	2.70-4.00%	2048	27,195	27,195
Series 2018 - 127	-	2.65-3.55%	2033	79,550	79,550
Series 2019 - 128	-	2.85-4.75%	2034	51,640	51,640
Series 2019 - 129	-	2.10-3.40%	2049	122,000	122,000
Series 2019 - 130	-	1.45-4.00%	2049	126,465	126,465
Series 2019 - 131	-	1.625-3.50%	2049	107,050	107,050
Series 2020 - 132* **	320 bps	0.95-3.50%	2051	180,270	180,270
Series 2020 - 133	-	1.75-5.00%	2050	184,530	184,530
Series 2021 - 134	-	0.80-5.00%	2049	131,740	131,740
Series 2021 - 135	-	1.57-5.00%	2051	157,770	157,770
Series 2021 - 136	-	1.80-5.00%	2051	266,275	266,275
Series 2021 - 137	-	1.90-5.00%	2051	234,585	234,585
Series 2022 - 138**	-	2.50-5.00%	2052	243,570	243,570
Series 2022 - 139**	-	3.35-5.00%	2052	282,990	282,990
Series 2022 - 140**	-	3.59-5.156%	2052	294,200	294,200

September 30, 2024 (in thousands)

	Interest Rates at March 31, 2024			Amounts Outstanding at	
Bond Series	**Variable**	**Fixed**	**Maturity Date**	**September 30, 2024**	**June 30, 2024**
Series 2022 - 141* **	315 bps	3.10-5.75%	2053	473,125	473,125
Series 2023 - 142**	-	3.40-5.50%	2053	454,890	454,890
Series 2023 - 143**	-	4.70-6.458%	2053	474,725	474,725
Series 2024 - 144	-	3.75-6.00%	2054	264,680	264,680
Series 2024 - 145	-	3.90-6.00%	2054	449,965	449,965
Series 2024 - 146	-	3.875-6.00%	2054	494,210	-
Total Single Family Program Bonds Payable				5,936,445	5,442,235
Notes Payable from Direct Borrowings					
General Obligation Note	-	2.75%	2034	21,250	21,250
2009 Purchase Agreement	-	2.50%	2024	2,500	2,500
Total Single Family Program Notes Payable from Direct Borrowings				23,750	23,750
Unamortized bond premiums				114,016	109,210
Total bonds and notes payable				6,101,211	5,602,195
Current portion				158,773	156,803
Noncurrent portion				$ 5,942,438	$ 5,445,392

bps - basis points
* – All or a portion of the balances of these bonds payable include variable rate demand obligations. Interest rates on VRDO's reset on a weekly basis.
** - The bond series includes direct placement bonds under the SF Indenture which are secured on parity with all other outstanding bonds under the same SF Indenture and there are no terms of the SF Indenture that are unique to those direct placement bonds.

7. Restricted Net Position

The Single Family Program's September 30, 2024 and June 30, 2024 net position restrictions equaling $184,560 and $169,733, respectively, are restricted pursuant to the Agency's obligations to its bondholders; provisions are present within the Single Family Program bond indenture. Net position restrictions within HEMAP totaling $31,700 and $32,247 at September 30, 2024 and June 30, 2024, respectively, represent amounts restricted for the purpose of making mortgage assistance loans.

SUPPLEMENTARY INFORMATION

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Balance Sheet

September 30, 2024 (in thousands)

ASSETS	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Intra-Agency Eliminations	Total
Current assets:							
Cash and cash equivalents	$ 23,565	$ 171,667	$ 880,641	$ 71,388	$ 22,384	$ -	$ 1,169,645
Restricted cash and cash equivalents	62,867	84,978	161,545	-	-	-	309,390
Investments	20,942	-	7,768	2,999	-	-	31,709
Restricted investments	-	-	1,000	-	-	-	1,000
Accrued investment interest receivable	485	-	2,069	-	-	-	2,554
Mortgage loans receivable, net	-	2,902	139,328	-	3,892	-	146,122
Accrued mortgage loan interest receivable	-	99	26,198	-	298	-	26,595
Mortgages held for sale	-	-	52,443	-	-	-	52,443
Other current assets	4,413	3	-	-	-	-	4,416
Total Current Assets	112,272	259,649	1,270,992	74,387	26,574	-	1,743,874
Noncurrent Assets:							
Investments	98,017	7,207	141,046	37,743	-	-	284,013
Restricted investments	-	-	37,496	-	-	-	37,496
Mortgage loans receivable, net	4,369	331,475	5,424,056	-	17,013	-	5,776,913
Derivative instrument - interest rate swaps	598	-	914	-	-	-	1,512
Real estate owned	-	-	7,662	-	-	-	7,662
Capital assets, net	54,268	-	-	-	-	-	54,268
Intra-agency receivables	284,437	27,701	-	-	-	(312,138)	-
Other noncurrent assets	9,990	-	50,653	-	-	(9,967)	50,676
Total Noncurrent Assets	451,679	366,383	5,661,827	37,743	17,013	(322,105)	6,212,540
TOTAL ASSETS	563,951	626,032	6,932,819	112,130	43,587	(322,105)	7,956,414
DEFERRED OUTFLOWS OF RESOURCES							
OPEB-related deferred outflows	17,361	-	-	-	-	-	17,361
Pension-related deferred outflows	14,457	-	-	-	-	-	14,457
Accumulated decrease in fair value of hedging derivatives	-	-	12,947	-	-	-	12,947
TOTAL DEFERRED OUTFLOWS OF RESOURCES	31,818	-	12,947	-	-	-	44,765
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 595,769	$ 626,032	$ 6,945,766	$ 112,130	$ 43,587	$ (322,105)	$ 8,001,179

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Balance Sheet

September 30, 2024 (in thousands)

LIABILITIES	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Intra-Agency Eliminations	Total
Current Liabilities:							
Accounts payable and accrued expenses	$ 2,410	$ -	$ 716	$ -	$ 340	$ -	$ 3,466
Bonds and notes payable, net	2,000	-	156,773	-	-	-	158,773
Accrued interest payable	71	-	104,354	-	-	-	104,425
Escrow deposits and development reserves	744	28,307	26,797	-	-	-	55,848
Software-based IT arrangements	2,625	-	-				2,625
Other current liabilities	176,919	379	21,248	-	-	-	198,546
Total Current Liabilities	184,769	28,686	309,888	-	340	-	523,683
Noncurrent Liabilities:							
Bonds and notes payable, net	25,000	-	5,917,438	-	-	-	5,942,438
Derivative instruments - interest rate swaps	-	-	12,947	-	-	-	12,947
Development reserves	-	117,389	-	-	-	-	117,389
Intra-agency payables	-	-	312,138	-	-	(312,138)	-
Total OPEB liability	88,462	-	-	-	-	-	88,462
Net pension liability	33,540	-	-	-	-	-	33,540
Software-based IT arrangements	2,166	-	-	-	-	-	2,166
Other noncurrent liabilities	129,887	239,485	-	4,131	11,547	(9,967)	375,083
Total Noncurrent Liabilities	279,055	356,874	6,242,523	4,131	11,547	(322,105)	6,572,025
TOTAL LIABILITIES	463,824	385,560	6,552,411	4,131	11,887	(322,105)	7,095,708
DEFERRED OUTFLOWS OF RESOURCES							
OPEB-related deferred inflows	49,891	-	-	-	-	-	49,891
Pension-related deferred inflows	889	-	-	-	-	-	889
Unamortized gains on bond refundings	-	-	2,007	-	-	-	2,007
Accumulated increase in fair value of hedging derivatives	598	-	914	-	-	-	1,512
TOTAL DEFERRED OUTFLOWS OF RESOURCES	51,378	-	2,921	-	-	-	54,299
NET POSITION							
Net investment in capital assets	22,477	-	-	-	-	-	22,477
Restricted	-	-	184,560	-	31,700	-	216,260
Unrestricted	58,090	240,472	205,874	107,999	-	-	612,435
TOTAL NET POSITION	80,567	240,472	390,434	107,999	31,700	-	851,172
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	$ 595,769	$ 626,032	$ 6,945,766	$ 112,130	$ 43,587	$ (322,105)	$ 8,001,179

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Revenues, Expenses and Changes in Net Position

Three Months Ended September 30, 2024 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Operating Revenues:						
Interest income on mortgage loans	$ -	$ 1,905	$ 58,061	$ -	$ 51	$ 60,017
Program income and fees	28,185	688	-	3,332	35	32,240
Investment income	5,537	809	9,391	717	278	16,732
Net increase in fair value of investments	8,150	376	7,519	1,468	-	17,513
Gain on early extinguishment of debt	-	-	195	-	-	195
Total Operating Revenues	41,872	3,778	75,166	5,517	364	126,697
Operating Expenses:						
Interest expense on bonds and notes	225	-	54,516	-	-	54,741
Financing expenses	28	-	3,883	-	-	3,911
Program expenses	11,060	-	7,839	-	-	18,899
Salaries and related benefits	15,521	-	-	-	718	16,239
General and administrative	5,123	173	2,348	-	210	7,854
Provision (recoveries) for loan loss and real estate owned	-	52	475	-	(17)	510
Total Operating Expenses	31,957	225	69,061	-	911	102,154
Operating (Loss) Income	9,915	3,553	6,105	5,517	(547)	24,543
Nonoperating Revenue						
Federal program awards	26,013	145,094	2,004	-	-	173,111
Nonoperating Expense						
Federal program expense	26,013	145,094	2,004	-	-	173,111
Income (Loss) Before Transfers	9,915	3,553	6,105	5,517	(547)	24,543
Intra-agency transfers	(8,145)	(109)	8,254	-	-	-
Change in Net Position	1,770	3,444	14,359	5,517	(547)	24,543
Net Position - beginning of year	78,797	237,028	376,075	102,482	32,247	826,629
Net Position - end of period	$ 80,567	$ 240,472	$ 390,434	$ 107,999	$ 31,700	$ 851,172

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Cash Flows

Three Months Ended September 30, 2024 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Cash flows from operating activities:						
Receipts of mortgage loan payments	$ 15	$ 16,371	$ 73,420	$ -	$ 1,689	$ 91,495
Receipts of fees and other income	28,185	688	-	3,332	35	32,240
Receipts of interest on mortgages	-	1,874	55,126	-	51	57,051
(Payments) Receipts of escrows and reserves	(48,040)	1,273	(35,729)	-	-	(82,496)
Payments for mortgages and purchases	(556)	(5,607)	(466,828)	-	(593)	(473,584)
Payments for salaries and related benefits	(11,521)	-	-	-	-	(11,521)
Payments for goods, services and other	(15,905)	(175)	(9,669)	-	(706)	(26,455)
Net cash (used in) provided by operating activities	(47,822)	14,424	(383,680)	3,332	476	(413,270)
Cash flows from noncapital financing activities:						
Proceeds from the issuance of bonds and notes	-	-	501,029	-	-	501,029
Payments of bonds and notes interest	-	-	1,943	-	-	1,943
Payments of financing costs	(28)	-	(3,883)	-	-	(3,911)
Receipts (repayments) of program advances	(7,755)	(109)	7,864	-	-	-
Receipts of federal program awards	26,013	145,094	2,004	-	-	173,111
Payments of federal program awards	(26,013)	(145,094)	(2,004)	-	-	(173,111)
Net cash provided by (used in) noncapital financing activities	(7,783)	(109)	506,953	-	-	499,061
Cash flows from capital financing activities:						
Purchases of capital assets	(145)	-	-	-	-	(145)
Payments for interest on capital financing bond	(225)	-	-	-	-	(225)
Net cash used in capital financing activites	(370)	-	-	-	-	(370)
Cash flows from investing activities:						
Proceeds from the sale or maturity of investments	73,719	-	9,578	-	-	83,297
Receipts of investment interest	7,019	524	9,612	717	279	18,151
Payments for purchases of investments	(9)	(5)	(7,274)	405	-	(6,883)
Net cash provided by investing activities	80,729	519	11,916	1,122	279	94,565
Net increase in cash and cash equivalents	24,754	14,834	135,189	4,454	755	179,986
Cash and cash equivalents, beginning of year	61,678	241,811	906,997	66,934	21,629	1,299,049
Cash and cash equivalents, end of period	$ 86,432	$ 256,645	$1,042,186	$ 71,388	$ 22,384	$ 1,479,035

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Cash Flows

Three Months Ended September 30, 2024 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Reconciliation of Operating Income (Loss) to						
Net Cash (Used In) Provided By Operating Activities:						
Operating Income (Loss)	$ 9,915	$ 3,553	$ 6,105	$ 5,517	$ (547)	$ 24,543
Investment income recognized	(5,537)	(809)	(9,391)	(717)	(278)	(16,732)
Net change in fair value of investments	(8,150)	(376)	(7,519)	(1,468)	-	(17,513)
Interest expense on bonds and notes	225	-	54,516	-	-	54,741
Financing expenses	28	-	3,883	-	-	3,911
(Recoveries) Provision for loan loss and real estate owned	-	52	475	-	17	544
Depreciation	1,161	-	-	-	-	1,161
Gain on early extinguishment of debt	-	-	(195)	-	-	(195)
Changes in Assets and Liabilities:						
Mortgage loans receivable, net	(540)	10,660	(393,215)	-	1,005	(382,090)
Mortgage loans interest receivable	-	(31)	(2,935)	-	-	(2,966)
Real Estate Owned, Net	-	-	2,945	-	-	2,945
Other assets	(735)	(2)	(2,831)	-	-	(3,568)
Accounts payable and accrued expenses	177	-	(5)	-	(26)	146
Escrow deposits and development reserves	58	665	(34,888)	-	-	(34,165)
Other liabilities	(44,424)	712	(625)	-	305	(44,032)
Net Cash (Used In) Provided By Operating Activities	$ (47,822)	$ 14,424	$ (383,680)	$ 3,332	$ 476	$ (413,270)

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Balance Sheet

June 30, 2024 (in thousands)

ASSETS	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Intra-Agency Eliminations	Total
Current assets:							
Cash and cash equivalents	$ (32,131)	$ 157,177	$ 723,512	$ 66,934	$ 21,629	$ -	$ 937,121
Restricted cash and cash equivalents	93,809	84,634	183,485	-	-	-	361,928
Investments	36,897	-	2,879	4,979	-	-	44,755
Restricted investments	-	-	1,000	-	-	-	1,000
Accrued investment interest receivable	1,967	(285)	2,290	-	-	-	3,972
Mortgage loans receivable, net	-	2,752	139,178	-	3,979	-	145,909
Accrued mortgage loan interest receivable	-	68	23,263	-	299	-	23,630
Mortgages held for sale	-	-	49,214	-	-	-	49,214
Other current assets	4,014	1	-	-	-	-	4,015
Total Current Assets	104,556	244,347	1,124,821	71,913	25,907	-	1,571,544
Noncurrent Assets:							
Investments	147,622	6,826	118,861	34,700	-	-	308,009
Restricted investments	-	-	59,355	-	-	-	59,355
Mortgage loans receivable, net	3,828	342,337	5,036,886	-	17,948	-	5,400,999
Derivative instrument - interest rate swaps	1,312	-	1,130				2,442
Real estate owned	-	-	10,607	-	-	-	10,607
Capital assets, net	55,285	-	-	-	-	-	55,285
Intra-agency receivables	284,827	27,701	-	-	-	(312,528)	-
Other noncurrent assets	9,654	-	47,822	-	-	(9,628)	47,848
Total Noncurrent Assets	502,528	376,864	5,274,661	34,700	17,948	(322,156)	5,884,545
TOTAL ASSETS	607,084	621,211	6,399,482	106,613	43,855	(322,156)	7,456,089
DEFERRED OUTFLOWS OF RESOURCES							
OPEB-related deferred outflows	17,361	-	-	-	-	-	17,361
Pension-related deferred outflows	14,457	-	-	-	-	-	14,457
Accumulated decrease (increase) in fair value of hedging derivatives	-	-	8,732				8,732
TOTAL DEFERRED OUTFLOWS OF RESOURCES	31,818	-	8,732	-	-	-	40,550
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 638,902	$ 621,211	$ 6,408,214	$ 106,613	$ 43,855	$ (322,156)	$ 7,496,639

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Balance Sheet

June 30, 2024 (in thousands)

LIABILITIES	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Intra-Agency Eliminations	Total
Current Liabilities:							
Accounts payable and accrued expenses	$ 2,233	$ -	$ 721	$ -	$ 366	$ -	$ 3,320
Bonds and notes payable, net	2,000	-	154,803	-	-	-	156,803
Accrued interest payable	71	-	48,090	-	-	-	48,161
Escrow deposits and development reserves	686	30,084	61,685	-	-	-	92,455
Software-based IT arrangements	2,625	-	-	-	-	-	2,625
Other current liabilities	212,205	410	22,089	-	-	-	234,704
Total Current Liabilities	219,820	30,494	287,388	-	366	-	538,068
Noncurrent Liabilities:							
Bonds and notes payable, net	25,000	-	5,420,392	-	-	-	5,445,392
Derivative instruments - interest rate swaps	-	-	8,732	-	-	-	8,732
Development reserves	-	114,947	-	-	-	-	114,947
Intra-agency payables	-	-	312,528	-	-	(312,528)	-
Total OPEB liability	84,962	-	-	-	-	-	84,962
Net pension liability	33,040	-	-	-	-	-	33,040
Software-based IT arrangements	2,492	-	-	-	-	-	2,492
Other noncurrent liabilities	142,699	238,742	-	4,131	11,242	(9,628)	387,186
Total Noncurrent Liabilities	288,193	353,689	5,741,652	4,131	11,242	(322,156)	6,076,751
TOTAL LIABILITIES	508,013	384,183	6,029,040	4,131	11,608	(322,156)	6,614,819
DEFERRED INFLOWS OF RESOURCES							
OPEB-related deferred inflows	49,891	-	-	-	-	-	49,891
Pension-related deferred inflows	889	-	-	-	-	-	889
Unamortized losses on bond refundings	-	-	1,969	-	-	-	1,969
Accumulated decrease (increase) in fair value of hedging derivatives	1,312	-	1,130	-	-	-	2,442
TOTAL DEFERRED INFLOWS OF RESOURCES	52,092	-	3,099	-	-	-	55,191
NET POSITION							
Net investment in capital assets	23,168	-	-	-	-	-	23,168
Restricted	-	-	169,733	-	32,247	-	201,980
Unrestricted	55,629	237,028	206,342	102,482	-	-	601,481
TOTAL NET POSITION	78,797	237,028	376,075	102,482	32,247	-	826,629
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	$ 638,902	$ 621,211	$ 6,408,214	$ 106,613	$ 43,855	$ (322,156)	$ 7,496,639

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Revenues, Expenses and Changes in Net Position

Three Months Ended September 30, 2023 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Operating Revenues:						
Interest income on mortgage loans	$ -	$ 1,171	$ 40,999	$ -	$ 48	$ 42,218
Program income and fees	17,945	-	-	2,414	37	20,396
Investment income	5,614	783	7,740	431	265	14,833
Gain on early extinguishment of debt	-	-	917	-	-	917
Total Operating Revenues	23,559	1,954	49,656	2,845	350	78,364
Operating Expenses:						
Interest expense on bonds and notes	237	57	38,512	-	-	38,806
Financing expenses	-	-	559	-	-	559
Program expenses	8,220	-	4,986	-	-	13,206
Salaries and related benefits	9,894	-	-	-	466	10,360
General and administrative	4,072	-	1,396	-	276	5,744
Net decrease in fair value of investments	7,643	488	7,247	1,167	-	16,545
(Recoveries) Provision for loan loss and real estate owned	-	45	402	-	(36)	411
Total Operating Expenses	30,066	590	53,102	1,167	706	85,631
Operating (Loss) Income	(6,507)	1,364	(3,446)	1,678	(356)	(7,267)
Nonoperating Revenue						
Federal program awards	35,321	133,964	921	-	-	170,206
Nonoperating Expense						
Federal program expense	35,321	133,964	921	-	-	170,206
(Loss) Income Before Transfers	(6,507)	1,364	(3,446)	1,678	(356)	(7,267)
Intra-agency transfers	(5,280)	(94)	5,374	-	-	-
Change in Net Position	(11,787)	1,270	1,928	1,678	(356)	(7,267)
Net Position - beginning of year	65,915	235,030	355,527	89,824	32,723	779,019
Net Position - end of period	$ 54,128	$ 236,300	$ 357,455	$ 91,502	$ 32,367	$ 771,752

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Cash Flows

Three Months Ended September 30, 2023 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Cash flows from operating activities						
Receipts of mortgage loan payments	$ 16	$ 2,464	$ 68,604	$ -	$ 1,556	$ 72,640
Receipts from fees and other income	17,945	-	-	2,414	37	20,396
Receipts from interest on mortgages	-	1,176	39,229	-	48	40,453
Receipts (payments) of escrows and reserves	(50,989)	4,966	(35,720)	(1)	-	(81,744)
Payments for mortgage purchases	-	(12,524)	(289,171)	-	(598)	(302,293)
Payments for salaries and related benefits	(9,894)	-	-	-	-	(9,894)
Payments for goods, services and other	(8,337)	(2)	(7,102)	-	(804)	(16,245)
Net cash (used in) provided by operating activities	(51,259)	(3,920)	(224,160)	2,413	239	(276,687)
Cash flows from noncapital financing activities						
Payments for retirement of bonds and notes	-	-	(43,560)	-	-	(43,560)
Payments for bonds and notes interest	-	(1)	1,696	-	-	1,695
Payments of financing costs	-	-	(559)	-	-	(559)
Receipts (repayments) of program advances	(6,851)	(94)	6,945	-	-	-
Receipts of federal program awards	35,321	133,964	921	-	-	170,206
Payments of federal program awards	(35,321)	(133,964)	(921)	-	-	(170,206)
Net cash used in noncapital financing activities	(6,851)	(95)	(35,478)	-	-	(42,424)
Cash flows from capital financing activities						
Purchases of capital assets	(43)	-	-	-	-	(43)
Payments for interest on capital financing bond	(233)	-	-	-	-	(233)
Net cash used in capital financing activities	(276)	-	-	-	-	(276)
Cash flows from investing activities						
Proceeds from the sale or maturity of investments	68,919	-	966	-	-	69,885
Receipts of investment interest	6,069	1,017	7,542	431	264	15,323
Payments for purchases of investments	(12,908)	(5)	(12,840)	(3,473)	-	(29,226)
Net cash provided by (used in) investing activities	62,080	1,012	(4,332)	(3,042)	264	55,982
Net (decrease) increase in cash and cash equivalents	3,694	(3,003)	(263,970)	(629)	503	(263,405)
Cash and cash equivalents, beginning of year	103,815	226,484	817,681	59,964	20,785	1,228,729
Cash and cash equivalents, end of period	$ 107,509	$ 223,481	$ 553,711	$ 59,335	$ 21,288	$ 965,324

PENNSYLVANIA HOUSING FINANCE AGENCY

Combining Statement of Cash Flows

Three Months Ended September 30, 2023 (in thousands)

	General Activities	Multifamily Housing Program	Single Family Mortgage Loan Program	Insurance Program	HEMAP	Total
Reconciliation of Operations (Loss) Income to						
Net Cash (Used In) Provided By Operating Activities:						
Operating (Loss) Income	$ (6,507)	$ 1,364	$ (3,446)	$ 1,678	$ (356)	$ (7,267)
Investment income recognized	(5,605)	(783)	(7,740)	(431)	(265)	(14,824)
Net change in fair value of investments	7,643	488	7,247	1,167	-	16,545
Net change in fair value of swaps	-	-	-	-	-	-
Interest expense on bonds and notes	237	57	38,512	-	-	38,806
Financing expenses	-	-	559	-	-	559
Provision (recoveries) for loan loss and real estate owned	-	45	402	-	(36)	411
Depreciation	1,245	-	-	-	-	1,245
Early extinguishment of debt	-	-	(917)	-	-	(917)
Changes in Assets and Liabilities:						-
Mortgage loans receivable, net	16	(10,060)	(211,403)	-	958	(220,489)
Mortgage loans interest receivable	-	5	(1,770)	-	-	(1,765)
Real Estate Owned, Net	-	-	2,261	-	-	2,261
Other assets	2,611	(2)	(3,001)	-	-	(392)
Accounts payable and accrued expenses	306	-	98	-	(560)	(156)
Escrow deposits and development reserves	62	(1,142)	(34,463)	-	-	(35,543)
Other liabilities	(51,258)	6,108	(10,499)	(1)	498	(55,152)
Net Cash (Used In) Provided By Operating Activities	$ (51,250)	$ (3,920)	$ (224,160)	$ 2,413	$ 239	$ (276,678)

APPENDIX G - FORM OF SOCIAL BONDS REPORTING

Series 2025-148A Proceeds Summary	
Total Original Lendable Proceeds	$[ ]
Amount of Proceeds Spent to Acquire Mortgage Loans and/or Mortgage-Backed Securities as of [date]	
Bond Proceeds Remaining as of [date]	

Purchased Series 2025-148A Mortgage Loans as of [date]

Geographic Data

	$ of Loans	% of Total $ of Loans
Adams County, PA		
Allegheny County, PA		
Armstrong County, PA		
Beaver County, PA		
Bedford County, PA		
Berks County, PA		
Blair County, PA		
Bradford County, PA		
Bucks County, PA		
Butler County, PA		
Cambria County, PA		
Cameron County, PA		
Carbon County, PA		
Centre County, PA		
Chester County, PA		
Clarion County, PA		
Clearfield County, PA		
Clinton County, PA		
Columbia County, PA		
Crawford County, PA		
Cumberland County, PA		
Dauphin County, PA		
Delaware County, PA		
Elk County, PA		
Erie County, PA		
Fayette County, PA		
Forest County, PA		
Franklin County, PA		
Fulton County, PA		
Greene County, PA		
Huntingdon County, PA		
Indiana County, PA		
Jefferson County, PA		
Juniata County, PA		
Lackawanna County, PA		
Lancaster County, PA		
Lawrence County, PA		
Lebanon County, PA		
Lehigh County, PA		
Luzerne County, PA		

AMI Bands

	$ of Loans	% of Total $ of Loans	% in Targeted Area
50% and below			
50.1%-60%			
60.1%-70%			
70.1%-80%			
80.1%-90%			
90.1%-100%			
>100%			
Totals			

Purchased Series 2025-148A Mortgage Loans as of [date]		
	$ of Loans	**% of Total $ of Loans**
Lycoming County, PA		
McKean County, PA		
Mercer County, PA		
Mifflin County, PA		
Monroe County, PA		
Montgomery County, PA		
Montour County, PA		
Northampton County, PA		
Northumberland County, PA		
Perry County, PA		
Philadelphia County, PA		
Pike County, PA		
Potter County, PA		
Schuylkill County, PA		
Snyder County, PA		
Somerset County, PA		
Sullivan County, PA		
Susquehanna County, PA		
Tioga County, PA		
Union County, PA		
Venango County, PA		
Warren County, PA		
Washington County, PA		
Wayne County, PA		
Westmoreland County, PA		
Wyoming County, PA		
York County, PA		
Totals		

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PENNSYLVANIA HOUSING FINANCE AGENCY

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