

## NEW ISSUE - Book Entry Only

IN THE OPINION OF SHERMAN & HOWARD L.L.C., BOND COUNSEL, INTEREST ON THE TAXABLE 2000 SERIES C-1 SENIOR BONDS IS NOT EXCLUDED FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES. In the opinion of Sherman & Howard L.L.C., Bond Counsel, assuming continuous compliance with certain covenants and representations described herein, (i) interest on the 2000 Series C-2 Senior Bonds, the 2000 Series C-3 Senior Bonds and the Subordinate Bonds is excluded from gross income for federal income tax purposes under federal income tax laws pursuant to Section 103 of the Internal Revenue Code of 1986, as amended to the date of delivery of the Bonds (the "Tax Code"); however, interest on the 2000 Series C-2 Senior Bonds is an item of tax preference for purposes of calculating alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code under federal income tax laws, and interest on the 2000 Series C-3 Senior Bonds and the Subordinate Bonds is excluded from alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code under federal income tax laws, except that such interest is required to be included in calculating the "adjusted current earnings" adjustment applicable to corporations for purposes of computing the alternative minimum taxable income of corporations; and (ii) the Bonds and the income therefrom shall at all times be free from taxation by the State of Colorado under Colorado law in effect on the date of delivery of the Bonds. See "TAX MATTERS" herein.



# \$55,035,000 COLORADO HOUSING AND FINANCE AUTHORITY Single Family Program Senior and Subordinate Bonds

**\$13,440,000**  
**Taxable 2000 Series C-1**  
**Senior Bonds**

**\$23,450,000**  
**2000 Series C-2**  
**Senior Bonds**  
**(AMT)**

**\$17,120,000**  
**2000 Series C-3**  
**Senior Bonds**  
**(non-AMT)**

**\$1,025,000**  
**2000 Series C**  
**Subordinate Bonds**  
**(non-AMT)**

**Dated: June 1, 2000**

**Due: As shown below**

The Colorado Housing and Finance Authority Single Family Program Senior Bonds, 2000 Series C in the three series shown above and the Colorado Housing and Finance Authority Single Family Program Subordinate Bonds, 2000 Series C (collectively, the "Bonds") are being issued by the Colorado Housing and Finance Authority as fully registered Bonds without coupons in the denomination of \$5,000, and any integral multiple thereof, pursuant to an Indenture of Trust between the Authority and Zions First National Bank, Denver, Colorado, as Trustee. When issued, the Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). DTC initially will act as securities depository for the Bonds. Individual purchases will be made in book-entry form only, in the principal amount of \$5,000 and integral multiples thereof. Purchasers of the Bonds will not receive physical delivery of bond certificates, all as more fully described herein. Interest on the Bonds will be payable semiannually on each April 1 and October 1, commencing October 1, 2000. Principal of and premium, if any, and interest on the Bonds are payable by Zions First National Bank, Denver, Colorado, or any successor thereto, as Trustee, to DTC. DTC is required to remit such principal, premium, and interest to its Participants, for subsequent disbursement to the Beneficial Owners of the Bonds, as more fully described herein.

Proceeds of the Bonds, or amounts exchanged therefor, will be (i) deposited to certain funds established under the Indenture, (ii) used to refund and redeem certain outstanding bonds of and advances to the Authority in accordance with an escrow agreement and certain funds exchange agreements, and (iii) used by the Trustee, on or before the end of the period for the purchase or origination of mortgage loans, to purchase certain outstanding mortgage loans and a portfolio of qualifying FHA insured or VA or Rural Housing Service (formerly the RHCDS, the successor to FmHA) guaranteed or conventional insured or uninsured mortgage loans which have been made by certain mortgage lending institutions (and in certain limited cases by a non-profit organization) to qualified persons or families of low or moderate income to finance the purchase of single family residences in the State of Colorado.

The Bonds are subject to special, optional and mandatory sinking fund redemption prior to maturity under certain circumstances, as described herein. It is expected that a substantial portion of the Bonds will be redeemed prior to their respective stated maturities at a redemption price equal to the principal amount of the Bonds to be redeemed, without premium.

### Maturity Schedule for Senior Bonds

#### \$13,440,000 of Taxable 2000 Series C-1 Senior Bonds

\$13,440,000 of 7.95% Taxable 2000 Series C-1 Senior Bonds Due October 1, 2030 - Price: 100%  
(Plus accrued interest)

#### \$23,450,000 of 2000 Series C-2 Senior Bonds (AMT)

\$8,030,000 of 8.40% 2000 Series C-2 Senior Bonds Due October 1, 2021 - Price: 108.60%  
(Plus accrued interest)

\$1,000,000\* of 7.25% 2000 Series C-2 Senior Bonds Due April 1, 2031\* - Price: 108.50%  
(Plus accrued interest)

\$14,420,000 of 7.25% 2000 Series C-2 Senior Bonds Due October 1, 2031 - Price: 108.50%  
(Plus accrued interest)

#### \$17,120,000 of 2000 Series C-3 Senior Bonds (non-AMT)

\$1,475,000 of 5.10% 2000 Series C-3 Senior Bonds Due October 1, 2006 - Price: 100%  
(Plus accrued interest)

\$4,530,000 of 5.70% 2000 Series C-3 Senior Bonds Due October 1, 2022 - Price: 100%  
(Plus accrued interest)

\$11,115,000 of 7.15% 2000 Series C-3 Senior Bonds Due October 1, 2030 - Price: 108.75%  
(Plus accrued interest)

### Maturity Schedule for Subordinate Bonds (non-AMT)

\$1,025,000 of 5.75% Subordinate Bonds Due October 1, 2007 - Price: 100%  
(Plus accrued interest)

The Senior Bonds constitute special, limited obligations of the Authority payable solely from the moneys, rights and interests pledged under the Indenture of Trust described herein and not from other revenues, funds or assets of the Authority. The Subordinate Bonds constitute special, limited obligations of the Authority payable, on a basis subordinate to the Senior Bonds, from such pledged moneys, rights and assets in accordance with the Indenture and also constitute general obligations of the Authority as described herein. In no event shall the Bonds constitute an obligation or liability of the State of Colorado or any political subdivision thereof other than the Authority. The Authority has no taxing power nor does it have the power to pledge the general credit or taxing power of the State or any political subdivision thereof other than the Authority.

The Bonds are offered when, as and if issued by the Authority and received by the Underwriters, subject to approval of legality of the Bonds by Sherman & Howard L.L.C., Denver, Colorado, Bond Counsel, and the satisfaction of certain other conditions. Certain legal matters will be passed upon for the Authority by its Director of Legal Operations and legal counsel, James A. Roberts, Esq. and by its Disclosure Counsel, Hogan & Hartson, L.L.P., Denver, Colorado. The Underwriters are being represented in connection with their offering and sale of the Bonds by their counsel, Bookhardt & O'Toole, Denver, Colorado. It is expected that the Bonds will be delivered (through DTC) in New York, New York, on or about June 15, 2000.

**George K. Baum & Company**

**A.G. Edwards & Sons, Inc.**  
**Newman & Associates, Inc.**

**Dain Rauscher Incorporated**  
**Hanifen, Imhoff**  
a division of Stifel, Nicolaus & Company, Inc.

June 9, 2000

\*Purchased directly from the Authority by an institutional investor.

This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy any of the Bonds in any jurisdiction in which it is unlawful to make such offer, solicitation, or sale. No dealer, salesman, or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement in connection with the offering of the Bonds, and if given or made, such information must not be relied upon as having been authorized by the Authority or the Underwriters.

The information set forth in this Official Statement has been furnished by the Authority and obtained from other sources believed to be reliable. The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, their respective responsibilities under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information, and it is not to be construed as the promise or guarantee of the Underwriter. This Official Statement contains, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation or warranty is made as to the correctness of such estimates and opinions, or that they will be realized.

IN MAKING ANY INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE AUTHORITY, THE TRUST ESTATE AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THESE BONDS HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

**THE PRICES AT WHICH THE BONDS ARE OFFERED TO THE PUBLIC BY THE UNDERWRITERS MAY VARY FROM THE INITIAL PUBLIC OFFERING PRICES APPEARING ON THE COVER PAGE HEREOF. IN ADDITION, THE UNDERWRITERS MAY ALLOW CONCESSIONS OR DISCOUNTS FROM SUCH INITIAL PUBLIC OFFERING PRICES TO DEALERS AND OTHERS. IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITERS MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.**

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## OFFICIAL STATEMENT

\$55,035,000

### COLORADO HOUSING AND FINANCE AUTHORITY Single Family Program Senior and Subordinate Bonds

\$13,440,000 Taxable 2000 Series C-1 Senior Bonds	\$23,450,000 2000 Series C-2 Senior Bonds (AMT)	\$17,120,000 2000 Series C-3 Senior Bonds (non-AMT)	\$1,025,000 2000 Series C Subordinate Bonds (non-AMT)
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## INTRODUCTION

This Official Statement, which includes the cover page and appendices hereto, provides certain information concerning the Colorado Housing and Finance Authority (the "Authority") and otherwise in connection with the offer and sale of \$54,010,000 aggregate principal amount of the Authority's Single Family Program Senior Bonds, 2000 Series C (the "Senior Bonds") and \$1,025,000 aggregate principal amount of Single Family Program Subordinate Bonds, 2000 Series C (the "Subordinate Bonds," and collectively, with the Senior Bonds, the "Bonds"). The Senior Bonds will be issued in three series in the aggregate principal amounts shown on the cover page hereof. See "Description of the Bonds" under this caption. Capitalized terms used herein and not defined have the meanings specified in the Indenture of Trust, to be dated as of June 1, 2000 (the "Indenture"), between the Authority and Zions First National Bank, Denver, Colorado, or any successor thereto, as trustee (the "Trustee"). See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE" in Appendix B hereto.

*This introduction is not a summary of this Official Statement. It is only a description of and guide to, and is qualified by, the information contained in the entire Official Statement, including the cover page and appendices hereto, and the documents summarized or described herein. A full review should be made of the entire Official Statement. The offering of Bonds to potential investors is made only by means of the entire Official Statement.*

### **Colorado Housing and Finance Authority**

The Authority is a body corporate and political subdivision of the State of Colorado (the "State") established by the Colorado General Assembly for the purpose of increasing the supply of decent, safe and sanitary housing for low and moderate income families. In order to achieve its authorized purposes, the Authority currently operates numerous housing and commercial loan programs. The Bonds are being offered to originate Mortgage Loans under the Authority's Qualified Single-Family Mortgage Program. See "COLORADO HOUSING AND FINANCE AUTHORITY – Programs to Date – Single-Family Mortgage Programs." The Authority is governed by a Board of Directors and is authorized to issue its bonds, notes and other obligations in order to provide sufficient funds to achieve its purposes, provided that the Authority may not have outstanding, at any one time, bonds in an aggregate principal amount

exceeding two billion four hundred million dollars (with certain exceptions). *Financial statements of the Authority are available in Appendix A hereto.*

### **Authority for Issuance**

The Bonds are authorized to be issued pursuant to the Colorado Housing and Finance Authority Act, being Part 7 of Article 4 of Title 29 of the Colorado Revised Statutes, as amended (the "Act"). The Bonds are to be issued and secured under the Indenture. Neither Senior Bonds nor Subordinate Bonds may be issued under the Indenture unless both Senior Bonds and Subordinate Bonds are issued. See "Sources of Payment for the Bonds" under this caption.

### **Purposes of the Bonds**

Certain proceeds of the Bonds will be deposited to an escrow fund and used to refund the Authority's outstanding Single Family Program Senior and Subordinate Bonds, 1990 Issue A, B and C (Federally Insured or Guaranteed Mortgage Loans) (collectively, the "Series 1990 Bonds") as described in "PLAN OF FINANCING – The Refundings – Refunding of Series 1990 Bonds." Certain of the mortgage loans currently held in the trust estate for the Series 1990 Bonds as further described herein (the "1990 Mortgage Loans") will be transferred to the Acquisition Fund at the time of delivery of the Bonds upon defeasance of the Series 1990 Bonds. See "SECURITY AND SOURCES OF PAYMENT – The Mortgage Loans and Zero Interest Loans – The 1990 Mortgage Loans." Proceeds of the Bonds will also be used in accordance with certain funds exchange agreements (i) to refund or redeem outstanding obligations of the Authority and (ii) to refinance advances made under an outstanding line of credit to the Authority in order to refund outstanding obligations of the Authority and obligations of certain other governmental issuers (in the aggregate, the "Advance" and, together with such outstanding obligations of the Authority referenced in (i), the "Refunded Obligations"), as more fully described in "PLAN OF FINANCING - The Refundings – Funds Exchange Agreement Refundings." Amounts received under such funds exchange agreements in exchange for such proceeds of the Bonds (the "exchanged amounts"), together with other proceeds of the Bonds, will be deposited in the Acquisition Fund established under the Indenture. Amounts on deposit in the Acquisition Fund will be used to purchase certain outstanding mortgage loans from Adams County, Colorado in an outstanding principal amount of approximately \$589,000 (the "Adams County Mortgage Loans"), and to originate new mortgage loans under the Authority's Qualified Single-Family Mortgage Program as further described herein (the "New Mortgage Loans"). The 1990 Mortgage Loans, the Adams County Mortgage Loans and the New Mortgage Loans are collectively referred to herein as the "Mortgage Loans." Such amounts deposited to the Acquisition Fund up to \$350,000 may alternatively be used to acquire certain zero interest mortgage loans (the "Zero Interest Loans") as further described in "SECURITY AND SOURCES OF PAYMENT - The Mortgage Loans and Zero Interest Loans." Proceeds of the Bonds or certain exchanged amounts will also be used to pay costs of issuance and capitalized interest associated with the Bonds. See "PLAN OF FINANCING – Sources and Uses of Funds."

## Description of the Bonds

### *Series of the Bonds*

The Bonds are being issued as both Senior Bonds and Subordinate Bonds. The Senior Bonds are being issued in three series: Single Family Program Senior Bonds, Taxable 2000 Series C-1 (the "Taxable 2000 Series C-1 Senior Bonds") in the aggregate principal amount of \$13,440,000, Single Family Program Senior Bonds, 2000 Series C-2 (the "2000 Series C-2 Senior Bonds") in the aggregate principal amount of \$23,450,000, and Single Family Program Senior Bonds, 2000 Series C-3 (the "2000 Series C-3 Senior Bonds") in the aggregate principal amount of \$17,120,000. The Subordinate Bonds are being issued as a separate series in the aggregate principal amount of \$1,025,000.

### *Price*

The 2000 Series C-3 Senior Bonds maturing on October 1, 2006 and on October 1, 2022 and the Taxable 2000 Series C-1 Senior Bonds (collectively, the "Non-Premium Senior Bonds") will each be sold at a price (expressed as a percentage of the principal amount thereof) of 100%, plus accrued interest from June 1, 2000. The 2000 Series C-2 Senior Bonds maturing on October 1, 2021, on April 1, 2031 and on October 1, 2031, and the 2000 Series C-3 Senior Bonds maturing on October 1, 2030 (collectively, the "Premium Bonds") will be sold at a price (expressed as a percentage of the principal amount thereof) of 108.60%, 108.50%, 108.50% and 108.75%, respectively, plus accrued interest from June 1, 2000. The Subordinate Bonds will be sold at a price (expressed as a percentage of the principal amount thereof) of 100%, plus accrued interest from June 1, 2000.

### *Payments*

Interest on the Bonds is payable semiannually on April 1 and October 1, commencing on October 1, 2000. Principal of the Bonds is payable in the amounts and on the dates as shown on the front cover page hereof. See "DESCRIPTION OF THE BONDS - General Terms."

### *Denominations*

The Bonds are issuable in denominations of \$5,000 or integral multiples thereof.

### *Redemption of the Bonds*

The Bonds will be subject to special redemption at par, and the Senior Bonds other than the 2000 Series C-3 Senior Bonds maturing on October 1, 2006 will be subject to optional redemption prior to their respective maturities on and after April 1, 2010, as described in "DESCRIPTION OF THE BONDS - Prior Redemption." The Subordinate Bonds will not be subject to optional redemption prior to maturity at the option of the Authority. Certain of the Bonds will also be subject to mandatory sinking fund redemption at par on the dates set forth in the Indenture and described in "DESCRIPTION OF THE BONDS - Prior Redemption - Sinking Fund Redemption." **It is expected that a substantial portion of the Bonds will be redeemed**

**prior to their respective stated maturities at a redemption price equal to the principal amount of the Bonds to be redeemed, without premium.**

*Book Entry Form*

The Bonds are issuable only as fully registered Bonds without coupons in the denomination of \$5,000, and any integral multiples thereof. The Depository Trust Company, New York, New York ("DTC") will act as securities depository for the Bonds through its nominee, Cede & Co., to which principal and interest payments on the Bonds are to be made. One or more fully registered bonds in denominations in the aggregate equal to the principal amount per maturity of the Bonds will be registered in the name of Cede & Co. Individual purchases will be made in book entry form only and purchasers of the Bonds will not receive physical delivery of bond certificates, all as more fully described herein. Upon receipt of payments of principal and interest, DTC is to remit such payments to the DTC participants for subsequent disbursement to the beneficial owners of the Bonds. For a more complete description of the book entry system, see "DESCRIPTION OF THE BONDS - General Terms."

**For a more complete description of the Bonds and the Indenture and other documents pursuant to which such Bonds are being issued, see "DESCRIPTION OF THE BONDS" and Appendix B - "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE."**

**Sources of Payment for the Bonds**

All Bonds are and will be entitled to the benefit, protection and security of the pledge and the covenants and agreements contained in the Indenture as hereinafter described, provided that, under the circumstances described herein, the interests of the holders of the Subordinate Bonds in the revenues and assets pledged under the Indenture (the "Trust Estate") are subordinated to the interests therein of the holders of the Senior Bonds. The Senior Bonds are special, limited obligations of the Authority payable solely from the moneys, rights and interests pledged as the Trust Estate under the Indenture. See "SECURITY AND SOURCES OF PAYMENT - Pledge of the Trust Estate." The Trust Estate includes the Revenues (as defined in the Indenture) relating to the Mortgage Loans. Payment of the Senior Bonds will also be secured by amounts on deposit in the Debt Service Reserve Fund established under the Indenture, which is expected to be funded by (i) a surety bond as described in "SECURITY AND SOURCES OF PAYMENT - Debt Service Reserve Fund for Senior Bonds" and (ii) cash transferred, upon defeasance of the Series 1990 Bonds, from certain reserves securing the Series 1990 Bonds. See "PLAN OF FINANCING - Sources and Uses of Funds." The Subordinate Bonds are payable from the Trust Estate and also constitute general obligations of the Authority in accordance with the Indenture. **In no event shall the Bonds constitute an obligation or liability of the State or any political subdivision thereof, other than the Authority. The Authority has no taxing power nor does it have the power to pledge the general credit or the taxing power of the State or any political subdivision thereof (except the Authority).**

For a discussion of certain assumptions made and certain risks in connection with the Bonds, see "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS."

## **The 2000C Program**

Proceeds of the Bonds will be used to defease and redeem the Series 1990 Bonds, and the Mortgage Loans securing the Bonds will include the 1990 Mortgage Loans transferred to the Acquisition Fund from the trust estate for the Series 1990 Bonds upon such defeasance. Proceeds of the Bonds (and amounts exchanged therefor) will be used to purchase certain existing mortgage loans from Adams County, Colorado (the "Adams County Mortgage Loans") and to originate New Mortgage Loans and Zero Interest Loans as the Authority's 2000C Single-Family Mortgage Program (the "2000C Program"), a part of the Authority Qualified Single-Family Mortgage Program. New Mortgage Loans and Zero Interest Loans are to be originated and closed by certain participating mortgage lending institutions (the "Lenders") and thereafter transferred to the Trust Estate during the origination period as provided by the Indenture and described in "SECURITY AND SOURCES OF PAYMENT – The Mortgage Loans and Zero Interest Loans," "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM," and Appendix B - "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE - Acquisition Fund." Each New Mortgage Loan (other than New Mortgage Loans originated in connection with the program of certain governmental entities and §501(c)(3) organizations) will be accompanied by an advance ("cash assistance") to the Eligible Borrower of a cash amount of three percent (3%) of the principal amount of the New Mortgage Loan. Any such cash assistance is to be applied to the Eligible Borrower's cash requirements for closing such New Mortgage Loan, which may include payment of an origination fee, closing costs, initial required escrow deposits and/or a portion of a down payment or may be applied as a Prepayment to reduce the initial principal balance of the New Mortgage Loan. New Mortgage Loans will be made only to Eligible Borrowers who have attended the required homebuyer education class prior to receiving the New Mortgage Loan and who make a cash contribution of at least \$1,000 from funds other than the cash assistance. The Mortgagor's cash contribution may be in the form of a downpayment or payment of closing costs or certain prepaid items. Each New Mortgage Loan made by a Lender must satisfy the rules and regulations described in "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM." Alternatively, the Adams County Mortgage Loans, Zero Interest Loans and 1990 Mortgage Loans will be or have been originated without cash assistance and are not required or have not been required to satisfy the standard rules and regulations for the Authority's 2000C single-family mortgage program, including the homebuyer education requirement. See "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS."

## **Tax Considerations**

IN THE OPINION OF SHERMAN & HOWARD L.L.C., BOND COUNSEL, INTEREST ON THE TAXABLE 2000 SERIES C-1 SENIOR BONDS IS NOT EXCLUDED FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES. See "TAX MATTERS - Taxable 2000 Series C-1 Senior Bonds."

In the opinion of Sherman & Howard L.L.C., Bond Counsel, assuming continuous compliance with certain covenants and representations described herein, (i) interest on the 2000 Series C-2 Senior Bonds, the 2000 Series C-3 Senior Bonds and the Subordinate Bonds (collectively, the "Tax-exempt Bonds") is excluded from gross income for federal income tax purposes under federal income tax laws pursuant to Section 103 of the Internal Revenue Code of 1986, as amended to the date of delivery of the Bonds (the "Tax Code"); however, interest on the

2000 Series C-2 Senior Bonds is an item of tax preference for purposes of calculating alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code under federal income tax laws, and interest on the 2000 Series C-3 Senior Bonds and the Subordinate Bonds is excluded from alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code under federal income tax laws except that such interest is required to be included in calculating the "adjusted current earnings" adjustment applicable to corporations for purposes of computing the alternative minimum taxable income of corporations; and (ii) the Bonds and the income therefrom shall at all times be free from taxation by the State of Colorado under Colorado tax law in effect on the date of delivery of the Bonds. See "TAX MATTERS-Tax-exempt Bonds." Owners of the Premium Bonds should also consider certain federal tax consequences of the treatment of bond premium, as described in "TAX MATTERS - Tax Treatment of Premium on Premium Bonds."

The proposed form of approving opinion of Bond Counsel is attached as Appendix C hereto.

### **Professionals Involved in the Offering**

In connection with the issuance and sale of the Bonds, Sherman & Howard L.L.C., as Bond Counsel, will deliver the opinion discussed in "TAX MATTERS - Tax-exempt Bonds" and attached as Appendix C hereto. Certain legal matters will be passed upon for the Authority by its Director of Legal Operations and legal counsel, James A. Roberts, Esq., and by its Disclosure Counsel, Hogan & Hartson L.L.P. The Underwriters are being represented in connection with the offering and sale of the Bonds by their counsel, Bookhardt & O'Toole. See "CERTAIN LEGAL MATTERS." The Authority's financial statements for the Fiscal Year ended December 31, 1999 included as Appendix A hereto have been audited by Arthur Andersen LLP, independent auditors, Denver, Colorado. Zions First National Bank, Denver, Colorado, or any successor thereto, will act as Trustee for the Bonds under the Indenture. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE - Appointment of Successor Trustee" in Appendix B hereto.

### **Availability of Continuing Information**

In connection with the issuance of the Bonds, the Authority will deliver a Continuing Disclosure Undertaking in which it will agree, for the benefit of the Bondowners, to file annually with each nationally recognized municipal securities information repository approved in accordance with Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934 (the "Rule") such ongoing information concerning the Authority and the Trust Estate and to provide notice of certain enumerated events as described in "CONTINUING DISCLOSURE UNDERTAKING" and in the form attached as Appendix E hereto.

### **Other Information**

This Official Statement speaks only as of its date, and the information contained herein is subject to change. All quotations from, and summaries and explanations of the statutes, regulations and documents contained herein do not purport to be complete and reference is made to said laws, regulations and documents for full and complete statements of their provisions.

Copies, in reasonable quantity, of such laws, regulations and documents may be obtained during the offering period, upon request to the Authority and upon payment to the Authority of a charge for copying, mailing and handling, at 1981 Blake Street, Denver, Colorado 80202, Attention: Executive Director. See "FURTHER INFORMATION."

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement is not to be construed as a contract or agreement between the Authority and the purchasers or holders of any of the Bonds.

## DESCRIPTION OF THE BONDS

### General Terms

The Bonds are being issued as both Senior Bonds and Subordinate Bonds. The Bonds will be dated June 1, 2000 and will bear interest at the fixed interest rates and mature in the amounts and on the dates set forth on the front cover of this Official Statement. Interest on the Bonds will be payable semiannually on April 1 and October 1, commencing on October 1, 2000, until maturity or earlier redemption, calculated on the basis of a 360-day year of twelve 30-day months.

The Depository Trust Company, New York, New York ("DTC") will act as securities depository for the Bonds. The ownership of one fully registered Bond for each maturity as set forth on the cover page, each in the aggregate principal amount of such maturity, will be registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC, and will be deposited with DTC. DTC is a limited-purpose trust company organized under the laws of the State of New York, 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, as amended. DTC was created to hold securities of its participants (the "Direct Participants") and to facilitate the clearance and settlement of securities transactions among Direct Participants in such securities through electronic computerized book-entry changes in the Direct Participants' accounts, thereby eliminating the need of physical movement of securities certificates. Direct Participants include securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations, some of whom (and/or their representatives) own DTC. DTC is owned by a number of its Direct Participants and by the New York Stock Exchange Inc., the American Stock Exchange LLC, and the National Association of Securities dealers, Inc. Access to the DTC system is also available to others such as banks, brokers, dealers and trust companies that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly. The Rules applicable to DTC and its Direct and Indirect Participants are on file with the Securities and Exchange Commission.

Purchases of Bonds under the DTC system must be made by or through Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written

confirmation from DTC of their purchase, but Beneficial Owners are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct and Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

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

Conveyances 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 requirements as may be in effect from time to time.

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

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

Principal and interest payments on the Bonds will be made by the Trustee to DTC 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 Authority or the Trustee, on the payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to DTC or such other nominee as may be requested by an authorized representative of DTC is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants is the responsibility of DTC, and disbursement of such payments to Beneficial Owners is the responsibility of Direct and Indirect Participants.



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

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

*The foregoing information in this section regarding DTC and the book entry system is based solely on information provided by DTC. No representation is made by the Authority or the Underwriters as to the completeness or the accuracy of such information or as to the absence of material adverse changes in such information subsequent to the date hereof.*

## **Prior Redemption**

### *Special Redemption*

Unspent Amounts in Acquisition Fund. The Bonds (other than the 2000 Series C-2 Senior Bonds maturing on October 1, 2021 and the 2000 Series C-3 Senior Bonds maturing on October 1, 2006), or portions thereof, are subject to mandatory redemption, upon notice as provided in the Indenture, in whole or in part on the earliest date with respect to which notice of redemption can timely be given, at a Redemption Price equal to the principal amount thereof (or, in the case of the 2000 Series C-2 Senior Bonds maturing on April 1, 2031 or October 1, 2031, a Redemption Price equal to 108.50% of the principal amount thereof or, in the case of the 2000 Series C-3 Senior Bonds maturing on October 1, 2030, a Redemption Price equal to 108.75% of the principal amount thereof), together with accrued interest to the redemption date, from and to the extent there are moneys and/or Investment Securities in the Redemption Fund from amounts transferred thereto from the Acquisition Fund which remain on deposit in the Acquisition Fund on March 1, 2001 (or if the Authority extends and continues to extend such date as provided in the Indenture to not later than July 1, 2001, from amounts transferred to the Redemption Fund from the Acquisition Fund which remain on deposit in the Acquisition Fund on such extended date) or, with respect to amounts in the Acquisition Fund reserved for the purchase of Mortgage Loans for Targeted Area Residences pursuant to the Indenture, on July 1, 2001. The Indenture permits the Authority to extend such date to a later date as to amounts not reserved for Mortgage Loans for Targeted Area Residences (but no later than July 1, 2001) if the Authority has filed with the Trustee an Authority Request specifying a later date or dates for such withdrawal, accompanied by a Cash Flow Statement (unless the principal amount and term of such extension are covered by a previous Cash Flow Statement). See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE-Acquisition Fund" in Appendix B hereto.

In the event Bonds are to be redeemed in part pursuant to the special redemption provisions described under this caption "Unspent Amounts in Acquisition Fund," the Bonds to be redeemed (after taking into account Bonds maturing or otherwise being redeemed on such date) will be selected on a Proportionate Basis from among all of the remaining maturities of the Bonds then Outstanding.

Prepayments and Excess Revenues. The Bonds (or portions thereof) are subject to mandatory redemption, upon notice as provided in the Indenture, in whole or in part on any April 1 and October 1, commencing October 1, 2000 in the case of the 2000 Series C-3 Senior Bonds maturing on October 1, 2006 and commencing October 1, 2001 in the case of all other Bonds, at a Redemption Price equal to the principal amount thereof together with accrued interest to the redemption date, from and to the extent there are moneys and/or Investment Securities equal to \$100,000 or more in the Redemption Fund on the 45th day prior to the redemption date from Prepayments and/or Excess Revenues (or from other sources in amounts equal to such Prepayments and Excess Revenues) or from amounts transferred to the Redemption Fund from the Debt Service Reserve Fund in accordance with the Indenture, as described in "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE - Application of Funds - Debt Service Reserve Fund" in Appendix B hereto.

"*Prepayments*," with respect to the Bonds, are defined by the Indenture to include any moneys received or recovered by the Authority from any unscheduled payment of or with respect to principal (including any penalty, fee, premium or other additional charge for prepayment of principal which may be provided by the terms of a Mortgage Loan, but excluding any Servicing Fees with respect to the collection of such moneys) of any Mortgage Loan or Zero Interest Loan prior to the scheduled payments of principal called for by such Mortgage Loan or Zero Interest Loan, whether (a) by voluntary prepayment made by the Mortgagor or (b) as a consequence of the damage, destruction or condemnation of the Eligible Property or any part thereof or (c) by the sale, assignment, endorsement or other disposition of such Mortgage Loan or Zero Interest Loan by the Authority in accordance with the provisions of the Indenture (which require, among other things, that the Authority use proceeds of any voluntary sale by the Authority of Mortgage Loans to redeem Bonds only pursuant to the optional redemption provisions of the Indenture described in "Optional Redemption" under this caption) or (d) in the event of a default thereon by the mortgagor, by the acceleration, sale, assignment, endorsement or other disposition of such Mortgage Loan or Zero Interest Loan by the Authority or by any other proceedings taken by the Authority.

"*Excess Revenues*," with respect to the Bonds, are defined by the Indenture to include moneys transferred to the Redemption Fund from the Revenue Fund on each Interest Payment Date after any required deposits to the Debt Service Reserve Fund have been made, as described in "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE-Transfers from Revenue Fund" in Appendix B hereto.

Bonds to be redeemed in part pursuant to the special redemption provisions described under this caption "Prepayments and Excess Revenues" are to be redeemed as follows. Any funds available for redemption from Prepayments and Mortgage Repayments of the 1990 Mortgage Loans shall be used (a) first, to redeem the 2000 Series C-3 Senior Bonds maturing on October 1, 2006, and (b) second, on any Interest Payment Date on and after October 1, 2001, to redeem 2000 Series C-2 Senior Bonds maturing on October 1, 2021. Other funds available for redemption shall be used (i) first, to redeem the Taxable 2000 Series C-1 Senior Bonds in an amount such that the cumulative principal amount of Taxable 2000 Series C-1 Senior Bonds redeemed to and including such redemption date is not greater than the "Planned Amortization Amount" set forth for such redemption date in Appendix D hereto, (ii) second, to redeem the 2000 Series C-3 Senior Bonds maturing on October 1, 2022 in an amount such that the

cumulative principal amount of "Designated Other Bonds" specified in Appendix D hereto redeemed to and including such redemption date is not greater than the "Special Redemption Amount" set forth for such redemption date in Appendix D hereto, (iii) third, if, after taking into account Bonds to be redeemed pursuant to the provisions described above, the cumulative principal amount of Designated Other Bonds redeemed to and including such redemption date is less than the Special Redemption Amount set forth for such redemption date in Appendix D hereto, to redeem the 2000 Series C-2 Senior Bonds maturing on April 1, 2031, the 2000 Series C-2 Senior Bonds maturing on October 1, 2031, the 2000 Series C-3 Senior Bonds maturing on October 1, 2030 and the Subordinate Bonds on a Proportionate Basis in an amount such that the cumulative principal amount of Designated Other Bonds redeemed to and including such redemption date is not greater than the Special Redemption Amount set forth for such redemption date in Appendix D hereto, and (d) fourth, to redeem the remaining Bonds (other than the 2000 Series C-3 Senior Bonds maturing on October 1, 2006 and the 2000 Series C-2 Senior Bonds maturing on October 1, 2021) on a Proportionate Basis. PREPAYMENTS OF AND MORTGAGE REPAYMENTS RELATING TO THE 1990 MORTGAGE LOANS WILL ONLY BE USED TO REDEEM 2000 SERIES C-3 SENIOR BONDS MATURING ON OCTOBER 1, 2006 AND 2000 SERIES C-2 SENIOR BONDS MATURING ON OCTOBER 1, 2021, AND NOT TO REDEEM THE TAXABLE 2000 SERIES C-1 SENIOR BONDS OR THE DESIGNATED OTHER BONDS UNDER ANY CIRCUMSTANCES. PREPAYMENTS OF THE NEW MORTGAGE LOANS, THE ADAMS COUNTY MORTGAGE LOANS AND ZERO INTEREST LOANS AS WELL AS ANY OTHER FUNDS AVAILABLE FOR REDEMPTION WILL ONLY BE USED TO REDEEM THE TAXABLE 2000 SERIES C-1 SENIOR BONDS AND DESIGNATED OTHER BONDS AS REFERRED TO IN THIS PARAGRAPH AND NOT TO REDEEM THE 2000 SERIES C-3 SENIOR BONDS MATURING ON OCTOBER 1, 2006 OR THE 2000 SERIES C-2 SENIOR BONDS MATURING ON OCTOBER 1, 2021 UNDER ANY CIRCUMSTANCES.

Redemption in Whole from Funds. The Bonds are also subject to mandatory redemption, upon notice as provided in the Indenture, in whole on the earliest date with respect to which notice of redemption can timely be given, if the sum of the amounts of moneys and the market value of Investment Securities held in the various funds created under the Indenture (other than the Rebate Fund) is sufficient to pay all Outstanding Bonds and all fees and expenses due and payable under the Indenture to the date of such redemption. Whenever the sum of the amounts of moneys and the market value of Investment Securities held in such Funds are sufficient to redeem the Outstanding Bonds in whole pursuant to the Indenture, and to pay all such fees and expenses, all such amounts are to be transferred to the Redemption Fund and all such Investment Securities are to be liquidated to the extent necessary to provide moneys sufficient for such redemption. The Trustee is not to give notice of such redemption pursuant to these provisions of the Indenture, however, until all amounts necessary for such redemption have been transferred to the Redemption Fund and all Investment Securities have been liquidated to the extent necessary to provide moneys sufficient for such redemption.

**It is anticipated that a substantial portion of the Bonds will be redeemed without premium in accordance with the preceding paragraphs. See "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS - Average Life of Bonds." Information concerning prepayments on mortgage loans relating to outstanding bonds of the Authority**

**has been filed by the Authority with and is available from the nationally recognized municipal securities information repositories.**

*Optional Redemption*

The Senior Bonds, other than the 2000 Series C-3 Senior Bonds maturing on October 1, 2006, will be subject to redemption prior to maturity at any time on and after April 1, 2010, at the option of the Authority, in whole or in part but, in the case of a partial redemption, only upon filing of a Cash Flow Statement with the Trustee which demonstrates that such redemption will not adversely affect the ability of the Authority to pay, when due, the debt service required for the Bonds remaining outstanding, upon notice as provided in the Indenture, from moneys made available for such purpose and deposited in the Redemption Fund, at the applicable Redemption Prices (expressed as percentages of principal amount) set forth separately below for (a) the Taxable 2000 Series C-1 Senior Bonds and the 2000 Series C-3 Bonds maturing on October 1, 2022 and (b) the 2000 Series C-2 Senior Bonds and the 2000 Series C-3 Senior Bonds maturing on October 1, 2030, together with accrued interest to the redemption date:

**Taxable 2000 Series C-1 Senior Bonds and 2000 Series C-3 Bonds  
Maturing on October 1, 2022  
Optional Redemption**

<u>Redemption Periods (Both Dates Inclusive)</u>	<u>Redemption Prices</u>
April 1, 2010 through March 31, 2011	102.0%
April 1, 2011 through March 31, 2012	101.0
April 1, 2012 and thereafter	100.0

**2000 Series C-2 Senior Bonds and 2000 Series C-3 Senior Bonds**  
**Maturing on October 1, 2030**  
**Optional Redemption**

<u>Redemption Periods</u> (Both Dates Inclusive)	<u>Redemption Prices</u>
April 1, 2010 through September 30, 2010	105.0%
October 1, 2010 through March 31, 2011	105.0
April 1, 2011 through September 30, 2011	105.0
October 1, 2011 through March 31, 2012	105.0
April 1, 2012 through September 30, 2012	105.0
October 1, 2012 through March 31, 2013	104.5
April 1, 2013 through September 30, 2013	104.0
October 1, 2013 through March 31, 2014	103.5
April 1, 2014 through September 30, 2014	103.0
October 1, 2014 through March 31, 2015	102.5
April 1, 2015 through September 30, 2015	102.0
October 1, 2015 through March 31, 2016	101.5
April 1, 2016 through September 30, 2016	101.0
October 1, 2016 through March 31, 2017	100.5
April 1, 2017 and thereafter	100.0

*Sinking Fund Redemption*

The Taxable 2000 Series C-1 Senior Bonds will be subject to mandatory redemption in part through Sinking Fund Installments on April 1 and October 1 of each year, commencing October 1, 2022, upon notice as provided in the Indenture, at a Redemption Price equal to the principal amount thereof together with accrued interest to the redemption date, in the aggregate principal amounts set forth below, as may be adjusted as described below:

**Sinking Fund Installments for Taxable 2000 Series C-1 Senior Bonds**

<u>Year</u> <u>(April 1)</u>	<u>Sinking Fund</u> <u>Installments</u>	<u>Year</u> <u>(October 1)</u>	<u>Sinking Fund</u> <u>Installments</u>
--	\$ --	2022	\$595,000
2023	605,000	2023	635,000
2024	660,000	2024	675,000
2025	700,000	2025	725,000
2026	750,000	2026	785,000
2027	805,000	2027	830,000
2028	865,000	2028	895,000
2029	925,000	2029	955,000
2030	995,000	2030	1,040,000 (1)

(1) Final maturity

The 2000 Series C-2 Senior Bonds maturing on October 1, 2021 will be subject to mandatory redemption in part through Sinking Fund Installments on April 1 and October 1 of each year, commencing April 1, 2007, upon notice as provided in the Indenture, at a Redemption Price equal to the principal amount thereof together with accrued interest to the redemption date, in the aggregate principal amounts set forth below, as may be adjusted as described below:

**Sinking Fund Installments for 2000 Series C-2 Senior Bonds  
Maturing October 1, 2021**

<u>Year (April 1)</u>	<u>Sinking Fund Installments</u>	<u>Year (October 1)</u>	<u>Sinking Fund Installments</u>
2007	\$155,000	2007	\$160,000
2008	165,000	2008	175,000
2009	185,000	2009	190,000
2010	200,000	2010	205,000
2011	215,000	2011	215,000
2012	225,000	2012	235,000
2013	245,000	2013	255,000
2014	265,000	2014	280,000
2015	290,000	2015	305,000
2016	315,000	2016	330,000
2017	345,000	2017	360,000
2018	375,000	2018	390,000
2019	405,000	2019	425,000
2020	440,000	2020	390,000
2021	215,000	2021	75,000 (1)

(1) Final maturity

The 2000 Series C-2 Senior Bonds maturing on April 1, 2031 will be subject to mandatory redemption in part through Sinking Fund Installments on April 1 and October 1 of each year, commencing April 1, 2015, upon notice as provided in the Indenture, at a Redemption Price equal to the principal amount thereof together with accrued interest to the redemption date, in the aggregate principal amounts set forth below, as may be adjusted as described below:

**Sinking Fund Installments for 2000 Series C-2 Senior Bonds  
Maturing April 1, 2031**

<u>Year (April 1)</u>	<u>Sinking Fund Installments</u>	<u>Year (October 1)</u>	<u>Sinking Fund Installments</u>
2015	\$ 20,000	2015	\$20,000
2016	20,000	2016	20,000
2017	25,000	2017	25,000
2018	25,000	2018	25,000
2019	25,000	2019	25,000
2020	30,000	2020	30,000
2021	35,000	2021	35,000
2022	35,000	2022	15,000
2023	20,000	2023	20,000
2024	25,000	2024	25,000
2025	25,000	2025	25,000
2026	25,000	2026	25,000
2027	30,000	2027	30,000
2028	30,000	2028	35,000
2029	35,000	2029	35,000
2030	40,000	2030	40,000
2031	125,000 (1)	--	--

(1) Final maturity

The 2000 Series C-2 Senior Bonds maturing on October 1, 2031 will be subject to mandatory redemption in part through Sinking Fund Installments on April 1 and October 1 of each year, commencing April 1, 2015, upon notice as provided in the Indenture, at a Redemption Price equal to the principal amount thereof together with accrued interest to the redemption date, in the aggregate principal amounts set forth below, as may be adjusted as described below:

**Sinking Fund Installments for 2000 Series C-2 Senior Bonds  
Maturing October 1, 2031**

<u>Year</u> <u>(April 1)</u>	<u>Sinking Fund</u> <u>Installments</u>	<u>Year</u> <u>(October 1)</u>	<u>Sinking Fund</u> <u>Installments</u>
2015	\$ 265,000	2015	\$275,000
2016	280,000	2016	295,000
2017	300,000	2017	310,000
2018	325,000	2018	340,000
2019	340,000	2019	360,000
2020	380,000	2020	400,000
2021	430,000	2021	450,000
2022	485,000	2022	175,000
2023	260,000	2023	270,000
2024	280,000	2024	295,000
2025	310,000	2025	325,000
2026	345,000	2026	355,000
2027	375,000	2027	395,000
2028	410,000	2028	430,000
2029	450,000	2029	470,000
2030	490,000	2030	510,000
2031	1,640,000	2031	1,400,000 (1)

(1) Final maturity

The 2000 Series C-3 Senior Bonds maturing October 1, 2006 will be subject to mandatory redemption in part through Sinking Fund Installments on April 1 and October 1 of each year, commencing October 1, 2000, upon notice as provided in the Indenture, at a Redemption Price equal to the principal amount thereof together with accrued interest to the redemption date, in the aggregate principal amounts set forth below, as may be adjusted as described below:

**Sinking Fund Installments for 2000 Series C-3 Senior Bonds  
Maturing October 1, 2006**

<u>Year</u> <u>(April 1)</u>	<u>Sinking Fund</u> <u>Installments</u>	<u>Year</u> <u>(October 1)</u>	<u>Sinking Fund</u> <u>Installments</u>
2000	\$ --	2000	\$ 60,000
2001	90,000	2001	95,000
2002	100,000	2002	105,000
2003	110,000	2003	115,000
2004	120,000	2004	125,000
2005	130,000	2005	135,000
2006	140,000	2006	150,000 (1)

(1) Final maturity



The 2000 Series C-3 Senior Bonds maturing on October 1, 2022 will be subject to mandatory redemption in part through Sinking Fund Installments on April 1 and October 1 of each year, commencing October 1, 2001, upon notice as provided in the Indenture, at a Redemption Price equal to the principal amount thereof together with accrued interest to the redemption date, in the aggregate principal amounts set forth below, as may be adjusted as described below:

**Sinking Fund Installments for 2000 Series C-3 Senior Bonds  
Maturing October 1, 2022**

<u>Year (April 1)</u>	<u>Sinking Fund Installments</u>	<u>Year (October 1)</u>	<u>Sinking Fund Installments</u>
--	\$ --	2001	\$105,000
2002	135,000	2002	170,000
2003	190,000	2003	200,000
2004	115,000	2004	115,000
2005	115,000	2005	115,000
2006	115,000	2006	120,000
2007	120,000	2007	120,000
2008	120,000	2008	120,000
2009	125,000	2009	125,000
2010	125,000	2010	125,000
2011	125,000	2011	85,000
2012	80,000	2012	80,000
2013	85,000	2013	95,000
2014	95,000	2014	95,000
2015	65,000	2015	65,000
2016	70,000	2016	70,000
2017	70,000	2017	75,000
2018	75,000	2018	80,000
2019	80,000	2019	85,000
2020	85,000	2020	95,000
2021	100,000	2021	100,000
2022	100,000	2022	100,000 (1)

(1) Final maturity

The 2000 Series C-3 Senior Bonds maturing October 1, 2030 will be subject to mandatory redemption in part through Sinking Fund Installments on April 1 and October 1 of each year, commencing April 1, 2004 upon notice as provided in the Indenture, at a Redemption Price equal to the principal amount thereof together with accrued interest to the redemption date, in the aggregate principal amounts set forth below, as may be adjusted as described below:

**Sinking Fund Installments for 2000 Series C-3 Senior Bonds  
Maturing October 1, 2030**

<u>Year (April 1)</u>	<u>Sinking Fund Installments</u>	<u>Year (October 1)</u>	<u>Sinking Fund Installments</u>
2004	\$ 90,000	2004	\$ 95,000
2005	95,000	2005	105,000
2006	115,000	2006	120,000
2007	120,000	2007	130,000
2008	215,000	2008	225,000
2009	235,000	2009	255,000
2010	265,000	2010	275,000
2011	295,000	2011	330,000
2012	335,000	2012	355,000
2013	370,000	2013	375,000
2014	395,000	2014	410,000
2015	135,000	2015	140,000
2016	145,000	2016	155,000
2017	160,000	2017	165,000
2018	175,000	2018	185,000
2019	195,000	2019	200,000
2020	210,000	2020	215,000
2021	225,000	2021	225,000
2022	245,000	2022	100,000
2023	120,000	2023	130,000
2024	135,000	2024	145,000
2025	155,000	2025	165,000
2026	170,000	2026	180,000
2027	190,000	2027	200,000
2028	215,000	2028	220,000
2029	235,000	2029	250,000
2030	260,000	2030	265,000 (1)

(1) Final maturity

Upon any redemption (otherwise than as described under this caption "Sinking Fund Redemption") of Senior Bonds, there is to be credited by the Trustee toward Sinking Fund Installment or Installments thereafter to become due with respect thereto an amount bearing the same ratio to each such Sinking Fund Installment as the total principal amount of such maturity of Senior Bonds so purchased or redeemed bears to the aggregate principal amount of Senior Bonds of such maturity Outstanding prior to such redemption or purchase.

The Subordinate Bonds will be subject to mandatory sinking fund redemption in part through Sinking Fund Installments on April 1 and October 1 of each year, commencing October 1, 2001, upon notice as provided in the Indenture, at a Redemption Price equal to the

principal amount thereof together with accrued interest to the redemption date in the aggregate principal amounts set forth below, as may be adjusted as described below:

**Sinking Fund Installments for  
Subordinate Bonds**

<u>Year (April 1)</u>	<u>Sinking Fund Installments</u>	<u>Year (October 1)</u>	<u>Sinking Fund Installments</u>
--	\$ --	2001	\$70,000
2002	70,000	2002	75,000
2003	75,000	2003	75,000
2004	75,000	2004	80,000
2005	80,000	2005	80,000
2006	80,000	2006	85,000
2007	90,000	2007	90,000 (1)

(1) Final maturity

Upon any redemption (other than as described above) of Subordinate Bonds, there is to be credited by the Trustee toward the Sinking Fund Installment or Installments thereafter to become due with respect thereto an amount bearing the same ratio to each such Sinking Fund Installment as the total principal amount of such Subordinate Bonds so purchased or redeemed bears to the aggregate principal amount of Subordinate Bonds Outstanding prior to such redemption.

*Other Provisions Concerning Redemption*

When the Trustee has received notice from the Authority of its election or direction to redeem Bonds in accordance with the Indenture, and when redemption of Bonds is authorized or required pursuant to the Indenture as described above, the Trustee is to give notice, in the name of the Authority, of the redemption of such Bonds, which notice is to be dated, shall contain the name and address of the Trustee, is to specify the complete name of the Bonds (with series designation, date of issue and interest rate), the maturities of the Bonds to be redeemed, the Redemption Price thereof, the redemption date and the place or places where amounts due upon such redemption will be payable, the letters and numbers or other distinguishing marks of such Bonds so to be redeemed, including CUSIP identification numbers, and, in the case of Bonds to be redeemed in part only, such notices are also to specify the respective portions of the principal amounts thereof to be redeemed. Such notice is to further state that on such date there will become due and payable upon each Bond to be redeemed the Redemption Price thereof, or the Redemption Price of the specified portions of the principal thereof in the case of Bonds to be redeemed in part only, together with interest accrued to the redemption date, and that from and after such date interest thereon will cease to accrue and be payable.

Such notice is to be given by mailing a copy of such notice by first class mail, postage prepaid, not less than 30 days (except notice shall be not less than 15 days in connection with a redemption as described in "Special Redemption - Unspent Amounts in Acquisition Fund") and not more than 60 days before the redemption date, to the registered owners of any Bonds or portions of Bonds which are to be redeemed, at their last addresses, if any, appearing

upon the registration records, but failure so to mail any such notice to one or more registered owners will not affect the validity of the proceedings for the redemption of Bonds with respect to the registered owners of Bonds to which notice was duly mailed. If at the time of giving notice of redemption pursuant to a Sinking Fund Installment or in connection with a refunding of any Bonds, there has not been deposited with the Trustee moneys sufficient to redeem all the Bonds, or portions thereof, called for redemption, such notice may state that it is conditional upon the deposit of the redemption moneys with the Trustee not later than the opening of business on the redemption date, and that such notice shall be of no effect unless such moneys are so deposited.

### **No Additional Bonds**

The Bonds are not secured on a parity on the Trust Estate with any other bonds previously issued by the Authority, and the Authority may not issue additional bonds secured on a parity with either the Senior Bonds or the Subordinate Bonds. The Authority may, however, issue additional bonds, from time to time, that are not secured on a parity on the Trust Estate with either the Senior Bonds or the Subordinate Bonds.

## **PLAN OF FINANCING**

### **General Description**

Certain proceeds of the Senior Bonds will be deposited in an escrow fund and used to defease the Series 1990 Bonds. See "The Refundings – Refunding of Series 1990 Bonds" under this caption. Upon such defeasance, the 1990 Mortgage Loans in the trust estate for the Series 1990 Bonds will be transferred to the Acquisition Fund and pledged to secure the Bonds. See "SECURITY AND SOURCES OF PAYMENT." Proceeds of the Senior Bonds (together with certain premium amounts) and the proceeds of the Subordinate Bonds will also be used to repay the Refunded Obligations. Amounts exchanged for such proceeds (the "exchanged amounts") in accordance with the Funds Exchange Agreement, together with remaining proceeds of the Bonds and certain premium amounts, will be deposited to the Acquisition Fund and used to acquire Zero Interest Loans and Adams County Mortgage Loans as described in "SECURITY AND SOURCES OF PAYMENT" and to acquire (or reimburse the Authority for its costs of purchasing) the New Mortgage Loans, including payment of cash assistance, homebuyer warranties and lenders' origination fees with respect to certain of the New Mortgage Loans, as described in "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM - Reservation, Delivery and Purchase of New Mortgage Loans." Proceeds of the Bonds or certain exchanged amounts will also be (i) used to pay certain costs of issuance associated with the Bonds, including the fee to be paid to the Underwriters as described in "UNDERWRITING AND PLACEMENT" and homebuyer education costs as described in "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM – Eligibility Requirements – Homebuyer Education Requirement," and (ii) deposited to the Capitalized Interest Fund to be used to pay interest on the Bonds during the Origination Period.

## **The Refundings**

### *Funds Exchange Agreement Refundings*

Certain proceeds of the Bonds will be used to (i) refund or redeem outstanding bonds of the Authority and (ii) repay advances (in the aggregate, the "Advance") which have previously been made to finance the refunding or redemption of outstanding bonds of the Authority, and the jurisdictions of Pueblo County, Commerce City, Jefferson County and Adams County, Colorado, subject to prior redemption. Collectively, such outstanding bonds and the Advance are referred to herein as the "Refunded Obligations." The Refunded Obligations are being redeemed and repaid pursuant to certain funds exchange agreements between the Trustee and the Authority and the applicable trustees for certain of the Refunded Obligations (collectively, the "Funds Exchange Agreement").

### *Refunding of Series 1990 Bonds*

Certain proceeds of the Senior Bonds, together with certain other legally available funds of the Authority, will be deposited in an escrow fund (the "Escrow Fund") created pursuant to the provisions of an escrow agreement between the Authority and Zions First National Bank, as Escrow Agent (the "Escrow Agreement") in an amount sufficient, together with investment income thereon, to pay principal of and interest and a 2% premium on the Series 1990 Bonds at their redemption on August 1, 2000. Pending disbursements to pay such Series 1990 Bonds, the Escrow Fund will be invested in direct, noncallable obligations of the United States. The accuracy of computations indicating that the amount in the Escrow Fund is sufficient to make the payments in connection with the refunding of the Series 1990 Bonds will be verified by Arter & Hadden L.L.P. See "VERIFICATION OF MATHEMATICAL CALCULATIONS."

## Sources and Uses of Funds

The following table shows the estimated sources and uses of funds, other than accrued interest, associated with the Bonds.

SOURCES OF FUNDS:	<u>Estimated Amounts</u>
Principal amount of the Taxable 2000 Series C-1 Senior Bonds .....	\$13,440,000
Principal amount of the 2000 Series C-2 Senior Bonds .....	23,450,000
Principal amount of the 2000 Series C-3 Senior Bonds .....	17,120,000
Principal amount of the Subordinate Bonds .....	1,025,000
Premium relating to certain Senior Bonds .....	2,973,843
Exchanged amounts (1) .....	33,588,149
Legally available funds of the Authority (2) .....	<u>2,139,421</u>
 TOTAL SOURCES OF FUNDS .....	 <u>\$93,736,413</u>
 USES OF FUNDS:	
Deposit to Escrow Fund for Series 1990 Bonds (3) .....	\$10,960,549
For current refunding of the Refunded Obligations (4) .....	33,588,149
Deposit to Acquisition Fund (5) .....	47,412,112
Deposit to Debt Service Reserve Fund (6) .....	624,900
Deposit to Capitalized Interest Fund (7) .....	365,000
For certain Costs of Issuance (8) .....	322,388
For Underwriters' compensation (9) .....	<u>463,315</u>
 TOTAL USES OF FUNDS .....	 <u>\$93,736,413</u>

- (1) Available to the Authority as a result of redemption and repayment of the Refunded Obligations and to be deposited with the Trustee in accordance with the Indenture and the Funds Exchange Agreement.
- (2) Available to the Authority as a result of the defeasance of the Series 1990 Bonds.
- (3) To be deposited to the Escrow Fund and used in accordance with the Escrow Agreement, as described in "The Refundings – Refunding of the Series 1990 Bonds" under this caption.
- (4) To be deposited with the Trustee in accordance with the Funds Exchange Agreement. Pursuant to the Funds Exchange Agreement, such proceeds are to be simultaneously exchanged for an equal amount of funds on deposit thereunder, and to be used solely to repay an equal principal amount of the Refunded Obligations. See "The Refundings – The Funds Exchange Agreement Refundings" under this caption.
- (5) Expected to be used to acquire Adams County Mortgage Loans and Zero Interest Loans; to originate New Mortgage Loans; to reimburse the Authority for its costs of purchasing New Mortgage Loans and Zero Interest Loans; to provide cash assistance and to pay for homebuyer warranties and lenders' origination fees in connection with certain New Mortgage Loans. See also "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE - Acquisition Fund" in Appendix B hereto. While on deposit in the Acquisition Fund (and, if applicable, in the Redemption Fund), such amounts are expected to be invested pursuant to an investment agreement as described in "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS - Program Assumptions - Investment Agreement Rates."
- (6) Such funds, made available to the Authority as a result of defeasance of the Series 1990 Bonds, will be deposited in the Debt Service Reserve Fund, which will also be funded with the deposit of a surety bond. See "SECURITY AND SOURCES OF PAYMENT – Debt Service Reserve Fund for Senior Bonds."
- (7) Represents capitalized interest which will be used to pay interest on the Bonds during the Origination Period. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE - Application of Funds - Capitalized Interest Fund" in Appendix B hereto.
- (8) Includes, among other things, legal fees, rating agency fees, surety bond premiums, homebuyer education costs and printing costs.
- (9) For information concerning the Underwriters' compensation and certain obligations of the Underwriters, see "UNDERWRITING AND PLACEMENT."

## SECURITY AND SOURCES OF PAYMENT

### Pledge of the Trust Estate

The Senior Bonds are special, limited obligations of the Authority secured by and payable solely from the Trust Estate described in the Indenture. The Subordinate Bonds are payable, on a basis subordinate to the Senior Bonds, from the Trust Estate in accordance with the Indenture and also constitute general obligations of the Authority as described below in "General Obligation Pledge for Subordinate Bonds." **In no event shall the Bonds constitute an obligation or liability of the State of Colorado or any political subdivision thereof, other than the Authority as described herein. The Authority has no taxing power nor does it have the power to pledge the general credit or taxing power of any State or any political subdivision thereof, other than the Authority.**

The Trust Estate includes generally (i) all right, title and interest of the Authority in and to the Mortgage Purchase Agreements and the Servicing Agreements, (ii) the Revenues (as defined below), (iii) all moneys and Qualified Surety Bonds in and interest earnings on any Fund established by or pursuant to the Indenture or under the Mortgage Purchase Agreements and the Servicing Agreements (other than the Rebate Fund and, with respect to the Subordinate Bonds, the Debt Service Reserve Fund described in "Debt Service Reserve Fund for Senior Bonds" under this caption), and (iv) all right, title and interest of the Authority in and to the Mortgage Loans and the Zero Interest Loans, the right to make a claim for, collect and receive Revenues payable to or receivable by the Authority under the Mortgage Loans and the Zero Interest Loans, to bring actions and proceedings under the Mortgage Loans and the Zero Interest Loans or for the enforcement thereof, and to do any and all things which the Authority is or may become entitled to do under the Mortgage Loans and the Zero Interest Loans.

The pledge of the Trust Estate is subject in all cases to the provisions of the Indenture permitting the application of such moneys and assets for or to the purposes and on the terms and conditions set forth therein. For a detailed description of the various Funds securing the Bonds and the application of Revenues, see Appendix B - "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE." The pledge and lien of the Indenture on the Trust Estate is created and established in the following order of priority: first, to secure the payment of the principal of and interest on the Senior Bonds; second, to secure reimbursement to the Authority for any amounts paid to the Surety Provider under the Financial Guaranty Agreement, as described in "Debt Service Reserve Fund for Senior Bonds" under this caption; and third, to secure the payment of the principal of and interest on the Subordinate Bonds.

### Revenues

Under the Indenture, "Revenues" means:

- (a) Mortgage Repayments, which include the amounts received by the Authority as scheduled payments of the principal of or interest on any Mortgage Loan or Zero Interest Loan by or on behalf of the obligor to or for the account of the Authority, but does not include Servicing Fees or Escrow Payments.

(b) any penalty payments received on account of overdue Mortgage Repayments, except insofar as such payments may constitute Servicing Fees;

(c) Prepayments, which include moneys received or recovered by the Authority from any unscheduled payment of or with respect to principal of any Mortgage Loan or Zero Interest Loan prior to the scheduled payments of principal called for by such Mortgage Loan or Zero Interest Loan, whether (i) by the Mortgagor's voluntary prepayment, (ii) as a consequence of the damage, destruction or condemnation of all or any part of the Eligible Property, (iii) by the sale, assignment, endorsement or other disposition of such Mortgage Loan or Zero Interest Loan by the Authority, or (iv) in the event of a default thereon by the mortgagor, by the acceleration, sale, assignment, endorsement or other disposition of such Mortgage Loan or Zero Interest Loan by the Authority or by any other proceedings taken by the Authority;

(d) all amounts earned on Investment Securities, except the amount of investments of amounts on deposit in all Funds required by the Tax Code to be deposited to or retained in the Rebate Fund, credited to any Fund pursuant to the Indenture;

(e) penalties paid to the Authority pursuant to a Mortgage Purchase Agreement or a Servicing Agreement;

(f) interest or income received on investments of moneys held in any Payment Account (except insofar as such amounts may be payable to or subject to retention by a Servicer);

(g) all other payments and receipts received by the Authority with respect to Mortgage Loans and Zero Interest Loans (other than amounts held in any Payment Account, Escrow Payments, Servicing Fees or any commitment, reservation, extension, application or other fee charged by the Authority in connection with a Mortgage Loan, a Zero Interest Loan or Mortgage Purchase Agreement which have not been specifically pledged to the Trustee); and

(h) any other moneys provided by the Authority for deposit to the Revenue Fund.

For a further description of the Revenues, the pledge thereof and the payment and transfer thereof from the Revenue Fund, see "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE - Transfers from Revenue Fund" in Appendix B hereto.

## **The Mortgage Loans and Zero Interest Loans**

### *The 1990 Mortgage Loans*

The Mortgage Loans securing the Bonds will include the 1990 Mortgage Loans, to be transferred to the Acquisition Fund from the trust estate for the Series 1990 Bonds upon defeasance of the Series 1990 Bonds. See "PLAN OF FINANCING - The Refundings - Refunding of the Series 1990 Bonds." The following information has been provided based on



information as of the dates so indicated, and may be significantly different at the time that such 1990 Mortgage Loans are purchased and deposited to the Acquisition Fund:

<b>INFORMATION CONCERNING THE 1990 MORTGAGE LOANS AS OF APRIL 30, 2000</b>					
<b>Refunded Bonds</b>	<b>Outstanding Aggregate Principal Balance</b>	<b>Aggregate Number of Outstanding Mortgage Loans</b>	<b>Average Principal Balance per Mortgage Loan</b>	<b>Average Coupon</b>	<b>Average Remaining Life in Years(1)</b>
1990A	\$2,424,167	54	\$44,891	8.650%	20.083
1990B	\$3,117,766	80	\$38,972	8.950%	20.500
1990C	\$5,884,100	140	\$42,029	8.300%	20.417
<b>Total/Average</b>	<b>\$11,426,033</b>	<b>274</b>	<b>\$41,701</b>	<b>8.552%</b>	<b>20.333</b>

(1) Assuming a prepayment rate of 100% PSA.

<b>MORTGAGE INSURANCE INFORMATION FOR TRANSFERRED MORTGAGE LOANS AS OF MAY 25, 2000</b>			
<b>Type of Insurance</b>	<b>1990A</b>	<b>1990B</b>	<b>1990C</b>
VA-Guaranteed	3.846%	5.000%	10.072%
FHA - Insured	96.154%	95.000%	89.928%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

<b>INFORMATION CONCERNING PROPERTY TYPES FOR TRANSFERRED MORTGAGE LOANS AS OF MAY 25, 2000</b>			
<b>Property Type</b>	<b>1990A</b>	<b>1990B</b>	<b>1990C</b>
Single Family Detached	92.308%	86.250%	93.525%
Condo/Townhome	3.846%	13.750%	5.755%
Other	3.846%	0.000%	0.719%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

<b>PAYMENT, FORECLOSURE AND DELINQUENCY STATISTICS FOR THE 1990 MORTGAGE LOANS</b>			
	1990A	1990B	1990C
Loans Purchased (as of March 31, 2000)	433	558	750
Loans Prepaid in Full (as of March 31, 2000)	351	450	486
Loans Foreclosed to Date (as of March 31, 2000)	28	28	122
Loans Outstanding (as of April 30, 2000)	54	80	139
Delinquencies 30-90 Days (as of April 25, 2000)	2	3	2
Percentage of Total Loans	3.704%	3.750%	1.439%
Delinquencies 90 or More Days (as of April 25, 2000)	0	1	3
Percentage of Total Loans	0.000%	1.250%	2.158%
Loans in Foreclosure (as of April 25, 2000)	0	0	0
Percentage of Total Loans	0.000%	0.000%	0.000%
Percentage of All Loans Delinquent	3.704%	5.000%	3.597%

<b>PSA PREPAYMENT STATISTICS AS OF MAY 30, 2000 FOR THE 1990 MORTGAGE LOANS (1)*</b>			
	(21.216%) 1990A	(27.287%) 1990B	(51.497%) 1990C
3 Month	519%	507%	459%
6 Month	557%	525%	482%
1 Year	557%	567%	517%
2 Year	517%	418%	410%
3 Year	451%	309%	307%
Life	508%	485%	446%

(1) Historical rates of prepayment may differ from future Prepayments of the Bonds. See "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS - Average Life of Bonds."

\* Estimated

### *Adams County Mortgage Loans*

The Authority expects to use approximately \$589,000 of proceeds of the Taxable 2000 Series C-1 Bonds in the Acquisition Fund to acquire existing mortgage loans from Adams County, Colorado (the "Adams County Mortgage Loans"). The Adams County Mortgage Loans, which do not satisfy all of the general requirements of the 2000C Single-Family Mortgage Program, will be transferred to the Trust Estate for the Bonds.

### *New Mortgage Loans*

The Mortgage Loans securing the Bonds will consist of mortgage loans to be acquired by or transferred to the Trustee (the "New Mortgage Loans") through the last day of the Origination Period, which is expected to be March 1, 2001 (except with respect to Mortgage Loans on Targeted Area Residences for which the last day of the Origination Period may be as late as July 1, 2001). New Mortgage Loans are to be originated by Lenders and thereafter purchased and held by the Authority or the Trustee during the Origination Period. New Mortgage Loans originated in connection with the programs of certain governmental entities and §501(c)(3) organizations will be originated without cash assistance. All other New Mortgage Loans will be originated with cash assistance equal to three percent (3%) of the principal amount of the New Mortgage Loan. New Mortgage Loans will be made only to Eligible Borrowers who have attended the required homebuyer education class prior to receiving the New Mortgage Loan. See "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS - Mortgage Loan Rates." Upon transfer of any New Mortgage Loans by the Authority to the Trustee, the Trustee is to reimburse the Authority for its costs of purchasing such New Mortgage Loans (including any cash assistance and homebuyer warranty costs) using amounts on deposit in the Acquisition Fund. See "PLAN OF FINANCING," Appendix B - "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE - Acquisition Fund" and "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS - Program Assumptions - Reservations and Set Asides."

### *Mortgage Loan Requirements*

The Mortgage Loans purchased by the Authority or transferred to the Acquisition Fund pursuant to the Indenture must be permanent loans satisfying certain requirements secured by a mortgage, deed of trust (or other instrument constituting a first lien on real property) for the purchase of an owner-occupied dwelling in the State made by an originating Lender to an Eligible Borrower and purchased by the Authority. The Lenders may include certain banks, trust companies, FHA-approved mortgage bankers, VA-approved lenders, Federal National Mortgage Association-approved mortgage bankers, Federal Home Loan Mortgage Corporation approved mortgage bankers, national banking associations and savings and loan associations which make mortgage loans on properties located in the State. The Mortgage Loans (but not Zero Interest Loans) are required by the Indenture to be insured by the FHA, to be guaranteed by the VA or the Rural Housing Service (formerly the RHCDS, a successor agency to the FmHA), to be PMI Mortgage Loans or to be a Mortgage Loan which is not insured or guaranteed but has an original principal amount equal to or less than 80% of the appraised value (at the time of origination of such Mortgage Loan) or purchase price, whichever is less, of the property securing such Mortgage Loan (an "Uninsured Mortgage Loan"). PMI Mortgage Loans must be insured by a private insurance company approved by the Authority, qualified to transact business in the State

and to provide insurance on mortgages purchased by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association and rated by the agency then rating the Senior Bonds at least as high as the rating on the Senior Bonds at the time the Mortgage Loan is purchased (a "Private Insurer"), and such insurance must remain in force unless required to be terminated pursuant to federal law. See "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM- Private Mortgage Insurance and Uninsured Loans – Private Mortgage Insurance."

The Indenture imposes the following limitations on the Mortgage Loan portfolio: (i) up to 22% of the Mortgage Loan portfolio in the aggregate may consist of VA-guaranteed Mortgage Loans, Rural Housing Service-Guaranteed Loans, Uninsured Mortgage Loans and/or PMI Mortgage Loans; and (ii) within the 22% aggregate limitation, up to 8% of the Mortgage Loan portfolio may consist of Uninsured Mortgage Loans and/or PMI Mortgage Loans and up to 10% of the Mortgage Loan portfolio may consist of Rural Housing Service-Guaranteed Loans.

The Indenture further requires that the buildings on the premises with respect to which each Mortgage Loan is made are to be insured against loss by fire and other hazards to protect the Authority's interest to the extent required by the GMI or the Private Insurer or, with respect to an Uninsured Mortgage Loan, in accordance with the guidelines of the Federal National Mortgage Association. Each Mortgage Loan will initially be serviced by the Authority and may also be serviced for the Authority by an eligible financial institution approved by the Authority. See "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM - Servicing of the Mortgage Loans." In the Indenture, the Authority has covenanted to take certain action to protect the interests of the owners of the Bonds in the Mortgage Loans. See Appendix B - "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE - Program Covenants; Enforcement of Mortgage Loans." In one such covenant, the Authority has agreed to diligently enforce and take or cause to be taken all reasonable steps, actions and proceedings necessary for the enforcement of all terms, covenants and conditions of all Mortgage Loans consistent with sound lending practices and principles and applicable requirements under the Tax Code including the prompt payment of all Mortgage Repayments and all other amounts due the Authority thereunder. *For a general description of the terms under which Mortgage Loans are expected to be purchased by the Authority, see "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM."*

#### *Zero Interest Loans*

Up to \$350,000 aggregate principal amount of amounts deposited to the Acquisition Fund may be used during the Origination Period to acquire Zero Interest Loans. Zero Interest Loans are loans which have been made by a non-profit organization to borrowers in principal amounts equal to the cost of construction of the dwelling, with no interest. The annual repayment obligation of Zero Interest Loans will be based on 25% of the respective borrower's gross annual income and the respective maturities of the Zero Interest Loans will be derived as a result of the repayment terms. The Zero Interest Loans will not be insured or guaranteed and do not need to meet any loan to value ratios. Zero Interest Loans will be originated without cash assistance.

## **Debt Service Reserve Fund for Senior Bonds**

### *Generally*

The Authority is required by the Indenture to cause to be issued, concurrently with the issuance of the Senior Bonds, and maintained a Qualified Financial Instrument in the Debt Service Reserve Fund in an amount, together with cash amounts deposited to the Debt Service Reserve Fund as described in "PLAN OF FINANCING – Sources and Uses of Funds" equal to the Debt Service Reserve Requirement. The "Debt Service Reserve Requirement" will be, as of any April 1 and October 1, an amount equal to 5% of the aggregate principal amount of the Senior Bonds Outstanding at the time of calculation. The Authority has applied to MBIA Insurance Corporation (the "Surety Provider") for a commitment to issue a surety bond (the "Surety Bond") to be issued at the time of issuance of the Bonds and deposited to the Debt Service Reserve Fund. See "- The Surety Bond" under this caption. The initial available amount of the Surety Bond will be an amount equal to the Debt Service Reserve Requirement less the amount of \$624,900 deposited to the Debt Service Reserve Fund at the time of closing. The available amount of the Surety Bond will be reduced by the amount of any previous deposits by the Surety Provider with the Trustee which have not been reimbursed by the Authority, as described below.

Not less than 30 and not more than 60 days prior to each Interest Payment Date, the Trustee is to calculate the amount of moneys, if any, then in the Debt Service Reserve Fund which, together with the available amount of the Surety Bond, is in excess of the Debt Service Reserve Requirement as of such Interest Payment Date (taking into account the Principal Installments of the Senior Bonds to be paid on such Interest Payment Date). The amount of such excess is to be transferred to the Redemption Fund. On the Business Day following each Interest Payment Date, on and after the date that all cash on deposit in the Debt Service Reserve Fund has been transferred to the Redemption Fund in accordance with the preceding sentence, the available amount of the Surety Bond is to be reduced to an amount equal to the Debt Service Reserve Requirement as of such date of calculation.

If the amount in the Revenue Fund (after any transfer thereto from the Capitalized Interest Fund) shall be less than the amount required to be in such Fund in order to pay interest on or principal of Senior Bonds when due, the Trustee is to apply amounts (including the Surety Bond) from the Debt Service Reserve Fund to eliminate such deficiency. Cash or Investment Securities in the Debt Service Reserve Fund are to be used by the Trustee before the Surety Bond is used.

### *The Surety Bond*

The Surety Bond will provide that, upon notice from the Trustee to the Surety Provider to the effect that insufficient amounts are on deposit in the Revenue Fund to pay the principal of (at maturity or pursuant to mandatory redemption requirements) and interest on the Senior Bonds, the Surety Provider will promptly deposit with the Trustee an amount necessary to pay the principal of and interest on the Senior Bonds, or the available amount of the Surety Bond, whichever is less. Upon the later of: (i) three (3) days after receipt by the Surety Provider of a Demand for Payment in the form attached to the Surety Bond, duly executed by the Trustee;

or (ii) the payment date of the Senior Bonds as specified in the Demand for Payment presented by the Trustee to the Surety Provider, the Surety Provider will make a deposit of funds in an account with State Street Bank and Trust Company, N.A., in New York, New York, or its successor, sufficient for the payment to the Trustee of amounts which are then due to the Trustee (as specified in the Demand for Payment) subject to the Surety Bond Coverage.

The Authority and the Surety Provider will enter into a Financial Guaranty Agreement (the "Financial Guaranty Agreement"), pursuant to which the Authority will be required as a general obligation of the Authority to reimburse the Surety Provider the amount of any such deposits made by the Surety Provider with the Trustee under the Surety Bond. Under the terms of the Financial Guaranty Agreement, before any deposit is made to the Authority's General Fund, the Authority will be required to reimburse the Surety Provider for the amount of any such deposits, with interest at certain times, until the available amount of the Surety Bond is fully reinstated. No Senior Bonds may be redeemed pursuant to the optional redemption provisions of the Indenture until the Surety Bond has been reinstated. The Surety Bond will be held by the Trustee under the Indenture in the Debt Service Reserve Fund and is provided as an alternative to the Authority depositing funds equal to the Debt Service Reserve Requirement for outstanding Senior Bonds. The Authority will pay the total premium for such Surety Bond at the time of delivery of the Senior Bonds.

It will be the duty of the Trustee to maintain adequate records, verified with the Surety Provider, as to the amount available to be drawn at any given time under the Surety Bond and as to the amount paid and owing to the Surety Provider under the terms of the Financial Guaranty Agreement.

Potential investors may obtain copies of the Surety Provider's financial statements from the Surety Provider, without charge, by request to 113 King Street, Armonk, New York 10504, (914) 273-4545.

For further information with respect to the Debt Service Reserve Fund, see Appendix B - "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE - Debt Service Reserve Fund." *The Debt Service Reserve Fund will not be available for payments on the Subordinate Bonds.*

### **General Obligation Pledge for Subordinate Bonds**

The Authority has pledged its full faith and credit for payment of the Subordinate Bonds, subject only to the provisions of any agreements with the owners of particular notes, bonds or other obligations of the Authority pledging any particular revenues or assets to the payment thereof. Certain of the Authority's outstanding general obligations are described in "COLORADO HOUSING AND FINANCE AUTHORITY – General Obligations of the Authority."

## PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS

### Program Assumptions

#### *Generally*

The amounts deposited to the Acquisition Fund in accordance with the Indenture will be available, on or before the last day of the Origination Period, to acquire Mortgage Loans and Zero Interest Loans and to reimburse the Authority for amounts used to purchase Mortgage Loans and Zero Interest Loans. After transfer of such Mortgage Loans and Zero Interest Loans to the Trustee on or before the last day of the Origination Period, the Bonds will be secured by, among other moneys, rights and interests, the Revenues derived from such Mortgage Loans and Zero Interest Loans which are expected by the Authority to be sufficient to pay the debt service on the Bonds. In addition, the Subordinate Bonds will be secured by the full faith and credit of the Authority.

Certain assumptions have been made as to the range of variation in the generation of Revenues from such sources in order to determine the effect of such variation on the sufficiency of Revenues to pay debt service on the Bonds. The Authority has reviewed these assumptions and concluded that they are reasonable, but cannot guarantee that actual results will not vary materially from those projected. **To the extent that (i) Mortgage Loans and Zero Interest Loans held under the Indenture are not paid on a timely basis in accordance with their terms, (ii) the rate of receipt of Prepayments is different from that projected, or (iii) actual investment income differs from that estimated by the Authority, the Revenues and other moneys available may be insufficient for the payment of debt service on the Bonds and operating expenses of the Program.**

#### *Mortgage Loan Rates and Amounts*

The weighted average of the interest rates borne by the 1990 Mortgage Loans is 8.552% per annum. The interest rate borne by the Adams County Mortgage Loans is 8.20% per annum.

The interest rates borne by the New Mortgage Loans acquired with the proceeds of the Bonds shall be as follows:

- New Mortgage Loans originated in the aggregate principal amount of up to \$5 million without any cash assistance in connection with the programs of certain local governmental entities or §501(c)(3) organizations will bear interest at a rate of 7.30% per annum.
- All other New Mortgage Loans will bear interest at a rate of 7.80% per annum.

Up to \$350,000 aggregate principal amount of funds on deposit in the Acquisition Fund may be used to acquire or originate Zero Interest Loans, bearing an interest rate of 0.00% per annum. See "Reservations and Set Asides" under this caption and "SECURITY AND SOURCES OF PAYMENT – The Mortgage Loans and Zero Interest Loans."

### *Cash Assistance and Origination Amounts*

Zero Interest Loans, Adams County Mortgage Loans and \$5 million aggregate principal amount of New Mortgage Loans originated in connection with the programs of certain local governmental entities or §501(c)(3) organizations will be originated without cash assistance. All other New Mortgage Loans will be originated or purchased with cash assistance equal to three percent (3%) of the principal amount of the New Mortgage Loan.

For the origination of New Mortgage Loans on Eligible Properties in certain designated rural counties and in non-metropolitan areas in the State, originated in the aggregate principal amount of approximately \$5 million, the Authority will pay lenders an additional one percent (1%) of the principal amount of the New Mortgage Loan.

### *Investment Agreement Rates*

Moneys remaining on deposit in the Acquisition Fund are to be invested from the date of delivery of the Bonds through March 16, 2001 (and, if necessary, with respect to amounts reserved for New Mortgage Loans on Targeted Area Residences, through July 16, 2001) pursuant to an Investment Agreement (the "FGIC Investment Agreement") to be entered into between the Trustee and FGIC Capital Market Services, Inc. ("FGIC") on the date of delivery of the Bonds. Under the FGIC Investment Agreement, amounts on deposit in the Acquisition Fund are to be invested during the term of the Bonds, until such moneys are required to be applied in accordance with the Indenture, at 6.966% per annum. Amounts on deposit from time to time in the Revenue Fund, the Capitalized Interest Fund, the Loan Recycling Fund and the Redemption Fund are to be invested during the term of the Bonds, until such moneys are required to be applied in accordance with the Indenture, at 6.27% per annum pursuant to an Investment Agreement (the "CDC Investment Agreement") between the Trustee and CDC Funding Corp. ("CDC"). CDC is a subsidiary of Caisse des Dépôts et Consignations ("CDDC"), a special national legislative public instrumentality (établissement public à statut légal spécial) governed by French administrative law. The obligations of CDC under the CDC Investment Agreement will be guaranteed by CDDC.

The assumptions made by the Authority as to projected cashflows include the assumption that the investment rates provided by the respective Investment Agreements will be available as described. However, in the event that either of the Investment Agreements is terminated as a result of default by the respective Investment Provider or for any other reason, it may not be possible to reinvest such proceeds and deposits at these assumed rates and the cashflows may be adversely affected. See "SECURITY AND SOURCES OF PAYMENT." *Neither the Authority nor the Underwriters make any representation about the financial condition or creditworthiness of FGIC or CDC (or CDDC, as guarantor of CDC's obligations). Prospective investors are urged to make their own investigation into the financial condition and creditworthiness of the Investment Providers.*

### *Reservations and Set Asides*

Reservation Period. The Authority expects to begin accepting reservations on June 16, 2000 for New Mortgage Loans to Eligible Borrowers who have completed the



homebuyer education prior to executing a contract with respect to the applicable property ("Prior Contract Borrowers") and, on June 19, 2000, will continue to accept reservations during the Origination Period for New Mortgage Loans to such Eligible Borrowers completing homebuyer education prior to executing a contract as well as for New Mortgage Loans to all other Eligible Borrowers. Such period of time beginning June 16, 2000 and ending on the ending date of the Origination Period is referred to herein as the "Reservation Period."

Targeted Area Residences. It is assumed that approximately \$3,000,000 of the proceeds of the Bonds (or amounts exchanged therefor) will be reserved and set aside for at least the first year after the Authority begins accepting reservations from lenders (until July 1, 2001) for use in financing the purchase of Mortgage Loans on Targeted Area Residences on or prior to such date.

Non-Metropolitan Areas. Approximately \$4,500,000 of the proceeds of the Bonds (or amounts exchanged therefor) will be set aside and may be reserved beginning on the first day of the Reservation Period and for a period of twenty-eight (28) additional calendar days for use in financing the purchase of New Mortgage Loans on Eligible Properties located within certain non-metropolitan areas of the State.

Manufactured Housing. Approximately \$600,000 of proceeds of the Bonds (or amounts exchanged therefor) will be reserved and set aside beginning on the first day of the Reservation Period and for a period of twenty-eight (28) additional calendar days for use in financing the purchase of New Mortgage Loans on Eligible Properties that are manufactured homes.

Other Specific Jurisdictions. Approximately \$8,045,000 of proceeds of the Bonds (or amounts exchanged therefor) will be reserved and set aside beginning on the first day of the Reservation Period and for up to twenty-eight (28) additional calendar days for use in financing the purchase of Mortgage Loans on Eligible Properties located in other specific jurisdictions throughout the State.

#### *Early Prepayment*

PURSUANT TO THE SPECIAL REDEMPTION PROVISIONS OF THE INDENTURE, THE BONDS ARE EXPECTED TO BE REDEEMED PRIOR TO THEIR STATED MATURITY FROM REGULAR MORTGAGE LOAN PAYMENTS AS WELL AS FROM PREPAYMENTS. THE FASTER THE RATE AT WHICH PREPAYMENTS OF MORTGAGE LOANS OR ZERO INTEREST LOANS OCCUR, THE FASTER THE BONDS WILL BE REDEEMED PURSUANT TO THE SPECIAL REDEMPTION PROVISIONS OF THE INDENTURE. SEE "DESCRIPTION OF THE BONDS - PRIOR REDEMPTION - SPECIAL REDEMPTION - PREPAYMENTS AND EXCESS REVENUES."

*No assurances can be given that actual results will not vary materially from the assumptions summarized above. If subsequent events do not correspond to such assumptions, the amount of revenues from Mortgage Loans (including the Adams County Mortgage Loans, the 1990 Mortgage Loans and the New Mortgage Loans) and Zero Interest Loans, investment earnings and insurance proceeds available for the payment of principal and interest on the Bonds, and costs of operating the Program, may be adversely affected.*

## **Average Life of Bonds**

The sinking fund payments and maturities of the Bonds have been fixed based on the estimated average maturity date of the Mortgage Loans and Zero Interest Loans assuming no Prepayments. Weighted average life refers to the average amount of time that will elapse from the date of issuance of a security until each dollar of principal of such security will be repaid to the investor. The weighted average life of the Bonds will be influenced by the rate at which principal on certain Mortgage Loans and Zero Interest Loans securing the Bonds is paid, in accordance with "DESCRIPTION OF THE BONDS – Prior Redemption – Special Redemption – Prepayments and Excess Revenues." Principal payments on Mortgage Loans and Zero Interest Loans may be in the form of scheduled amortizations or Prepayments. Prepayments on Mortgage Loans are commonly measured by a prepayment standard or model. The model used in the following discussion is the Public Security Association (now referred to as The Bond Market Association) prepayment standard or model (the "PSA Prepayment Model"). The PSA Prepayment Model is based on an assumed rate of prepayment each month of the then unpaid principal balance of the respective Mortgage Loans and Zero Interest Loans. The PSA Prepayment Model has an increasingly large percentage of the mortgages prepaying each month for the first thirty-six (36) months of the mortgages' life and then assumes a constant prepayment rate of six percent (6%) per annum of the unpaid principal balance for the remaining life of the mortgages.

As used in the following tables, "0% PSA" assumes no prepayments on the principal of the respective Mortgage Loans and Zero Interest Loans. "150% PSA" assumes the principal of the respective Mortgage Loans and Zero Interest Loans will prepay at a rate one and a half times as fast as the prepayment rates for one hundred percent (100%) of the PSA Prepayment Model. "200% PSA" assumes the principal of the respective Mortgage Loans and Zero Interest Loans will prepay at a rate twice as fast as the prepayment rates for one hundred percent (100%) of the PSA Prepayment Model. "300% PSA" assumes the principal of the respective Mortgage Loans and Zero Interest Loans will prepay at a rate three (3) times as fast as the prepayment rates for one hundred percent (100%) of the PSA Prepayment Model. "400% PSA" assumes the principal of the respective Mortgage Loans and Zero Interest Loans will prepay at a rate four (4) times as fast as the prepayment rates for one hundred percent (100%) of the PSA Prepayment Model. "500% PSA" assumes the principal of the respective Mortgage Loans and Zero Interest Loans will prepay at a rate five (5) times as fast as the prepayment rates for one hundred percent (100%) of the PSA Prepayment Model.

There is no assurance, however, that prepayment of the principal of the respective Mortgage Loans and Zero Interest Loans will conform to any level of the PSA Prepayment Model. The rate of principal payments on the respective Mortgage Loans and Zero Interest Loans is influenced by a variety of economic, geographic, social and other factors, including the level of mortgage interest rates and the rate at which homeowners sell their homes or default on their Mortgage Loans or Zero Interest Loans. In general, if prevailing interest rates fall significantly, the Mortgage Loans are likely to be subject to higher prepayment rates than if prevailing rates remain at or above the interest rates on such Mortgage Loans. Conversely, if interest rates rise, the rate of prepayment would be expected to decrease. Other factors affecting prepayment of Mortgage Loans or Zero Interest Loans include changes in Mortgagors' housing needs, job transfers, unemployment and mortgagors' net equity in the Eligible Properties. In addition, as homeowners move or default on their respective Mortgage Loans, the houses are

generally sold and the Mortgage Loans prepaid, although under certain circumstances the Mortgage Loans may be assumed by a new buyer. Because of the foregoing and since the rate of prepayment of principal of each Bond will depend in large part on the rate of repayment (including Prepayments) of the Mortgage Loans and Zero Interest Loans, the actual maturity of any Bond is likely to occur earlier, and could occur significantly earlier, than its stated maturity.

The figures in the tables set forth below are computed utilizing the Program assumptions which have been discussed in "Program Assumptions" under this caption.

**Table of Projected Average Life  
of Senior Term Bonds  
Prepayments from 1990 Mortgage Loans**

Maturity Prepayment Speed (1)	Maturities	
	<u>October 1, 2006</u>	<u>October 1, 2021</u>
0% PSA	2.864	12.439
100% PSA	1.203	8.433
150% PSA	.978	7.228
200% PSA	.853	6.292
300% PSA	.689	4.900
400% PSA	.622	3.953
500% PSA	.583	3.286

Source: George K. Baum & Company

**Table of Projected Average Life  
of Senior Term Bonds  
Prepayments from Adams County Mortgage Loans,  
New Mortgage Loans and Zero Interest Loans**

Maturity Prepayment Speed (1)	Maturities				
	<u>October 1, 2022</u>	<u>October 1, 2030 (Taxable)</u>	<u>October 1, 2030</u>	<u>April 1, 2031</u>	<u>October 1, 2031</u>
0% PSA	10.586	22.667	17.089	23.725	24.158
100% PSA	6.922	4.628	13.817	17.144	17.028
150% PSA	3.225	4.628	11.878	14.169	13.878
200% PSA	2.533	4.628	10.033	11.631	11.250
300% PSA	2.078	4.628	7.511	8.153	7.972
400% PSA	2.064	4.161	6.125	6.494	6.300
500% PSA	2.064	3.831	5.211	5.431	5.289

Source: George K. Baum & Company

**Special Considerations Relative to Loan Origination**

There are numerous reasons why the entire amount deposited to the Acquisition Fund may not be used to acquire, or to reimburse the Authority for its costs of purchasing, New Mortgage Loans or Zero Interest Loans in accordance with the Indenture. One of the principal factors in originating real estate loans is the availability of funds to make such loans at interest rates and on other terms that prospective borrowers can afford. The Authority has determined that there is at the present time a shortage of funds in the State to make such loans on terms competitive with that specified for the New Mortgage Loans. This condition could change during the Origination Period for the New Mortgage Loans. For example, prevailing interest rates for conventional mortgages in the State could decrease and make the New Mortgage Loans less attractive to potential Applicants. In addition, the Authority has issued, and could in the future issue, additional single family mortgage revenue bonds to finance the origination or purchase of mortgage loans at more favorable rates and terms than the rates and terms on the New Mortgage Loans. See "COLORADO HOUSING AND FINANCE AUTHORITY – Programs to Date – Single-Family Mortgage Programs – Qualified Single-Family Mortgage Program." As of May 25, 2000, the Authority had available, as a result of its single-family revenue bonds previously issued, for origination of single-family mortgage loans under its Qualified Single-Family Mortgage Program the approximate amounts, at the rates and with the amounts of cash assistance as follows:

**Amounts Available for  
Qualified Single-Family Mortgage Program**

<u>Amounts Available</u>	<u>Mortgage Loan Interest Rates</u>	<u>Cash Assistance</u>
\$ 64,586	6.70% per annum	0%
115,752	6.95% per annum	0%
2,084,093	7.30% per annum	4-5%
121,360	7.35% per annum	4-5%
1,373,404	7.48% per annum	0%
13,979,896	8.08% per annum	3%
59,035	7.00% per annum	0%
112,950	7.30% per annum	4-5%
71,786	7.35% per annum	4-5%
2,361,767	7.30% per annum	0%
31,609,751	7.80% per annum	3%

A substantial portion of these remaining amounts, however, have been reserved by Lenders in accordance with procedures similar to those described in "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM - Reservations, Delivery and Purchase of New Mortgage Loans."

The Authority also makes funds available for origination of mortgage loans in the State to first time homebuyers under a new program (the "Non-Qualified Single-Family Mortgage Program"). The mortgage loans acquired under the Non-Qualified Single-Family Mortgage Program may be made to borrowers whose income is higher than the income limits established for the Authority's Qualified Single-Family Mortgage Program and are originated with 2% cash assistance from the Authority. There are no limits on the purchase price of homes financed under the Non-Qualified Single-Family Mortgage Program. It is anticipated that in calendar year 2000, the Authority will make \$5,000,000 available for purchase of mortgage loans under the Non-Qualified Single-Family Mortgage Program each month, provided that if such moneys are not used in their entirety to purchase mortgage loans in the month such moneys are released, the remainder will not be carried forward and made available in the following month. The total aggregate amount to be made available by the Authority under the Non-Qualified Single-Family Mortgage Program in calendar year 2000 is not expected to exceed \$42 million. The mortgage loan rates for loans originated under the Non-Qualified Single-Family Mortgage Program are set each month as funds are made available. For May 2000, the mortgage loan rate has been 8.10%. It is uncertain what rate will be offered for mortgage loans in future months during the same time as the Origination Period for Mortgage Loans to secure the Bonds. See "COLORADO HOUSING AND FINANCE AUTHORITY – Programs to Date – Single-Family Mortgage Programs - Non-Qualified Single-Family Mortgage Program."

Since May 3, 2000, the Metro Mayors Caucus has made funds available to qualified first-time homebuyers in their member cities for new mortgage loans (in an amount equal to \$24,325,000 as of May 3, 2000), at 7.4% interest with a grant of 3.5% of the loan amount for closing costs and down payment assistance. Fifty percent of the funds were set aside for 75 days for families with at least one child under 18 and earning less than 80% of area median income. Remaining funds will be made available to households earning from \$49,000 to \$74,500 depending on family size and property location. Funds made available by the Metro

Mayors Caucus may be used for the purchase of homes not exceeding set maximum purchase prices ranging from \$198,500 for an existing home in a non-targeted area to \$219,100 for a new home in a targeted area. The cities where funds are available include Aurora, Arvada, Denver, Littleton, Longmont, Thornton, Westminster, Broomfield, Castle Rock, Commerce City, Edgewater, Englewood, Erie, Federal Heights, Glendale, Golden, Greenwood Village, Lafayette, Lone Tree, Louisville, Northglenn, Parker, Sheridan and Wheat Ridge. The availability of these funds could reduce demand for funds offered by the Authority's 2000C Program in the participating cities.

Another factor in originating New Mortgage Loans is the availability of an adequate number of residences for sale in the price ranges and locations permitted under the Program. See "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM." If an adequate number of residences are not available for sale in the permitted price ranges or locations, all of the funds available in the Acquisition Fund may not be able to be used to purchase New Mortgage Loans.

As discussed in "Program Assumptions" under this caption, approximately \$3,000,000 of the Acquisition Fund amounts must be reserved and set aside for the first year of the Origination Period (until July 1, 2001) for use in financing the purchase of Mortgage Loans on Targeted Area Residences on or prior to such date.

The Tax Code imposes certain requirements as to the qualification of Applicants for New Mortgage Loans to be acquired by the Authority under the 2000C Program. These requirements restrict the ability of potential Applicants to qualify for Mortgage Loans and thereby may materially impair the ability of Lenders to originate New Mortgage Loans. Moreover, the Tax Code may require that some or all of the cash assistance offered to Eligible Borrowers by the Authority as part of the Program be included in the taxable income of such Eligible Borrowers. Such tax treatment may further decrease demand among potential Applicants.

In the event that sufficient New Mortgage Loans and Zero Interest Loans have not been originated and acquired, respectively, so that the costs of such Mortgage Loans and Zero Interest Loans on or before March 1, 2001 (and, if necessary, on or prior to July 1, 2001 with respect to amounts reserved for New Mortgage Loans on Targeted Area Residences) do not equal the amounts in the Acquisition Fund, such amounts in the Acquisition Fund which cannot be used to acquire, or to reimburse the Authority for its costs of acquiring, New Mortgage Loans and Zero Interest Loans on such dates are required to be used to redeem Bonds, unless in either case the Origination Period is extended to a date on or before July 1, 2001 in accordance with the Indenture, as described in "DESCRIPTION OF THE BONDS - Prior Redemption - Unspent Amounts in Acquisition Fund."

### **Mortgage Loan Subsidy Recapture**

For mortgage loans made from the proceeds of any tax-exempt qualified mortgage bonds, the Tax Code requires a payment to the United States from certain mortgagors upon sale or other disposition of their homes at a gain (the "Recapture Provision"). The demand for mortgage loans made from the proceeds of such tax-exempt bonds (such as amounts deposited to the Acquisition Fund to acquire New Mortgage Loans) rather than other financing sources may

be adversely impacted by this Recapture Provision. The Recapture Provision requires that an amount deemed to be the subsidy provided by tax-exempt qualified mortgage bonds be paid to the United States upon disposition of the home (but not in excess of 50% of the gain realized by the mortgagor). The recapture amount increases during the first five years of ownership, with full recapture occurring if the home is sold at the end of the fifth year. The recapture amount declines ratably to 20% with respect to sales occurring in years six through nine, with no recapture required in connection with sales occurring after the end of the ninth year. The Tax Code excludes from recapture part or all of the subsidy in the case of assisted individuals whose incomes are less than prescribed amounts at the time of the disposition. In addition, there is no recapture in the event of a disposition resulting from the mortgagor's death or of certain dispositions incident to divorce.

### **Other Risks**

The remedies available to the owners of the Bonds upon an event of default under the Indenture or other documents described herein are in many respects dependent upon regulatory and judicial actions which often are subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including specifically Title 11 of the United States Code, the remedies specified by the Indenture and the various Program documents may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified, as to the enforceability of the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

The Authority anticipates that there will be some delinquent Mortgage Loan payments and foreclosed Mortgage Loans. In the event that a Mortgagor defaults in the payment of a Mortgage Loan and the Authority institutes foreclosure proceedings, there will be certain required time delays which, should they occur with respect to a sufficient number of Mortgage Loans, could disrupt the flow of Revenues available for the payment of principal of and interest on the Bonds. These time delays derive from the procedures applicable to the collection of mortgage insurance or guarantees as well as those required under Colorado law for the enforcement of rights of beneficiaries under deeds of trusts. Those procedures and their effect on the Authority's ability to collect on defaulted Mortgage Loans are described in "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM - Colorado Foreclosure Law and Procedure," "- VA Guaranty," "- Rural Housing Service Guarantee" and "- Private Mortgage Insurance and Uninsured Mortgage Loans." These procedures do not apply to the Zero Interest Loans.\* Cash advances to Eligible Borrowers in connection with the New Mortgage Loans will decrease the Eligible Borrower's equity in the Eligible Property and, as a result, it is likely that the New Mortgage Loans may in the aggregate perform with higher default rates than a portfolio of Mortgage Loans originated without cash assistance. Bondholders should consider the possibility that such higher default rates could result in insufficient Revenues available to pay debt service

\* The Authority will enter into a contractual arrangement with the Seller of the Zero Interest Loans prior to purchase of the Zero Interest Loans, obligating the Seller to substitute a Zero Interest Loan held by the Seller for any Zero Interest Loan acquired by the Authority which becomes delinquent and is not cured within the time agreed to by the Authority and the Seller of the Zero Interest Loans.

on the Bonds when due. Information about historical default rates on portfolios of mortgage loans which secure outstanding bonds of the Authority has been provided by the Authority in its past filings with the nationally recognized municipal securities repositories. See "CONTINUING DISCLOSURE UNDERTAKING" for a description of the Authority's future obligations with respect to providing information about the Mortgage Loan portfolio, including default rate information. In addition, physical damage to the residences securing the Mortgage Loans may exceed the limits of, or be caused by a peril not insured under, the standard hazard insurance policies insuring such residences, thereby diminishing the value of the Mortgage Loans securing the Bonds.



## **COLORADO HOUSING AND FINANCE AUTHORITY**

### **Background**

In 1973, upon a finding that there existed in the State a shortage of decent, safe and sanitary housing available within the financial capabilities of low and moderate income families, the Colorado General Assembly established the Colorado Housing Finance Authority, since renamed the Colorado Housing and Finance Authority, as a body corporate and a political subdivision of the State for the purpose of increasing the supply of decent, safe and sanitary housing for such families. The Colorado Housing and Finance Authority Act, as amended, being Part 7 of Article 4 of Title 29 of the Colorado Revised Statutes (the "Act"), authorizes the Authority, among other things, to make loans to individuals and sponsors to finance the construction, reconstruction, rehabilitation or purchase of housing facilities for low and moderate income families and to purchase mortgage loans from, and lend moneys to, qualified lenders under terms and conditions which provide for loans to finance housing facilities for low and moderate income families. The Act was amended in 1982 to authorize the Authority to finance project and working capital loans to commercial and industrial enterprises of small and moderate size. The Act was amended again in 1987 to create an economic development fund to enable the Authority to finance projects or provide capital for business purposes, and, prior to June 30, 1992, moneys in the economic development fund were available in certain circumstances to make equity investments in business enterprises.

In order to achieve its authorized purposes, the Authority currently operates two Single-Family Mortgage Programs, a Multi-Family Housing Facility Loan Program, a Rental Acquisition Program and various commercial loan programs. The Authority previously operated a Loans to Lenders Home Loan Program, a Multi-Family Housing Rehabilitation Program, a Multi-Family Loans to Lenders Program and a Construction Loan Program. See "Programs to Date" under this caption. Bonds or notes issued with respect to such programs are and will be separately secured from other bonds of the Authority, including the Bonds, except as described herein. The Act authorizes the Authority to issue its bonds, notes and other obligations in order to provide sufficient funds to achieve its purposes as set forth in the Act, provided that the Authority may not have outstanding, at any one time, bonds (not including bond anticipation notes, bonds that have been refunded and bonds issued to maintain adequate balances in the State unemployment compensation fund) in an aggregate principal amount exceeding two billion four hundred million dollars.

### **Board of Directors and Staff Officers**

The Board of Directors of the Authority consists of the Colorado State Auditor, a member of the Colorado General Assembly appointed jointly by the Speaker of the House and the Majority Leader of the Senate, an executive director of a principal department of State government appointed by the Governor of Colorado and eight public members appointed by the Governor with the consent of the Senate. Members of the Board of Directors continue to serve after the end of their respective terms until a successor has been duly appointed and confirmed.

The current members of the Board of Directors of the Authority are as follows:

**Present Board of Directors of the Authority**

<u>Name</u>	<u>Affiliation</u>	<u>End of Term</u>
J. David Barba, Chair (1)	Colorado State Auditor; Denver, Colorado	June 30, 2001 (2)
Jo Ellen Davidson, Chair, <u>pro tem</u> (1)	Housing and Community Development Consultant; Denver, Colorado	June 30, 2001
Joseph B. Blake Secretary/Treasurer (1)	President and Chief Executive Officer, Denver Metro Chamber of Commerce; Denver, Colorado	June 30, 2001
Veronica Barela	Executive Director, NEWS Community Development Corporation; Denver, Colorado	June 30, 2001
M. Michael Cooke	Executive Director; Department of Regulatory Agencies; Denver, Colorado	At the pleasure of the Governor
John R. Davidson	Chairman of the Board and Chief Executive Officer, First American State Bank; Denver, Colorado	June 30, 2003
Michelle Dressel	President, Mortgage Division, Alpine Banks of Colorado; Glenwood Springs, Colorado	June 30, 2005
William Kaufman	Member of the Colorado General Assembly; Larimer County, Colorado	End of legislative biennium 1999- 2000
Nancy J. McCallin	Director, Governor's Office of State Planning and Budgeting; Denver, Colorado	June 30, 2003
Jack Quinn	Executive Director, Housing Authority of the City of Pueblo; Pueblo, Colorado	June 30, 2001
Jeffrey D. Roemer	Commercial Real Estate Broker, Fuller and Company; Denver, Colorado	June 30, 2003

(1) These Board members were elected to their respective offices effective March 23, 2000.

(2) Mr. Barba has been appointed to serve as Colorado State Auditor through June 30, 2001.

The principal staff officers of the Authority are as follows:

*David W. Herlinger*, the Executive Director, joined the staff in December 1974. Mr. Herlinger, a graduate of Colgate University, received a Masters Degree in Urban and Regional Planning from the University of Colorado. Prior to assuming the responsibilities of Executive Director in March 1977, Mr. Herlinger served as the Authority's Director of Housing Operations. Mr. Herlinger has also served as the President of the National Council of State Housing Agencies. He currently serves as a member of the Board of Directors of the Federal Home Loan Bank of Topeka and is the Chair Pro Tem of the Lowry Redevelopment Authority. In addition, Mr. Herlinger is a member of the Society for American Baseball Research.

*James A. Roberts*, the Director of Legal Operations, joined the staff in December, 1974. Mr. Roberts, a graduate of Yale College and Yale Law School, served with the Michigan State Housing Development Authority from 1970 until December 1974.

*Milroy A. Alexander*, the Director of Finance, joined the staff in October, 1988, as Assistant Director of Finance. Mr. Alexander, a graduate of Metropolitan State College, Denver, Colorado, with a Bachelors Degree in Accounting, was previously a financial manager with a major Colorado manufacturer and a senior manager with Touche Ross, a big eight international accounting and consulting firm. Mr. Alexander is a member of the Colorado Society of Certified Public Accountants and the American Institute of Certified Public Accountants.

*Colleen A. Schwarz*, the Director of Home Finance, joined the staff in January 1986. Prior to appointment in this capacity as of July 1, 1999, Ms. Schwarz served in various capacities within the Commercial Programs Division, including Director. Ms. Schwarz has a Masters Degree in Business Administration from Arizona State University Graduate School of Business and a Bachelors Degree in Management with a concentration in accounting and finance from Oakland University in Rochester, Michigan. Ms. Schwarz held various management and financial positions at several large financial institutions and a regional construction company prior to joining the Authority.

*Missy Peterson*, the Director of the Rental Finance, joined the staff in 1991. She began her career with the Authority in Rental Housing as a Senior Housing Development Officer. She was promoted to Assistant Director of Rental Housing in 1994 and was promoted to Director of Rental Housing in June, 1999. Prior to working at the Authority, Ms. Peterson received a Bachelor of Science Degree in Sociology in 1981 from the University of Utah. Ms. Peterson was the Deputy Director of the Davis County Housing Authority in the State of Utah.

*Jaime Gomez*, the Director of Business Finance, joined the staff in August 1999. Mr. Gomez is a graduate of the University of Colorado with a degree in Finance. Mr. Gomez has prior experience working in both the public and private sector, including five-and-a-half years as director of finance and business development for the Colorado Office of Economic Development. Mr. Gomez was also designated as a certified bank examiner by the Federal Reserve Board of Governors in February of 1991.

*Harold E. Jenson*, the Director of Information Systems, joined the staff in May 1981. Mr. Jenson is a graduate of the Colorado State University with a degree in Business Administration with an emphasis on information systems and finance. Mr. Jenson also received a Masters of Business Administration degree from the University of Colorado.

*Cris A. White*, the Director of Asset Management, joined the staff in 1988, where he served in various capacities until January 1996. Mr. White rejoined the staff in September of 1996 as the Director of Asset Management, after serving in the interim as a business development executive with an international equipment and real estate lender. Mr. White has a Bachelors Degree in business administration from Regis College.

### **Programs to Date**

The following is a brief summary of the housing and loan programs currently operated by the Authority and the bonds, notes or other obligations which have been issued to date to provide funds for such programs. In support of certain of its lending programs and for other corporate purposes, the Authority has not only issued revenue bonds but has also issued general obligation bonds or pledged its full faith and credit to certain bonds as described below. This summary has been included solely for purposes of providing information about the Authority's activities to assist a potential investor in evaluating the Authority, its programs and its financial status. All mortgage loans referred to herein secure other bond issues and are not pledged in any way as security for the Bonds. See "*SECURITY AND SOURCES OF PAYMENT.*"

#### *Single-Family Mortgage Programs*

Generally. Under its Single-Family Mortgage Programs, the Authority may make mortgage loans for single-family residential dwellings (one to four units) directly to individual borrowers or may purchase such mortgage loans from qualified originating lenders. However, under the Authority's current Rules and Regulations and Procedural Guide for its Single-Family Mortgage Programs, the Authority generally does not make direct loans and its purchases are limited to mortgage loans on owner-occupied one- or two-unit residences. The Authority presently purchases mortgage loans under two programs – the Qualified Single-Family Mortgage Program and its recently introduced Non-Qualified Single-Family Mortgage Program.

Qualified Single-Family Mortgage Program. Certain proceeds of the Bonds offered pursuant to this Official Statement will be used to finance single-family mortgage loans as the 2000C Program under the Authority's Qualified Single-Family Mortgage Program. Under its Qualified Single-Family Mortgage Program, the Authority may make mortgage loans for Eligible Borrowers meeting certain income limit requirements, for Eligible Property not exceeding certain Purchase Price limits, and subject to certain other restrictions described in "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM." In connection with its Qualified Single-Family Mortgage Program, the Authority has previously issued the bonds set forth in the following table. The Senior Bonds for the various series of the Authority's Single Family Program Senior and Subordinate Bonds, including the Senior Bonds, are special limited obligations of the Authority, secured by separate mortgage loan portfolios and funds, while certain of the Subordinate Bonds are general obligations of the Authority. See "General Obligations of the Authority " under this caption.

**Single-Family Mortgage Bonds Issued  
and Outstanding as of March 31, 2000**

<u>Bond Issue</u>	<u>Issued</u>	<u>Outstanding (9)</u>
1978A; 1980A & B (1)	\$ 240,000,000	\$ 0 (1)
1982A	66,050,000	0
1983A, B & C	149,170,000	0
1984A	146,978,750	0 (11)
1985A, B & C	234,838,017	3,312,373
1986A; 1987A, B & C	137,803,508	0
1987 Series 1, 2 & 3	103,080,000	0
1988A	50,000,000	0
1989A, B & C	90,000,000	0 (10)
1990A, B & C(3)	97,000,000 (3)	10,415,000 (3)
1991A (Ref)(1)(2)	110,379,846	51,923,188
1991A, B, C & D	126,825,000	25,220,000
1992A	50,000,000	15,140,000
1992B(4)	30,425,000	0
1993A(5)	39,760,000	3,440,000
1993A(6)	6,028,047	4,773,698
1994A, B & C	27,530,000	8,255,000
1994D	29,125,000	0 (7)(8)
1994D-I(7)	15,000,000	3,495,000
1994D-II(8)	14,125,000	3,280,000
1994E	20,000,000	4,275,000
1994F	15,000,000	2,560,000
1995 (Ref.) (11)	17,140,000	9,045,000
1995A	25,000,000	9,765,000
1995B	25,000,000	10,125,000
1995C	30,000,000	14,745,000
1995D	40,000,000	26,380,000
1996AA (Ref.) (1)	34,495,000(1)	34,495,000
1996A	40,000,000	30,130,000
1996B	40,000,000	28,815,000
1996C	40,000,000	37,340,000
1997A	45,000,000	41,160,000
1997B	45,000,000	38,025,000
1997C	45,000,000	40,765,000
1998I	30,355,000	13,125,000
1998A	50,000,000	48,220,000
1998B	50,001,550	48,928,000
1998C	20,000,786	19,556,641
1998D	60,000,000	59,820,000
1999A	50,000,000	50,000,000
1999B	60,000,000	60,000,000
1999C (10)	70,720,000	70,720,000
2000A	<u>50,000,000</u>	<u>50,000,000</u>
Total	<u>\$2,666,830,504</u>	<u>\$877,208,900 (12)</u>

- (1) All of the Series 1978A Bonds and Series 1980B Bonds and \$10,675,000 of the Series 1991A (Ref.) Bonds were redeemed with proceeds of the Series 1996AA Bonds.
- (2) Proceeds were used to refund certain maturities of 1978A, 1980A and 1980B Bonds shown in this table.
- (3) These bonds represent the Series 1990 Bonds to be refunded with certain proceeds of the Bonds. See "PLAN OF FINANCING - The Refundings."
- (4) Bonds in the amount of \$1,285,000 were redeemed and the remaining \$29,140,000 principal amount were remarketed as of June 1, 1994 and have been redeemed.
- (5) Proceeds were used to acquire mortgage loans and thereby refund certain maturities of 1983A, 1983B and 1983C Bonds shown in this table.
- (6) Proceeds were used to refund a portion of the 1985A capital appreciation bonds shown in this table.
- (7) \$15,000,000 of Series 1994D Bonds were converted on July 15, 1994 to the Series 1994D-I Bonds.
- (8) The remaining Series 1994D Bonds were converted on November 15, 1994 to the Series 1994D-II Bonds.
- (9) With respect to capital appreciation bonds, the amounts shown reflect accreted amounts of such bonds as of March 31, 2000.
- (10) The proceeds of the Series 1999C Bonds were used in part to finance the refunding of the Series 1989 Bonds.
- (11) Series 1984A Bonds were redeemed on January 12, 1995 and June 1, 1995 and the remaining Series 1984A Bonds were defeased on September 1, 1995 by the Authority using amounts drawn under certain lines of credit which were refinanced by the 1995 (Ref.) Bonds.
- (12) The Series 2000B Bonds were issued in the aggregate principal amount of \$40 million on April 10, 2000.

All of the above-described bonds previously issued in connection with the Single-Family Mortgage Program of the Authority are secured separately from and are not on a parity with the Senior Bonds and are issued and secured under resolutions or indentures of the Authority other than the Indenture.

Non-Qualified Single-Family Mortgage Program. The Authority recently introduced its Non-Qualified Single-Family Mortgage Program. Eligible borrowers under the Non-Qualified Single-Family Mortgage Program must meet certain income limits established by the Authority, which limits are somewhat higher than the limits permitted for the Qualified Single-Family Mortgage Program, and receive cash assistance from the Authority in an amount equal to two percent (2%) of the principal balance of the loan. There is no limit on the purchase price of a residence which may be acquired with the proceeds of a loan under the Non-Qualified Single-Family Mortgage Program. In most other respects, the requirements for the Non-Qualified Single-Family Mortgage Program are the same as the requirements for the Authority's Qualified Single-Family Mortgage Program. See "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS – Special Considerations Relative to Loan Origination" for a discussion of amounts expected to be made available in calendar year 2000 to purchase mortgage loans under the Non-Qualified Single-Family Mortgage Program. The Authority expects to issue taxable general obligation bonds to finance its acquisition of mortgage loans under the Non-Qualified Single-Family Mortgage Program. Currently no such bonds have been issued and the Authority has purchased mortgage loans in connection with the Non-Qualified Single-Family Mortgage Program using other available funds.

#### *Multi-Family Loan Programs*

Multi-Family Housing Facility Loan Program. Under its Multi-Family Housing Facility Loan Program, the Authority makes mortgage loans to qualified sponsors of low and moderate income multi-family housing within Colorado. The Multi-Family Housing Facility Loan Program consists of programs providing funds for: (i) mortgage loans insured by an agency or instrumentality of the United States ("Insured Loans"); (ii) uninsured mortgage loans made to § 501(c)3 non-profit corporations, public housing authorities and for-profit borrowers ("Uninsured Loans"); and (iii) uninsured mortgage loans made with funds from the Authority's Housing Opportunity Fund ("Uninsured HOF Loans").

Insured Loans made by the Authority under its Multi-Family Housing Facility Loan Program must be insured by an agency or instrumentality of the United States under an insurance program requiring payment of not less than 99% of the principal amount of such mortgage in the event of default. Insured Loans made by the Authority to date have been insured by the Federal Housing Administration ("FHA") under Sections 221(d)(3), 221(d)(4) and 223(f) of the National Housing Act of 1934, as amended, and under Section 542(c) of the Housing and Community Development Act of 1992, as amended. In the case of a Section 542(c) claim, the Authority is responsible, as a general obligation, to reimburse FHA for 50% of any loss incurred by the FHA as a result of and after final settlement of such claim. See "General Obligations of the Authority" under this caption. As of March 31, 2000, the Authority had made Insured Loans outstanding in the aggregate principal amount of over \$341 million. The Authority has in the past financed its Insured Loans with proceeds of Multi-Family Housing Insured Mortgage Revenue Bonds issued under an existing general resolution (the "1977 General Resolution"). As

of March 31, 2000, the Authority had issued twenty-three series of its Multi-Family Housing Insured Mortgage Revenue Bonds in the aggregate principal amount of \$678,660,000 under the 1977 General Resolution, twenty-two series of which were outstanding in the aggregate principal amount of \$485,775,000. The Authority has also issued one series of its Multi-Family/Project Bonds (the "Series 2000A Multi-Family/Project Bonds") under a Master Indenture of Trust for Multi-Family/Project Bonds between the Authority and Norwest Bank Colorado, National Association, dated as of March 1, 2000 (the "Multi-Family/Project Master Indenture"). As of March 31, 2000, the Series 2000 Multi-Family/Project Bonds were outstanding in the aggregate principal amount of \$96,580,000.

As a component of its Multi-Family Housing Facility Loan Program, the Authority also provides Uninsured Loans to finance rental housing facilities. Uninsured Loans have been made by the Authority to §501(c)(3) nonprofit corporations, public housing authorities and for-profit borrowers. Such Uninsured Loans in principal amounts under \$1 million are at present generally made as a part of the Authority's SMART (Small Affordable Rental Transactions) program. As of March 31, 2000, the Authority had outstanding approximately \$35.8 million aggregate principal amount of Uninsured Loans made to §501(c)(3) nonprofit corporations and public housing authorities, other than those made in connection with the SMART program, which have been financed with the proceeds of the Authority's general obligation bonds. Such general obligation bonds of the Authority were outstanding as of March 31, 2000 in the aggregate principal amount of \$49,830,000. The Authority has issued the Series 2000A Multi-Family/Project Bonds for the purpose of providing amounts to finance acquisition of new Uninsured Loans to §501(c)(3) corporations and public housing authorities. As of March 31, 2000, the Authority also had outstanding \$8,029,815 aggregate principal amount of Uninsured Loans made to borrowers for rental housing facilities in connection with the SMART program. Such Uninsured Loans under the SMART program have been made to date by the Authority from available amounts in its General Fund, although the Authority expects to finance such Uninsured Loans to for-profit borrowers by means of certain taxable bonds which will constitute general obligations of the Authority and to §501(c)(3) nonprofit corporations and public housing authorities by means of bonds under the Multi-Family/Project Master Indenture discussed above. Currently, no such bonds have been issued.

Under its Multi-Family Housing Facility Loan Program, the Authority also makes Uninsured HOF Loans using funds from the Authority's Housing Opportunity Fund. The Housing Opportunity Fund was created by the Authority in 1989 to provide small loans at flexible interest rates, either with first mortgages or on a subordinate basis to other loans, and thereby supplement other available financing as needed for rental housing facility projects. As of March 31, 2000, the Authority had outstanding approximately \$6.35 million aggregate principal amount of such Uninsured HOF Loans. The Authority has used amounts in its General Fund allocated to the Housing Opportunity Fund to fund such Uninsured HOF Loans.

The Authority has also made Uninsured Loans, which have been financed by the proceeds of (i) the Authority's Mortgage Revenue Bonds, sold to institutional purchasers and secured solely by and payable solely from such Uninsured Loans and (ii) Multi-Family Housing Revenue Bonds issued by the Authority as a conduit issuer and supported by letters of credit or other credit facilities.

Rental Acquisition Program. The Authority has also implemented a Rental Acquisition Program (the "RAP Program") under which the Authority acquires and rehabilitates apartment buildings located throughout Colorado for rental to persons and families of low and moderate income. The Authority contracts with private entities to manage such buildings. Projects in the RAP Program have been acquired using a combination of revenue bonds, the Authority's general fund monies, proceeds of general obligation bonds and non-recourse seller carryback financing secured solely by the acquired projects. The Authority expects in the future to finance the acquisition of facilities under the RAP Program as Authority Projects under the Master Indenture.

#### *Commercial Programs*

The Authority offers an ACCESS Program under which it finances commercial and industrial loans (or participation interests therein) by means of certain bonds. The Project Loan Participation Purchase Bonds and Refunding Bonds, outstanding as of March 31, 2000 in the aggregate principal amount of \$32,510,000, constitute general obligations of the Authority payable from the unencumbered assets and available income of the Authority. See "General Obligations of the Authority" under this caption.

The Authority has also implemented a Quality Investment Capital ("QIC"), a Quality Agricultural Loan ("QAL") Program and a Business & Industry Program II ("B&I II") under which it finances participation interests in commercial and industrial loans by means of SBA Guaranteed Loan Participation Purchase Bonds. Interests in the QIC loans are guaranteed by the U.S. Small Business Administration, interests in the QAL loans are guaranteed by the Farm Services Agency and interests in B&I II Loans are guaranteed by Rural Business - Cooperative Service. As of March 31, 2000, \$18,181,000 of such SBA Guaranteed Loan Participation Purchase Bonds were outstanding. These bonds constitute general obligations of the Authority payable from the unencumbered assets and available income of the Authority. See "General Obligations of the Authority" under this caption.

In addition, the Authority has implemented its Rural Development Loan Program, under which it finances project or working capital loans or participations therein for small businesses in rural areas. As of March 31, 2000, the Authority had issued promissory notes payable to the Rural Business - Cooperative Service in the aggregate principal amount of \$2,050,000 (the "RBCS Notes"), of which \$2,050,000 had been drawn and \$1,715,054 of loans were outstanding. The RBCS Notes constitute general obligations of the Authority payable from unencumbered assets and available income of the Authority. See "General Obligations of the Authority" under this caption.

In connection with its Special Projects financing program, the Authority has issued as a conduit issuer its industrial development revenue bonds to finance certain manufacturing facilities for corporations. The eleven series of bonds previously issued by the Authority in connection with its Ventures Program are supported by letters of credit. In addition, the Authority has financed real estate projects for non-profit organizations through its Special Projects area, certain of which have been financed through general obligation bonds of the Authority. See "General Obligations of the Authority" under this caption.



The Authority has also implemented a loan program for businesses involved in the recycling and waste diversion industries ("RENEW Program"). Funding for the RENEW Program is received from the Colorado Department of Local Affairs. As of March 31, 2000, such loans in the aggregate principal amount of \$4,835,000 were outstanding.

The Authority introduced its Business and Industry Loan I ("B&I I") Program that provides funding to Colorado businesses located in rural areas, which loans are supported by an eighty percent guaranty of the Rural Business - Cooperative Service. The Authority originates and services these loans. As of March 31, 2000, loans in an aggregate amount of \$862,322 had been funded by the Authority under the B&I I Program.

### **General Obligations of the Authority**

The Authority has issued general obligations, payable from the unencumbered assets and available income of the Authority, in connection with the financing of its various programs. In connection with its Single-Family Mortgage Program, the Authority previously issued \$3,535,000 of its General Obligation Bonds (1986) Issue A, none of which was outstanding as of March 31, 2000. In addition, the Authority has pledged its general credit to secure various Subordinate Bonds supporting Senior Bonds issued in connection with its Qualified Single-Family Mortgage Program, outstanding as of March 31, 2000 in the aggregate principal amount of \$14,205,000 (as described in "Programs to Date – Single-Family Mortgage Programs – Qualified Single-Family Mortgage Program" under this caption). The Authority anticipates issuing additional general obligation bonds to finance mortgage loans made under the Authority's Non-Qualified Single-Family Mortgage Program as described in "Programs to Date - Single-Family Mortgage Programs – Non-Qualified Single-Family Mortgage Program" under this caption.

Under its Multi-Family Housing Facility Loan Program, in order to finance Uninsured Loans to §501(c)3 non-profit corporations and public housing authorities, the Authority has issued ten series of general obligation bonds, four series of which remained outstanding as of March 31, 2000 in the aggregate principal amount of \$49,830,000. The Authority also plans to issue taxable general obligation bonds under its SMART program to finance Uninsured Loans to for-profit borrowers. See "Programs to Date – Multi-Family Housing Facility Loan Program" under this caption. The Authority has also assumed as a general obligation 50% risk of loss in the mortgage loans insured by the FHA under Section 542(c) in connection with its Multi-Family Housing Facility Loan Program, outstanding as of March 31, 2000 in the aggregate principal amount of \$134,748,456. The Authority has filed a partial Section 542(c) insurance claim with the FHA on one such mortgage loan outstanding in the aggregate principal amount of \$8.38 million financed with proceeds of the Authority's Multi-Family Housing Insured Mortgage Revenue Bonds, 1997 Series A, and has filed a full insurance claim with respect to another such mortgage loan outstanding in the aggregate principal amount of \$8.97 million financed with proceeds of the Authority's Multi-Family Housing Insured Mortgage Revenue Bonds, 1996 Series C. With respect to the first of these mortgage loans, the partial Section 542(c) insurance claim filed by the Authority permits the borrower of such mortgage loan to defer repayments thereof for up to two years during which time the borrower is to implement a workout plan to increase occupancy and revenues sufficiently to resume scheduled payments of the Mortgage Loan. The Authority can provide no assurance, however,

that the borrower will be able to resume such payments or that an additional insurance claim will not need to be filed. With respect to the second of these mortgage loans, insurance proceeds received as a result of such claim constitute prepayments under the 1977 General Resolution to which they are pledged and have been used to redeem outstanding bonds under the 1977 General Resolution. Based on the status of these two §542(c)-insured mortgage loans and the Authority's obligation to reimburse the FHA for 50% of the loss upon final settlement, the Authority has increased the multi-family loan loss reserve reported in its audited financial statements for fiscal year 1999 (as compared to fiscal year 1998) by approximately \$6.3 million. See "FINANCIAL STATEMENTS OF THE AUTHORITY."

In January of 1998, general obligation bonds in the aggregate principal amount of \$1,610,000 were issued to finance a loan to the Colorado Municipal League under the Authority's Special Projects financing program described in "Programs to Date - Commercial Program" under this caption. The Authority has also undertaken, as general obligations its Project Loan Participation Purchase Bonds and Refunding Bonds, Project Loan ACCESS Program Bonds, Guaranteed Loan Participation Purchase Bonds and the promissory notes to the Rural-Business Cooperative Service, described above under the caption "Programs to Date - Commercial Program."

The Authority has also pledged its full faith and credit to secure certain of the Series 2000A Multi-Family/Project Bonds and certain other obligations relating thereto.

The Authority has entered into agreements with the Federal Home Loan Bank of Topeka and a commercial bank for the borrowing from time to time of up to an aggregate amount of \$100,000,000. Such borrowings are also general obligations of the Authority and have generally been used to date to make or purchase loans pending the permanent financing of such loans. As of March 31, 2000, \$95,989,098 in borrowings were outstanding under those agreements.

Moody's Investors Service has assigned an "A1" rating and Standard & Poor's Ratings Group, a Division of The McGraw-Hill Companies, Inc. ("S&P") has assigned an "A+" rating to the Authority's ability to repay its long-term general obligation liabilities. The ratings have been assigned based on the Authority's management, financial performance and overall program performance. There is no assurance that any such rating will continue for any given period of time or that any such rating will not be revised downward entirely by Moody's or S&P, respectively, if circumstances so warrant.

## THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM

The Authority's Qualified Single-Family Mortgage Program Rules and Regulations, Mortgage Purchase Agreements, Qualified Single-Family Mortgage Program Sellers' Guide (the "Sellers' Guide") and Servicing Guide, together with program bulletins and directives published from time to time with respect to the Qualified Single-Family Mortgage Program and Servicing Agreements, set forth general requirements and policies with respect to the qualification of Lenders, Servicers, Eligible Borrowers and Eligible Properties as well as the basic requirements for all Mortgage Loans (but not in the case of Zero Interest Loans). *It is expected that there will be variations in particular cases and that the policies and procedures of the Authority will be modified from time to time consistent with the Act, the Indenture, the Tax Code and any procedures applicable to the Mortgage Loans.*

### **General Requirements**

Pursuant to standards set forth in the Act and the Tax Code, the Authority has determined that an Eligible Borrower under the Qualified Single-Family Mortgage Program (except in the case of Zero Interest Loans) is any person (i) who meets all guidelines established by the Authority in the Authority's Sellers' Guide; (ii) whose Gross Annual Household Income (including the income of all adult persons who are expected to occupy the Eligible Property) is not in excess of certain limits established by the Authority in accordance with Federal guidelines; and (iii) who has not had a present ownership interest in a principal residence (other than a manufactured home not permanently affixed to real property) at any time within the three-year period ending upon the date the Mortgage Loan is originated. The Purchase Price of an Eligible Property financed with Bond proceeds or amounts exchanged therefor may not exceed certain Purchase Price limits established by the Authority in accordance with the Tax Code. See "Eligibility Requirements" under this caption. The Authority has reserved the right unilaterally to change the applicable asset criteria, Purchase Price limitations and income limits to certain other program terms by regulation or program bulletin, provided that all such changes shall be consistent with the Act and the Tax Code.

### **Notification to Lenders**

Lenders approved by the Authority to participate in the Authority's Single-Family Mortgage Program have executed a Mortgage Purchase Agreement. The Authority will notify such approved Lenders of the availability of funds under this Program by providing a directive outlining the terms of the Program (the "Program Directive") to such Lenders. Additional Lenders may become eligible to participate and, if approved by the Authority, will enter into a Mortgage Purchase Agreement.

The Program Directive will specify the approximate amount of moneys expected to be made available to purchase Mortgage Loans through the issuance of the Bonds. The Program Directive will describe the program parameters including the Mortgage Loan interest rates and corresponding cash assistance levels, mortgage purchase prices, discounts, Purchase Price limits, income limits and other parameters and information necessary for Lenders to determine the eligibility of Applicants, residences and Mortgage Loans under the Program. See "Eligibility Requirements" under this caption. The Program Directive is incorporated by

reference into the Mortgage Purchase Agreement entered into between the Authority and each respective Lender for eligible Mortgage Loans. See "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS - Special Considerations Relative to Loan Origination."

### **Reservation, Delivery and Purchase of New Mortgage Loans**

The Sellers' Guide references and incorporates a description of reservation procedures by which a Lender may enter into an agreement (a "Commitment Agreement") with the Authority for the sale and purchase of a New Mortgage Loan (but not a Zero Interest Loan). The reservation procedures require a Lender to have taken a loan application from an Applicant who has entered into a purchase contract with the seller of a residence. For Mortgage Loans other than Prior Contract Borrowers, the Lender then may use the Internet Reservation System to reserve funds, subject to certain set asides of amounts for specific purposes and periods as described in "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS." To reserve a Mortgage Loan for a Prior Contract Borrower, the Lender must fax certain documentation to the Authority including evidence the Prior Contract Borrower has completed a homebuyer education class. Each Lender is permitted to make five reservations per day per branch for Mortgage Loans (or seven reservations per day per branch for Mortgage Loans made to Prior Contract Borrowers). Lenders are required to make their reservation in order based on loan size with the smallest loan amount receiving first priority. With respect to each New Mortgage Loan which is the subject of a confirmed reservation of funds, the Authority will issue a commitment letter to the Lender. Prior to closing the New Mortgage Loan, the Lender must deliver to the Authority certain documents in order for the Authority to review the eligibility of the Applicant and the residence. The Lender must then close the Mortgage Loan and deliver it to the Authority for purchase within fifteen (15) calendar days of such closing, but in any event no later than approximately thirty (30) days before expiration of the Origination Period. All Applicants for New Mortgage Loans (but not for Zero Interest Loans) will be required by the Authority (at the Authority's expense financed with amounts in the Costs of Issuance Fund) to attend homebuyer education classes intended to give Applicants a clearer understanding, among other things, of their debt obligations. Applicants who attend the classes prior to executing a contract with respect to the applicable property will be eligible to make reservations on a priority basis (one day in advance of the general reservation period). Priority reservations will be made by fax rather than through the Internet Reservation System. See "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS – Program Assumptions – Reservations and Set Asides."

At closing, except for New Mortgage Loans being originated without a cash advance as described herein, the Lender will advance to an Eligible Borrower cash assistance equal to three percent (3%) of the principal amount of the New Mortgage Loan for application to the upfront cash requirements for such New Mortgage Loan closing, which may include payment of the origination fee, closing costs, initial required escrow deposits and/or a portion of a downpayment or may be applied as a Prepayment to reduce the initial principal balance of the New Mortgage Loan. Amounts received as cash assistance may not be used by an Eligible Borrower to "buy down" the interest rate. In addition, each Eligible Borrower must make a cash contribution of at least \$1,000 using funds other than the cash assistance. The cash contribution does not have to be from the Eligible Borrower's own funds although it must be from a source acceptable to the New Mortgage Loan insurer or guarantor. The Authority or the Trustee will purchase New Mortgage Loans from the Lenders with available funds of the Authority at a price

sufficient to reimburse such Lenders for such cash assistance (and at an additional one percent (1%) in the case of Mortgage Loans to Eligible Borrowers for properties in certain non-metropolitan areas and designated rural counties). On or before the last day of the Origination Period, the Trustee will acquire New Mortgage Loans and will reimburse the Authority for its costs of acquiring New Mortgage Loans (including any cash assistance and additional payments), with proceeds of the Bonds or amounts exchanged therefor on deposit in the Acquisition Fund. The Authority also intends to use funds from the Acquisition Fund to purchase, on behalf of Eligible Borrowers receiving a New Mortgage Loan and purchasing Eligible Properties which have been previously occupied, home warranties covering major household systems and appliances.

In order to satisfy the requirements of the Tax Code, the Authority is required by the Indenture to reserve an amount equal to \$3,000,000 in the Acquisition Fund for the purchase of New Mortgage Loans on "targeted area residences" within the meaning of Section 143 of the Tax Code ("Targeted Area Residences"). Such amount must be reserved until all of such amount is used to purchase New Mortgage Loans on such Targeted Area Residences or a date at least one year after the date on which the proceeds of the Bonds or amounts exchanged therefor are first made available for the purchase of such New Mortgage Loans (which, for the Bonds, will be July 1, 2001). See "PROGRAM ASSUMPTIONS AND BONDOWNERS' RISKS" for a discussion of this reservation and certain other amounts expected to be set aside for certain purposes and periods.

**Eligibility Requirements**

*Residency Requirements*

New Mortgage Loans must be made only to Applicants who have not owned an interest in a principal residence during the three-year period prior to the date of execution of each respective Mortgage which secures each such New Mortgage Loan. Each Applicant must intend to occupy the Eligible Property as his or her principal place of residence.

*Purchase Price Limitations*

The Purchase Price of an Eligible Property financed in connection with a New Mortgage Loan with Bond proceeds or amounts exchanged therefor may not exceed the following Purchase Price limits as established by the Authority. The Authority has established the following Purchase Price limits for Eligible Properties (existing residences and new residences) located in the State:

**Purchase Price Limits**

<u>Area</u>	<u>New Residence</u>	<u>Existing Residence</u>
Boulder-Longmont PMSA	\$156,650	\$144,800
Colorado Springs PMSA	155,700	129,400
Denver PMSA	156,650	132,700
Fort Collins/Loveland PMSA	159,300	132,300
All Other Areas	156,650	119,500

Certain of these Purchase Price limits are somewhat lower than those permitted by the Tax Code in order to better serve persons and families of lower income. Purchase Price limits determined by the Authority may be amended by the Authority from time to time without notice to Bondowners. Furthermore, a New Mortgage Loan may be made in an amount up to \$15,000 in excess of the applicable Purchase Price limit for an existing Residence to finance certain capital improvements to the Eligible Property for energy efficiency purposes. In addition to the proceeds of a New Mortgage Loan, an Eligible Property may be financed with amounts received as a grant or loaned and secured by a second mortgage encumbering the property.

For other New Mortgage Loans and in certain jurisdictions during the set-aside period, the Authority has established higher Purchase Price limits, not in excess of 90% (110% in the case of Targeted Area Residences) of the Average Area Purchase Price, as defined below, of previously occupied or new single family residences, as the case may be, for the statistical area in which the Eligible Property is located.

The term "Purchase Price" means that cost of acquiring an Eligible Property from the seller as a completed residential unit, including: (i) all amounts paid, either in cash or in kind, by the Eligible Borrower (or a related party or for the benefit of the Eligible Borrower) to the seller (or a related person or for the benefit of the seller) as consideration for the Eligible Property, (ii) the purchase price of the land and (iii) if the Eligible Property is incomplete, the reasonable cost of completing it (to the extent that the builder thereof normally completes work on similar residences which he builds, and so that occupancy thereof is legally permitted); but exclusive of (A) usual and reasonable settlement or financing costs (but only to the extent that such amounts do not exceed the usual and reasonable costs which would be paid by the Applicant where financing is not provided through the proceeds of qualified mortgage bonds the interest on which is excludable from the gross income of the recipient for federal income tax purposes), (B) the value of services performed by the Eligible Borrower or members of his or her family in completing the Eligible Property, (C) the value of an income-producing component of the Eligible Property, (D) the value of all items of personal property included in the Eligible Property and (E) the cost of land if owned by the Eligible Borrower for at least two years prior to the commencement of construction.

The term "Average Area Purchase Price" means the most current average area purchase price under the safe harbor limitations from time to time published by the United States Department of the Treasury for each applicable PMSA or MSA or other area within the State, stated separately with respect to Eligible Properties which have not been previously occupied and Eligible Properties which have been previously occupied; provided, however, that in lieu of such safe harbor limitations, the average area purchase price may be determined by the Authority in accordance with the Tax Code. The most recently published safe harbor limitations for Average Area Purchase Prices for Single Family Residences in the State were as follows:

**Average Area Purchase Prices for  
Single Family Residences**

<u>Area</u>	<u>New Residence</u>	<u>Existing Residence</u>
Boulder-Longmont PMSA	\$174,062	\$160,891
Colorado Springs MSA	174,062	111,939
Denver PMSA	144,770	131,083
Fort Collins-Loveland MSA	166,510	122,486
All Other Areas	174,062	132,830

Source: United States Department of the Treasury

The Authority has made determinations, in accordance with the Code, of average purchase prices which exceed the safe harbor limitations for a number of jurisdictions.

*Condominium Projects*

Under the Qualified Single-Family Mortgage Program, New Mortgage Loans on a limited number of condominium units which qualify for FHA insurance, VA or Rural Housing Service guarantees or PMI may be purchased. With respect to the Bonds, New Mortgage Loans encumbering condominium units may not exceed in the aggregate 20% of the outstanding aggregate principal amount of all New Mortgage Loans and may not comprise more than 25% of the units in any condominium project.

*Income Limits*

In addition, an Applicant may be an Eligible Borrower for purposes of a New Mortgage Loan (but not with respect to a Zero Interest Loan) only if such Applicant has a current Gross Annual Household Income which does not exceed the limits set forth in the Program Directive and as required by the Tax Code. The Authority has established the following current maximum income limits set forth in the Program Directive: \$39,000 for borrowers where one person will occupy the Eligible Property, \$49,300 for borrowers where two persons will occupy the Eligible Property, \$56,695 for borrowers where three or more persons will occupy the Eligible Property. Income limits determined by the Authority may be amended by the Authority from time to time without notice to Bondowners. For other New Mortgage Loans and in certain jurisdictions during the set-aside period, the Authority has established higher income limits, not in excess of area median income for a family of two or less, or 115% of area median income for a family of three or more.

*Insurance and Guarantee Requirements*

Each New Mortgage Loan (other than a conventional uninsured loan) purchased by the Authority from a Lender is required to meet the requirements for the applicable FHA insurance or PMI or VA guaranty or Rural Housing Service guarantee. For a description of the programs, see "FHA Insurance," "VA Guaranty," "Rural Housing Service Guarantee" and "Private Mortgage Insurance and Uninsured Mortgage Loans" under this caption. Under the Authority's Program requirements, only 22% of the aggregate of all New Mortgage Loans may

be VA-guaranteed, Rural Housing Service-guaranteed, Uninsured and/or PMI Mortgage Loans. Zero Interest Loans are not required to meet these requirements. Each New Mortgage Loan is to be secured by a Mortgage which constitutes a first lien on real property, subject only to certain permitted encumbrances. See "Mortgage Purchase Agreements and Commitment Agreements" under this caption.

The Authority may purchase "buy down" New Mortgage Loans, which are New Mortgage Loans where an escrow is established to fund a portion of the Mortgage payments as permitted by the FHA, VA, Rural Housing Service or Private Insurer. The Eligible Borrower may not use a portion of any cash assistance to fund such an escrow to "buy down" the respective New Mortgage Loan.

#### *Homebuyer Education Requirement*

Prior to receiving a New Mortgage Loan, each Eligible Borrower must complete a homebuyer education class approved by the Authority. Homebuyer education classes are offered statewide and at no cost to the Eligible Borrower by Authority-approved housing counseling agencies and housing authorities under contract with the Authority. Homebuyer education certificates are only valid for nine months from the date of the certificate through the date of the purchase contract. Pursuant to its contracts with such agencies, the Authority will pay up to \$45 per family for the classroom education in addition to other fees associated with follow-up counseling. Proceeds of the Bonds in the amount of \$100,000 will be available towards payment of these homebuyer education fees relating to Eligible Borrowers receiving New Mortgage Loans financed with proceeds of the Bonds.

Because the Authority requires each agency to provide a curriculum that meets certain HUD guidelines, Eligible Borrowers completing a homebuyer education class offered by an agency under contract with the Authority will also be eligible for a reduction in their FHA mortgage insurance premium in the event that they receive an FHA insured mortgage loan.

#### **Mortgage Purchase Agreement and Commitment Agreements**

Purchases of New Mortgage Loans (but not Zero Interest Loans) by the Authority from Lenders are made pursuant to Mortgage Purchase Agreements and Commitment Agreements, each of which incorporates by reference the terms and provisions of the Sellers' Guide and the Servicing Agreement (both more fully described below). Each Commitment Agreement relates to an Applicant, residence and New Mortgage Loan amount for which the Lender reserved funds with the Authority pursuant to the reservation procedures described above. Each Commitment Agreement also provides that an origination fee equal to one percent (1%) of the aggregate principal amount of each New Mortgage Loan may be charged to an Eligible Borrower and lenders may receive an additional payment from the Authority equal to one percent (1%) of the aggregate principal amount for New Mortgage Loans for properties located in certain non-metropolitan and rural areas. The Commitment Agreements for New Mortgage Loans are effective for 60 days with respect to existing properties and 120 days with respect to new construction.



The Lender will warrant, represent, covenant and agree that each time it sells a New Mortgage Loan to the Authority such New Mortgage Loan will, to the best of its knowledge, meet the conditions required by the Indenture.

The Authority reserves the right to modify or otherwise change its procedures under the 2000C Program from time to time on the basis of its experience in order to meet changed conditions. To the extent that such modifications or changes are made, the Authority will be governed by the Act and by the covenants contained in the Indenture.

### **Sellers' Guide**

Each Mortgage Purchase Agreement (applicable only to New Mortgage Loans but not to Zero Interest Loans) incorporates by reference the Sellers' Guide, including all of the terms, conditions, representations and warranties therein. Each Sellers' Guide describes the 2000C Program, including the procedures for reservation, loan delivery and purchase, and contains representations, warranties, covenants and agreements of the Lender to the Authority, certain of which relate to: (i) the legality and validity of the New Mortgage Loans and related documents; (ii) the existence and conveyance to the Authority of a valid first lien (subject only to current taxes and assessments not yet due and payable, and encumbrances permitted by the Authority) on the Eligible Property, located in the State and held in fee simple; (iii) the absence of delinquencies with respect to payments on each New Mortgage Loan; (iv) the absence of defaults under each New Mortgage Loan; (v) the Lender's right to sell each New Mortgage Loan to the Authority; (vi) the existence and validity of hazard insurance on the Eligible Property in an amount equal to the greater of 80% of the insurable value of the improvements at the time of the origination of the Mortgage Loan or the principal amount of the New Mortgage Loan; (vii) compliance by the Lender with all requirements relating to the insurance or guaranty of the New Mortgage Loan; (viii) compliance with the requirements of the Tax Code; and (ix) the requirement that any insurance or guaranty will inure to the benefit of the Authority. The Authority has the right to decline to purchase any New Mortgage Loan offered to it if, in the reasonable opinion of the Authority, the New Mortgage Loan does not conform to the requirements of the Act or the Sellers' Guide. See "Mortgage Purchase Agreements and Commitment Agreements" under this caption.

*The Sellers' Guide may be amended or supplemented by the Authority from time to time without notice to the owners of the Bonds.*

### **Servicing of the Mortgage Loans and Zero Interest Loans**

Prior to 1997, the Authority caused its portfolios of mortgage loans in the Qualified Single-Family Mortgage Program to be serviced by eligible financial institutions ("Servicers") pursuant to servicing agreements with the Authority ("Servicing Agreements"). In 1997, the Board of Directors of the Authority adopted a plan for in-house servicing of mortgage loans by the Authority as an alternative to this historical servicing by Servicers. As of March 31, 2000, the Authority was servicing \$637,016,477 aggregate principal amount of the Authority's mortgage loans, and three financial institutions were collectively servicing \$92,533,198 aggregate principal amount of the Authority's single family mortgage loans. The Seller's Guide relating to the New Mortgage Loans securing the Bonds will require all originating Lenders to

sell to the Authority all of the loan servicing rights to the New Mortgage Loans. The Authority intends to service all of the New Mortgage Loans, the Adams County Mortgage Loans and the Zero Interest Loans and substantially all of the 1990 Mortgage Loans. In that connection, the Authority will retain an annual servicing fee of 30/100 of one percent (0.30%) of the outstanding balance of the New Mortgage Loans, the Adams County Mortgage Loans and the 1990 Mortgage Loans, but no servicing fee for the Zero Interest Loans. In addition, the Authority plans to retain any and all investment earnings on the loan payments which accrue after such payments are received by the Authority but before the date the Authority is required by the Indenture to remit such payments to the Trustee.

Historically, the Authority has directly serviced most of its multi-family loans, and, since 1997, has serviced a substantial number of its single-family mortgage loans originated since that date. The Authority also services its commercial loan portfolio other than loans for which the Authority only acquires a participation interest. See "COLORADO HOUSING AND FINANCE AUTHORITY - Programs to Date." The Authority will make representations in the Indenture to service, or cause to be serviced, each Mortgage Loan in accordance with acceptable mortgage servicing practices of prudent lending institutions or in accordance with such other standards as are required to maintain the government mortgage insurance or guaranty or private mortgage insurance, as applicable, with respect to such Mortgage Loan.

#### **FHA Insurance**

The National Housing Act (the "NHA") of 1934, as amended, provides for various FHA mortgage insurance programs. The regulations governing the single family programs under which the FHA-insured Mortgage Loans are insured provide that a Mortgage Loan will be considered to be in default if the Mortgagor fails to make any payment or perform any other obligation under the Mortgage, and such failure continues for a period of thirty days. Insurance benefits are payable to the Mortgagee upon acquisition of title (through foreclosure or otherwise) and conveyance of the Eligible Property to HUD.

HUD requires Mortgagees to explore alternatives to foreclosure. These may include a forbearance or modification agreement, a pre-foreclosure sale, or a deed in lieu of foreclosure. Utilization of certain alternatives to foreclosure may result in quicker receipt of the FHA insurance claim because the time required to complete a foreclosure is eliminated. Attempts to utilize alternatives to foreclosure which are unsuccessful may delay receipt of the FHA insurance claim due to a delay in commencement of foreclosure proceedings.

The FHA insurance claim for a Mortgage Loan will be paid in an amount equal to the outstanding principal balance plus allowable interest and, in most cases, approximately seventy-five percent (75%) of the permitted costs and expenses of acquiring title to the Eligible Property. Interest is allowed (except for two months which is disallowed) at the HUD debenture rate which may be less than the Mortgage Loan interest rate.

Payment for insurance claims may include reimbursement to the Mortgagee for tax, insurance, and similar advances made by the Mortgagee, as well as deductions for amounts received or retained by the Mortgagee after default. Under most FHA insurance programs for single-family residences, the Federal Housing Commissioner has the option of paying insurance

claims in cash or in debentures. The HUD debenture rate may be less than the interest rate on the Mortgage Loans, and any debentures would mature 20 years after the date of issue, pay interest semiannually and may be redeemable at par at the option of HUD. Current FHA policy, which is subject to change at any time, is to pay insurance claims in cash.

Except in limited circumstances as approved by HUD properties conveyed to HUD upon completion of the foreclosure process or other acquisition of title must be conveyed vacant. In some circumstances it may be necessary to evict a tenant or Mortgagor upon the completion of the foreclosure proceedings before the Eligible Property can be conveyed to HUD and the FHA insurance claim can be filed.

FHA insurance claims may be denied or curtailed in limited circumstances. An FHA insurance claim may be denied if there was fraud in the origination of the Mortgage Loan or if the Mortgagee is unable to deliver marketable title to HUD. Claims may be curtailed if the Authority, as servicer of the Mortgage Loans, fails to process the foreclosure in accordance with the FHA requirements or fails to adequately protect the Eligible Property. The Authority relies on the warranties and representations of the originating Lenders with respect to proper origination of the Mortgage Loans. If an insurance claim is denied or curtailed due to an error of the Lender, the Authority would have recourse to such Lender for reimbursement. See "Mortgage Purchase Agreement and Commitment Agreements" under this caption. The Authority's ability to collect claims for reimbursement may depend in part on the Lender's financial condition at the time the claim arises.

#### **VA Guaranty**

The Veteran's Benefits Act of 1957, Public Law 85-857, as amended, permits a veteran (or in certain circumstances a veteran's spouse) to obtain a mortgage loan guaranty to finance the purchase of a one-to-four unit family dwelling at interest rates permitted by the VA.

Claims for the payment of a VA guaranty may be submitted when any default of the Mortgagor continues for a period of three months. A guaranty may be paid without the Mortgagee instituting foreclosure proceedings or otherwise acquiring title. A Mortgagee intending to institute foreclosure proceedings cannot do so until 30 days after notifying the Administrator of Veteran Affairs of this intention by registered mail. The guaranty provisions for mortgage loans generally are as follows: (i) for home and condominium loans of \$45,000 or less, 50% of the loan is guaranteed; (ii) for home and condominium loans above \$45,000 but not more than \$56,250, \$22,500 of the loan is guaranteed; (iii) for home and condominium loans above \$56,250 but not more than \$144,000, the lesser of \$36,000 or 40% of the loan is guaranteed; and (iv) for home and condominium loans above \$144,000, the lesser of \$50,750 or 25% of the loan is guaranteed. The liability on the guaranty is reduced or increased pro rata with any reduction or increase in the amount of the indebtedness. Notwithstanding the dollar and percentage limitations of the guaranty, a Mortgagee will ordinarily suffer a monetary loss only when the difference between the unsatisfied indebtedness and the proceeds of any foreclosure sale of an Eligible Property is greater than the original guaranty as adjusted. The VA may, at its option and without regard to the guaranty, make full payment to a Mortgagee of unsatisfied indebtedness on a Mortgage upon the Mortgagee's obtaining title and assigning it to the VA.

The Authority relies on the originating Lenders for proper origination of the Mortgage Loans. If a guaranty claim is denied or curtailed due to the error of the Lender, the Authority would have recourse to such Lender for reimbursement. See "Mortgage Purchase Agreement and Commitment Agreements" under this caption. The Authority's ability to collect claims for reimbursement may depend in part on the Lender's financial condition at the time the claim arises.

### **Rural Housing Service Guarantee**

Under the Rural Housing Service's Rural Housing Loan Guarantee Program, a Mortgagor may obtain a Mortgage Loan guaranteed by the Rural Housing Service ("RHS") covering mortgage financing of the purchase of an Eligible Property located in a RHS-designated rural area at interest rates permitted by the RHS. The RHS Rural Housing Loan Guarantee program will be limited to only certain rural areas of the State. Mortgagor and Mortgage Loan eligibility for such guarantees is subject to certain income, purchase price and other limitations in addition to the limitations applicable to all Mortgagors and Mortgage Loans.

The amount of the RHS loan guarantee is 90% of the principal amount of the mortgage loan. The maximum loss payment under the RHS guarantee will be the lesser of: (i) any loss of an amount equal to 90% of the principal amount actually advanced to the Mortgagor, or (ii) any loss sustained by the Mortgagee of an amount up to 35% of the principal amount actually advanced to the Mortgagor, plus any additional loss sustained by the Mortgagee of an amount up to 85% of the remaining 65% of the principal amount actually advanced to the Mortgagor. Loss includes only: (a) principal and interest evidenced by the promissory note; (b) any Mortgage Loan subsidy due and owing; and (c) any principal and interest indebtedness on RHS-approved protective advances for protection and preservation of the Eligible Property. Interest (including any subsidy) will be covered by the RHS guarantee to the date of the final loss settlement when the Mortgagee conducts liquidation of the Eligible Property in an expeditious manner in accordance with RHS regulations.

When a Mortgage Loan becomes three payments delinquent, the Mortgagee may proceed with foreclosure of the Mortgage Loan unless extenuating circumstances exist. The RHS encourages Mortgagees to explore an acceptable alternative to foreclosure. If the Mortgagee proposes a method of liquidation other than foreclosure, then the Mortgagee must obtain RHS's approval of such method.

Payment of loss is made within 60 days after the Mortgagee files a claim. A claim must be filed within 30 days after liquidation of the Eligible Property. Loss is determined by the difference between the unpaid principal balance of the mortgage loan, unpaid interest and advances approved by RHS and net proceeds from the Eligible Property. Normal costs of liquidation are also included in the loss payment. If the Mortgagee acquires title to the Eligible Property from the foreclosure sale, the Mortgagee must submit a disposition plan to RHS for RHS concurrence. The Mortgagee has six months from the date the Mortgagee acquires title to sell the Eligible Property. If the Eligible Property is sold in accordance with the plan, the actual net proceeds from the sale of the Eligible Property will be used to calculate the loss payment. If the Eligible Property is not sold within 6 months (which period may be extended for 30 days with RHS approval to permit the closing on an offer received near the end of the 6 month period)

RHS will obtain a liquidation value appraisal of the Eligible Property which will be used to determine net proceeds for calculation of the loss payment.

If a third party acquires title to the Eligible Property from the foreclosure sale or as a result of a sale by the Mortgagor to cure or avoid a default, the actual net proceeds from the sale will be used to calculate the loss payment. In some circumstances, the Mortgagee may be required to enforce a deficiency judgment against the Mortgagor before the loss payment will be paid. This may substantially delay payment. Any recovery on the mortgage loan by the Mortgagee after receipt of a loss payment must be shared with RHS in proportion to the loss borne by RHS and the Mortgagee.

RHS claims may be denied or curtailed in limited circumstances. A claim may be denied if there was fraud or misrepresentation that the Mortgagee knew about, participated in or condoned. Claims may be curtailed as a result of violation of usury laws, negligent servicing or failure to obtain required collateral.

The Authority relies on the originating Lenders for proper origination of the Mortgage Loans. If a guaranty claim is denied or curtailed due to the error of the Lender, the Authority would have recourse to such Lender for reimbursement. See "Mortgage Purchase Agreement and Commitment Agreements" under this caption. The Authority's ability to collect claims for reimbursement may depend in part on the Lender's financial condition at the time the claim arises.

## **Private Mortgage Insurance and Uninsured Mortgage Loans**

### *Private Mortgage Insurance*

Under the Indenture, the Authority is authorized to purchase PMI Mortgage Loans which are insured by a private mortgage insurance company approved by the Authority, which is qualified to do business in the State and qualified to provide insurance on mortgages purchased by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association and which is rated by the agency then rating the Senior Bonds at least as high as the rating on the Senior Bonds at the time the Mortgage Loan is purchased.

The amount of private mortgage insurance plus the Eligible Borrower's down payment must at least equal the amount by which the PMI Mortgage Loan exceeds 80% of the appraised value (at the time of origination) or purchase price, whichever is less, of the Eligible Property securing such PMI Mortgage Loan. Federal law requires the Authority to terminate private mortgage insurance in the following circumstances. If requested by the Mortgagor, the Authority shall terminate insurance on the date when, based on the original amortization schedule, the principal balance of the Mortgage Loan is scheduled to be reduced to 80% of the original value of the Eligible Property, provided the Mortgagor has a "good" payment history and the value of the Eligible Property has not declined. The Authority will be required to automatically terminate private mortgage insurance, on the date when, based on the original amortization schedule, the principal balance of the Mortgage Loan is scheduled to reach 78% of the original value of the Eligible Property if the Mortgagor is current on the Mortgage Loan. In addition to the foregoing, the Authority will be required to terminate private mortgage insurance,

if not already terminated, on the first day of the month immediately following the midpoint of the amortization period for the Mortgage Loan if the Mortgagor is current. Mortgage insurance premiums, which are generally  $\frac{1}{4}$  of 1% of the outstanding principal balance of the PMI Mortgage Loan, are payable periodically by the Mortgagee, who may be reimbursed therefor by the Mortgagor.

Generally, delinquencies must be reported to the Private Insurer within four months of default, and proceedings to recover title are required to commence within nine months of default. It is also required that prior to presenting a claim under the PMI, title to the Eligible Property, free and clear of all liens and encumbrances, including any right of redemption by the Mortgagor, must be acquired and tendered to the Private Insurer. Private mortgage insurance policies may provide that the Private Insurer, upon taking title to the Eligible Property securing a PMI Mortgage Loan, must pay the Mortgagee the unrecovered balance of its loss but may permit Mortgagee to retain such title and pay a claim equal to the difference between the original principal amount of such Mortgage Loan and 75% of the appraised value (at the time of origination) or purchase price of such Eligible Property, whichever is less. The amount of the claim payable also generally consists of usual and customary attorneys' fees, real estate taxes, hazard and private mortgage insurance premiums necessarily advanced by the insured, expenses incurred in preservation and maintenance of the Eligible Property, and other costs and expenses incurred to acquire the Eligible Property. Private Insurers may require or permit the Mortgagee to forbear from foreclosing a defaulted Mortgage Loan or enter into an agreement modifying the terms of a Mortgage Loan in certain circumstances.

The Authority relies on the originating Lenders for proper origination of the Mortgage Loans. If an insurance claim is denied or curtailed due to the error of the Lender, the Authority would have recourse to such Lender for reimbursement. See "Mortgage Purchase Agreement and Commitment Agreements" under this caption. The Authority's ability to collect claims for reimbursement may depend in part on the Lender's financial condition at the time the claim arises.

#### *Uninsured Mortgage Loans*

The Indenture also permits the Authority to make or purchase Uninsured Mortgage Loans which are neither governmentally-guaranteed or insured nor insured by a private mortgage insurance company, as long as the outstanding principal balance of each such Uninsured Mortgage Loan is less than or equal to 80% of the appraised value (at the time of origination of such Mortgage Loan) or the purchase price, whichever is less, of the Eligible Property securing such Uninsured Mortgage Loan.

#### **Hazard Insurance**

Each Mortgagor must maintain a hazard insurance policy covering loss against fire and hazards included within the term extended coverage.

In general, the standard form of fire and extended coverage policy covers physical damage to or destruction of a residence by fire, lightning, smoke, windstorm and hail, riot, strike and civil commotion, subject to the conditions and exclusions particularized in each policy.

Although the policies relating to the Mortgage Loans may be underwritten by different insurers and therefore will not contain identical terms and conditions, the basic terms thereof are dictated by Colorado law. Most such policies typically do not cover any "physical damage" resulting from the following: war, revolution, governmental actions, earthquake, floods and other water-related causes, nuclear reactions, wet or dry rot, vermin, rodents, insects or domestic animals, theft and, in certain cases, vandalism. The foregoing list is merely indicative of certain kinds of uninsured risks and is not intended to be all-inclusive.

Most hazard insurance policies typically contain a "coinsurance" clause which will require the Mortgagor at all times to carry insurance of a specified percentage (generally 80% to 90%) of the full replacement value of the improvements on the residence in order to recover the full amount of any partial loss. If the coverage falls below the specified percentage, the insurer's liability in the event of partial loss would not exceed the larger of (i) the actual cash value of the improvements damaged or destroyed or (ii) such proportion of the loss as the amount of insurance carried bears to the specified percentage of the full replacement cost of such improvements. The effect of coinsurance in the event of partial loss may be that hazard insurance proceeds will be insufficient to restore fully the damage to the Eligible Property.

### **Colorado Foreclosure Law and Procedure**

The Mortgage Loans are evidenced by promissory notes and secured by deeds of trust encumbering the Eligible Property. The Colorado form of deed of trust is a unique three-party instrument that involves a public rather than a private trustee. The parties to a deed of trust are the borrower (i.e., the Mortgagor), the Public Trustee of the county in which the mortgaged property is located and the lender (generally referred to in a deed of trust as the beneficiary and herein as the Mortgagee). A deed of trust creates a lien in favor of the beneficiary to secure repayment of the indebtedness. The Public Trustee's duties are generally limited to foreclosure of the deed of trust, issuance of certificates of purchase and deeds following foreclosure, release of deeds of trust, and related matters.

The public trustee will rarely have notice of a deed of trust until the beneficiary elects to have the public trustee foreclose the deed of trust. Public trustees do not have discretionary or decision-making authority like judges. Rather, they perform the ministerial and procedural acts necessary to complete foreclosures in accordance with Colorado law.

A Mortgagor's failure to perform a material covenant of the deed of trust (like failure to pay taxes or failure to pay the indebtedness) generally constitutes a default entitling the Mortgagee to accelerate the indebtedness and foreclose. To start foreclosure proceedings the Mortgagee must present to the public trustee the original promissory note or evidence of indebtedness (or a lost instruments bond if the note or evidence of indebtedness has been lost), the original or certified copy of the deed of trust and a Notice of Election and Demand for Sale. The Mortgagee or its attorneys must also prepare and submit to the Public Trustee other required notices, certificates and affidavits and a mailing list for the notices. The public trustee must record the Notice of Election and Demand for Sale in the appropriate clerk and recorder's office within ten working days after receipt. The Public Trustee then causes a Notice of Sale to be published and posted. The Notice of Sale must be published once a week for five successive weeks in a newspaper of general circulation in the county where the Eligible Property is located.

Copies of the published Notice of Sale must be sent to the persons designated by statute within ten days after the first publication.

The Mortgagee may elect to preserve certain junior interests (like easements or leases) that would otherwise be extinguished by the foreclosure by omitting them from the mailing list for the Notice of Sale and filing a Notice to Affirm prior to the expiration of the owner's redemption period.

Within ten days after recording the Notice of Election and Demand for Sale, the Public Trustee must also mail a notice of Right to Redeem and Cure to the persons designated by statute. A right to redeem inures to the owner of the Eligible Property, junior lienholders whose liens are recorded prior to the expiration of the owner's redemption period, certain other holders of recorded junior interests and any other person liable for a deficiency. A right to cure inures to the owner of the Eligible Property, parties liable on the indebtedness and with respect to deeds of trust recorded on or after October 1, 1990, junior lienholders, lessees, easement holders and installment land contract buyers. For deeds of trust recorded prior to October 1, 1990, cure rights inure only to owners and parties liable on the debt.

Unless the Mortgagee requests a postponement, a Public Trustee foreclosure sale must occur no less than 45 days and no more than 60 days after the date of recording the Notice of Election and Demand for Sale. Prior to the foreclosure sale the Mortgagee must obtain an Order Authorizing Sale in an appropriate Colorado District Court pursuant to Rule 120 of the Colorado Rules of Civil Procedure. Notice of a Rule 120 hearing must be provided to the persons designated by statute. The hearing must be scheduled not less than twenty nor more than thirty days after filing the Notice. The hearing must also be at least eight days prior to the date of the foreclosure sale or the Mortgagee must continue the sale. An order authorizing the Public Trustee foreclosure sale will be issued if the court determines there is a reasonable probability that a default has occurred and no interested party is entitled to protection of the Federal Soldiers' and Sailors' Civil Relief Act of 1940, as amended (the "Relief Act"). The scope of the Rule 120 hearing is limited to determining the existence of a default, whether under the deed of trust foreclosure is authorized and determination of issues related to the Relief Act.

Mortgagors called to active duty after obtaining a Mortgage Loan are entitled to benefit of the Relief Act. Under the Relief Act a Mortgagor may be granted certain relief from the mortgage obligations during active military service. Such relief includes: (i) reduction of the Mortgage Loan interest rate to six percent (6%); (ii) a stay of foreclosure proceedings; and (iii) a stay of the redemption period. Such relief may reduce revenues received by the Authority during such period.

When foreclosure is initiated due to the nonpayment of sums due under the promissory note or deed of trust (such as principal, interest or real estate taxes), parties entitled by statute to cure who wish to exercise such cure rights must preserve the right to cure by filing a Notice of Intent to Cure with the Public Trustee at least seven days prior to the date of the foreclosure sale. The party wishing to cure the default must pay the Public Trustee all delinquent principal, interest and other amounts due plus the costs and expense of the foreclosure, including attorneys' fees, on or before noon of the day prior to the foreclosure sale to effectuate the cure. After the default is cured the Mortgagee must terminate the foreclosure proceedings. The



Mortgagee may but is not obligated to accept a cure and terminate the foreclosure proceedings even if the statutory requirements are not met.

If the Mortgage Loan is not cured, the Public Trustee will sell the Eligible Property at the foreclosure sale to the highest bidder. Anyone may bid at the sale. There is no obligation for the Mortgagee to bid any amount in excess of the outstanding indebtedness. Any bid by the Mortgagee which is less than the outstanding indebtedness must be a good faith estimate of the fair market value of the Eligible Property (less unpaid taxes, the amount of senior liens and estimated reasonable costs and expenses net of income, of holding, marketing and selling such property). The failure of the Mortgagee to bid a good faith estimate of the fair market value of the Eligible Property will not affect the validity of the foreclosure sale but may be raised as a defense by a person sued on a deficiency. The Public Trustee will issue a Certificate of Purchase to the successful bidder.

The owner of the Eligible Property and anyone liable on the Mortgage Loan have a right to redeem it from the foreclosure sale for a period of 75 days after the sale if the Eligible Property is non-agricultural property. If the Eligible Property is agricultural property the owner's redemption period is 6 months. "Non-agricultural property" is property which is located in a platted subdivision, is both located within an incorporated city or town, or not assessed as agricultural real estate. If the owner or other person liable on the Mortgage Loan does not redeem, the most senior junior lienholder may redeem within 10 days after expiration of the owner's redemption period and each subsequent junior lienholder has (in order of priority) 5 days to redeem. To preserve the right to redeem, a junior lienholder must file a notice of intent to redeem and other documents with the Public Trustee prior to the expiration of the owner's redemption period. If no redemption is made by the owner or a junior lienholder, title will vest in, and the public Trustee will issue a deed to, the holder of the Certificate of Purchase. The Public Trustee's deed will convey the Eligible Property free of all junior interests except junior interests the Mortgagee elected to affirm.

Judicial foreclosure may be required or advisable in certain circumstances including where there are defects in title, where there is a need to reform the Mortgage Loan documents to correct an error or where there is a dispute about the priority of the deed of trust. Generally a judicial foreclosure will take substantially longer and be significantly more expensive than a Public Trustee's foreclosure.

In addition to the statutory requirements with respect to a foreclosure in Colorado, other restrictions may be imposed by the Mortgage Loan documents or by the VA, FHA, RHS or a Private Insurer. VA and FHA encourage lenders to avoid foreclosure wherever possible. VA and FHA also have special programs for certain borrowers whose defaults are caused by circumstances outside of their control, as described in "VA Guaranty" and "FHA Insurance" under this caption. Certain loan documents for the Mortgage Loans may incorporate restrictions from the FNMA/FHLMC Colorado Uniform Security Instrument which requires the Mortgagee to give the Mortgagor thirty days' notice prior to accelerating the Mortgage Loan unless the default is violation of the due-on-sale clause.

In the event a Mortgagor files a bankruptcy petition, the foreclosure proceedings are automatically stayed until the Mortgagee is granted relief from stay or the bankruptcy action

is dismissed. The Mortgagee may not be granted relief from stay in certain cases. If a bankruptcy petition is filed after all publications of notice of the sale as required by Colorado law have been completed, the Mortgagee may continue the sale for as long as the automatic stay is in effect. Upon obtaining relief from stay or upon dismissal of the bankruptcy, the sale can be held at the next available sale date. If a bankruptcy petition is filed prior to completion of the publication of all notices of the sale as required by Colorado law, the remaining notices must be cancelled. If the Mortgagee obtains relief from stay or the bankruptcy is dismissed, the Mortgagee must rerecord the Notice of Election and Demand for Sale and all required notices must be given before a foreclosure sale may be held.

## TAX MATTERS

### Tax-exempt Bonds

Sherman & Howard L.L.C., Bond Counsel, is of the opinion that, assuming continuous compliance with certain covenants and representations of the Authority: (i) interest on the 2000 Series C-2 Senior Bonds, the 2000 Series C-3 Senior Bonds and the Subordinate Bonds (collectively, the "Tax-exempt Bonds") is excluded from gross income under federal income tax laws pursuant to Section 103 of the Internal Revenue Code of 1986, as amended to the date of delivery of the Bonds (the "Tax Code"); however, interest on the 2000 Series C-2 Senior Bonds is an item of tax preference for purposes of calculating alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code under federal income tax laws and interest on the 2000 Series C-3 Senior Bonds and the Subordinate Bonds is excluded from alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code under federal income tax laws except that such interest is required to be included in calculating the "adjusted current earnings" adjustment applicable to corporations for purposes of computing the alternative minimum taxable income of corporations; and (ii) the Tax-exempt Bonds and the income therefrom shall at all times be free from taxation by the State of Colorado under Colorado law in effect on the date of delivery of the Tax-exempt Bonds.

The Tax Code imposes several requirements which must be met with respect to the Tax-exempt Bonds in order for the interest thereon to be excluded from gross income. Certain of these requirements must be met on a continuous basis throughout the term of the Tax-exempt Bonds. These requirements include: (a) limitations as to the use of proceeds of the Tax-exempt Bonds; (b) limitations on the extent to which proceeds of the Tax-exempt Bonds may be invested in higher yielding investments; and (c) a provision, subject to certain limited exceptions, that requires all investment earnings on the proceeds of the Tax-exempt Bonds above the yield on the Tax-exempt Bonds to be paid to the United States Treasury. The Authority will covenant and represent in the Indenture that it will take all steps to comply with the requirements of the Tax Code to the extent necessary to maintain the exclusion of interest on the Tax-exempt Bonds from gross income under federal income tax laws. Bond Counsel's opinion as to the exclusion of interest on the Tax-exempt Bonds from gross income is rendered in reliance on these covenants, and assumes continuous compliance therewith. The failure or inability of the Authority to comply with these requirements could cause the interest on the Tax-exempt Bonds to be included in gross income from the date of issuance.

Section 55 of the Tax Code contains a 20 percent alternative minimum tax on the alternative minimum taxable income of corporations and a 24 percent alternative minimum tax on the alternative minimum taxable income of taxpayers other than corporations. Alternative minimum taxable income is defined to include "items of tax preference" and under Section 57 of the Tax Code, interest on the 2000 Series C-2 Senior Bonds is an item of tax preference.

Under the Code, 75 percent of the excess of a corporation's "adjusted current earnings" over the corporation's alternative minimum taxable income (computed without regard to this adjustment and the alternative tax net operating loss deduction) is included in calculating the corporation's alternative minimum taxable income for purposes of the alternative minimum tax applicable to the corporation. "Adjusted current earnings" includes interest on the 2000 Series C-3 Senior Bonds and the Subordinate Bonds.

The Tax Code contains numerous provisions which may affect an investor's decision to purchase the Tax-exempt Bonds. Owners of the Tax-exempt Bonds should be aware that the ownership of tax-exempt obligations by particular persons and entities, including, without limitation, financial institutions, insurance companies, recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, foreign corporations doing business in the United States and certain "subchapter S" corporations may result in adverse federal tax consequences. Bond Counsel's opinion relates only to the exclusion of interest on the Tax-exempt Bonds from gross income and the exclusion of interest (and to the extent described below for the Taxable 2000 Series C-1 Senior Bonds) on the Tax-exempt Bonds from State of Colorado taxable income and State of Colorado alternative minimum taxable income as described above and will state that no opinion is expressed regarding other federal or State of Colorado tax consequences arising from the receipt or accrual of interest on or ownership of the Tax-exempt Bonds. Owners of the Tax-exempt Bonds should consult their own tax advisors as to the applicability of these consequences.

The opinions expressed by Bond Counsel are based upon existing law as of the delivery date of the Tax-exempt Bonds. No opinion is expressed as of any subsequent date nor is any opinion expressed with respect to any pending or proposed legislation. Amendments to federal and Colorado tax laws may be pending now or could be proposed in the future which, if enacted into law, could adversely affect the value of the Tax-exempt Bonds, the exclusion of interest on the Tax-exempt Bonds from gross income, the exclusion of interest on the 2000 Series C-3 Senior Bonds and the Subordinate Bonds from alternative minimum taxable income (to the extent described above), or the exclusion of interest on the Tax-exempt Bonds (and to the extent described below for the Taxable 2000 Series C-1 Senior Bonds) from State of Colorado taxable income or State of Colorado alternative minimum taxable income or any combination thereof from the date of issuance of the Tax-exempt Bonds or any other date, or which could result in other adverse federal or State of Colorado tax consequences. Bondowners are advised to consult with their own advisors with respect to such matters.

### **Taxable 2000 Series C-1 Senior Bonds**

IN THE OPINION OF SHERMAN & HOWARD L.L.C., BOND COUNSEL,  
UNDER EXISTING LAW THE INTEREST ON THE TAXABLE 2000 SERIES C-1 SENIOR

BONDS IS NOT EXCLUDED FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER SECTION 103(a) OF THE TAX CODE. The Taxable 2000 Series C-1 Senior Bonds and income therefrom, however, shall at all times be free from taxation by the State of Colorado under Colorado law in effect on the date of delivery of the Taxable 2000 Series C-1 Senior Bonds. Bond Counsel will express no opinion as to any other tax consequences regarding the Taxable 2000 Series C-1 Senior Bonds.

Owners of the Taxable 2000 Series C-1 Senior Bonds should consult with their own tax advisors as to the tax consequences pertaining to the Taxable 2000 Series C-1 Senior Bonds, such as the consequences of a sale, transfer, redemption or other disposition of the Taxable 2000 Series C-1 Senior Bonds prior to stated maturity, and as to other applications of federal, state, local or foreign tax laws.

### **Tax Treatment of Premium on Premium Bonds**

The Premium Bonds will be reoffered at a price in excess of the principal amount thereof. Under the Tax Code, the excess of the cost basis of a Premium Bond to a Bondowner over the principal amount of the Premium Bond is "bond premium." Under the Tax Code, bond premium is amortized over the term of a Premium Bond (i.e., the maturity date of the Premium Bond or its earlier call date) for federal income tax purposes. A Bondowner is required to decrease his or her basis in the Premium Bond by the amount of amortizable bond premium attributable to each taxable year (or portion thereof) he or she holds the Premium Bond. The amount of the amortizable bond premium attributable to each taxable year is determined on an actuarial basis at a constant interest rate compounded on each interest payment date. The amortizable bond premium attributable to a taxable year is not deductible for federal income tax purposes. Special rules apply under the Tax Code to Bondowners who hold Premium Bonds primarily for sale to customers in the ordinary course of business. Bondowners should consult their own tax advisors with respect to the precise determination for federal income tax purposes of the treatment of bond premium upon sale, redemption or other disposition of Premium Bonds and with respect to the state and local tax consequences of owning and disposing of Premium Bonds.

### **LITIGATION**

At the time of delivery of and payment for the Bonds, the Authority will deliver an opinion of its Director of Legal Operations and legal counsel, James A. Roberts, Esq., to the effect that no litigation before any court is pending or, to his knowledge, threatened against the Authority in any way affecting the existence of the Authority or the titles of its officers to their respective offices, or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or the collection or application of Revenues and assets of the Authority pledged or to be pledged to pay the principal of and interest on the Bonds, or the pledge thereof, or in any way contesting or affecting the validity or enforceability of the Bonds, the Indenture or the contract for the purchase of the Bonds.

## **RATINGS**

The Senior Bonds are expected to be rated "Aa2" by Moody's Investors Service ("Moody's") and "AA" by Standard & Poor's Ratings Group, a Division of The McGraw-Hill Companies, Inc. ("S&P"). The Subordinate Bonds are expected to be rated "A1" by Moody's and "A+" by S&P. Such ratings reflect only the views of Moody's and S&P, respectively. An explanation of the significance of the ratings given by Moody's and S&P, respectively, may be obtained from Moody's and S&P, respectively. There is no assurance that any such ratings will continue for any given period of time or that any such ratings will not be revised downward or withdrawn entirely by Moody's or S&P, respectively, if circumstances so warrant. Any such downward revision or withdrawal of any such rating may have an adverse effect on the market price of the respective Bonds.

## **UNDERWRITING AND PLACEMENT**

Subject to the terms and conditions set forth in the Composite Purchase Contract dated June 9, 2000 (the "Purchase Contract"), the Authority has agreed to sell to the Underwriters identified on the cover page of this Official Statement (who may also form and represent a selling group of other dealers), and the Underwriters have agreed, subject to certain conditions, to purchase from the Authority, all, but not less than all, of the Bonds except for the 2000 Series C-2 Senior Bonds maturing on April 1, 2031 (collectively, the "Underwritten Bonds") for an aggregate purchase price equal to 100% of the aggregate principal amount of the Non-Premium Senior Bonds and the Subordinate Bonds, 108.60% of the aggregate principal amount of the 2000 Series C-2 Senior Bonds maturing on October 1, 2021, 108.50% of the 2000 Series C-2 Senior Bonds maturing on October 1, 2031 and 108.75% of the aggregate principal amount of the 2000 Series C-3 Senior Bonds maturing on October 1, 2030, plus accrued interest from June 1, 2000 to the date of delivery of and payment for such Underwritten Bonds. The 2000 Series B-2 Senior Bonds maturing on April 1, 2031 (the "Placed Bonds") are being sold by the Authority directly to an institutional investor at a price equal to 108.50% of the aggregate principal amount of such Placed Bonds, plus accrued interest from June 1, 2000 to the date of delivery and payment of such Placed Bonds. The obligations of the Underwriters to accept delivery of the Underwritten Bonds, and the institutional investor to accept delivery of the Placed Bonds, are subject to various conditions contained in the Purchase Contract. The Underwriters will receive an underwriting fee and placement fee of \$463,315 in connection with the Bonds, payable on the delivery date of the Bonds. The Underwritten Bonds will be offered to the public at the offering prices set forth on the front cover page hereof. The initial public offering prices of the Underwritten Bonds may be changed from time to time by the Underwriters.

## **CONTINUING DISCLOSURE UNDERTAKING**

In connection with its issuance of the Bonds, the Authority will deliver a Continuing Disclosure Undertaking, a form of which is attached hereto in Appendix E, wherein the Authority will agree for the benefit of the Bondowners to provide certain annual financial information and to provide notices of occurrence of certain enumerated events relating to the Bonds, if material.

## **CERTAIN LEGAL MATTERS**

In connection with the issuance and sale of the Bonds, Sherman & Howard L.L.C., Denver, Colorado, as Bond Counsel, will deliver the opinion discussed in "TAX MATTERS - Tax-exempt Bonds" and attached as Appendix C hereto. Certain legal matters will be passed upon for the Authority by its Director of Legal Operations and legal counsel, James A. Roberts, Esq. and its Disclosure Counsel, Hogan & Hartson L.L.P., Denver, Colorado.

Certain legal matters will be passed upon for the Underwriters by their counsel, Bookhardt & O'Toole, Denver, Colorado.

## **NO IMPAIRMENT OF CONTRACT BY THE STATE**

Pursuant to the provisions of Section 29-4-731 of the Act, the Authority has included in the Indenture the pledge and agreement of the State of Colorado that the State of Colorado will not limit or alter the rights vested by the Act in the Authority to fulfill the terms of any agreements made with Bondowners or in any way impair the rights and remedies of such owners until the Bonds, together with the interest thereon and all costs and expenses in connection with any action or proceedings by or on behalf of such owners, are fully met and discharged.

## **LEGALITY FOR INVESTMENT AND SECURITY FOR DEPOSITS**

The Act provides that the Bonds are eligible for investment in the State by all public officers, public bodies and political subdivisions of the State, banking associations, savings and loan associations, trust companies, investment companies and insurance companies and all executors, administrators, trustees and other fiduciaries of funds in their control or belonging to them; provided that, at the time of purchase by a public entity, such Bonds are rated in one of the two highest rating categories by one or more nationally recognized organizations which regularly rate such obligations. The Act makes the Bonds securities which may properly and legally be deposited with and received by any municipal officer or any agency or political subdivision of the State for any purpose for which the deposit of bonds, notes or obligations of the State is authorized by law.

## **FINANCIAL STATEMENTS OF THE AUTHORITY**

The financial statements of the Authority as of and for the year ended December 31, 1999, included in this Official Statement, have been audited by Arthur Andersen LLP, independent public accountants, as stated in their report dated February 3, 2000 and are included in Appendix A hereto. See "COLORADO HOUSING AND FINANCE AUTHORITY – General Obligations of the Authority."

## **VERIFICATION OF MATHEMATICAL CALCULATIONS**

Prior to the delivery of the Bonds, Arter & Hadden L.L.P. will deliver a report on the mathematical accuracy of certain computations contained in schedules provided to them by the Underwriters relating to the adequacy of the maturing principal amounts of the United States governmental obligations held by the Escrow Agent and interest to be earned thereon to pay all of the principal of, premium, if any, and interest on the Series 1990 Bonds.

## **FURTHER INFORMATION**

The information contained above is subject to change without notice, and no implication should be derived therefrom or from the sale of the Bonds that there has been no change in the affairs of the Authority from the date hereof.

Additional information may be obtained from the undersigned at 1981 Blake Street, Denver, Colorado 80202 (fax: 303-294-9773).

## **MISCELLANEOUS**

The distribution of this Official Statement has been duly authorized by the Authority. Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such, and not as representations of fact. This Official Statement is not to be construed as an agreement or contract between the Authority and the purchasers or owners of any Bonds.

## **COLORADO HOUSING AND FINANCE AUTHORITY**

By: /s/ David W. Herlinger  
Executive Director

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**APPENDIX A**

**Financial Statements and Additional Information  
of the Authority for the Fiscal Year  
Ended December 31, 1999 and  
Independent Public Accountants' Report**

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UNQUALIFIED OPINION ON GENERAL-PURPOSE  
FINANCIAL STATEMENTS

To the Board of Directors of  
Colorado Housing and Finance Authority:

We have audited the accompanying general-purpose statement of financial condition of the Colorado Housing and Finance Authority (the "Authority") as of December 31, 1999 and the related statements of revenue, expenses and changes in retained earnings and cash flows for the year then ended. These general-purpose financial statements and the accompanying supplemental financial information are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of Hyland Park Centre Corporation, Tanglewood Oaks Apartments Corporation and Village of Yorkshire Corporation, which statements reflect total assets of \$21,576,247 as of December 31, 1999, total revenue of \$6,475,964 and net income of \$1,966,022 for the year then ended, of the related totals. Those financial statements were audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for Hyland Park Centre Corporation, Tanglewood Oaks Apartments Corporation and Village of Yorkshire Corporation, is based solely on the reports of the other auditors. The financial statements of the Authority as of December 31, 1998, were audited by other auditors whose report dated February 26, 1999, expressed an unqualified opinion on those statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the reports of other auditors provide a reasonable basis for our opinion.

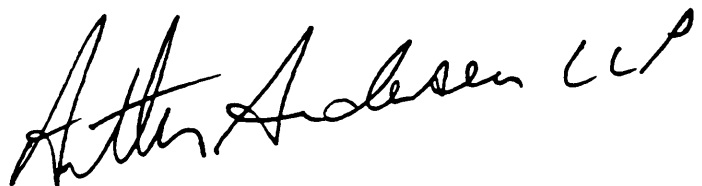
In our opinion, based on our audit and the reports of other auditors, the general-purpose financial statements referred to above present fairly, in all material respects, the financial position of the Authority at December 31, 1999 and the results of its operations and changes in its retained earnings and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States.

The Year 2000 supplementary information in Schedule I is not a required part of the general-purpose financial statements but is supplementary information required by the Governmental Accounting Standards Board ("GASB"), and we did not audit and do not express an opinion on such information. Further, we were unable to apply to the information certain procedures prescribed by professional standards because disclosure criteria specified by GASB Technical Bulletin 98-1 as amended are not sufficiently specific to permit meaningful results from the prescribed procedures. In addition, we do not provide assurance that the Authority is or will become Year 2000 compliant, that the Authority's Year 2000 remediation efforts will be successful in whole or in part, or that the parties with which the Authority does business are or will be Year 2000 Compliant.

In accordance with *Government Auditing Standards*, we have also issued our report dated February 3, 2000, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants.

The accompanying statement of financial condition and statements of revenue, expenses and changes in retained earnings by program; are presented for purposes of additional analysis and are not a required part of the Authority's general-purpose financial statements. Such information has been subjected to the auditing procedures applied in the audit of the general-purpose financial statements and, in our opinion, based on our audit and the reports of other auditors, are fairly stated, in all material respects in relation to the general-purpose financial statements taken as a whole.

Denver, Colorado,  
February 3, 2000.

A handwritten signature in black ink that reads "Arthur Andersen LLP". The signature is written in a cursive, flowing style.

COLORADO HOUSING AND FINANCE AUTHORITY

Statements of Financial Condition

	December 31,	
	1999	1998
	(000's Omitted)	
<u>Assets</u>		
Cash and interest bearing accounts	\$ 5,211	\$ 4,080
Marketable securities:		
Short-term, at amortized cost which approximates market	342,406	348,403
Cash and cash equivalents	347,617	352,483
Long-term, at fair value	126,185	132,297
Total cash and marketable securities	473,802	484,780
Loans receivable, net	1,166,355	1,053,939
Accrued interest receivable	15,244	13,217
Property and equipment, net:		
Corporate facilities	3,246	3,257
Rental operations	27,465	27,755
Deferred debt financing costs, net	15,809	15,381
Other real estate owned, net	795	326
Other assets	19,875	13,559
	\$ 1,722,591	\$ 1,612,214
<u>Liabilities and Fund Equity</u>		
Liabilities:		
Bonds and notes payable, net	\$ 1,539,044	\$ 1,438,540
Accrued interest payable	22,079	20,633
Accounts payable and other liabilities	7,232	8,943
Federally assisted program advances	4,004	1,011
Deferred fee income	196	133
Escrow and refundable deposits	7,644	5,766
Total liabilities	1,580,199	1,475,026
Fund equity - retained earnings:		
Restricted	60,734	64,565
General Fund - Board designated	81,658	72,623
Total fund equity - retained earnings	142,392	137,188
	\$ 1,722,591	\$ 1,612,214

The accompanying notes are an integral part of these statements of financial condition.

COLORADO HOUSING AND FINANCE AUTHORITY

Statements of Revenue, Expenses  
and Changes in Retained Earnings

	Years Ended December 31,	
	<u>1999</u>	<u>1998</u>
	(000's Omitted)	
Interest and investment revenue:		
Loans receivable	\$ 82,024	\$ 81,305
Marketable securities	29,899	27,818
Net (decrease)increase in fair value of long-term marketable securities	<u>(5,121)</u>	<u>1,499</u>
Total interest and investment revenue	106,802	110,622
Interest expense - bonds and notes payable	<u>92,709</u>	<u>90,155</u>
Net interest and investment revenue	<u>14,093</u>	<u>20,467</u>
Other revenue:		
Rental operations	9,587	9,144
Fees and miscellaneous income	<u>9,080</u>	<u>8,789</u>
Total other revenue	<u>18,667</u>	<u>17,933</u>
Net revenue	<u>32,760</u>	<u>38,400</u>
Other expenses:		
Salaries and related benefits	8,387	7,445
General operating	9,646	8,620
Provision for losses	7,505	189
Other interest expense	<u>2,018</u>	<u>2,162</u>
Total other expenses	<u>27,556</u>	<u>18,416</u>
Income before extraordinary item	5,204	19,984
Extraordinary gain from early extinguishment of debt	<u>-</u>	<u>75</u>
Net income	5,204	20,059
Retained earnings, beginning of year	<u>137,188</u>	<u>117,129</u>
Retained earnings, end of year	\$ <u>142,392</u>	\$ <u>137,188</u>

The accompanying notes are an integral part of these statements.

COLORADO HOUSING AND FINANCE AUTHORITY

Statements of Cash Flows

	Years Ended December 31,	
	1999	1998
	(000's Omitted)	
Operating activities:		
Net income	\$ 5,204	\$ 20,059
Adjustments to reconcile net income to net cash used by operating activities:		
Extraordinary gain from early extinguishment of debt	-	(75)
Decrease (increase) in fair value of investments	5,121	(1,499)
Depreciation	1,635	1,436
Accretion of capital appreciation term bonds	1,316	1,877
Capitalized interest on construction loans	-	(127)
Amortization of:		
Deferred debt financing costs	1,758	1,521
Premiums and discounts on bonds, net	(3,600)	(2,630)
Premiums and discounts on long-term marketable securities, net	15	(38)
Deferred fee income	(2,369)	(2,333)
Deferred cash assistance expense	1,547	683
Mortgage yield recoupment income	(179)	(217)
Provision for losses	7,505	189
Principal repayments on loans receivable	163,664	225,825
New loan fundings	(281,175)	(260,876)
Deferred fee income	1,624	1,813
Deferred cash assistance expense	(7,134)	(5,583)
Changes in assets and liabilities:		
Accrued interest receivable	(2,027)	(209)
Other assets	(2,564)	(1,523)
Accrued interest payable	1,446	(809)
Accounts payable, federally assisted program advances and escrow and refundable deposits	<u>3,160</u>	<u>4,156</u>
Total adjustments	<u>(110,257)</u>	<u>(38,419)</u>
Net cash used by operating activities	\$ <u>(105,053)</u>	\$ <u>(18,360)</u>

The accompanying notes are an integral part of these statements.

COLORADO HOUSING AND FINANCE AUTHORITY

Statements of Cash Flows

	Years Ended December 31,	
	<u>1999</u>	<u>1998</u>
	(000's Omitted)	
Net cash (used) by operating activities	\$ <u>(105,053)</u>	\$ <u>(18,360)</u>
Investing activities:		
Sales and maturities of long-term marketable securities	11,320	25,567
Purchases of long-term marketable securities	(10,344)	(16,538)
Purchases of property and equipment:		
Corporate facilities	(422)	(315)
Rental operations	<u>(912)</u>	<u>(620)</u>
Net cash (used) provided by investing activities	(358)	8,094
Noncapital financing activities:		
Proceeds from issuance of bonds and notes payable	530,417	280,372
Debt financing costs	(2,410)	(2,410)
Repayments of bonds and notes payable	(427,236)	(173,721)
Bond call premiums	<u>(226)</u>	<u>-</u>
Net cash provided by noncapital financing activities	<u>100,545</u>	<u>104,241</u>
Net (decrease) increase in cash and cash equivalents	(4,866)	93,975
Cash and cash equivalents, beginning of year	<u>352,483</u>	<u>258,508</u>
Cash and cash equivalents, end of year	\$ <u>347,617</u>	\$ <u>352,483</u>
Supplemental disclosures of cash flow information:		
Cash paid during the year for interest	\$ 92,755	\$ 92,878
Supplemental schedule of non-cash operating, investing and financing activities:		
Transfer of mortgage loans to real estate owned	217	-
Transfer of real estate owned to loans receivable	-	197
Transfer of loans receivable to other assets	3,660	2,970
Transfer of allowance on other real estate owned to allowance on loans receivable	-	197
Transfer of deferred debt financing costs to deferred refunding (bonds and notes payable)	51	861
Transfer of deferred fee income to deferred refunding (loans receivable)	58	633
Transfer of mortgage yield recoupment to deferred refunding (bonds and notes payable)	-	598
Sale of property in exchange for loan receivable (\$1,816) and deferred gain(\$649)	-	1,167
Charge-offs of other real estate owned, loans receivable and other assets	57	34

The accompanying notes are an integral part of these statements.



COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(1) Organization and Summary of Significant Accounting Policies

(a) Authorizing Legislation

Colorado Housing and Finance Authority (the "Authority") is a corporate body and a political subdivision of the State of Colorado established pursuant to the Colorado Housing and Finance Authority Act, Title 29, Article 4, Part 7 of the Colorado Revised Statutes, as amended (the "Act"). Operations of the Authority commenced in 1974.

The Authority was created for the purpose of making funds available to assist private enterprise and governmental entities in providing housing facilities for low and moderate income families. Under the Act, the Authority is also authorized to finance project and working capital loans to industrial and commercial enterprises of small and moderate size.

At December 31, 1999, the Authority was authorized to have bonds, notes and other obligations outstanding in the aggregate amount up to \$2.4 billion, which do not constitute debt of the State of Colorado.

In 1992, Colorado voters approved an amendment to the State Constitution, Article X, Section 20 which, among other things, imposes restrictions on increases in revenue and expenditures of state and local governments. In the opinion of its bond counsel, the Authority qualifies as an enterprise under the amendment and therefore is exempt from its provisions.

(b) Reporting Entity

In accordance with governmental accounting standards applicable to the reporting entity, the Authority has considered the inclusion of related entities in its financial statements. The reporting entity definition is based primarily on the concept of financial accountability. The Authority is financially accountable for those units that make up its legal entity as well as its legally separate organizations, because they have the same board of directors and management personnel, and their surplus assets are relinquished to the Authority.

Tanglewood Oaks Apartments Corporation ("Tanglewood"), Hyland Park Centre Corporation ("Hyland Park"), and Village of Yorkshire Corporation ("Yorkshire") have been designated as blended component units and included in the Authority's financial statements. Tanglewood, Hyland Park and Yorkshire are public, non-profit instrumentalities of the Authority, each of which owns and operates a single, separate multi-family rental housing project. Financial information pertaining to the blended component units is presented in Note (1). Separate financial statements for the individual component units may be obtained through the Authority.

Management also has concluded that it is not a component unit of any other entity.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(1) Organization and Summary of Significant Accounting Policies (continued)

(c) Fund Accounting

The financial activities of the Authority are recorded in funds ("Bond Funds") established under various bond resolutions and in other funds established in connection with the administration of the Authority's programs. All activities of the Authority not performed pursuant to the bond resolutions, excluding the Economic Development Fund ("EDF") and the Housing Opportunity Fund ("HOF"), are recorded in the Operating Fund. The Operating Fund, EDF, HOF, and those funds established under bond programs secured by the pledge of the Authority's general obligation constitute the General Fund.

The financial statements of the Authority are presented on the basis of the governmental proprietary fund accounting concept. All interfund and intercompany balances and transactions have been eliminated in the basic financial statements. Revenue and expenses are recognized on an accrual basis.

The Authority's Board of Directors (the "Board") has designated certain amounts of the retained earnings of the General Fund as of December 31, 1999 and 1998 for various purposes as follows:

	<u>1999</u>	<u>1998</u>
Appropriations for loan funds:		
Housing fund	\$ 9,675	\$ 9,359
Economic development fund	8,287	9,132
Housing Opportunity Fund	<u>14,154</u>	<u>13,121</u>
	<u>32,116</u>	<u>31,612</u>
Reserves:		
Debt service:		
General Obligation Bonds -		
Rental Housing and Commercial	7,459	7,319
General operating and working capital reserve	10,200	5,246
Unrealized appreciation of investments	<u>599</u>	<u>1,483</u>
	<u>18,258</u>	<u>14,048</u>
Restrictions for single and multi-family bonds	<u>31,284</u>	<u>26,963</u>
Total designated retained earnings	\$ <u>81,658</u>	\$ <u>72,623</u>

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(1) Organization and Summary of Significant Accounting Policies (continued)

(c) Fund Accounting (continued)

The restricted amounts are for the payment of principal, redemption premium, if any, or interest on all outstanding multi-family and single family bond issues, in the event that no other monies are legally available for such payments. The Board may withdraw all or part of this restricted balance only if (i) the Authority determines that such monies are needed for the implementation or maintenance of any duly adopted program of the Authority; and (ii) no default exists in the payment of the principal, redemption premium, if any, or interest on such bonds.

The Authority has adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 20, "Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting". As permitted by the GASB Statement, the Authority may adopt all applicable Financial Accounting Standards Board (FASB) Statements and Interpretations issued after November 30, 1989, except for those that conflict with or contradict GASB pronouncements. As of December 31, 1999 no such FASB pronouncements have been adopted.

(d) Budget Policies and Procedures

The Authority's budget year is the calendar year. A budget committee consisting of Finance, Planning & Development and Human Resources staff reviews the initial drafts, makes necessary changes and presents the budget to the Executive Director for further review and approval. The Board is presented with a draft in November, and a public hearing is conducted. Modifications are made in an iterative process involving the Board, and the final version is adopted by the Board in December. The Board may modify the budget at any point during the fiscal year, but has chosen to do so only once in its history, in 1992.

The budget is developed on a full accrual basis with estimations of revenue by source and expenses by object. Funds remaining at the end of one year are budgeted again in the following year, if requested and approved.

(e) Cash

Cash at December 31, 1999 and 1998 primarily includes market interest accounts of which approximately \$1,802,000 and \$3,206,000, respectively, is restricted for various General Fund program purposes.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(1) Organization and Summary of Significant Accounting Policies (continued)

(f) Marketable Securities

The Authority accounts for its investments in accordance with GASB Statement No. 31, "Accounting and Financial Reporting for Certain Investments and for External Investment Pools" (Statement 31), which establishes accounting and financial reporting standards for investments held by governmental entities. Statement 31 requires most investments to be recorded at fair value and the recognition of unrealized gains and losses in the statement of revenue and expenses. Statement 31 allows money market investments and participating interest earning investment contracts that have a remaining maturity at the time of purchase of one year or less to be recorded at amortized cost. The net increase in the fair value for 1999 and 1998 is reflected in the income statement for the years presented.

The fair value of the Authority's investments is determined from quoted market prices. Long-term marketable securities are carried at fair value. However, the Authority's long-term marketable securities include investment contracts that have fixed maturities and fixed rates with flexible withdrawal provisions. These investment contracts are not transferable, are not affected by changes in market interest rates, and therefore are carried at current face value. Included in long-term marketable securities are \$114,492,000 and \$118,681,000 at December 31, 1999 and 1998, respectively, which are restricted for future debt service as required under the various bond resolutions. Short-term marketable securities are carried at amortized cost, which approximates market, and generally mature within 90 days. For purposes of the statements of cash flows, the Authority considers all short-term investments to be cash equivalents. The Authority must authorize all purchases and sales of investments in writing.

(g) Loans Receivable

Mortgage loans are carried net of deferred fee income, deferred mortgage yield recoupment income and allowance for loan losses. Generally, mortgage loans bear interest at rates ranging from 5.00% to 14.00% per annum, payable monthly over terms from 15 to 40 years. Commercial loans bear interest at rates ranging from 4.00% to 11.60% per annum, payable monthly or annually over terms from 4 to 30 years. Servicing of mortgage loans is provided by the Authority and various approved and qualified private lending institutions, on behalf of the Authority. Servicing costs are accounted for as a reduction of interest income.

(h) Fee Income and Expense

Loan and commitment fees, net of related costs, are deferred and amortized into interest income, using the effective interest method, over the estimated average lives of the loans. Under the Authority's current Single Family Bond Program, the borrower is provided a cash assistance payment of generally 3% of the loan amount. These payments are deferred and amortized into interest income, using the effective interest method, over the estimated average lives of the loans.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(1) Organization and Summary of Significant Accounting Policies (continued)

(i) Mortgage Yield Recoupment Income

Income in excess of arbitrage limits under the U.S. Treasury regulations advanced to the Authority in connection with certain bond issues is accounted for as an adjustment of the yield on the respective mortgage loan portfolio to the yield permitted under the regulations. These amounts are classified as reductions of loans receivable, and deferred and amortized over the lives of the respective mortgage loans.

(j) Compensated Absences

Full-time employees accrue vacation leave at the rate of between ten days and twenty days per year, depending on length of service. Partial full-time employees accrue vacation at 80% of full time employees, while part-time employees accrue vacation at 50%. Sick leave accrues to full-time employees at the rate of 9 days per year, and 7.2 days for partial full-time staff. Personal leave accrues to full-time employees at the rate of 2 days per calendar year and part-time employees accrue at 1.6 days. Both sick leave and personal leave are non-vesting and cannot be carried over into the next calendar year. The liability for compensated absences is included in the financial statements.

(k) Allowance for Losses

The allowance for losses on loans and other real estate owned is provided through charges against current operations based on management's periodic review of the loan and other real estate owned portfolios. This review considers such factors as the payment history of the loans, the projected cash flows of the borrowers, estimated value of the collateral, subsidies, historical loss experience for each type of insurance or guarantee (for losses particular to other real estate owned), additional guarantees provided by the borrowers and economic conditions. When this review determines that an exposure to loss is probable and can be reasonably estimated, a provision against current operations is made in the amount quantifiable. Loans receivable and other real estate owned are shown net of an allowance for losses of \$11,490,000 and \$229,000, respectively, for 1999, and \$4,012,000 and \$260,000, respectively, for 1998. The increase in the allowance is primarily attributable to a couple of multi-family project loans on which the Authority expects to incur some significant loss.

(l) Property, Equipment and Rental Real Estate Operations

The office building, furniture and equipment are carried at \$3,246,000 and \$3,257,000 at December 31, 1999 and 1998, respectively, representing cost, net of accumulated depreciation of \$3,281,000 and \$2,963,000, respectively. The Authority uses the straight-line method of depreciation with estimated useful lives of three to thirty-five years.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(1) Organization and Summary of Significant Accounting Policies (continued)

(1) Property, Equipment and Rental Real Estate Operations (continued)

The Authority commenced its Rental Acquisition Program ("RAP") in 1988, when the Board authorized the acquisition, rehabilitation and operation of below-market priced multi-family properties to provide affordable housing to low and moderate income families. The Authority has acquired and rehabilitated these properties with a combination of funds, including (i) general obligation and multi-family bond proceeds, (ii) seller-carry notes, and (iii) contributions from the Operating Fund. As a policy matter, the Authority sells these properties from time to time to qualified non-profit sponsors. Further, it is the policy of the Authority to distribute excess surplus equity from the component units semiannually. These distributions are reflected in the component unit's equity.

As of December 31, the Authority owned a total of 14 RAP projects, including its three component units, containing 1,415 units. Selected balance sheet items of the RAP are presented below:

	<u>1999</u>	<u>1998</u>
RAP combined, including component units:		
Property, net of accumulated depreciation of \$7,288,000 and \$6,088,000	\$ 27,465	\$ 27,755
Total assets	35,020	35,673
Total debt	27,343	29,413
Equity	7,677	6,260
RAP component units only:		
Property, net of accumulated depreciation of \$3,799,000 and \$3,055,000	\$ 18,334	\$ 18,556
Total assets	21,576	22,875
Total debt	17,695	19,620
Equity	3,881	3,255

All revenue and expenses of these properties, including depreciation and interest, are reflected in the operating results of the Authority's Operating Fund. RAP revenues are recorded as components of other revenue-rental operations and fees and miscellaneous income which includes RAP interest income. Operating and other expenses are recorded in general operating expenses, and interest expense on notes payable and general obligation bond proceeds used to acquire the properties is recorded in other interest expense. A summary of the operating results of the RAP properties follows on a stand-alone basis before elimination of intercompany transactions.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

- (1) Organization and Summary of Significant Accounting Policies (continued)  
 (1) Property, Equipment and Rental Real Estate Operations (continued)

	<u>1999</u>	<u>1998</u>
RAP combined, including component units:		
Rental operations	\$ 9,587	\$ 9,144
Interest income	157	177
General operating expenses	(3,728)	(3,814)
Depreciation expense	(1,214)	(1,069)
Interest expense	<u>(2,045)</u>	<u>(2,180)</u>
Net income	\$ <u>2,757</u>	\$ <u>2,258</u>
RAP component units only:		
Rental operations	\$ 6,341	\$ 5,877
Interest income	134	145
General operating expenses	(2,389)	(2,446)
Depreciation expense	(758)	(622)
Interest expense	<u>(1,362)</u>	<u>(1,450)</u>
Net income	\$ <u>1,966</u>	\$ <u>1,504</u>

- (m) Deferred Debt Financing Costs and Bond Discounts and Premiums  
 Costs of debt issuance are deferred and amortized over the expected average lives of the bond issues using the effective interest method. Discounts and premiums on bonds payable are deferred and amortized over the lives of the respective bond issues using the effective interest method.

- (n) Other Real Estate Owned  
 Other real estate owned represents real estate acquired through foreclosure and in-substance foreclosures. Other real estate owned is initially recorded at the lower of the investment in the loan or the estimated net realizable value. Subsequent losses are provided for through the allowance for losses.

- (o) Other Assets  
 Included in other assets are escrows related to RAP and loans serviced by the Authority, unamortized costs of mortgage servicing rights, and investments in public/private partnerships and corporations designed to foster economic development. Where such investments represent a 20% to 50% ownership interest, the Authority uses the equity method of accounting. All other investments are recorded at cost. The carrying value of such investments is approximately \$192,000 and \$223,000 at December 31, 1999 and 1998, respectively.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(1) Organization and Summary of Significant Accounting Policies (continued)

(p) Federally Assisted Program Advances

In accordance with and pursuant to contracts between the Authority and the Department of Housing and Urban Development ("HUD"), the Authority administers the Section 8 Housing Assistance Payments ("HAP") Program in certain areas of the State of Colorado. Under this program, housing assistance payments are made to the owners of rental housing developments on behalf of tenants of limited income who meet the eligibility requirements. HUD advances funds to the Authority for the housing assistance payments and, for certain developments, pays a monthly fee to the Authority for its administration of the subsidy contracts. These administrative fees, approximately \$1,275,000 and \$1,234,000 in 1999 and 1998, respectively, are recognized as other revenue when earned.

(q) Other Revenue and Other Interest Expense

Other revenue includes rent income from RAP, administrative fees from HAP, tax credit program fees, servicing fees, and reimbursements and fees from other programs. Other interest expense includes actual interest costs on debt incurred to finance RAP projects and on borrowings incurred to finance the Authority's facilities and equipment.

(r) Debt Refunding

For current refundings and advance refundings resulting in defeasance of debt reported by proprietary activities, the difference between the reacquisition price and the net carrying amount of the old debt is deferred and amortized as a component of interest expense over the remaining life of the old or new debt, whichever is shorter, using the effective interest method. The deferred refunding amounts are classified as a component of bonds payable in the financial statements.

(s) Risk Management

The Authority has a risk management program under which the various risks of loss associated with its business operations are identified and managed. The risk management techniques utilized include a combination of standard policies and procedures, purchased insurance and partial self insurance. Commercial general liability, property losses, business automobile liability, worker's compensation and public officials liability are all managed through purchased insurance. For excess risk exposure, all employee medical claims in excess of \$25,000 per individual and \$469,000 aggregate per year are also covered by the purchase of stop-loss insurance.

(t) Reclassifications

Certain prior year balances have been reclassified to conform with current year presentation.



COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(1) Organization and Summary of Significant Accounting Policies (continued)

(u) Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reported period. Actual results could differ from those estimates.

(2) Cash and Marketable Securities

Investment of the Authority's monies is made in accordance with the Authority's investment guidelines, which have been approved by the Board and are in compliance with the Act and the laws of the State of Colorado.

Permitted investments under these investment guidelines include obligations of the U.S. Treasury, its agencies and instrumentalities, commercial paper rated A-1 or P-1, certificates of deposit, repurchase agreements, money market mutual funds and investment agreements.

The Authority categorizes its cash into three categories as to their risk. Category 1 includes federally insured deposits, or deposits fully collateralized with securities held in the Authority's name. Category 2 includes any bank balance that is collateralized with securities held by the pledging financial institution, or by its trust department or agent, but not in the Authority's name. Category 3 includes cash on hand, which is not insured.

At December 31, 1999 the Authority had cash deposits with a carrying value of \$5,211,000. These balances are categorized as follows:

<u>Risk Category</u>	<u>Cash Balance</u> <u>December 31, 1999</u>
1	\$ 847
2	4,363
3	<u>1</u>
TOTAL	\$ <u>5,211</u>

All of the Authority's marketable securities are also categorized into three categories as follows to provide an indication of the level of risk assumed as of December 31, 1999. Short-term marketable securities are carried at amortized cost, which approximates market. Long-term marketable securities are carried at fair value. Category 1 includes those investments which are insured, or registered securities held by the Authority or its trustee in the Authority's name. Category 2 includes those investments which are uninsured and unregistered, with securities held by the counterparty's trust department or its agent in the Authority's name. Category 3 includes those investments which are uninsured and unregistered, with securities held by the counterparty or its agent, but not in the Authority's name. Amounts not subject to categorization include money market mutual funds and uncollateralized investment agreements because securities are not issued as evidence of these investments.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(2) Cash and Marketable Securities (continued)

	<u>Categories</u>			<u>Total</u>
	<u>1</u>	<u>2</u>	<u>3</u>	
Categorized:				
U.S. government & agency obligations	\$ 27,023	-	-	\$ 27,023
Investment agreements	-	84,377	-	84,377
Repurchase agreements	<u>30,432</u>	<u>-</u>	<u>-</u>	<u>30,432</u>
	\$ <u>57,455</u>	<u>84,377</u>	<u>-</u>	\$ 141,832
Uncategorized:				
Treasury money market funds				48,065
Investment agreements				<u>278,694</u>
				\$ <u>468,591</u>

Investment agreements meet the requirements of the rating agency providing the rating on the debt issue for which the investment serves as collateral, and of the Board in accordance with the Act. Such investments are held by financial institutions having the same or higher ratings as that of the applicable debt issue, and the agreements generally provide for collateralization of balances in the event of rating agency downgrade of the institution below the related bond ratings.

From time to time, the Authority invests in repurchase agreements. Securities underlying repurchase agreements are limited to those government obligations permitted by the Authority's investment guidelines and have a market value of 102% of the cost of the repurchase agreement. The Authority's collateral interest in the underlying securities is perfected by delivery of the securities to the Authority's trustee.

The following schedule shows the Authority's net (decrease) increase in fair value of long-term marketable securities by fund, for the years ended December 31, 1999 and 1998:

<u>Description</u>	<u>1999</u>	<u>1998</u>
General Fund	\$ (884)	\$ 483
Multi-family Housing Insured Mortgage Revenue	(3,481)	1,380
Single Family Housing Revenue	(160)	30
Single Family Revenue	(513)	172
Single Family Residential Housing Revenue	-	(250)
Single Family GNMA	-	(355)
Single Family Program Senior and Subordinate	<u>(83)</u>	<u>39</u>
TOTAL	\$ <u>(5,121)</u>	\$ <u>1,499</u>

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(3) Loans Receivable

Loans receivable at December 31, 1999 and 1998 consist of the following:

	<u>1999</u>	<u>1998</u>
General Fund	\$ 179,461	\$ 159,842
Multi-family bond programs:		
Housing Insured Mortgage Revenue	351,244	319,840
Mortgage Revenue	4,218	4,282
Single Family bond programs:		
Housing Revenue	69,765	82,504
Taxable Revenue	13,259	19,680
Taxable Program Senior and Subordinate	4,408	6,651
Revenue Bonds	2,831	3,872
Program Bonds	20,260	3,510
Program Senior and Subordinate	517,085	448,470
Revenue Refunding	<u>733</u>	<u>1,006</u>
Total loans receivable	1,163,264	1,049,657
Deferred cash assistance expense	24,508	18,921
Deferred fee income	(9,765)	(10,630)
Deferred mortgage yield recoupment income	(162)	(341)
Allowance for loan losses	<u>(11,490)</u>	<u>(3,668)</u>
Total loans receivable, net	\$ <u>1,166,355</u>	\$ <u>1,053,939</u>

General Fund loans are generally collateralized by mortgages on real property and improvements. At December 31, 1999 and 1998, \$23,386,000 and \$21,523,000 of these loans (ACCESS program), respectively, are secured by first liens ahead of second liens from the Small Business Administration. Generally, the Authority's lien is secured at origination with collateral having a loan-to-value ratio of 45 to 50 percent. Additionally, at December 31, 1999 and 1998, \$25,135,000 and \$19,495,000 of these loans (QIC/QAL program), respectively, are secured by a guarantee of the Small Business Administration or Consolidated Farm Services, formerly Farmers Home Administration.

Multi-family bond program loans are collateralized by first mortgages on applicable real estate, and, in most cases, are further insured by an agency of the United States government.

Single family bond program loans are collateralized by first mortgages on applicable real property, and in the case of loans with a loan-to-value ratio of 80% or more, are either insured by private mortgage insurance or the Federal Housing Administration or guaranteed by the Veterans Administration or Rural Economic and Community Development Department, formerly Farmers Home Administration.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(3) Loans Receivable (continued)

All loans receivable of the Authority are originated in the State of Colorado, with a majority of the underlying collateral in the Front Range and Denver metropolitan areas. Single family program loans are made to low and moderate income families. Multi-family housing borrowers are non-profit and for-profit developers, while commercial borrowers are generally for-profit entities, doing business throughout Colorado.

At December 31, 1999 and 1998, the amounts available in the Bond Funds for additional investments in new loans, and exclusive of single family mortgage loans warehoused in the Authority's General Fund of \$69.5 million and \$61.1 million, respectively, are as follows:

	<u>1999</u>	<u>1998</u>
Recycled funds loans (single family mortgage prepayments)	\$ 29,096	\$ 26,130
Single family mortgage program	48,598	77,594
General obligation mortgages and projects	-	38
Multi-family mortgages and projects	<u>66,188</u>	<u>49,880</u>
	<u>\$ 143,882</u>	<u>\$ 153,642</u>

(4) Bonds and Notes Payable

The aggregate principal amounts of bonds and notes payable at December 31, 1999 and 1998 are shown below. Interest is payable semiannually unless otherwise noted.

<u>Description and due date</u>	<u>Interest rate (%)</u>	<u>1999</u>	<u>1998</u>
General Fund:			
General Obligation Bonds:			
1986 Series A 2007-2021	7.25	\$ 2,530	\$ 2,530
1991 Series A 2000-2029	6.90 to 7.50	19,430	19,695
1992 Series A 2000-2030	9.125	3,325	3,345
1994 Series A 2000-2030	5.40 to 6.875	24,765	26,130
1998 Series A 2000-2017	4.00 to 5.25	1,565	1,610
ACCESS Programs:			
1991 Series A 2000-2011	8.70 to 9.15	7,560	7,980
1991 Series B 2000-2011	7.55 to 9.40	6,430	6,805
1995 Series A 2000-2015	7.67	5,699	5,875
1997 Series A 2000-2018	7.22	6,309	6,946
1999 Series A 2000-2019	6.49	6,900	-
QIC Program:			
1993 Series A 2000-2018	7.87	188	1,337
1994 Series A 2000-2019	6.51	867	1,247
1994 Series B 2000-2021	6.53	2,137	3,884
1995 Series A 2000-2020	7.60	2,873	5,575
1997 Series A 2000-2023	6.56	2,749	4,160
1999 Series A 2000-2024	5.71	9,954	-

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(4) Bonds and Notes Payable (continued)

<u>Description and due date</u>	<u>Interest rate (%)</u>	<u>1999</u>	<u>1998</u>
Multi-family Mortgage Revenue Bond:			
1994 Series A      2000-2002	7.25	\$ <u>194</u>	\$ <u>247</u>
		<u>103,475</u>	<u>97,366</u>
Multi-family Housing Insured Mortgage Revenue Bonds:			
1977 Series A      2000-2019	6.00	15,710	16,065
1977 Series B      2000-2020	6.00	33,370	34,125
1982 Series A      2000-2025	9.00	18,550	21,695
1982 Series B      2000-2025	6.00	11,645	11,645
1984 Series A      2000-2016	7.50	6,250	6,250
1991 Series A      2000-2026	7.35	2,505	2,515
1992 Series A      2000-2023	7.90 to 8.30	80,205	81,505
1993 Series A      2000-2029	5.125 to 5.90	16,665	16,830
1995 Series A      2000-2037	5.40 to 6.80	12,030	12,115
1995 Series B      2000-2037	5.25 to 6.75	14,300	14,380
1995 Series C      2000-2015	5.10 to 7.00	12,945	13,015
1996 Series A      2000-2037	4.50 to 7.20	37,475	38,205
1996 Series B      2000-2037	5.75 to 8.00	8,930	8,995
1996 Series C      2000-2038	4.90 to 8.10	24,255	24,390
1997 Series A      2000-2038	4.30 to 7.125	19,815	20,020
1997 Series B      2000-2038	4.20 to 7.25	29,595	29,770
1997 Series C      2000-2039	4.40 to 6.75	54,865	55,505
1998 Series A      2000-2039	5.35 to 6.70	20,730	20,730
1998 Series B      2000-2040	5.45 to 7.00	7,300	7,300
1999 Series A      2000-2041	3.25 to 6.65	34,915	-
1999 Series B      2001-2041	5.25 to 5.85	5,580	-
1999 Series C      2001-2041	4.55 to 7.93	<u>18,140</u>	<u>-</u>
		<u>485,775</u>	<u>435,055</u>
Multi-family Mortgage Revenue Bonds (Principal and interest payable monthly):			
Series 1978-3      2000-2017	6.50	1,333	1,369
Series 1980-1      2000-2021	10.50	766	775
Series 1981-1      2000-2022	11.00	<u>2,119</u>	<u>2,139</u>
		<u>4,218</u>	<u>4,283</u>
Single Family Housing Revenue Refunding Bonds:			
1991 Refunding Series A      2000-2031	6.30 to 7.25	52,401	63,958
1995 Refunding Series A      2000-2013	4.50 to 5.65	9,535	12,265

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(4) Bonds and Notes Payable (continued)

<u>Description and due date</u>	<u>Interest rate (%)</u>	<u>1999</u>	<u>1998</u>
1996 Refunding Series AA	2005-2023 4.80 to 5.625	\$ <u>34,495</u>	\$ <u>34,495</u>
		<u>96,431</u>	<u>110,718</u>
Taxable Single Family Mortgage Revenue Bonds:			
1998 Issue I	2000-2018 6.10 to 6.65	<u>15,200</u>	<u>26,000</u>
Taxable Single Family Program Senior and Subordinate Bonds:			
1993 Issue A	2000-2011 6.80 to 7.625	<u>3,940</u>	<u>6,630</u>
Single Family Revenue Bonds:			
1985 Series A	2014 11.125	1,170	1,158
1985 Series B	2010-2017 8.75	3,525	3,525
1985 Series C	- 8.75 to 10.00	-	1,385
1993 Refunding Series A	2005-2014 7.00	<u>6,953</u>	<u>7,142</u>
		<u>11,648</u>	<u>13,210</u>
Single Family Program Bonds:			
1998 Series C	2000-2029 4.50 to 5.625	<u>19,527</u>	<u>20,084</u>
Single Family Program Senior and Subordinate Bonds:			
1989 Series A	- 7.60 to 9.25	-	5,565
1989 Series B	- 7.15 to 8.70	-	7,320
1989 Series C	- 7.20 to 9.60	-	7,185
1990 Series A	2000-2021 7.55 to 9.375	3,005	5,570
1990 Series B	2000-2022 7.95 to 9.75	3,540	6,795
1990 Series C	2000-2022 6.85 to 9.20	6,420	11,605
1991 Series A	2000-2023 6.70 to 9.40	3,530	6,945
1991 Series B	2000-2023 6.60 to 9.00	6,995	11,675
1991 Series C	2000-2023 6.50 to 9.075	11,100	17,245
1991 Series D	2000-2023 6.20 to 8.65	8,860	12,740
1992 Series A	2000-2024 6.10 to 8.70	15,140	22,135
1994 Series B	2000-2024 5.75 to 7.50	3,725	5,865
1994 Series C	2000-2024 6.00 to 7.90	4,230	6,990
1994 Series D-I	2000-2024 5.40 to 8.00	3,790	6,785
1994 Series D-II	2000-2025 5.65 to 8.125	3,680	6,250
1994 Series E	2000-2024 5.60 to 8.125	4,750	8,210
1994 Series F	2000-2025 6.75 to 8.625	2,840	5,230
1995 Series A	2000-2025 5.50 to 8.00	10,220	15,020
1995 Series B	2000-2025 5.40 to 7.90	10,795	16,115
1995 Series C	2000-2025 4.95 to 7.65	15,545	21,520
1995 Series D	2000-2026 5.20 to 7.38	27,835	34,885
1996 Series A	2000-2027 4.70 to 7.40	30,130	36,400
1996 Series B	2000-2027 4.85 to 7.65	28,815	37,560

COLORADO HOUSING AND FINANCE AUTHORITY

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(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(4) Bonds and Notes Payable (continued)

<u>Description and due date</u>	<u>Interest rate (%)</u>	<u>1999</u>	<u>1998</u>
Single Family Program Senior and Subordinate Bonds (continued):			
1996 Series C	2000-2027	4.70 to 7.55	
1997 Series A	2000-2027	4.35 to 7.25	
1997 Series B	2000-2028	4.60 to 7.00	
1997 Series C	2000-2028	4.80 to 6.875	
1998 Series A	2000-2029	4.60 to 6.60	
1998 Series B	2000-2029	4.50 to 6.55	
1998 Series D	2000-2029	4.25 to 6.35	
1999 Series A	2000-2030	4.25 to 6.45	
1999 Series B	2000-2030	4.875 to 6.80	
1999 Series C	2001-2031	4.70 to 7.20	
		\$ 37,340	\$ 38,460
		41,160	42,755
		38,025	44,280
		40,765	44,650
		48,220	50,000
		48,915	50,038
		59,820	60,000
		50,000	-
		60,000	-
		70,720	-
		<u>699,910</u>	<u>645,793</u>
Single Family Revenue Refunding:			
1994 Series A	2000-2011	5.00 to 5.30	
		705	1,130
Mortgage notes:			
September 4, 2020		1.00	
June 22, 2025		1.00	
July 1, 2004		4.50	
March 1, 2000		5.00	
June 30, 2001		5.37	
March 1, 2000		6.00	
April 1, 2000		11.47	
March 31, 2003		-	
November 1, 2005		-	
January 4, 1999		5.06 to 5.32	
January 15, 1999		4.85	
January 31, 2000		2.00	
January 5, 2000		5.81 to 5.91	
		918	958
		797	824
		768	784
		65	65
		1,250	1,273
		100	100
		52	156
		170	213
		70	90
		-	27,500
		-	2,900
		2,490	-
		45,460	-
Unsecured notes payable:			
April 1, 2028		7.40	
January 4, 1999		5.584	
January 5, 2000		6.63 to 7.017	
August 23, 2003		Variable	
August 23, 2003		Variable	
		-	1,117
		-	11,285
		6,330	-
		84	93
		215	65
		<u>58,769</u>	<u>47,423</u>
Total bonds and notes payable		1,499,598	1,407,692
Discounts/premiums, net			
Deferred refunding amounts		39,569	30,555
		(123)	293
Total bonds and notes payable, net		\$ <u>1,539,044</u>	\$ <u>1,438,540</u>

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(4) Bonds and Notes Payable (continued)

Included in several of the bond issues shown above are Capital Appreciation Bonds ("CAB") and Capital Appreciation Term Bonds ("CATB"). The principal amounts of these bonds appreciate based on semiannual compounding of the original principal balances at the interest rates specified. The appreciated balances of these bonds at maturity and as reflected in the accompanying statements of financial condition at December 31, 1999 and 1998 are as follows:

<u>Description, due date and type</u>	<u>Interest rate (%)</u>	<u>Appreciated Balances</u>		
		<u>Maturity</u>	<u>1999</u>	<u>1998</u>
Single Family Revenue Bonds:				
1985 Series A      2014 CATB	11.125	\$ 5,725	\$ 1,170	\$ 1,158
1993 Refunding Series A      2014 CATB	7.00	19,070	6,953	7,142
Single Family Housing Revenue Bonds:				
1991 Refunding Series A      2001-2006 CAB	6.70 to 7.00	18,725	14,561	13,613
Single Family Senior and Subordinate Bonds:				
1998 Series B      2029 CATB	5.5	6,940	1,375	1,303
Single Family Program Bonds:				
1998 Series C      2029 CATB	5.625	16,285	3,112	2,944

Bonds and notes payable sinking fund installments and maturities during the five years subsequent to December 31, 1999 are as follows:

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Bonds:					
General Fund:					
General Obligation	\$ 3,377	\$ 3,110	\$ 3,537	\$ 4,236	\$ 4,452
Multi-family Mortgage Revenue	62	67	66	-	-
Multi-family:					
Housing Insured Mortgage Revenue	5,365	5,955	6,510	6,970	7,440
Mortgage Revenue	66	72	79	87	95
Single Family:					
Housing Revenue	4,255	4,233	4,028	3,783	3,424
Taxable Mortgage Revenue	165	175	185	195	205
Taxable Program Senior and Subordinate Revenue	35	-	-	-	-
Program Bonds	440	460	485	510	535
Program Senior and Subordinate Revenue Refunding	8,885	11,995	13,025	13,625	13,925
	50	40	40	40	65
Notes Payable	<u>54,660</u>	<u>1,363</u>	<u>140</u>	<u>441</u>	<u>773</u>
	<u>\$77,360</u>	<u>\$27,470</u>	<u>\$28,095</u>	<u>\$29,887</u>	<u>\$30,914</u>



COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(4) Bonds and Notes Payable (continued)

Aggregate maturities of bonds and notes payable subsequent to the year 2004 are \$1,305,872,000.

Assets of the various Bond Funds are pledged for payment of principal and interest on the applicable bonds. In addition, certain assets are further restricted by bond resolutions for payment of interest on and/or principal of bonds in the event that the related debt service funds and other available monies are insufficient. Such assets are segregated within the various Bond Funds and are held in cash, marketable securities or investment agreements. At December 31, 1999 and 1998, these assets were at least equal to the amounts required to be restricted.

As of December 31, 1999 and 1998, the Authority had a \$52,000 and \$156,000, respectively, note payable to a bank under its Taxable Multi-family Rental Housing Rehabilitation Program. The note is secured by the pledge of, and is being repaid with the principal and interest payments on, the mortgage loan participations, which were acquired with the note proceeds. In the event of default of any underlying mortgage loan, the Authority is obligated to the bank for up to one-third of any deficiency of amounts due the bank upon foreclosure or other conversion of the defaulted loan. The Authority receives an ongoing fee representing .25% of the unpaid balance of its participation interest.

The Authority has an agreement with the Federal Home Loan Bank of Topeka (FHLB) for borrowings of up to \$70,000,000. Amounts drawn under the agreement bear interest at the same rates charged by the FHLB to its member banks and are collateralized by certain mortgage loans and/or investment securities. As of December 31, 1999 and 1998, the outstanding borrowings under this agreement were \$45,460,000 and \$30,400,000, respectively.

The Authority also has a revolving, unsecured, bank line of credit for borrowings of up to \$30,000,000. Amounts drawn under the agreement bear interest fixed at .52% per annum above the London Interbank Offered Rates (LIBOR). The line of credit agreement terminates on July 25, 2001. As of December 31, 1999 and 1998, the outstanding borrowings under this agreement were \$6,330,000 and \$11,285,000.

During 1999, the Authority secured an agreement with another bank for a secured line of credit authorizing borrowings of up to \$3,000,000. The agreement provides for the Authority to borrow an amount based on the prior month's average daily balance of custodial funds held in a non-interest bearing account at the bank. Amounts drawn under the agreement bear interest fixed at 2% per annum, and are invested with the bank in a money market savings account. The line of credit agreement terminates on July 1, 2000. As of December 31, 1999, the outstanding borrowings under this agreement were \$2,490,000.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(4) Bonds and Notes Payable (continued)

The Authority has issued certain conduit Multi-family Housing Revenue Bonds and Industrial Development Bonds, the proceeds of which were made available to various developers and corporations for rental housing and commercial purposes. As of December 31, 1999, \$152,660,000 and \$38,380,000, respectively, of these bonds were outstanding. The corresponding amounts outstanding as of December 31, 1998 were \$166,560,000 and \$28,690,000, respectively. The bonds are payable solely from amounts received by the trustees from the revenue earned by the developers and corporations. Loan and corresponding debt service payments are guaranteed by irrevocable direct-pay letters of credit, or other credit enhancement arrangements. The faith and credit of the Authority is not pledged for the payment of the principal or interest on the bonds. Accordingly, these obligations are excluded from the Authority's financial statements.

(5) Debt Refundings

On October 19, 1999, the Authority issued its Single Family Program Senior and Subordinate Bonds, 1999 Series C, in the aggregate principal amount of \$70,720,000. Proceeds of the bonds were used for new mortgage loans and to refund its outstanding Single Family Program Senior and Subordinate Bonds, 1989 Series A, B and C in the amount of \$11,295,000. The refunding resulted in a substantial decrease in aggregate debt service requirements of \$1,870,000 and an approximate economic gain to the Authority of \$389,000.

On June 25, 1998, the Authority issued its Single Family Program Senior and Subordinate Bonds, 1998 Series B, in the aggregate principal amount of \$50,002,000. Proceeds of the bonds were used for new mortgage loans and to refund its outstanding Single Family Residential Housing Revenue Bonds, 1986 Series A, and 1987 Series B and C in the amounts of \$13,133,000, \$9,240,000 and \$8,455,000, respectively. The refunding resulted in a substantial decrease in aggregate debt service requirements of \$9,545,000 and an approximate economic gain to the Authority of \$7,691,000.

On June 25, 1998, the Authority also issued its Single Family Program Bonds, 1998 Series C, in the aggregate principal amount of \$20,001,000. Proceeds of the bonds were used for new mortgage loans and to refund its outstanding Single Family Residential Housing Revenue Bonds, 1987 Series A in the amount of \$6,845,000. The refunding resulted in a decrease in aggregate debt service requirements of \$2,095,000 and an approximate economic gain to the Authority of \$1,688,000.

In accordance with Governmental Accounting Standards Board Statement No. 23, the following deferred amounts related to the 1999 and 1998 refunding transactions are being amortized over the estimated remaining lives of the old debt.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(5) Debt Refundings (continued)

	<u>1999</u>	<u>1998</u>
Single Family Program Senior and Subordinate Bonds, 1989 Series A, B, and C:		
Deferred fee income	\$ (58)	\$ -
Deferred debt financing costs	74	-
Call premium	226	-
Single Family Residential Housing Revenue Bonds, 1986 Series A and 1987 Series B and C:		
Deferred fee income	-	(522)
Mortgage yield recoupment	-	(517)
Deferred debt financing costs	-	733
Unamortized discount	-	147
Single Family Residential Housing Revenue Bonds, 1987 Series A:		
Deferred fee income	-	(111)
Mortgage yield recoupment	-	(81)
Deferred debt financing costs	<u>-</u>	<u>128</u>
Total deferred amount	\$ <u>242</u>	\$ <u>(223)</u>

(6) Early Extinguishment of Debt

On June 1, 1998, the Authority called all of its 1988 Series A Single Family Mortgage Revenue Bonds (GNMA Mortgage-Backed Securities Program).

A summary of the resulting gain from early extinguishment of debt is as follows:

	<u>1999</u>	<u>1998</u>
Single Family Mortgage Revenue Bonds (GNMA Mortgage-Backed Securities Program) 1988 Series A:		
Deferred fee income	\$ -	\$ (571)
Gain on sale of marketable securities	-	(231)
Deferred other expense	-	453
Deferred debt issuance	-	145
Call premium	<u>-</u>	<u>129</u>
Total	\$ <u>-</u>	\$ <u>(75)</u>

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(7) Selected Financial and Operating Data

Selected financial and operating data of the various program funds of the Authority as of December 31, 1999 are as follows:

	<u>Total Assets</u>	<u>Bonds and Notes Payable</u>	<u>Fund Equity</u>
General Fund	\$ 280,203	\$ 178,329	\$ 81,658
Multi-family:			
Housing Insured Mortgage Revenue	499,690	475,963	15,088
Mortgage Revenue	4,252	4,218	-
Single Family:			
Housing Revenue	123,258	97,772	24,637
Taxable Revenue	17,273	15,200	1,742
Taxable Program Senior and Subordinate	5,202	4,178	997
Revenue	16,953	11,643	5,205
Program Senior and Subordinate	771,188	748,682	11,867
Program Bonds	20,762	19,585	1,043
Revenue Refunding	1,128	705	155
Intercompany Eliminations	(17,318)	(17,231)	-
	<u>\$ 1,722,591</u>	<u>\$ 1,539,044</u>	<u>\$ 142,392</u>
	<u>Total Revenue</u>	<u>Interest Expense</u>	<u>Net Income (Loss)</u>
General Fund	\$ 34,197	\$ 10,489	\$ 9,035
Multi-family:			
Housing Insured Mortgage Revenue	31,834	30,162	(5,255)
Mortgage Revenue	402	402	-
Single Family:			
Housing Revenue	9,442	6,661	808
Taxable Revenue	1,563	1,280	215
Taxable Program Senior and Subordinate	546	338	174
Revenue	1,219	1,364	(161)
Program Senior and Subordinate	46,404	42,849	339
Program Bonds	1,084	1,013	37
Revenue Refunding	70	46	12
Intercompany Eliminations	(1,292)	(1,895)	-
	<u>\$ 125,469</u>	<u>\$ 92,709</u>	<u>\$ 5,204</u>

Certain multi-family insured mortgage revenue bonds are secured by insured mortgage loans receivable from the Authority's instrumentalities, whose assets and operations are accounted for within the General Fund. For financial statement purposes, all transactions between the General Fund and the Bond Funds are eliminated.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(8) Retirement Plans

Employees of the Authority are members of the Public Employees' Retirement Association of Colorado ("PERA"), which is a cost-sharing, multiemployer public employee retirement system plan.

Generally all employees are required to participate in PERA. Under the plan, State statute provides that members are eligible for full retirement benefits at age 50 with at least 25 years service with a participating employer, at age 60 with at least 20 years of service, at age 65 with at least 5 years service, or by earning 35 or more years of credited service. Reduced retirement benefits are available at age 55 with at least 20 years service or at age 60 with at least 5 years service. Additionally, disability and survivors benefits are available. Benefits are vested after five years of service.

On May 6, 1997, the Governor signed into law House Bill 97-1082. This legislation changed the benefit formula for each year of service over 20 from 1.5 percent of Highest Average Salary per year to 2.5 percent with a 100 percent maximum. All current benefit recipients with more than 20 years of service had their benefit recalculated. Benefit payments dated July 31, 1997, and later reflect this new calculation. The legislation also establishes a two-tier disability retirement program applicable to members who apply for disability on or after January 1, 1999.

Under the plan, State statute requires the Authority and participating employees to contribute 10% and 8%, respectively, of the employees' gross salaries, as defined by the plan. The Authority's total eligible payroll for participating employees was \$6,201,000 and \$5,584,000 for 1999 and 1998, respectively. Contributions by the Authority and employees approximated \$620,000 and \$496,000, respectively, for 1999, while for 1998 the amounts were \$558,000 and \$447,000, respectively.

The pension benefit obligation, which is the actuarial measure of the present value of credited projected benefits, is a standardized disclosure measure of the present value of pension benefits, adjusted for the effects of projected salary increases and any step-rate benefits, estimated to be payable in the future as a result of employee service to date. The measure is intended to help users of the Authority's financial statements assess PERA's funding status on a going-concern basis, assess progress made in accumulating sufficient assets to pay benefits when due, and make comparisons among PERA and other pension programs and among employees. As of December 31, 1998, the date of the latest available audited information, the total actuarial accrued liability and total net assets available for benefits of the Municipal Division of PERA, in which the Authority's pension contributions and benefits are included, were \$1,301,869,000 and \$1,477,009,000, respectively.

COLORADO HOUSING AND FINANCE AUTHORITY

Notes to Financial Statements

(Amounts for all notes in tabular format are in thousands.)

Years Ended December 31, 1999 and 1998

(8) Retirement Plans (continued)

PERA, as a separate entity, issues its own annual financial statements, included in which is historical ten-year trend information for all contributions to the retirement system.

Included in the Authority's general obligation debt are bonds payable to PERA of \$37,676,000 and \$29,024,000 at December 31, 1999 and 1998, respectively.

An additional benefit offered to eligible Authority employees through PERA is a Voluntary Investment Program ("VIP"), established under Section 401(k) of the Internal Revenue Code. Participants may invest between 1% and 18% of their annual gross salaries up to the annual IRS limit. The Authority contributes 1% of each participating employee's salary and in addition, matches 50% of the participating employee's contribution, up to 5% of gross salary.

The Authority also offers a deferred compensation plan for the purpose of providing retirement income for eligible employees, defined as those who have completed three months of employment with the Authority. This defined contribution plan is qualified under Section 457 of the Internal Revenue Code. The plan is administered by an independent trustee.

## Required Supplementary Information

Year 2000 Compliance

December 31, 1999

Year 2000 Issue

In 1997, the Authority developed a plan for year 2000 information technology readiness and compliance, covering awareness, assessment, remediation, validation and testing. As of December 31, 1999, the Authority had completed all stages of the project as defined in GASB Technical Bulletin No. 98-1, "Disclosures about Year 2000 Issues". As a result, the Authority encountered no adverse effects at year end.

Resources utilized for the project for the year ended December 31, 1998 amounted to approximately \$100,000. Estimated resources committed to the Authority's Year 2000 effort for the year ended December 31, 1999 are \$155,000, including staff time.

**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Statement of Financial Condition by Program**  
**December 31, 1999 and 1998**  
(000s Omitted)

ASSETS	General Fund	Single Family	Multi-family	Eliminations	Memorandum Totals	
					1999	1998
Cash	\$ 5,211	-	-	-	5,211	4,080
Marketable securities:						
Short-term	30,043	223,574	88,789	-	342,406	348,403
Long-term, at fair value	18,636	62,881	44,668	-	126,185	132,297
Total cash and marketable securities	53,890	286,455	133,457	-	473,802	484,780
Loans receivable, net	170,753	648,564	364,269	(17,231)	1,166,355	1,053,939
Accrued interest receivable	1,748	8,933	4,650	(87)	15,244	13,217
Property and equipment, net:						
Corporate facilities	3,246	-	-	-	3,246	3,257
Rental operations	27,465	-	-	-	27,465	27,755
Deferred debt financing costs, net	1,682	11,333	2,794	-	15,809	15,381
Other real estate owned, net	669	126	-	-	795	326
Other assets	19,708	147	20	-	19,875	13,559
Due from (to) other funds	1,042	207	(1,249)	-	-	-
	\$ 280,203	955,765	503,941	(17,318)	1,722,591	1,612,214

**LIABILITIES AND FUND EQUITY**

Liabilities:						
Bonds and notes payable, net	\$ 178,329	897,765	480,181	(17,231)	1,539,044	1,438,540
Accrued interest payable	2,487	11,869	7,810	(87)	22,079	20,633
Accounts payable	6,148	222	862	-	7,232	8,943
Federally assisted program advances	4,004	-	-	-	4,004	1,011
Deferred fee income	196	-	-	-	196	133
Escrow and refundable deposits	7,381	263	-	-	7,644	5,766
Total liabilities	198,545	910,119	488,853	(17,318)	1,580,199	1,475,026
Fund equity - retained earnings:						
Restricted	-	45,646	15,088	-	60,734	64,565
General Fund - Board designated	81,658	-	-	-	81,658	72,623
Total fund equity - retained earnings	81,658	45,646	15,088	-	142,392	137,188
	\$ 280,203	955,765	503,941	(17,318)	1,722,591	1,612,214

See notes to financial statements



**COLORADO HOUSING AND FINANCE AUTHORITY**  
 Statements of Revenue, Expenses  
 and Changes in Retained Earnings by Program  
 December 31, 1999 and 1998  
 (000s Omitted)

	General Fund	Single Family	Multi-family	Eliminations	Memorandum Totals	
					1999	1998
<b>Interest and investment revenues:</b>						
Loans receivable	\$ 12,857	42,121	28,338	(1,292)	82,024	81,305
Marketable securities	3,557	18,963	7,379	-	29,899	27,818
Net increase (decrease) in fair value of marketable securities	(884)	(757)	(3,480)	-	(5,121)	1,499
Total interest and investment revenue	15,530	60,327	32,237	(1,292)	106,802	110,622
Net interest revenue	10,489	53,551	30,564	(1,895)	92,709	90,155
Other revenues (expenses):	5,041	6,776	1,673	603	14,093	20,467
Rental operations	9,587	-	-	-	9,587	9,321
Fees and miscellaneous income	9,080	-	-	-	9,080	8,612
Program fees (expenses)	3,426	(3,169)	(257)	-	-	-
Total other revenue	22,093	(3,169)	(257)	-	18,667	17,933
<b>Net revenue</b>	27,134	3,607	1,416	603	32,760	38,400
<b>Other expenses:</b>						
Salaries and related benefits	8,387	-	-	-	8,387	7,445
General operating	9,015	439	192	-	9,646	8,620
Provision for losses	1,115	(89)	6,479	-	7,505	189
Other interest expense	1,415	-	-	603	2,018	2,162
Transfers	(1,833)	1,833	-	-	-	-
Total other expenses	18,099	2,183	6,671	603	27,556	18,416
<b>Income before extraordinary item</b>	9,035	1,424	(5,255)	-	5,204	19,984
Extraordinary gain from early extinguishment of debt	-	-	-	-	-	75
Net income	9,035	1,424	(5,255)	-	5,204	20,059
Retained earnings, beginning of year	72,623	44,221	20,344	-	137,188	117,129
Retained earnings, end of year	\$ 81,658	45,645	15,089	-	142,392	137,188

See notes to financial statements



REPORT ON COMPLIANCE AND ON INTERNAL  
CONTROL OVER FINANCIAL REPORTING BASED ON AN  
AUDIT OF THE FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Directors of  
Colorado Housing and Finance Authority:

We have audited the financial statements of the Colorado Housing and Finance Authority (the "Authority") as of and for the year ended December 31, 1999, and have issued our report thereon dated February 3, 2000. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance

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

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses. However, we noted other matters involving the internal control over financial reporting, which we have reported to management of the Authority in a separate letter dated February 3, 2000.

**This report is intended for the information of the Board of Directors, management and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.**

Denver, Colorado,  
February 3, 2000.

A handwritten signature in black ink that reads "Arthur Andersen LLP". The signature is written in a cursive, flowing style.

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## APPENDIX B

### Summary of Certain Provisions of the Indenture

The Indenture contains various covenants and security provisions, some of which are summarized below. For convenience of reference, the number of the relevant section or sections of the Indenture appears following the respective captions in this summary. *Wherever particular provisions of the Indenture are referred to, such provisions are incorporated by reference as part of the statements made, and the statements made are qualified in their entirety by such reference. Reference is made to the Indenture for a full and complete statement of its provisions. Copies of the Indenture are available as provided in "FURTHER INFORMATION."*

#### Certain Definitions

The following terms have the following meanings when used in connection with the Indenture or otherwise used in this Official Statement.

*"Applicant"* shall mean one or more individuals applying for a Mortgage Loan.

*"Authorized Officer"* shall mean the Chairman, Chairman pro tem or Executive Director of the Authority, and any other officer designated from time to time as an Authorized Officer by resolution of the Authority and, when used with reference to any act or document, also means any other person authorized by resolution of the Authority to perform such act or sign such document.

*"Bondowner"* or *"Owner"* or *"registered owner"* shall mean any person who shall be the registered owner of any Bond or Bonds.

*"Bond Year"* shall mean each annual period ending on a October 1, beginning with the period ending October 1, 2000.

*"Business Day"* shall mean any day, other than a Saturday or Sunday, that in the city in which the principal corporate trust office of the Trustee is located is neither a legal holiday nor a day on which banking institutions are authorized or obligated by law or executive order to be closed.

*"Cash Flow Statement"* shall mean the Cash Flow Statement described in "Cash Flow Statement" under this caption.

*"Code"* or *"Tax Code"* shall mean the Internal Revenue Code of 1986, as amended to the date of delivery of the Bonds.

*"Costs of Issuance"* shall mean items of expense payable or reimbursable directly or indirectly by the Authority and related to the authorization, sale and issuance of the Bonds and the establishment of the Program, which items of expense shall include, but not be limited to, printing costs, costs of reproducing documents, filing and recording fees, initial fees, charges and expenses (including counsel's fees and expenses) of the Authority and the Trustee, underwriter

fees and expenses, legal fees and charges (including, without limitation, the fees and expenses of Bond Counsel, counsel to the underwriter and counsel to the Authority), professional consultants' fees, mortgagor counseling fees, costs of credit ratings, fees and charges for execution, transportation and safekeeping of Bonds the premiums for any Qualified Financial Instrument in the Debt Service Reserve Fund and for the Cash Flow Surety Bond, and any other costs, charges and fees in connection with the foregoing.

*"Debt Service"* shall mean, with respect to any particular Bond Year, an amount equal to the sum of (a) all interest payable on the Bonds referred to during such Bond Year, except to the extent such interest is to be paid from deposits of the proceeds of such Bonds in the Revenue Fund or the Capitalized Interest Fund and (b) the Principal Installment or Installments of such Bonds during such Bond Year. Such interest and Principal Installments shall be calculated on the assumption that no Bonds Outstanding on the date of calculation will cease to be Outstanding except by reason of the payment of each Principal Installment on the due date thereof.

*"Debt Service Reserve Requirement"* shall mean, as of any April 1 and October 1, an amount equal to the sum of 5% of the aggregate principal amount of the Senior Bonds then Outstanding.

*"DTC Participants"* shall mean those broker-dealers, banks and other financial institutions from time to time for which DTC effects book-entry transfers and pledges securities deposited with DTC.

*"Eligible Borrower"* shall mean a person or family of "low or moderate income" qualifying as such under the Act and the Rules and Regulations and in accordance with the Code.

*"Eligible Property"* means a single-family, owner-occupied dwelling located within the State that qualifies for financing by the Authority within the meaning of the Act, the Rules and Regulations, the Code and related regulations.

*"Escrow Payment"* shall mean all payments made by or on behalf of the obligor of a Mortgage Loan or a Zero Interest Loan in order to obtain or maintain mortgage insurance or guaranty coverage of, and fire and other hazard insurance with respect to, a Mortgage Loan or Zero Interest Loan, and any payments required to be made with respect to such Mortgage Loan or Zero Interest Loan for taxes, other governmental charges and other similar charges required to be escrowed under the Mortgage (or, in the case of a Zero Interest Loan, the mortgage, deed of trust or other instrument securing such Zero Interest Loan).

*"Event of Default"* shall mean an Event of Default as such term is defined under the Indenture and as described in "Remedies and Events of Default" under this caption.

*"Excess Investment Revenues"* shall mean the amount of investments of amounts on deposit in all Funds which are required by the Code to be deposited or retained in the Rebate Fund.

"*FHA*" shall mean the Federal Housing Administration and any agency or instrumentality of the United States of America succeeding to the mortgage insurance functions thereof.

"*Funds*" shall mean all the funds established under the Indenture.

"*Funds Exchange Agreement*" means the 2000C Funds Exchange Agreement dated as of June 1, 2000 between the Authority and Wells Fargo Bank West, National Association (formerly referred to as Norwest Bank Colorado, National Association), as Trustee.

"*GMP*" shall mean governmental mortgage insurance or guaranty issued by a Governmental Insurer and providing primary mortgage insurance or guaranty coverage of a Mortgage Loan in accordance with the requirements of the Indenture.

"*Government Obligations*" shall mean direct, general obligations, or obligations the timely payment of principal and interest of which are unconditionally guaranteed by, the United States of America.

"*Governmental Insurer*" shall mean FHA, VA or RHS.

"*Interest Payment Date*" shall mean each April 1 and October 1, commencing on October 1, 2000.

"*Investment Revenues*" shall mean amounts earned on Investment Securities, except Excess Investment Revenues, credited to any Fund (other than the Escrow Fund) pursuant to the Indenture.

"*Investment Securities*" shall mean and include any of the following securities, if and to the extent the same are at the time legal for investment of Authority funds:

(a) any bonds of obligations, rated (at the time of the investment under the Indenture) "Aaa" by Moody's, of the State or of counties, municipal corporations or political subdivisions of the State;

(b) Government Obligations;

(c) obligations issued by any of the following: Federal Farm Credit Banks; Federal Home Loan Banks; Export-Import Bank of the United States; Federal Land Bank; Government National Mortgage Association ("GNMA") (excluding "interest only" mortgage strip securities, and excluding other mortgage strip securities which are valued greater than par); Federal National Mortgage Association (excluding "interest only" mortgage strip securities, and excluding other mortgage strip securities which are valued greater than par); Federal Home Loan Mortgage Corporation which guarantee timely payment of principal and interest; Small Business Administration; or any other agency or instrumentality of the United States of America (created by an Act of Congress) substantially similar to the foregoing in its legal relationship to the United States of America;

(d) certificates of deposit of any national or state bank, which may include the Trustee, which has deposits insured by the Federal Deposit Insurance Corporation and which (i) has an unsecured, uninsured and unguaranteed obligation rated (at the time of the investment under the Indenture) "Aa" or better by Moody's; or (ii) is the lead bank of a parent holding company with an unsecured, uninsured and unguaranteed obligation rated (at the time of the investment under the Indenture) "Aa" or better by Moody's;

(e) commercial paper rated (at the time of the investment under the Indenture) "P-1" by Moody's;

(f) repurchase agreements collateralized by Government Obligations and/or obligations described in clause (c) above, with any institution, any registered broker/dealer subject to the Securities Investors' Protection Corporation jurisdiction or any commercial bank, which may include the Trustee, provided:

(i) a master repurchase agreement or specific written repurchase agreement governs the transaction; and

(ii) the securities are held free and clear of any lien by the Trustee or an independent third party acting solely as agent for the Trustee, and such third party is (i) a Federal Reserve Bank, (ii) a bank which is a member of the Federal Deposit Insurance Corporation and which has combined capital, surplus and undivided profits of not less than \$25,000,000, or (iii) a bank approved in writing for such purpose, and the Trustee shall have received written confirmation from such third party that it holds such securities, free and clear of any lien, as agent for the Trustee; and

(iii) a perfected first security interest under the Uniform Commercial Code, or book entry procedures prescribe at 31 C.F.R. § 306.1 *et seq.* or 31 C.F.R. § 350.0 *et seq.* in such securities is created for the benefit of the Trustee; and

(iv) the repurchase agreement has a term of thirty days or less, or the Trustee will value the collateral securities no less frequently than monthly and will liquidate the collateral securities if any deficiency in the required collateral percentage is not restored within two business days of such valuation; and

(v) the fair market value of the securities in relation to the amount of the repurchase obligation, including principal and interest, is equal to at least 100%; and

(g) units of a money market mutual fund if rated in the highest rating category of Moody's;



(h) shares in the statutory law trust known as the Colorado Local Government Liquid Asset Trust (COLOTRUST), created pursuant to part 7 of article 75 of title 24, Colorado Revised Statutes; and

(i) any investment agreement.

"*Lender*" shall mean a "lender" as defined in the Act and which has been approved by the Authority pursuant to the Rules and Regulations.

"*Loan Recycling Fund*" means the Loan Recycling Fund established in the Indenture.

"*Mortgage*" shall mean a mortgage, deed of trust or other instrument constituting a first lien on real property in the State and improvements constructed or to be constructed thereon or on a leasehold under a lease having a remaining term, at the time such instrument is acquired by the Authority, of not less than the term for repayment of the Mortgage Loan secured by such instrument.

"*Mortgage Loan*" shall mean a permanent loan secured by a Mortgage for the purchase of Eligible Property made to an Eligible Borrower by an originating Lender which is purchased by the Authority pursuant to a Mortgage Purchase Agreement and which loan satisfies the requirements of the Indenture. The term "Mortgage Loans" also includes the 1990 Mortgage Loans and the Adams County Mortgage Loans.

"*Mortgage Purchase Agreement*" shall mean a written agreement between a Lender and the Authority providing for the purchase of Mortgage Loans by the Authority, including any related invitations to Lenders and commitment agreements, and any documents incorporated by reference therein.

"*Mortgage Revenues*" shall mean all Revenues other than (a) Investment Revenues and (b) gains upon the sale or disposition of Investment Securities credited to any Fund pursuant to the Indenture.

"*Mortgagee*" shall mean the beneficiary of the Mortgagor or any subsequent assignee of the Mortgage Loan, including the Authority.

"*Mortgagor*" shall mean an Eligible Borrower who has executed a Mortgage.

"*1990 Mortgage Loans*" means the loans held in the trust estate for the 1990 Bonds and transferred to the Acquisition Fund upon the defeasance of the 1990 Bonds on the date of delivery of the Bonds.

"*Non-Premium Senior Bonds*" means all Taxable 2000 Series C-1 Senior Bonds and 2000 Series C-3 Senior Bonds maturing October 1, 2006 and October 1, 2022.

"*Outstanding*" shall mean, when used with reference to Bonds, as of any date, Bonds theretofore or thereupon being authenticated and delivered under the Indenture except:

- (i) Bonds cancelled by the Trustee on or prior to such date;
- (ii) Bonds in lieu of or in substitution for which other Bonds shall have been authenticated and delivered pursuant to the Indenture; and
- (iii) Bonds deemed to have been paid under the Indenture;

provided, however, that in determining whether the Owners of the requisite principal amount of Bonds Outstanding have taken or concurred in any action under the Indenture, including the making of any request, demand, authorization, direction, notice, consent or waiver under the Indenture, Bonds owned by the Authority or any affiliate of the Authority shall be disregarded and deemed not to be Outstanding, except that, in determining whether the Trustee shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds which the Trustee knows to be so owned shall be so disregarded. Bonds so owned which have been pledged in good faith may be regarded as Outstanding if the pledgee certifies to the Trustee the pledgee's right so to act with respect to such Bonds and that the pledgee is not the Authority or any affiliate of the Authority.

"*PMI*" means private mortgage insurance or guaranty issued by a Private Insurer and providing primary mortgage insurance or guaranty coverage of all or a portion of a Mortgage Loan.

"*Principal Installment*" shall mean, with respect to any Interest Payment Date or mandatory redemption date and with respect to Bonds of any specified maturity, the sum of (i) the principal amount, if any, of such Bonds, maturing on such date, plus (ii) the Sinking Fund Installment (as may be adjusted pursuant to the Indenture), if any, due with respect to such Bonds on such date.

"*Private Insurer*" means a private mortgage insurance company approved by the Authority and (i) qualified to transact business in the State, (ii) qualified to provide insurance on mortgages purchased by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association and (iii) rated by each nationally recognized rating agency then rating the Senior Bonds at the request of the Authority, at the time each Mortgage Loan subject to PMI provided by such Private Insurer is made or originated, at least as high as the then current rating assigned to the Senior Bonds by each such rating agency.

"*Program*" shall mean the Authority's 2000 Series C Single Family Mortgage Program pursuant to which the Authority has determined to purchase Mortgage Loans and Zero Interest Loans in accordance with the Act, the Rules and Regulations and the Indenture.

"*Program Expenses*" shall mean the Authority's expenses incurred with respect to the Program in carrying out and administering its powers, duties and functions as authorized by the Act or any amendment thereof, including the fees, extraordinary fees and expenses of the Trustee (other than the Trustee's Fee), including but not limited to counsel fees and expenses, the costs of complying with the Rebate Covenants, the costs of any Cash Flow Statement, foreclosure expenses, including appraisal and legal fees, security, repairs and other expenses incurred in connection with the protection and enforcement of its rights in any Mortgage Loan or

Zero Interest Loan and the preservation of the Eligible Property securing such Mortgage Loan or Zero Interest Loan.

*"Proportionate Basis,"* when used with respect to the redemption of Bonds, shall mean that the aggregate principal amount of the Bonds of each maturity to be redeemed shall be determined as nearly as practicable by multiplying the total amount of funds available for redemption by the ratio which the principal amount of Bonds of each maturity then Outstanding bears to the principal amount of all Bonds then Outstanding; provided that if the amount available for redemption of Bonds of any maturity is insufficient to redeem an integral multiple of \$5,000 principal amount of such maturity, such amount shall be applied, to the extent possible using integral multiples of \$5,000 principal amount, to the redemption of Bonds of each maturity in inverse order of maturity. For purposes of the foregoing, the Bonds shall be deemed to mature in the years and in the amounts of the Sinking Fund Installments. Any Bonds purchased with moneys which otherwise would be applied to redemption on a Proportionate Basis on the next succeeding Interest Payment Date shall be taken into account in determining Proportionate Basis with respect to such redemption. When used with respect to the purchase of Bonds, Proportionate Basis shall have the same meaning as set forth above (substituting purchase for redeem or redemption, and purchased for redeemed).

*"Qualified Financial Instrument"* means any unconditional and irrevocable letter of credit, line of credit agreement or other financial instrument deposited in the Debt Service Reserve Fund in lieu of or in partial substitution for or in addition to moneys on deposit therein, (a) the issuer of which is rated by Moody's and by Standard & Poor's Ratings Service in their respective highest rating categories, and (b) if rated by A.M. Best & Company, the issuer of which is rated by A.M. Best & Company in its highest rating category, and which either (A) has an expiration date not earlier than the final maturity of the Bonds or (B) has an expiration date earlier than the final maturity of the Bonds, but which, if not renewed, may be drawn upon in full on or before the expiration date and the reimbursement obligation for which must be satisfied from assets other than the Trust Estate.

*"Rebate Covenants"* shall mean the Authority's covenants as to arbitrage rebate under the Code as contained in a certificate delivered by the Authority concurrently with the issuance of the Bonds.

*"Record Date"* shall mean the close of business on the 15th day (whether or not a Business Day) of the month next preceding an Interest Payment Date on the Bonds or any date on which the principal of Bonds is to be paid.

*"Redemption Price"* shall mean, with respect to any Bond, the principal amount thereof plus the applicable premium, if any, payable upon redemption thereof pursuant to such Bond or the Indenture.

*"RHS"* shall mean the Rural Housing Service, formerly the Rural Housing and Community Development Service, a successor agency to the Farmers Home Administration, and any agency or instrumentality of the United States succeeding to the mortgage insurance functions thereof.

"*Rules and Regulations*" shall mean the Authority's Single Family Mortgage Program Rules and Regulations adopted by the Authority pursuant to the Act, as the same may be amended and supplemented from time to time.

"*Series*" means any series of the Bonds authorized by the Indenture.

"*Servicer*" shall mean the Authority or a financial institution approved by the Authority, which may be a Lender, acting as a servicer of Mortgage Loans and Zero Interest Loans pursuant to a Servicing Agreement.

"*Servicing Agreement*" shall mean a written agreement between any Servicer (other than the Authority) and the Authority providing for the Servicing of Mortgage Loans and Zero Interest Loans on behalf of the Authority. **The Authority presently expects to service the Mortgage Loans and Zero Interest Loans itself and not pursuant to a Servicing Agreement with a Servicer. See "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM - Servicing of the Mortgage Loans and Zero Interest Loans."**

"*Servicing Fees*" shall mean (a) any fees paid to or retained by a Servicer in accordance with the related Servicing Agreement and (b) any fees and ancillary income retained by the Authority with respect to Mortgage Loans owned and serviced by the Authority.

"*Sinking Fund Installment*" shall mean, with respect to the Bonds, an amount so designated under the caption "DESCRIPTION OF THE BONDS - Prior Redemption - Sinking Fund Redemption."

"*State*" shall mean the State of Colorado.

"*Tax-exempt Bonds*" means, collectively, the 2000 Series C-2 Senior Bonds, the 2000 Series C-3 Senior Bonds and the Subordinate Bonds.

"*Trustee's Fee*" shall mean the fee payable to the Trustee on each Interest Payment Date, which shall be a semiannual amount not exceeding 0.0175% of the aggregate principal amount of Bonds outstanding on the first day of the Bond Year in which such payment is made; provided, however, that if the moneys deposited in the Revenue Fund are insufficient therefor, the Authority shall pay, from its own funds, an amount equal to the amount of such insufficiency to the Trustee.

"*VA*" shall mean the United States of America Veterans Administration and any agency or instrumentality of the United States of America succeeding to the mortgage guaranty functions thereof.

"*Zero Interest Loan*" shall mean a permanent loan for the purchase of an owner-occupied dwelling located within the State secured by a mortgage, deed of trust or other instrument constituting a first lien on real property in the State and improvements constructed or to be constructed thereon or on a leasehold under a lease having a remaining term, at the time such instrument is acquired by the Authority, of not less than the term for repayment of such permanent loans, which loan bears an interest rate of 0.00% per annum.

## **Establishment of Funds**

The Indenture establishes the following funds:

- (a) Acquisition Fund;
- (b) Loan Recycling Fund;
- (c) Revenue Fund;
- (d) Capitalized Interest Fund;
- (e) Costs of Issuance Fund;
- (f) Debt Service Reserve Fund;
- (g) Redemption Fund; and
- (h) Rebate Fund.

All such Funds are to be held by the Trustee in trust for application only in accordance with the provisions of the Indenture. Except as otherwise specified in the Indenture, all deposits and transfers to and all withdrawals and expenditures from the Funds under the Indenture are to be accounted for on a first-in, first-out basis.

### **Acquisition Fund**

Proceeds of the Bonds or certain amounts exchanged therefor, net of amounts to be deposited in the Debt Service Reserve Fund, the Revenue Fund and the Costs of Issuance Fund as described in "PLAN OF FINANCING - Sources and Uses of Funds," and any amounts transferred thereto from the Revenue Fund pursuant to the Indenture are to be deposited in the Acquisition Fund. Such moneys are to be withdrawn on or before the last day of the Origination Period to purchase Zero Interest Loans and to purchase of Mortgage Loans from Lenders and/or to reimburse the Authority for advances made to Eligible Borrowers or Lenders with respect to such Mortgage Loans as provided in the Indenture. See "THE 2000C SINGLE-FAMILY MORTGAGE PROGRAM - Reservations, Delivery and Purchase of Mortgage Loans." Such Mortgage Loans must satisfy the terms and conditions of the Indenture, and the Authority may not use such proceeds or other moneys deposited to the Acquisition Fund to finance a Mortgage Loan providing a Mortgage Yield that, by itself or in the aggregate with other Mortgage Loans and the Zero Interest Loans credited or expected to be credited to the Acquisition Fund and the Loan Recycling Fund, exceeds the limitation on yield required by Section 143 of the Code. The Zero Interest Loans, the Adams County Mortgage Loans and any other Mortgage Loans specified by the Authority purchased from amounts in the Acquisition Fund are to be purchased from amounts deposited therein from the proceeds of the Taxable 2000 Series C-1 Senior Bonds. There shall also be deposited into the Acquisition Fund, upon the defeasance of the Series 1990 Bonds on the date of delivery of the Bonds, the 1990 Mortgage Loans.

Any moneys in the Acquisition Fund on March 1, 2001 or, with respect to the amounts in the Acquisition Fund reserved for the purchase of Mortgage Loans on Targeted Area Residences pursuant to the Indenture, on July 1, 2001, not used to purchase Mortgage Loans or Zero Interest Loans on or before such date are to be withdrawn by the Trustee and transferred to the Redemption Fund on the redemption date established pursuant to the Indenture; provided, however, that, such transfer may be made on a later date, not later than July 1, 2001, as to all or any part of such moneys, if the Authority has filed with the Trustee, with a copy to Moody's, an Authority Request specifying such later date or dates for such withdrawal, accompanied by a Cash Flow Statement (unless the principal amount and term of such extension is covered by a previous Cash Flow Statement), in which case such withdrawal shall occur on the later specified date or dates.

### **Loan Recycling Fund**

There is to be paid into the Loan Recycling Fund any amounts transferred thereto from the Revenue Fund pursuant to the Indenture. Unless otherwise approved by an opinion of Bond Counsel, no amounts received after 10 years after (i) the initial date of issuance of the refunded bond to which such amount is attributable, in the case of amounts attributable to bonds refunded with the proceeds of any of the Bonds, or (ii) the initial date of issuance of the Bonds, in the case of all other amounts, may be transferred to the Loan Recycling Fund.

Before any moneys are transferred to the Loan Recycling Fund, the Authority is to file with the Trustee an Authority Certificate specifying the interest rate or maximum interest rate to be borne by Mortgage Loans to be purchased with such moneys, the price or maximum price for such Mortgage Loans to be paid to Lenders, any other amounts to be disbursed in connection with the purchase of Mortgage Loans, and the other terms of such Mortgage Loans. Each such transfer is to be accompanied by a Cash Flow Statement, a written confirmation of the ratings on the Senior Bonds and an opinion of Bond Counsel to the effect that the application of such moneys in accordance therewith will not adversely affect the exclusion from gross income of interest on the Bonds for federal income tax purposes, unless a previous Cash Flow Statement, rating confirmation and opinion of Bond Counsel delivered in accordance with the Indenture applies to such transfer and the Mortgage Loans to be made with such amounts.

Amounts deposited in the Loan Recycling Fund are to be applied to purchase Mortgage Loans in accordance with the provisions of the Indenture and the disbursement of any other amounts in connection with the purchase of Mortgage Loans as shall be specified in the Cash Flow Statement filed in accordance with the Indenture; provided, however, that such Mortgage Loans must satisfy the terms and conditions set forth in the Indenture, and the Authority shall not use such moneys to finance a Mortgage Loan providing a Mortgage Yield that, by itself or in the aggregate with other Mortgage Loans and Zero Interest Loans credited or expected to be credited to the Loan Recycling Fund and the Acquisition Fund, exceeds the limitation on yield required by Section 143 of the Code.

The Trustee is to withdraw moneys from the Loan Recycling Fund upon receipt of an Authority request stating (i) the names of the Lenders, as applicable, to be paid, (ii) the respective amounts to be paid to such Lenders or to the Authority, including principal and unpaid accrued interest (which accrued interest may, at the option of the Authority, be paid from moneys

in the Revenue Fund as provided in the Indenture), (iii) any other amounts to be disbursed in connection with the purchase of Mortgage Loans, and (iv) that all conditions precedent to the purchase of the Mortgage Loans have been fulfilled. Mortgage Loans sold by a Lender and purchased with moneys in the Loan Recycling Fund shall bear such interest rate per annum, shall be purchased by the Authority at such price or prices, and shall have such terms as shall be set forth in the Authority Certificate in connection with which the moneys to be used to purchase such Mortgage Loans were deposited in the Loan Recycling Fund, unless the Authority files with the Trustee an Authority Certificate specifying a different interest rate or rates, different purchase price or prices and/or other different terms, accompanied by a Cash Flow Statement and an opinion of Bond Counsel to the effect that the application of such moneys in accordance therewith will not adversely affect the exclusion from gross income of interest on the Tax-exempt Bonds for federal income tax purposes.

Moneys remaining in the Loan Recycling Fund on the date or dates set forth in the Cash Flow Statement in connection with which such moneys were deposited in the Loan Recycling Fund are to be withdrawn therefrom by the Trustee on such date or dates (or such earlier date or dates as may be specified by the Authority), and transferred to the Revenue Fund.

#### **Costs of Issuance Fund**

Upon the issuance, sale and delivery of the Bonds pursuant to the Indenture, the Trustee is to deposit in the Costs of Issuance Fund the moneys to be used to pay Costs of Issuance and for no other purpose. The Trustee is to issue its checks for each disbursement from the Costs of Issuance Fund (except for any fees payable to the Trustee, which may be withdrawn directly by it) for the payment of Costs of Issuance or to reimburse the Authority for its prior payment of Costs of Issuance.

#### **Deposit of Revenues and Excess Investment Revenues**

The Authority is to pay all Revenues or cause all Revenues to be paid to the Trustee at least once each month. All Revenues are to be deposited by the Trustee for credit to the Revenue Fund, and, as shall be set forth in an Authority Request, all Excess Investment Revenues are to be deposited by the Trustee for credit to the Rebate Fund. There is also to be deposited in the Revenue Fund any amounts transferred from the Loan Recycling Fund and from the Capitalized Interest Fund pursuant to the Indenture. See "Loan Recycling Fund" under this caption. There may also be deposited in the Revenue Fund, at the option of the Authority, any other moneys of the Authority, unless required to be otherwise applied as provided by the Indenture. Prepayments of the 1990 Mortgage Loans shall be deposited by the Trustee for credit to the Redemption Fund, and shall be used only for the payment, not later than the close of the first semiannual period beginning after the date such Prepayments are received, of principal of the 2000 Series C-3 Senior Bonds maturing on October 1, 2006 and 2000 Series C-2 Senior Bonds maturing on October 1, 2021, as described in "DESCRIPTION OF THE BONDS – Prior Redemption – Special Redemption – Prepayments and Excess Revenues."

## Transfers from Revenue Fund

Promptly upon receipt of interest on a Mortgage Loan with respect to which moneys were withdrawn from the Acquisition Fund or the Loan Recycling Fund to pay for interest accrued on such Mortgage Loan at the time of purchase from a Lender, the Trustee is to withdraw from the Revenue Fund and transfer to the Acquisition Fund or the Loan Recycling Fund, as the case may be, an amount equal to such accrued interest paid. Notwithstanding the previous sentence, the Authority may, at its option, withdraw moneys from the Revenue Fund to pay for interest accrued on a Mortgage Loan purchased from a Lender at the time the remaining purchase price for such Mortgage Loan is paid from moneys in the Acquisition Fund or the Loan Recycling Fund, as the case may be. In addition, during the respective periods that moneys in the Acquisition Fund or in the Loan Recycling Fund are available to purchase Mortgage Loans pursuant to the Indenture, the Trustee is to withdraw from the Revenue Fund and transfer to the Acquisition Fund or the Loan Recycling Fund, as the case may be, an amount equal to the proceeds of a Lender's repurchase of a Mortgage Loan pursuant to such Lender's repurchase obligation under its Mortgage Purchase Agreement, as shall be set forth in an Authority Request. The Trustee is to transfer or make payments from remaining amounts in the Revenue Fund as described below in the following order of priority, the requirements of each such transfer or payment (including the making up of any deficiencies resulting from lack of Revenues sufficient to make any earlier required transfer or payment) at the time of transfer or payment to be satisfied, and the results of such satisfaction being taken into account, before any transfer or payment is made subsequent in priority; provided, that the principal portions of the Mortgage Repayments on and Prepayments of the 1990 Mortgage Loans shall be used only for the payment, not later than the close of the first semiannual period beginning after the date such Mortgage Repayments or Prepayments are received, of principal of the 2000 Series C-3 Senior Bonds maturing on October 1, 2006 and 2000 Series C-2 Senior Bonds maturing on October 1, 2021, as described in "DESCRIPTION OF THE BONDS – Prior Redemption – Special Redemption – Prepayments and Excess Revenues," so long as any such Bonds remain Outstanding:

(a) Not less than 30 and not more than 60 days prior to each Interest Payment Date on the Outstanding Bonds (or, in the case of payment pursuant to the provisions described in (i) or (iv) below, on such other dates as may be required for the payment of Bonds or, in the case of the payments described in (iii) below, on such other dates as may be required for the payment of Program Expenses), the Trustee is required to transfer or make payments from, and apply remaining amounts in the Revenue Fund as follows and in the following order:

(i) First, to the payment of (1) any due and unpaid interest on the Senior Bonds, (2) the interest to become due on such Interest Payment Date or redemption date on the Outstanding Senior Bonds, (3) any due and unpaid Principal Installments of the Senior Bonds, and (4) any Principal Installments due on such Interest Payment Date on the Outstanding Senior Bonds;

(ii) Second, to the Debt Service Reserve Fund, if and to the extent required so that the balance in such Fund as of such Interest Payment Date



(taking into account the Principal Installments of the Senior Bonds to be paid on such Interest Payment Date), together with the available amount of any Qualified Surety Bond therein, shall equal the Debt Service Reserve Requirement;

(iii) Third, to itself or to the Authority, as the case may be, the amount necessary to pay the Trustee's Fee and Program Expenses due and payable on such Interest Payment Date and, upon Authority Request, any additional amounts needed to pay other Program Expenses; provided, however, that the total of such payments for Program Expenses in any Bond Year is not to exceed the limitation described in "Limitation on Program Expenses" under this caption; and provided, further, that no Program Expenses will be payable as described in this paragraph (iii) before April 1, 2001;

(iv) Fourth, to the Authority to reimburse it for any amounts paid to the Surety Provider under the Financial Guaranty Agreement;

(v) Fifth, to the payment of (1) any due and unpaid interest on the Subordinate Bonds, (2) the interest due on such Interest Payment Date or redemption date on the Outstanding Subordinate Bonds, (3) any due and unpaid Principal Installments of the Subordinate Bonds, and (4) any Principal Installments due on such Interest Payment Date on the Outstanding Subordinate Bonds;

(vi) Sixth, on and after the date that no Taxable 2000 Series C-1 Senior Bonds remain Outstanding, into the Loan Recycling Fund at the election of the Authority evidenced by an Authority Certificate filed with the Trustee, the amount, if any, set forth in such Authority Certificate, if and to the extent the requirements of the Indenture described in "Loan Recycling Fund" under this caption are satisfied; and

(vii) Seventh, to the extent of any remaining balance, to the Redemption Fund.

## **Application of Funds**

### *Redemption Fund*

The Trustee, at the written direction of Authority, is required to apply moneys in or to be transferred to the Redemption Fund to the purchase of Bonds then subject to redemption at a price not to exceed the applicable Redemption Price of such Bonds plus any accrued interest as described under "DESCRIPTION OF THE BONDS."

In the event, on an Interest Payment Date or a principal payment date, the amount in the Revenue Fund (after any transfer thereto from the Capitalized Interest Fund) is insufficient to pay the interest due on the Bonds on such Interest Payment Date or the Principal Installments due on the Bonds on such principal payment date, the Trustee is required to withdraw and make

payments from the Redemption Fund (but only to the extent there are amounts therein not needed to redeem Bonds (i) for which notice has been given in accordance with the Indenture or (ii) the redemption of which is necessary to preserve the tax-exempt status of the interest on the Bonds) for such purposes, to the extent that there remains a deficiency after transfers from the Debt Service Reserve Fund (with respect to the Senior Bonds) for such purpose.

#### *Debt Service Reserve Fund*

The Authority will cause the Surety Provider to issue, concurrently with the issuance of the Bonds, and maintain a Qualified Surety Bond in the Debt Service Reserve Fund in an amount, together with the amounts transferred to the Debt Service Reserve Fund as described in "PLAN OF FINANCING – Sources and Uses of Funds," equal to the Debt Service Reserve Requirement. In connection therewith, the Trustee is to deliver a demand for payment thereunder at least three days before the date on which any funds are required from the Qualified Surety Bond. If the Trustee anticipates that any funds will be required under the Qualified Financial Instrument, it is to notify the Authority of the amount of such funds at least two Business Days before delivering any demand for payment therefrom as provided in the preceding sentence, and the Trustee is to accept for deposit to the Debt Service Reserve Fund any such amount received from the Authority. It will be the duty of the Trustee to maintain adequate records, verified with the Surety Provider, as to the amount available to be drawn at any given time under the Qualified Surety Bond issued by the Surety Provider in connection with the issuance of the Bonds, and as to the amounts paid and owing to the Surety Provider under the terms of the Financial Guaranty Agreement.

Not less than 30 and not more than 60 days prior to each Interest Payment Date on the Senior Bonds, the Trustee is required to calculate the amount of moneys, if any, then in the Debt Service Reserve Fund which, together with the available amount of any Qualified Surety Bond in the Debt Service Reserve Fund, is in excess of the Debt Service Reserve Requirement as of such Interest Payment Date (taking into account the Principal Installments of the Senior Bonds to be paid on such Interest Payment Date). The amount of such excess is required to be transferred to the Redemption Fund. On the Business Day following each Interest Payment Date, on and after the date that all moneys in the Debt Service Reserve Fund have been transferred to the Redemption Fund in accordance with the preceding sentence, the available amount of any Qualified Surety Bond in the Debt Service Reserve Fund is to be reduced to an amount equal to 5% of the aggregate principal amount of the Senior Bonds Outstanding as of such date of calculation. If at any time the amounts in the Revenue Fund are insufficient to pay foreclosure expenses, including appraisal and legal fees, security, repairs and other expenses incurred in connection with the protection and enforcement of its rights in any Mortgage Loan or Zero Interest Loan and the preservation of the Eligible Property securing such Mortgage Loan or Zero Interest Loan, amounts in the Debt Service Reserve Fund are to be used to pay such expenses; provided that any Qualified Surety Bond therein may not be used for such purpose. If the amount in the Revenue Fund (after any transfer thereto from the Capitalized Interest Fund) is less than the amount required to be in such Fund in order to pay interest on or principal of Senior Bonds when due, the Trustee is to apply amounts (including any Qualified Surety Bond) from the Debt Service Reserve Fund to eliminate such deficiency. Cash or Investment Securities in the Debt Service Reserve Fund are to be so used before any Qualified Surety Bond therein is so used.

### *Rebate Fund*

Moneys deposited and held in the Rebate Fund are not to be subject to the pledge of the Indenture. Investment earnings in the Rebate Fund are to be retained therein. The Authority is to give written directions to the Trustee to pay to the United States at the times required by the Code, out of amounts deposited in the Rebate Fund, the amounts required to be paid to the United States as provided in the Rebate Covenants.

### *Capitalized Interest Fund*

Prior to the date no moneys remain on deposit in the Acquisition Fund, moneys in the Capitalized Interest Fund are to be withdrawn solely for transfer to the Revenue Fund in the event other moneys on deposit in the Revenue Fund are insufficient for the purposes thereof in accordance with the Indenture. On the first Interest Payment Date following the date no moneys remain on deposit in the Acquisition Fund, the Trustee shall transfer all other moneys remaining on deposit in the Capitalized Interest Fund to the Revenue Fund.

### *Escrow Fund*

The Escrow Fund shall be maintained in an amount, at the time of the initial credits therein and at all times subsequently, at least sufficient, together with the known minimum yield to be derived from the initial investment and any temporary reinvestments of the deposits therein or any part thereof in federal securities, to pay the principal of and interest on the Series 1990 Bonds. Moneys shall be withdrawn by the Escrow Agent from the Escrow Fund in sufficient amounts and at such times to permit the payment without default of the principal of and interest on the Series 1990 Bonds. Any moneys remaining in the Escrow Fund after provision shall have been made for the payment in full of the Series 1990 Bonds shall be paid to the Authority.

If for any reason the amounts in the Escrow Fund shall at any time be insufficient for the purpose described in the prior paragraph, the Authority shall forthwith from the first moneys available therefor deposit in the Escrow Fund such additional moneys as shall be necessary to permit the payment in full of the principal of and interest due on the Series 1990 Bonds as provided in the Indenture.

### *Amounts Remaining in Funds*

Any amounts remaining in any Fund (other than the Rebate Fund to the extent amounts therein are required to be paid to the United States and other than the Escrow Fund) after full payment of the Bonds and any fees, charges and expenses of the Trustee are to be paid to the Authority.

### **Investment of Funds**

All Mortgage Revenues and all moneys held in the Funds (other than the Escrow Fund) are to be invested and reinvested by the Trustee, at the written direction of the Authority, in Investment Securities which (other than Investment Agreements) mature within six months from the date of such investment or, if earlier, at or before the time such amounts are required to

be used pursuant to the Indenture, or in Investment Agreements. All moneys in any Fund invested in an Investment Agreement are to be so invested during the term of the Investment Agreement.

### **Creation of Liens**

The Authority will not issue any bonds or other evidences of indebtedness, other than the Bonds, secured by a pledge of the Trust Estate and will not create or cause to be created or suffer to exist any lien, pledge, mortgage, security interest, charge or encumbrance on the Trust Estate; provided, however, that nothing in the Indenture prevents the Authority from issuing other 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 has been discharged and satisfied.

### **Enforcement and Amendment of Mortgage Loans and Zero Interest Loans**

The Authority is required to enforce diligently, and take or cause to be taken all reasonable steps, actions and proceedings necessary for the enforcement of, all terms, covenants and conditions of all Mortgage Loans and Zero Interest Loans consistent with sound lending principles and applicable requirements under the Code, including the prompt payment of all Mortgage Repayments and all other amounts due the Authority thereunder. The Agreement between the Authority and the originating lender for the Zero Interest Loans will require the originating lender to substitute any current loan for any late payment Zero Interest Loan. Pursuant to the Indenture, the Authority is not permitted without good cause to release the obligations of any mortgagor under any Mortgage Loan or Zero Interest Loan, and is not permitted to consent or agree to or permit any amendment or modification of the economic terms of any Mortgage Loan or Zero Interest Loan except with respect to a Mortgage Loan or Zero Interest Loan in default (or which, with the giving of notice or the passage of time or both, would be in default). To the extent permitted by law, the Authority is also required at all times to defend, enforce, preserve and protect the rights and privileges of the Authority, the Trustee and of the Bondowners under or with the respect to all Mortgage Loans and Zero Interest Loans; provided that the Authority is granted the power and authority to (i) settle a default on any Mortgage Loan or Zero Interest Loan on such terms as the Authority determines to be in the best interests of the Authority and the Bondowners; (ii) release any mortgagor from, or waive, any of such mortgagor's obligations under the respective Mortgage Loan or Zero Interest Loan to the extent necessary to comply with the Indenture or to the extent required by the Governmental Insurer or Private Insurer, if any, of such Mortgage Loan; or (iii) release any Mortgagor in connection with an assumption of a Mortgage Loan as permitted in accordance with the requirements of any Governmental Insurer or Private Insurer.

Whenever it is necessary in order to protect and enforce the rights of the Authority under a Mortgage Loan and to protect and enforce the rights and interest of the Bondowners under the Indenture, the Authority is to take steps to enforce any policy or certificate of insurance or guaranty relating to such Mortgage Loan and, if the Authority deems such to be advisable, to foreclose the Mortgage or enforce the security interest and to collect, hold and maintain or to sell or otherwise dispose of the Eligible Property securing the Mortgage Loan which is in default under the provisions of such Mortgage Loan.

## **Enforcement of Servicing Agreements**

So long as the Bonds are Outstanding, the Authority is required to service and/or maintain in full force and effect Servicing Agreements with Servicers as to all Mortgage Loans and Zero Interest Loans, and is to diligently enforce, or cause the Trustee to enforce, all covenants, undertakings and obligations of the Servicers under the Servicing Agreements.

## **Assignment or Disposition of Mortgage Loans and Zero Interest Loans**

The Authority and the Trustee are not to sell, assign, transfer, pledge or otherwise dispose or encumber of any Mortgage Loan or Zero Interest Loan or any of the rights of the Authority with respect to any Mortgage Loan or Zero Interest Loan or arising out of the Mortgage or the other obligations evidencing or securing any Mortgage Loan or Zero Interest Loan except a Mortgage Loan or Zero Interest Loan in default, unless the Authority determines that such sale, assignment, transfer or other disposition would not have a material adverse effect on the ability of the Authority to pay the principal of and interest on the Outstanding Bonds. The Bonds may not be redeemed from the proceeds of the sale of Mortgage Loans or Zero Interest Loan, other than Mortgage Loans or Zero Interest Loans in default, except in accordance with the optional redemption provisions of the Indenture. Notwithstanding anything in the Indenture to the contrary, the Authority may exchange any Zero Interest Loans with respect to which scheduled payments of principal are delinquent, for one or more other Zero Interest Loan of approximately the same aggregate principal amount and average expected term with respect to which payments of principal are not delinquent.

## **Limitation on Program Expenses**

In no event may Program Expenses payable from amounts in the Revenue Fund be incurred in excess of the reasonable and necessary amount of such Program Expenses, nor, except as permitted under the Indenture, may amounts in the Revenue Fund be expended for Program Expenses in each Bond Year in excess of 0.22% of the principal amount of Bonds Outstanding at the beginning of the then current Bond Year. No Program Expenses are to be paid to the Authority pursuant to the Indenture before October 1, 2001.

## **Cash Flow Statement**

The Authority is to file or cause to be filed a Cash Flow Statement with the Trustee and the Surety Provider upon the issuance of the Bonds and, if the actions proposed to be taken and the assumptions made differ from the actions and assumptions set forth in the most recent Cash Flow Statement, prior to any optional redemption, in part, purchase of less than all of the Outstanding Bonds, disposition of Mortgage Loans or Zero Interest Loans (other than a defaulted Mortgage Loan or Zero Interest Loan), transfer of moneys from the Revenue Fund to the Loan Recycling Fund or changes in the purchase price of Mortgage Loans, other amounts to be disbursed in connection with the purchase of Mortgage Loans, or other terms of Mortgage Loans.

A Cash Flow Statement is to consist of an Authorized Certificate or a certificate of the Authority's duly authorized agent for such purpose, setting forth for the current and each succeeding Bond Year in which Bonds are scheduled to be Outstanding a schedule of all

anticipated Revenues, which may include reasonably expected Prepayments, and of all amounts expected to be withdrawn from the Debt Service Reserve Fund, the Redemption Fund, the Capitalized Interest Fund and the Revenue Fund to pay Debt Service, the Trustee's Fee and estimated Program Expenses, anticipated deposits to Funds to make up any anticipated deficiencies and anticipated purchases or redemption of Bonds. The certificate is also to state that the assumptions made in such Cash Flow Statement are reasonable.

The Cash Flow Statement to be filed upon the issuance of the Bonds must demonstrate that the scheduled and estimated Revenues, which may include reasonably expected Prepayments, and all amounts which may be available therefor in the Debt Service Reserve Fund, the Redemption Fund, the Capitalized Interest Fund and the Revenue Fund are, in each Bond Year, sufficient to pay (i) the Debt Service for each such Bond Year, (ii) the Trustee's Fee payable in each such Bond Year, and (iii) any estimated Program Expenses for each such Bond Year.

The Authority will covenant in the Indenture that it will only purchase or redeem Bonds pursuant to an optional redemption out of amounts in the Redemption Fund, or dispose of Mortgage Loans in accordance with the Indenture, if the most recent Cash Flow Statement demonstrates that such action will not adversely affect the then ability of the Authority to pay, when due, the principal or Redemption Price of and interest on the Bonds.

#### **Arbitrage and Tax Covenant**

Pursuant to the Indenture, the Authority has agreed not to permit at any time or times any of the proceeds of the Tax-exempt Bonds or any other funds of the Authority to be used directly or indirectly to acquire any securities or obligations the acquisition of which could cause any Tax-exempt Bond to be an "arbitrage bond" under Section 148 of the Internal Revenue Code of 1986, as amended, or the applicable Treasury Regulations thereunder. The Authority will covenant to forgive or forbear payments due on the Mortgage Loans in the amounts and at the times necessary in order to comply with the immediately preceding sentence.

The Authority agrees at all times to do and perform all acts and things permitted by law and necessary or desirable in order to assure that interest paid by the Authority on the Tax-exempt Bonds will be excluded from gross income for federal income tax purposes to the holders thereof. In furtherance thereof, the Authority is to comply with the Rebate Covenants contained in a certificate delivered by the Authority concurrently with the initial issuance of the Tax-exempt Bonds.

#### **Remedies and Events of Default**

Events of Default specified in the Indenture include default in the due and punctual payment of the principal or Redemption Price of any Bond when due or default in the due and punctual payment of any interest installment or failure to pay the unsatisfied balance of any Sinking Fund Installment when due; default by the Authority for 30 days after written notice thereof in the performance or observance of any other covenants, agreements or conditions on its part in the Indenture or in the Bonds contained; the filing by the Authority of a petition seeking a composition of its debts under the federal bankruptcy laws or under any other applicable law or

statute of the United States of America or the State; and an event of default under the Financial Guaranty Agreement.

Upon the occurrence and continuance of an Event of Default, the Trustee may, and upon the written request of the owners of not less than 25% in aggregate principal amount of Bonds Outstanding and in the case of an Event of Default relating to the Financial Guaranty Agreement, the Surety Provider is required to, proceed to declare all Bonds Outstanding immediately due and payable; and such Bonds are to become and be immediately due and payable, anything in the Bonds or in the Indenture to the contrary notwithstanding, except that in the case of an Event of Default as to payment of any Subordinate Bond, the payment of the Bonds may not be so accelerated unless at such time either an Event of Default as to payment of any Senior Bond has occurred or is continuing or no Senior Bonds remain Outstanding and except that in the case any other Event of Default has occurred, the payment of the Bonds shall not be so accelerated except upon the written request of the owners of 100% of the Senior Bonds Outstanding. In the event of such declaration, there will be due and payable on the Bonds an amount equal to the total principal amount of all such Bonds, plus all interest accrued thereon and which will accrue thereon to the date of payment.

At any time after the principal of the Bonds have been so declared to be due and payable and before the entry of final judgment or decree in any suit, action or proceeding instituted on account of such default, or before the completion of the enforcement of any other remedy under the Indenture, the Trustee may, and upon the written request of not less than a majority in aggregate principal amount of Bonds Outstanding is required to, annul such declaration and its consequences with respect to any Bonds not then due by their terms if (i) all matured installments of interest and principal or redemption price (other than principal then due only because of such declaration) of all Outstanding Bonds have been paid or duly provided for; (ii) moneys have been deposited with the Trustee sufficient to pay the charges, compensation, expenses, disbursements, advances and liabilities of the Trustee; (iii) all other amounts then payable by the Authority under the Indenture have been paid or a sum sufficient to pay the same have been deposited with the Trustee; and (iv) every Event of Default known to the Trustee (other than a default in the payment of the principal of such Bonds then due only because of such declaration) has been remedied to the satisfaction of the Trustee. No such annulment is to extend to or affect any subsequent default or Event of Default or impair any right consequent thereon.

Upon the happening and continuance of an Event of Default, the Trustee may proceed and, upon written request of the Owners of not less than 25% in aggregate principal amount of the Bonds then Outstanding under the Indenture and in the case of an Event of Default relating to the Financial Guaranty Agreement, the Surety Provider, shall proceed to protect and enforce, or cause the protection and enforcement of, its rights and the rights of the Owners and the Surety Provider under applicable laws and under the Indenture including enforcement of any rights under the Mortgage Purchase Agreements and the Servicing Agreements, by such suits, actions or special proceedings in equity or at law, or by proceedings in the office of any board or officer having jurisdiction, for the specific performance of any covenant or agreement contained in the Indenture or in aid or execution of any power legal or equitable remedy, as otherwise the Trustee, being advised by counsel, shall deem most effectual to protect and enforce such rights. Notwithstanding the previous sentence, in the case of an Event of Default as to the payment of any Subordinate Bond, unless at such time either an Event of Default as to the payment of any

Senior Bond has also occurred or is continuing or no Senior Bonds remain Outstanding, the only remedy available to the owners of the Subordinate Bonds is recourse to the general credit of the Authority, and the owners of the Subordinate Bonds will have no action against the Trust Estate.

In the enforcement of any remedy under the Indenture, the Trustee shall be entitled to sue for, enforce payment of and receive any and all unpaid amounts then or during any default becoming, and at any time remaining, due, from the Authority for principal, interest or otherwise under any of the provisions of the Indenture or of the Bonds and unpaid, with interest on overdue payments of principal at the rate or rates of interest specified in such Bonds, together with any and all costs and expenses of collection and of all proceedings under the Indenture and under such Bonds, without prejudice to any other right or remedy of the Trustee or of the Owners or the Surety Provider, and to recover and enforce any judgment or decree against the Authority, but solely as provided in the Indenture and in such Bonds, for a portion of such amounts remaining unpaid and interest, costs and expenses as above provided, and to collect (but solely from moneys in the Funds pledged to secure the Bonds under the provisions of the Indenture, except the Rebate Fund, any other moneys available for such purposes) in any manner provided by law, the moneys adjudged or decreed to be payable.

During the continuance of such an Event of Default, the Trustee is to apply such Revenues and other property as follows and in the following order:

(i) to the payment of all Trustee's Fees, extraordinary fees and expenses, including counsel fees and expenses;

(ii) to the payment of the interest and principal or Redemption Price then due on the Senior Bonds as follows:

(a) unless the principal of all the Senior Bonds has become due or has been declared due and payable,

First: To the payment to the persons entitled thereto of all installments of interest then due in the order of the maturity of such installments, and, if the amount available is not sufficient to pay in full any installment or installments maturing on the same date, then to the payment thereof ratably, according to the amounts due thereon, to the persons entitled thereto, without any discrimination or preference; and

Second: To the payment to the persons entitled thereto of the unpaid principal or Redemption Price of any Senior Bonds which has become due, whether at maturity or by call for redemption, in the order of their due dates, and, if the amount available is not sufficient to pay in full all the Senior Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal or Redemption Price due on such date, to the persons entitled thereto, without any discrimination or preference;

(b) if the principal of all of the Senior Bonds has become or has been declared due and payable, to the payment of the principal and interest



then due and unpaid upon the Senior Bonds without preference or 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 Senior Bond over any other Senior Bonds, ratably, according to the amounts due respectively for principal and interest, to the persons entitled thereto without any discrimination or preference;

(iii) to the payment of the Principal Installments of and interest then due on the Subordinate Bonds in accordance with the provisions described in (ii) above as if such provisions referred to the Subordinate Bonds rather than the Senior Bonds; and

(iv) to the payment of the amounts required for reasonable and necessary Program Expenses allocable to the Bonds, the Indenture or the Program, other than amounts paid to the Trustee under (i) above.

In addition, the Trustee and the Bondowners will be entitled to all the rights and remedies otherwise provided or permitted by law or under the Indenture.

### **Removal of Trustee**

The Trustee may be removed, with or without cause, at any time (i) by an instrument or concurrent instruments in writing, filed with the Trustee, and signed by the owners of a majority in principal amount of the Bonds then Outstanding or their attorneys-in-fact duly authorized, excluding any Bonds held by or for the account of the Authority or the Trustee, or (ii) except upon the occurrence and during the continuation of an Event of Default, by the Authority. Such removal is not to take effect until a successor trustee has been appointed, provided such removal will take effect immediately on the successor Trustee's acceptance of such appointment. The Surety Provider is to be provided with notice of any removal of the Trustee.

### **Appointment of Successor Trustee**

In case at any time the Trustee resigns or is removed or becomes incapable of acting, or is adjudged as bankruptcy or insolvent, or if a receiver, liquidator or conservator of the Trustee, or of its property, is appointed, or if any public officer takes charge or control of the Trustee, or of its property or affairs, a successor is to be appointed by the Authority. The Authority is to cause notice of any such appointment made by it to be mailed, by first-class postage prepaid, to the Bondowners and the Surety Provider within 20 days after such appointment.

If in a proper case no appointment of a successor Trustee is made within 45 days after the Trustee has given written notice of resignation or after a vacancy in the office of the Trustee has occurred by reason of its inability to act, its removal, or for any other reason whatsoever, the Trustee (in the case of a resignation under the Indenture), or the Authority or the owner of any Bond (in any case) may apply to any court of competent jurisdiction to appoint a successor Trustee. Said court may thereupon, after such notice, if any, as such court may deem proper, appoint a successor Trustee.

Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, provided such company shall be a bank or trust company organized under the laws of any state of the United States or a national banking association, and shall be authorized by law to perform all the duties imposed upon it by the Indenture, shall be the successor to such Trustee without the execution or filing of any paper or the performance of any further act. The Trustee must give written notice to the Authority of any proposed merger, conversion, consolidation or sale or transfer of substantially all of its trust business not less than 120 days prior to the expected date thereof. The Trustee will be responsible for any costs and expenses incurred by the Authority as a result of the Trustee's failure to comply with such notice requirement.

Any Trustee appointed under the provisions of the Indenture in succession to the Trustee must be a bank or trust company or national banking association, having capital surplus and undivided profits aggregating at least \$50,000,000.

In the event that a successor Trustee is appointed during a period for which the predecessor Trustee has been compensated in advance, such predecessor Trustee must return to the Authority the pro rata portion of such compensation on the date of appointment of such successor Trustee. Any such predecessor Trustee shall not be entitled to any compensation or reimbursement for costs or expenses incurred in connection with any transfer of rights or properties under the Indenture, except for such costs or expenses incurred with the prior written consent of the Authority.

### **Supplemental Indentures**

Any of the provisions of the Indenture may be amended by the Authority and the Trustee, by a supplemental indenture, upon the consent of the owners of at least a majority in principal amount of the Bonds Outstanding (or, with respect to Supplemental Indentures affecting only the Subordinate Bonds, the majority in aggregate principal amount (or Appreciated Amount, as applicable) of the Subordinate Bonds then Outstanding); provided, however, no such modification or amendment may, without the consent of 100% of the owners of all Bonds Outstanding, permit an extension in the payment of any principal or Redemption Price of or interest on any Bond issued under the Indenture, a reduction in the principal amount or Redemption Price of any Bond, any Sinking Fund Installment on account of the Bonds or the rate of interest on any Bond, the creation of a lien upon or pledge of the Trust Estate other than the lien upon and pledge of the Trust Estate created by the Indenture, a preference or priority of any other Senior Bond or of any Subordinate Bond over any other Subordinate Bond, or a reduction in the aggregate principal amount of the Bonds required for consent to such Supplemental Indenture.

The Authority and the Trustee (without the consent of or notice to any owners of the Bonds) may enter into supplemental indentures to add to the covenants and agreements of the Authority contained in and consistent with the Indenture; to add to the limitations and restrictions contained in and consistent with the Indenture; to confirm any pledge under, and the subjection to any lien or pledge created or to be created by, the Indenture of the Trust Estate; to cure any

ambiguity, supply any omission, or 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; to modify, amend or supplement the Indenture in such manner as to permit the qualification thereof under the Trust Indenture Act of 1939 or any similar federal statute hereafter in effect or under any state Blue Sky law; or to make any other amendment or change that will not materially adversely affect the interest of Owners of Outstanding Bonds; or to preserve the exclusion from gross income for federal income tax purposes of interest on the Tax-exempt 2000 Series C Bonds.

### **Defeasance**

All outstanding Bonds will prior to the maturity or redemption date thereof be deemed to have been paid and will cease to be entitled to the pledge of the Trust Estate under the Indenture and all covenants, agreements and other obligations of the Authority to the Bondowners will cease if the following conditions are met: (i) in case any Bonds are to be redeemed on any date prior to their maturity, the Authority has given to the Trustee irrevocable instructions to publish notice of redemption therefor, (ii) there have been deposited with the Trustee either moneys in an amount which are sufficient, or Government Obligations 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, will be sufficient to pay when due the principal or redemption price, if applicable, of and interest due and to become due on said Bonds on or prior to the redemption date or maturity date thereof, as the case may be, and all amounts owing to the Surety Provider in respect of any Qualified Surety Bond have been paid and (iii) in the event said Bonds are not subject to redemption within the next succeeding 60 days, the Authority has given the Trustee irrevocable instructions to mail, as soon as practicable, a notice to the owners of such Bonds that the above deposit has been made with the Trustee and that said 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, of and interest on such Bonds.

However, any provisions of the Indenture which relate to the maturity of Bonds, interest payments and dates thereof, optional redemption, mandatory redemption in part through Sinking Fund Installments, selection of Bonds for partial redemption, exchange, transfer and registration of Bonds, replacement of mutilated, destroyed, lost or stolen Bonds, the safekeeping and cancellation of Bonds, non-presentment of Bonds, the holding of moneys in trust and the Rebate Fund, and the duties of the Trustee in connection with all of the foregoing, will remain in effect and be binding upon the Trustee and the Bondowners, notwithstanding the release and discharge of the Indenture. The provisions of the Indenture described in the preceding sentence will survive the release, discharge and satisfaction of the Indenture.

Notwithstanding the Authority's deposit of Government Obligations to pay when due the principal and interest to become due on the Taxable 2000 Series C-1 Senior Bonds as described above, the Authority is obligated to contribute additional securities to pay the Taxable 2000 Series C-1 Senior Bonds if necessary to provide sufficient amounts to satisfy the payment obligations on the Taxable 2000 Series C-1 Senior Bonds unless the Authority has obtained an

opinion of nationally recognized bond counsel to the effect that such continuing Authority obligation to contribute additional securities is not necessary to prevent a deemed reissuance under Section 1001 of the Tax Code.

**APPENDIX C**

**Proposed Form of Approving  
Opinion of Bond Counsel**

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June 15, 2000

Colorado Housing and Finance Authority  
1981 Blake Street  
Denver, Colorado 80202

Colorado Housing and Finance Authority  
Single Family Program Senior Bonds, Taxable 2000 Series C-1  
Single Family Program Senior Bonds, 2000 Series C-2 and 2000 Series C-3  
and  
Single Family Program Subordinate Bonds, 2000 Series C

Ladies and Gentlemen:

We have acted as bond counsel to the Colorado Housing and Finance Authority (the "Authority"), in connection with the issuance by the Authority of its Single Family Program Senior Bonds, Taxable 2000 Series C-1 (the "2000 Series C-1 Senior Bonds"), Single Family Program Senior Bonds, 2000 Series C-2 (the "2000 Series C-2 Senior Bonds"), Single Family Program Senior Bonds, 2000 Series C-3 (the "2000 Series C-3 Senior Bonds" and, together with the 2000 Series C-1 Senior Bonds and the 2000 Series C-2 Senior Bonds, the "Senior Bonds") and its Single Family Program Subordinate Bonds, 2000 Series C (the "Subordinate Bonds" and, together with the Senior Bonds, the "Bonds") in the aggregate principal amount of \$55,035,000. In such capacity, we have examined the Authority's certified proceedings and such other documents and such law of the State of Colorado (the "State") and of the United States of America as we have deemed necessary to render this opinion letter. The Bonds are authorized and issued pursuant to an Indenture of Trust (the "Indenture") dated as of June 1, 2000 between the Authority and Zions First National Bank, as trustee (the "Trustee"). The capitalized terms used herein, unless parenthetically defined herein, have the meanings ascribed to them in the Indenture.

The Senior Bonds are special, limited obligations of the Authority payable solely from the sources provided in the Indenture. The Subordinate Bonds are payable from the moneys, rights and interests pledged therefor in the Indenture, and also are general obligations of the Authority for the payment of which the Authority has pledged its full faith and credit, subject only to the provisions of any agreements with the owners of particular notes, bonds or other obligations pledging any particular revenues or assets to the payment thereof.

As to questions of fact material to our opinion, we have relied upon the certified proceedings and other representations and certifications of public officials and others furnished to us, without undertaking to verify the same by independent investigation.

Based upon such examination, it is our opinion as bond counsel that:

1. The Bonds constitute the valid and binding obligations of the Authority, and are entitled to the benefits and security of the Indenture.

2. The Indenture has been duly authorized by the Authority, duly executed and delivered by the authorized officials of the Authority, and, assuming due authorization, execution and delivery by the Trustee, constitutes the legal, valid and binding obligation of the Authority enforceable in accordance with its terms, except as may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or other laws in effect from time to time affecting the rights of creditors generally and by the application of general principles of equity.

3. Interest on the 2000 Series C-2 Senior Bonds, the 2000 Series C-3 Senior Bonds and the Subordinate Bonds is excluded from gross income under federal income tax laws pursuant to Section 103 of the Internal Revenue Code of 1986, as amended to the date hereof (the "Tax Code"); however, interest on the 2000 Series C-2 Senior Bonds is an item of tax preference for purposes of calculating alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code, and interest on the 2000 Series C-3 Senior Bonds and the Subordinate Bonds is excluded from alternative minimum taxable income as defined in Section 55(b)(2) of the Tax Code except that such interest is required to be included in calculating the "adjusted current earnings" adjustment applicable to corporations for purposes of computing the alternative minimum taxable income of corporations. The opinions expressed in this paragraph assume continuous compliance with the covenants and representations contained in the Authority's certified proceedings and in certain other documents or certain other certifications furnished to us.

4. The Bonds and the income therefrom shall at all times be free from taxation by the State of Colorado under Colorado laws in effect as of the date of delivery of the Bonds.



5. Interest on the 2000 Series C-1 Senior Bonds is not excluded from gross income for federal income tax purposes.

The opinions expressed in this opinion letter above are subject to the following:

The obligations of the Authority pursuant to the Bonds and the Indenture are subject to the application of equitable principles, to the reasonable exercise in the future by the State and its governmental bodies of the police power inherent in the sovereignty of the State and to the exercise by the United States of America of the powers delegated to it by the Federal Constitution, including, without limitation, bankruptcy powers.

We understand that MBIA Insurance Corporation has issued a reserve fund surety bond relating to the Senior Bonds. We express no opinion as to the validity or enforceability of such surety bond or the security afforded thereby.

In expressing the opinions set forth above, we are relying, in part, on a report of Arter & Hadden LLP verifying certain mathematical computations as to the sufficiency of the moneys and investments in the Escrow Fund to pay, when due prior redemption, the principal of, premium, if any, and interest on certain designated obligations.

In this opinion letter issued in our capacity as bond counsel, we are opining only upon those matters set forth herein, and we are not opining upon the accuracy or completeness of the Official Statement or any other statements made in connection with any sale of the Bonds or upon any federal or Colorado tax consequences arising from the receipt or accrual of interest on or the ownership of the Bonds, except those specifically addressed herein.

This opinion letter is issued as of the date hereof and we assume no obligation to update or supplement this opinion letter to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Respectfully submitted,

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## APPENDIX D

### Cumulative Planned Amortization and Special Redemption Amounts with respect to Bonds To Be Redeemed

<u>Date</u>	<u>Planned Amortization Amounts (Cumulative) for Taxable Series 2000 C-1 Bonds</u>	<u>Special Redemption Amounts (Cumulative) for Designated Other Bonds*</u>
10/1/00	\$ 0	\$ 0
4/1/01	0	0
10/1/01	60,000	790,000
4/1/02	900,000	2,135,000
10/1/02	1,750,000	3,970,000
4/1/03	2,835,000	6,200,000
10/1/03	4,135,000	8,655,000
4/1/04	5,445,000	10,695,000
10/1/04	6,710,000	12,455,000
4/1/05	7,935,000	13,965,000
10/1/05	9,115,000	15,265,000
4/1/06	10,165,000	16,450,000
10/1/06	11,165,000	17,480,000
4/1/07	12,020,000	18,405,000
10/1/07	12,840,000	19,185,000
4/1/08	13,440,000	20,030,000
10/1/08		21,340,000
4/1/09		22,530,000
10/1/09		23,610,000
4/1/10		24,590,000
10/1/10		25,480,000
4/1/11		26,285,000
10/1/11		27,025,000
4/1/12		27,700,000
10/1/12		28,315,000
4/1/13		28,880,000
10/1/13		29,480,000
4/1/14		30,015,000
10/1/14		30,500,000
4/1/15		30,950,000
10/1/15		31,360,000
4/1/16		31,735,000
10/1/16		32,085,000
4/1/17		32,090,000

\* "Designated Other Bonds" means the 2000 Series C-2 Senior Bonds maturing on April 1, 2031, 2000 Series C-2 Senior Bonds maturing on October 1, 2031, 2000 Series C-3 Senior Bonds maturing on October 1, 2022, 2000 Series C-3 Senior Bonds maturing on October 1, 2030, and Subordinate Bonds.

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**APPENDIX E**

**Form of Continuing Disclosure Undertaking**

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## CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (the "Disclosure Certificate") is executed and delivered by the COLORADO HOUSING AND FINANCE AUTHORITY, a body corporate and political subdivision of the State of Colorado (the "Authority"), in connection with the issuance of the Colorado Housing and Finance Authority Single Family Program Bonds, 2000 Series C (the "Bonds"). The Bonds are being issued pursuant to an Indenture of Trust dated as of June 1, 2000 (the "Trust Document") between the Authority and Zions First National Bank, Denver, Colorado, as trustee.

### BACKGROUND

1. The Bonds are being issued to provide funds to be used to pay at maturity or redeem prior to maturity certain outstanding obligations of the Authority, to provide funds to finance the purchase of mortgage loans under the Program (as defined in the Trust Document), to pay costs of issuance of the Bonds, to establish necessary reserves, and to otherwise attain the goals of the Authority pursuant to the Colorado Housing and Finance Authority Act.

2. In order to allow the Participating Underwriters (as defined in the Rule defined below) of the Bonds to comply with Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities and Exchange Act of 1934 (17 CFR § 240.15c2-12) as amended to the date hereof ("Rule 15c2-12"), the Authority has agreed to make certain continuing disclosure undertakings for the benefit of owners (including beneficial owners) of the Bonds.

3. This Disclosure Certificate is intended to satisfy the requirements of said Rule 15c2-12, as in effect on the date hereof.

### AUTHORITY COVENANTS AND AGREEMENTS

#### Section 1. Definitions.

(a) "Annual Financial Information" means the financial information or operating data with respect to the Authority, delivered at least annually pursuant to Sections 2(a) and 2(b) hereof, of the type set forth in the sections of the final Official Statement, included but not limited to such financial information and operating data set forth in (i) "Program Assumptions and Bondowners' Risks - Program Assumptions" by the means of supplying the information as to loan portfolio characteristics, investments and equity described in Exhibit A attached hereto, and (ii) the section of the final Official Statement captioned "Colorado Housing and Finance Authority - Programs to Date."

(b) "Audited Financial Statements" means the annual financial statements for the Authority, prepared in accordance with generally accepted accounting principles consistently applied, as in effect from time to time, audited by a firm of certified public accountants.

(c) "Events" means any of the events listed in Section 2(d) hereof.

(d) "MSRB" means the Municipal Securities Rulemaking Board. The current address of the MSRB is 1640 King Street, #300, Alexandria, Virginia 22314; fax: 703-683-1930.

(e) "NRMSIR" means a nationally recognized municipal securities information repository recognized by the SEC from time to time pursuant to Rule 15c2-12. As of the date hereof, such NRMSIRs include Standard & Poor's J.J. Kenny Repository, 55 Water Street, 45<sup>th</sup> Floor, New York, New York 10041; Muller Data, Attn: Municipal Disclosure, 395 Hudson Street, 3<sup>rd</sup> Floor, New York, New York 10014; Bloomberg Municipal Repositories, P.O. Box 840, Princeton, New Jersey 08542-0840; and DPC Data Inc., One Executive Drive, Fort Lee, New Jersey 07024.

(f) "Official Statement" means the Official Statement delivered in connection with the original issue and sale of the Bonds.

(g) "Repository" means (i) each NRMSIR and (ii) any SID.

(h) "Rule 15c2-12" means Rule 15c2-12 promulgated by the SEC under the Securities Exchange Act of 1934, as amended (17 CFR § 240.15c2-12), as the same may be amended from time to time.

(i) "SEC" means the Securities and Exchange Commission.

(j) "Senior Manager" means George K. Baum & Company, 717 Seventeenth Street, Suite 2500, Denver, Colorado 80202.

(k) "SID" means any State Information Depository operated or designated by the State of Colorado that receives information from all issuers within the State. As of the date of this Disclosure Certificate, no SID exists for the State.

(l) "State" means the State of Colorado.

## Section 2. Provision of Annual Information and Reporting of Events.

(a) Commencing with the fiscal year ending December 31, 2000 and annually while the Bonds remain outstanding, the Authority agrees to provide or cause to be provided annually to each Repository (with a copy, upon request, to the Senior Manager) the following information:

- i. Annual Financial Information; and



ii. Audited Financial Statements, if prepared.

(b) Such Annual Financial Information shall be provided not later than 240 days after the end of each fiscal year for the Authority (i.e., each December 31). If not provided at the same time as the Annual Financial Information, the Audited Financial Statements will be provided when available.

(c) The Authority may provide Annual Financial Information and Audited Financial Statements by specific reference to other documents, including information reports and official statements relating to other debt issues of the Authority, which have been submitted to each Repository; provided, however, that if the document so referenced is a final official statement within the meaning of Rule 15c2-12, such final official statement must also be available from the MSRB. The Authority shall clearly identify each such other document so incorporated by cross-reference.

(d) At any time the Bonds are outstanding, the Authority shall provide, in a timely manner, to the MSRB and any SID, with a copy to the Senior Manager, notice of the occurrence of any of the following Events with respect to the Bonds, if material (provided, that any event under clauses (viii), (ix) or (xi) will always be deemed to be material):

- i. Principal and interest payment delinquencies;
- ii. Non-payment related defaults;
- iii. Unscheduled draws on debt service reserves reflecting financial difficulties;
- iv. Unscheduled draws on credit enhancements reflecting financial difficulties;
- v. Substitution of credit or liquidity providers, or their failure to perform;
- vi. Any event adversely affecting the tax-exempt status;
- vii. Modifications to the rights of the owners of the Bonds;
- viii. Bond calls (other than mandatory sinking fund redemption);
- ix. Defeasance;
- x. Release, substitution or sale of property securing repayment; and
- xi. Rating changes.

(e) At any time the Bonds are outstanding, the Authority shall provide, in a timely manner, to the MSRB and any SID, with a copy to the Senior Manager, notice of any failure of the Authority to timely provide the Annual Financial Information as specified in Sections 2(a) and 2(b) hereof.

Section 3. Method of Transmission. Subject to technical and economic feasibility, the Authority shall employ such methods of electronic or physical information transmission as is requested or recommended by the Repositories or the MSRB unless otherwise required by law.

Section 4. Enforcement. The obligations of the Authority hereunder shall be for the benefit of the owners (including beneficial owners) of the Bonds. The owner or beneficial owner of any Bonds is authorized to take action to seek specific performance by court order to compel the Authority to comply with its obligations under this Disclosure Certificate, which action shall be the exclusive remedy available to it or any other owners or beneficial owners of the Bonds; provided, that any owner or beneficial owner of Bonds seeking to require the Authority to comply with this Disclosure Certificate shall first provide at least 30 days' prior written notice to the Authority of the Authority's failure, giving reasonable detail of such failure following which notice the Authority shall have 30 days to comply. Any such action shall be brought only in a court of competent jurisdiction in the City and County of Denver, Colorado. Breach of the obligations of Authority hereunder shall not constitute an Event of Default under the Trust Document and none of the rights and remedies provided by the Trust Document shall be available to the owners of the Bonds or the Trustee therein appointed.

Section 5. Additional Information. Nothing in the Disclosure Certificate shall be deemed to prevent the Authority from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other annual information or notice of occurrence of an event which is not an Event, in addition to that which is required by this Disclosure Certificate; provided that the Authority shall not be required to do so. If the Authority chooses to include any annual information or notice of occurrence of an event in addition to that which is specifically required by this Disclosure Certificate, the Authority shall have no obligation under this Disclosure Certificate to update such information or include it in any future annual filing or Event filing.

Section 6. Term. This Disclosure Certificate shall be in effect from and after the issuance and delivery of the Bonds and shall extend to the earliest of (i) the date all principal and interest on the Bonds shall have been deemed paid or legally defeased pursuant to the terms of the Trust Document; (ii) the date that the Authority shall no longer constitute an "obligated person" with respect to the Bonds within the meaning of Rule 15c2-12; or (iii) the date on which those portions of Rule 15c2-12 which require this Disclosure Certificate are determined to be invalid by a court of competent jurisdiction in a non-appealable action, have been repealed retroactively or otherwise do not apply to the Bonds, the determination of (i), (ii) or (iii) herein to be made in any manner deemed appropriate by the Authority, including by an opinion of counsel experienced in federal securities law selected by the Authority.

Section 7. Amendments and Waivers. Notwithstanding any other provision of the Disclosure Certificate, the Authority may amend this Disclosure Certificate from time to time, and any provision of this Disclosure Certificate may be waived, without the consent of the owners or beneficial owners of the Bonds upon the Authority's receipt of an opinion of counsel experienced in federal securities laws to the effect that such amendment or waiver will not adversely affect compliance with Rule 15c2-12. Any Annual Financial Information containing amended operating data or financial information will explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided. If an amendment changes the accounting principles to be followed in preparing financial statements, the Annual Financial Information for the year in which the change is made will present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The Authority shall provide notice of such amendment or waiver to each Repository and the Senior Manager.

Section 8. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Authority, the Participating Underwriters and the owners (including beneficial owners) from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated as of June 1, 2000.

COLORADO HOUSING AND FINANCE  
AUTHORITY

By: \_\_\_\_\_  
Executive Director

EXHIBIT A  
Colorado Housing and Finance Authority  
Single Family Program Bonds  
2000 Series C  
as of \_\_\_\_\_

I. **GENERAL INFORMATION:**

BONDS OUTSTANDING  
OUTSTANDING MORTGAGE PRINCIPAL BALANCE  
NUMBER OF LOANS OUTSTANDING  
OUTSTANDING COMMITMENTS  
UNCOMMITTED LENDABLE FUNDS

TRUSTEE: ZIONS FIRST NATIONAL BANK  
TELEPHONE:  
CONTACT:

PROGRAM ADMINISTRATOR: COLORADO HOUSING AND FINANCE AUTHORITY  
TELEPHONE:  
CONTACT:

II. **LOAN PORTFOLIO CHARACTERISTICS:**

TYPE OF HOUSING (AS A PERCENTAGE OF LOANS OUTSTANDING)

SINGLE FAMILY DETACHED  
CONDOMINIUMS/TOWNHOMES  
OTHER: DUPLEX  
TOTAL

NEW CONSTRUCTION  
EXISTING HOMES  
TOTAL

PRIVATE (DOWN TO 75% LTV)  
 FHA  
 VA  
 RHCDS  
 UNINSURED  
 TOTAL

DELINQUENCY STATISTICS:

	# OF LOANS	\$ VALUE	%	OF
OUTSTANDING				
BALANCE				MORTGAGE
30 DAYS				
60 DAYS				
90 DAYS OR MORE IN FORECLOSURE				
NO. OF LOANS PREPAID IN FULL TO DATE				
NO. OF LOANS FORECLOSED TO DATE				
REAL ESTATE OWNED:				
NUMBER OF LOANS				
CURRENT BALANCE				
MORTGAGE LOAN RATES:				
# OF LOANS				MORTGAGE RATE

III. **BOND CHARACTERISTICS:**

LIST OF BONDS BY MATURITY:

MATURITY DATE	BOND TYPE (SERIAL OR TERM)	INTEREST RATE	ORIGINAL AMOUNT	PRINCIPAL MATURED	PRINCIPAL REDEMPTIONS	PRINCIPAL OUTSTANDING
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LIST OF UNSCHEDULED REDEMPTIONS:

DATE OF CALL	MATURITY CALLED	AMOUNT	TYPE OF CALL
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IV. **INVESTMENT INFORMATION:**

FUND	INVESTMENT TYPE	AMOUNT	RATE	MATURITY DATE
------	-----------------	--------	------	---------------

RESERVE FUNDS

ORIGINAL AMOUNT	CURRENT AMOUNT
--------------------	-------------------

V.

**EQUITY:**

TOTAL  
ASSETS

TOTAL  
LIABILITIES

SURPLUS  
(DEFICIT)

COLORADO HOUSING AND FINANCE AUTHORITY  
DEFINITIONS FOR DISCLOSURE REPORTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>DEFINITIONS</u>
I.	GENERAL INFORMATION:	
	BONDS OUTSTANDING	TOTAL PAR VALUE OF SERIAL AND TERM BONDS
II.	LOAN PORTFOLIO CHARACTERISTICS:	
	30 DAYS DELINQUENT	NO. OF LOANS 1 PAYMENT DELINQUENT
	60 DAYS DELINQUENT	NO. OF LOANS 2 PAYMENTS DELINQUENT
	90 DAYS OR MORE DELINQUENT	NO. OF LOANS AT LEAST 3 PAYMENTS DELINQUENT WITH NO CLAIM FILED
	NO. OF LOANS FORECLOSED TO DATE	LOANS FOR WHICH FORECLOSURE HAS BEEN COMPLETED (INCLUDES REAL ESTATE OWNED)
	REAL ESTATE OWNED	NUMBER OF UNITS OWNED AS A RESULT OF FORECLOSURE (HAVE PASSED TRUSTEE SALE DATE AND REDEMPTION DATE, BUT HAVE NOT BEEN CONVEYED OR ASSIGNED).
III.	BOND CHARACTERISTICS:	
	LIST OF BONDS BY MATURITY:	
	MATURITY DATE	STATED MATURITY DATE ON BOND
	INTEREST RATE	STATED INTEREST RATE ON BOND



ORIGINAL AMOUNT	TOTAL PAR AMOUNT
PRINCIPAL MATURED	TOTAL PAR AMOUNT OF BONDS PAID AT MATURITY
PRINCIPAL REDEMPTIONS	TOTAL PAR AMOUNT OF BONDS REDEEMED PRIOR TO MATURITY

LIST OF UNSCHEDULED REDEMPTIONS:

DATE OF CALL	UNSCCHEDULED DATE OF PREPAYMENT, UNEXPENDED PROCEEDS CALL, REFUNDING OR PURCHASE ON THE MARKET REDEMPTION
MATURITY CALLED	BOND MATURITY THAT THE REDEMPTION WAS APPLIED AGAINST
AMOUNT	TOTAL \$ AMOUNT OF BONDS CALLED AT PAR VALUE (UNLESS OTHERWISE SPECIFIED)
TYPE OF CALL	P = PURCHASE ON THE MARKET UP = UNEXPENDED PROCEEDS CALL PP = PREPAYMENT CALL SR = SURPLUS REVENUE CALL R = REFUNDING O = OTHER

IV. INVESTMENT INFORMATION:

AMOUNT	FACE OR PAR VALUE OF THE INVESTMENT
RATE	STATED INTEREST RATE OF THE SECURITY (EXCEPT FOR DISCOUNT NOTES WHICH ARE STATED AT YIELD)

RESERVE FUNDS:		
OTHER	ORIGINAL AMOUNT	ORIGINAL AMOUNT FUNDED FROM BOND PROCEEDS OR FACE OR PAR VALUE OF SECURITIES IN RESERVE AT PRESENT
	CURRENT AMOUNT	

**DISCLAIMER:**

ALL INFORMATION CONTAINED HEREIN IS OBTAINED FROM THE AUTHORITY'S BOOKS AND RECORDS, AND IS BELIEVED TO BE ACCURATE AND RELIABLE. REFERENCE SHOULD BE MADE TO THE OFFICIAL STATEMENT AND OPERATIVE DOCUMENTS FOR COMPLETE INFORMATION. BECAUSE OF THE POSSIBILITY OF HUMAN AND MECHANICAL ERROR AS WELL AS OTHER FACTORS, HOWEVER, SUCH INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND AND, IN PARTICULAR, NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS MADE NOR SHOULD ANY BE INFERRED AS TO THE ACCURACY, TIMELINESS OR COMPLETENESS OF ANY SUCH INFORMATION. UNDER NO CIRCUMSTANCES SHALL COLORADO HOUSING AND FINANCE AUTHORITY HAVE ANY LIABILITY TO ANY PERSON OR ENTITY FOR (A) ANY LOSS OR DAMAGE IN WHOLE OR PART CAUSED BY, RESULTING FROM, OR RELATING TO ANY ERROR (NEGLECT OR OTHERWISE) OR OTHER CIRCUMSTANCE INVOLVED IN PROCURING, COLLECTING, COMPILING, INTERPRETING, ANALYZING, EDITING, TRANSCRIBING, TRANSMITTING, COMMUNICATING OR DELIVERING ANY SUCH INFORMATION, OR (B) ANY DIRECT, INDIRECT, SPECIAL, CONSEQUENTIAL OR INCIDENTAL DAMAGES WHATSOEVER, EVEN IF COLORADO HOUSING AND FINANCE AUTHORITY IS ADVISED IN ADVANCE OF THE POSSIBILITY OF SUCH DAMAGES, RESULTING FROM THE USE OF, OR INABILITY TO USE, ANY SUCH INFORMATION.

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