

# BOARD MEETING OF APRIL 8, 2004

**Beth Anderson, Chair**  
**C. Kent Conine, Vice-Chair**



Patrick R. Gordon, Member  
Vidal Gonzalez, Member  
Shadrick Bogany, Member  
Norberto Salinas, Member

***MISSION***

***TEXAS DEPARTMENT OF HOUSING AND  
COMMUNITY AFFAIRS***

***TO HELP TEXANS ACHIEVE AN IMPROVED  
QUALITY OF LIFE THROUGH THE DEVELOPMENT  
OF BETTER COMMUNITIES***

**BOARD MEETING**  
**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
**507 Sabine, Room 437, Austin, Texas 78701**  
**Thursday, April 8, 2004** **10:30 am**

**A G E N D A**

**CALL TO ORDER, ROLL CALL**  
**CERTIFICATION OF QUORUM**

Elizabeth Anderson  
Chair of Board

**PUBLIC COMMENT**

The Board will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by the department staff and motions made by the Board.

The Board of the Texas Department of Housing and Community Affairs will meet to consider and possibly act on the following:

**ACTION ITEMS**

- |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Item 1 | Presentation, Discussion and Possible Approval of Minutes of Board Meeting of March 11, 2004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Elizabeth Anderson |
| Item 2 | Presentation and Discussion of Report from the Programs Committee:<br>a) HOME Program                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C. Kent Conine     |
| Item 3 | Presentation, Discussion and Possible Approval of Programmatic Items:<br><br>a) Proposed New Title 10, Part 1, Chapter 35 – Multifamily Housing Revenue Bond Rules<br><br>b) Amendment to Trust Indenture for Red Hill Villas, Round Rock, Texas                                                                                                                                                                                                                                                                                                                                                                                                             | C. Kent Conine     |
| Item 4 | Presentation, Discussion and Possible Approval of Housing Tax Credit Items:<br>a) Issuance of Determination Notices on Tax Exempt Bond Transactions with Other Issuers:<br><br>04-402 Blue Water Garden Apartments, Hereford<br>Panhandle Regional Housing Finance Corp. is the Issuer<br>(Requested Amount of \$229,154 and Recommended Amount of \$228,973)<br><br>04-403 Stonehouse Valley Apartments, San Antonio<br>San Antonio Housing Finance Corp. is the Issuer<br>(Requested Amount of \$570,337 and Recommended Amount of \$549,784)<br><br>b) Proposed Amendments to Housing Tax Credit Projects:<br><br>03-163 Cedar View, Mineral Wells, Texas | Elizabeth Anderson |

- c) Waiver of Specific 2004 Qualified Allocation Plan Requirement under §50.3(47) for Three of the Five 2004 Forward Commitment Awards

Item 5 Presentation, Discussion and Possible Approval of Second Quarter Investment Report

Vidal Gonzalez

**EXECUTIVE SESSION**

If permitted by law, the Board may discuss any item listed on this agenda in Executive Session

Elizabeth Anderson

**OPEN SESSION**

Action in Open Session on Items Discussed in Executive Session

Elizabeth Anderson

**REPORT ITEMS**

Executive Directors Report

1. Bethel Senior Housing – HOME Rental CHDO Contract
2. Joint Hearing of the Senate Intergovernmental Relations Committee and the House Urban Affairs Committee and Hearing of the House Urban Affairs Committee on March 24, 2004
3. Ex Parte Explanatory Document for the Department's Website
4. Pricing of Mortgage Revenue Bond Program 61

**ADJOURN**

Elizabeth Anderson

*To access this agenda and details on each agenda item in the board book, please visit our website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us) or contact the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.*

*Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.*

*Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.*

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**BOARD MEETING**

**APRIL 8, 2004**

**ROLL CALL**

	Present	Absent
Anderson, Beth, Chair	_____	_____
Conine, C. Kent, Vice-Chair	_____	_____
Bogany, Shadrick, Member	_____	_____
Gonzalez, Vidal, Member	_____	_____
Gordon, Patrick, Member	_____	_____
Salinas, Norberto, Member	_____	_____
Number Present	_____	
Number Absent		_____

\_\_\_\_\_, Presiding Officer

**EXECUTIVE OFFICE**  
**BOARD ACTION REQUEST**  
**April 8, 2004**

**Action Item**

Board Minutes of March 11, 2004.

**Required Action**

Approve the minutes for the Board Meeting with any necessary corrections.

**Background**

The Board is required to keep minutes of each of their meetings. Staff recommends approval of the minutes.

**BOARD MEETING**  
**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
**507 Sabine, Room 437, Austin, Texas 78701**  
**March 11, 2004                      1:00 p m.**

**Summary of Minutes**

**CALL TO ORDER, ROLL CALL**  
**CERTIFICATION OF QUORUM**

The Board Meeting of the Texas Department of Housing and Community Affairs of March 11, 2004 was called to order by the Chair of the Board Elizabeth Anderson at 1:09 p.m. It was held at the Texas Department of Housing and Community Affairs Boardroom, 507 Sabine, Austin, Texas. Vidal Gonzalez and Norberto Salinas were absent. Roll call certified a quorum was present.

Members present:

Elizabeth Anderson -- Chair  
C. Kent Conine -- Vice Chair  
Shadrick Bogany – Member  
Patrick Gordon – Member

Staff of the Texas Department of Housing and Community Affairs was also present.

**PUBLIC COMMENT**

The Board will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by department staff and motions made by the Board.

Ms. Anderson called for public comment and the following either gave comments at this time or preferred to wait until the agenda item was presented.

John Henneberger, Texas Low Income Housing Information Service, Austin, Texas

Mr. Henneberger stated they are a non-profit organization working on affordable housing issues. He stated this is the tenth-year anniversary of the Quality Work and Responsibility Act which mandates that every organization which acts as a public housing authority is to have a resident on its board of commissioners. This includes the department and this Board does not have an appointed person to fill this position. He also asked when the department furnishes its performance measures to the legislature, etc. that it would be helpful if these measures were expanded to include specificity within each housing program that the department administers on the income levels of the beneficiaries who receive assistance under the various housing programs.

The legislature asks if the agency is serving the low income and does the department meet the needs of the neediest people. Within each objective instead of listing the number of low, very low and moderately income households assisted with housing bonds, it would be helpful if the department could show the number of low income families assisted by housing bonds, the number of moderate income families assisted by housing bonds, the number of very low income families assisted by housing bonds and the number of extremely low income families assisted. The addition of the extremely low income category within each housing program category and the specific listing of those numbers would help the legislature as they review the department's performance. This would help answer questions in advance rather than having to ask the department to provide those numbers and would help the public in their assessment of the department's performance.

James Flinn, Investment Banker, Columbus, Ohio

Mr. Flynn was available to answer any questions the Board might have.

Ms. Anderson closed public comment at 1:20 p.m. but those people who requested to speak at the time of the agenda items will do so at that time.

### **ACTION ITEMS**

**(1) Presentation, Discussion and Possible Approval of Minutes of the Board Meetings of February 11, 2004**

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the Minutes of the Board Meeting of February 11, 2004.

Passed Unanimously

**(2) Presentation and Discussion of Report from the Programs Committee:**

**(a) HOME Program**

Mr. Conine stated the Programs Committee had a very good discussion earlier in the day regarding the HOME Program as they discussed the funding levels and the various programs under the HOME Program. There was good public testimony. The Programs Committee will continue the review of the HOME Program at the April meeting, to review features and ways that the money is being used. This committee may ask for the Board members' consideration on potential changes at a future Board meeting.

**(3) Presentation, Discussion and Possible Approval of Programmatic Items:**

**(a) Proposed Amendment to Public Comment Procedures and Topics of Public Hearings And Meetings; Title 10, Part 1, Subchapter A, Section 1.10, Texas Administrative Code**

Ms. Carrington stated the Board approved in February, 2004, the proposed amendment to the Public Comment Procedures and Topics of Public Hearings and Meetings but did ask staff to incorporate two additional items in this rule. Staff added language at Section E that states: "any matter considered by the Board to be relevant to the approval decision, and the furtherance of the department's purposes and policies of Chapter 2305, and other good cause as determined by the Board." If the Board will approve this item, it will be published to receive public comments and go through the process of adoption.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve the proposed amendment to the Public Comment Procedures and Topics of Public Hearings and Meetings, Title 10, Part 1, Subchapter A, Section 1.10, Texas Administrative Code for publication in the Texas Register to receive comments.

Passed Unanimously

**(b) Section 8 Program Public Housing Authority Plan for The Year 2004**

Ms. Carrington stated the Public Housing Authority Plan is due to HUD by April 17, 2004. This plan covers a five-year period and this is the fifth year on this plan which began in FY2000. The Department continues to work for maximum utilization of the Section 8 vouchers and is now about 93% utilization rate on the vouchers. The department is going to continue to administer the 35 project excess vouchers to service the disability community that is impacted by the Olmstead decision. The department is also going to continue to work closely with the states' local PHAs to address affordable housing needs of the citizens of Texas. The department did transfer 30 vouchers from the San Antonio area to the Marble Falls Housing Authority. The Section 8 budget is \$10,478,000.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve the Section 8 Program Public Housing Authority Plan for the Year 2004.

Passed Unanimously

**(c) 2004 Proposed Multifamily Bond Eligible Tenant Income Limits**

Ms. Carrington stated this item applies to eight transactions listed in the Board Book summary page. These were multifamily bond issues that were issued prior to 1986 and the targeting for these developments was 20% of the units at 80% of median and were not adjusted for family size. The requirement that the state did put on those bond issues was that 100% of the tenants living in these developments must be determined eligible. Staff requests an adjustment of the eligibility limit each year.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the 2004 proposed multifamily bond eligible tenant income limits as presented by staff.  
Passed Unanimously

**(d) Revised Single Family Average Area Purchase Price Limits**

Ms. Carrington stated the average purchase price limits have been revised and were published by the Internal Revenue Service on February 10 (it has been 10 years since any revisions have been made to the purchase price limits). Staff requested the Board to approve these revised single family average purchase price limits that will be in conjunction with the single family mortgage revenue bonds and the mortgage credits certificate program. .

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the revised single family average area purchase price limits as presented by staff.  
Passed Unanimously

**(e) Resolution No. 04-018 Authorizing the Issuance of Single Family Mortgage Revenue Bonds, 2004 Series A and 2004 Series B and Taxable Junior Lien Single Family Mortgage Revenue Bonds, 2004 Series A (Program 61)**

Ms. Carrington this is the issuance of single family mortgage revenue bonds for the first time homebuyer program for 2004. There will be three series issued, a 2004 Series A, a 2004 Series B and a third taxable junior lien issuance. At the end of 2003, the department did a commercial paper program to use bond authority from last year that was not utilized. The department did not feel it was prudent to issue bonds last year since there was mortgage money out there. This commercial paper program does expire in May, 2004. Staff is requesting to convert that commercial paper program and the lendable proceeds in a single family mortgage revenue bond program. \$100 million of this single family program would be assisted and would have down payment assistance which would be up to 4% of the loan amount. The interest rates being targeted would be 4.99% if it is unassisted; 5.65% if it has down payment assistance attached. This will be Program 61.

Mr. Byron Johnson stated the legislation requires that the department set aside 40% of the funds for A- and B borrowers. The department can not set aside this 40% and he asked the Board to acknowledge that doing so would impair the department's financial condition. When the staff goes to the Bond Review Board staff will ask the BRB to ratify or approve this exception.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve Res. No. 04-018 authorizing the issuance of Single Family Mortgage Revenue Bonds, 2004 Series A & B, and Taxable Junior Lien Single Family Mortgage Revenue Bonds, 2004 Series A.

Amendment to motion made by C. Kent Conine and seconded by Shad Bogany to amend the Resolution No. 04-018 for "reservations for new homes will have six months to close" instead of the four months as originally stated in the resolution..

Amendment Passed Unanimously

Motion Passed Unanimously (to include the approved amendment)

**(f) Single Family Mortgage Revenue Bond Marketing Plan**

Ms. Carrington stated that at the Board's request staff is presenting the future marketing plan and a report on what has been completed over the last several months in marketing the current single-family mortgage revenue bond money. Staff is in the process of putting together an invitation to bid to secure a professional marketing firm to be on board by June 1 of this year to assist the department in creating and implementing a marketing plan. This firm will help identify either the markets the staff has overlooked or the type of vehicles that the department should be using that TDHCA has not currently been using.

Staff has given information on TDHCA programs at conferences, mortgage bankers association meetings, did an interview with a Spanish radio station in Houston and Corpus Christi, did press releases, had a speaking engagement at Marshall Housing Authority, and held lender meetings along with the

involvement of the department with the Texas Association of Realtors. HUD has agreed to take the marketing materials of the department and include those as information to hand out at their marketing fairs.

Mr. Bogany stated the Houston Association of Realtors will hold a homebuyer fair on March 27<sup>th</sup> and he asked the department to be in attendance to hand out material about the bond program.

Mr. Conine stated that the June 1<sup>st</sup> suggested start date on this marketing plan is too long and he would like to see that moved to May 1 and have this as a target date.

This was a report only at this time and no action was needed.

**(g) Recommendations for Underwriting Team for the Sale of Single Family Mortgage Revenue Bonds, 2004 Series A and 2004 Series B and Taxable Junior Lien Single Family Mortgage Revenue Bonds, 2004 Series A (Program 61)**

Ms. Carrington stated staff is requesting approval of the investment banking team for Program 61. The size of the transaction will be \$180.5 million and the recommended teams are: UBS Financial Services as senior manager; George K. Baum as co-senior manager; Estrada Hinojosa, Lehman Brothers, M.R. Beal and Morgan Stanley will be the co-managers.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve the Underwriting Team for the Sale of Single Family Mortgage Revenue Bonds, 2004 Series A and 2004 Series B and Taxable Junior Lien Single Family Mortgage Revenue Bonds, 2004 Series A:

Team	Role	Liability %
UBS Financial services, Inc.	Senior Mgr.	45%
George K. Baum & Co.	Co-Senior Mgr.	25%
Estrada Hinojosa & Co.	Co-Manager	7.5%
Lehman Brothers	Co-Manager	7.5%
M.R. Beal & Company	Co-Manager	7.5%
Morgan Stanley	Co-Manager	7.5%

Passed Unanimously

**(h) Proposed New Rule Regarding Ethics and Disclosure Requirements for Outside Financial Advisors and Service Providers, Title 10, Subchapter A, Section 1.15, Texas Administrative Code**

Ms. Carrington stated in December of 2003 the Board approved a policy relating to ethics and disclosure requirements for outside financial advisors and service providers. This was as a result of a legislative change in the ethics and disclosure regulations that the 78<sup>th</sup> session of the legislature passed. These required changes are reflected in the investment policy.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the proposed new rule regarding ethics and disclosure requirements for Outside Financial Advisors and Service Providers, Title 10, Subchapter A, Section 1.16, Texas Administrative Code.

Passed Unanimously

**(i) Proposed Changes to Performance Measures**

Ms. Carrington stated staff has been having discussions with the LBB on making changes to the current existing performance measures.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve the changes to performance measures as requested by staff.

Ms. Sarah Anderson stated she concurred with the recommendation of Mr. Henneberger as to the breakouts of the population served. Staff already collects this information so there would be no problem in adding the breakouts.

Amendment to motion made by Shad Bogany and seconded by C. Kent Conine to amend the proposed change to the performance measures by adding a breakout between the income levels of the people that are served in the department's programs.

Passed Unanimously

Ms. Beth Anderson stated this change in the performance measures attempts to more accurately and substantively try to represent what it is that this agency should be measured on and also what the agency achieves. She requested staff to have clear communications with the legislative branch and for staff to prepare a report showing the old measures and the new measures. She would like it to be very transparent to the members of the Legislative Budget Board what the Board is offering.

Motion Passed Unanimously (to include the amendment also)

**(4) Presentation, Discussion and Possible Approval of Multi-Family Mortgage Revenue Bonds and Four Percent (4%) Housing Tax Credits with TDHCA as the Issuer:**

**(a) Proposed Issuance of Multifamily Mortgage Revenue Bonds For Chisholm Trail Apartments, Houston, Texas in an Amount Not to Exceed \$12,000,000 and Issuance of Determination Notice (Requested Amount of \$826,444 and Recommended Amount of \$826,184), for Housing Tax Credits for Chisholm Trail Apartments, 04-412, Resolution No. 04-017**

Ms. Carrington stated Chisholm Trail Apartments is located in Houston and this transaction would be an issuance of tax-exempt bonds with the department as the Issuer of \$12,000,000 in tax-exempt bonds in the first series and \$1,000,000 in subordinate refunding bonds. This is the first 2004 transaction and the priorities changed for the BRB and the developers make choices as to what their set-aside requirements will be. This particular transaction is priority 1-A and 50% of the units will be at 50% of area median family income. 50% of the units and rents will also be at 60% of area median family income. This development ranked third out of 44 developments that the Department scored and ranked in the tax-exempt program. A public hearing was held on this proposed development in January and 21 people attended with 5 people speaking for the record. There were 38 letters from apartment complexes opposing the development, and one letter from the Greater Greenspoint Management District. There were several people in support of the project also.

Nat Tovar, Police Officer, City of Houston, Houston, Texas

Mr. Tovar stated he was a police officer for Houston and outside of the Department; the police officers work extra jobs. He is now working for the Green Pines Apartments as a courtesy officer. He felt the management of Chisholm Trail would not tolerate any kind of crime and the management style of the owner is very positive and attractive to the apartment market. This helps the police department as it reduces crime. Off-duty police officers have the same power as they do on duty. The only thing is officers on power duty allows for quicker response time for the property. Police department prioritize calls and if there is an officer on duty at the apartment complex, the office would respond immediately. The reports are handled faster and more efficient towards the residents.

Steve Davis, Real Estate Broker, Houston, Texas

Mr. Davis stated the neighborhood needs new housing to allow some of the people who live in some of the older apartments to move up and better their situation. He strongly supported the project. Mr. Davis stated Houston does not have zoning and there could be 3 projects on one side of the street and 20 projects down the other side.

David Russell, Rankin Housing Partners, Houston, Texas

Mr. Russell deferred his time to Pat O'Conner.

Pat O'Conner, President, O'Connor and Associates, Houston, Texas

Mr. O'Conner stated his firm does real estate appraisals, market research and consulting. Since 1988 they have conducted a quarterly survey of every apartment complex with at least ten units in the Houston area. They conducted a survey of 78 apartment complexes near the proposed project and the result is that the Greenspoint apartment market overall is vibrant. The overall apartment vacancy rate is about 14%. There are several properties in this area which have specific issues related to flooding. Of the six properties that had the most vacancies, four of them had flooded an average of 2.5 times in the past three years. Leasing activity in the area is strong. The area is very shy on three-bedroom units as only 4 of the 54 properties have any three-bedroom

units. All three –bedroom units were 100% occupied. That supports the need for the property since this project is about one-third three-bedroom units.

Tom Leahy, Rankin Housing Partners, Houston, Texas

Mr. Leahy deferred his time to Mr. Gerald Russell.

Gerald Russell, Principal in Ownership, Chisholm Trail Apartments, Houston, Texas

Mr. Russell stated the Chisholm Trail Apartments will be a 228 unit project and it has been through the planning process of the City of Houston and received final approval from the City Planning Commission. They will have support services along with a full perimeter fence for safety and security, remote control entry and electronic access gates, automatic fire alarm and fire sprinkler system, individual unit security systems; computer monitored closed circuit video cameras on entry and exit tapes, office, clubhouse, laundry, interior driveways and perimeter fences. All tenants will undergo application screening including a credit check, income and employment verification, criminal background check and prior rental history.

They held a TEFRA hearing in January and there was opposition from several other apartment communities located in this area. He stated several of these other apartments have been flooded and residents have had many problems due to the water, etc. He further stated he felt everyone deserved a decent safe place to live without the fear of flooding and the health hazards associated with mold and other problems that come from living in a flood-prone area. Chisholm Trail will be a model property for the program and it can serve individuals in a capacity not currently available in this area.

Richard Wilson, Chisholm Trail Apts., Houston, Texas

Mr. Wilson stated they have a proven development team, design, contractor and concept located in a qualified census tract. This project was one of the highest scoring applicants based on the new points system. They will provide decent, safe and sanitary housing with this community and he asked for approval from the Board.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the issuance of issuance of Multifamily Mortgage Revenue Bonds for Chisholm Trail Apartments, Houston, Texas in an amount not to exceed \$12,000,000 and Issuance of Determination Notice in the amount of \$826,184, for Housing Tax Credits for Chisholm Trail Apartments, 04-412, Resolution No. 04-017.  
Passed Unanimously

**(b) Proposed Refunding of Multifamily Mortgage Revenue Bonds for Meadow Ridge Apartments, Round Rock, Texas in an Amount not to Exceed \$12,850,000, Resolution No. 04-012**

Ms. Carrington stated the Board reviewed this item in February and deferred any action at that time and asked staff to bring it back at the March Board Meeting. This is the first time the department has been proposed with this kind of issuance which is a refunding of existing mortgage revenue bonds, private activity bonds that were outstanding. The department issued the bonds in December, 1997, in the original amount of \$13,575,000. The property is located in Round Rock and the syndicator has replaced the general partner. The current general partner has put additional money into the development, has loaned additional money and additional equity and they are requesting is a restructuring of those existing bonds. The remaining bonds that are outstanding would be \$12,850,000. Staff is making this request of the Board on the strength of Red Capital who is the syndicator on the transaction and has stepped up with additional funding and Provident who is the lender on the transaction.

Ms. Beth Anderson asked that staff do an updated underwriting report for any future transactions that might come to the Board.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the refunding of the Multifamily Mortgage Revenue Bonds for Meadow Ridge Apartments, Round Rock, Texas in an amount not to exceed \$12,850,000, Resolution No. 04-012.  
Passed Unanimously

**(5) Presentation, Discussion and Possible Approval of Report from Audit Committee:**

- (a) **Management's Discussion and Analysis of Department's Financial Performance for the Fiscal Year Ended August 31, 2003**
- (b) **Status of Prior Audit Issues**
- (c) **Status of Central Database**
- (d) **Status of Internal/External Audits**

Mr. Shad Bogany, Chair of the Audit Committee, stated this Committee had a very detailed report presented to them earlier in the day.

Mr. David Gaines, Director of Internal Auditing, stated the Audit Committee had a very productive meeting and discussed the status of prior audit issues, the status of the current database, the status of internal/external audits along with discussions on the management analysis which is an extract from the department's financial statements that were presented to the Board in February. The HUD report dated November 2001 had several issues and HUD has issued a letter clearing all the issues relating to this report. HUD also had concerns about the reorganization but now have stated that "the office has acknowledged the positive changes made by TDHCA through the reorganization and restructuring of its policy and procedures, which are designed to improve and streamline the operations of its HOME Program. Based on these changes that have been made and implemented to date, and the proposed changes that are to be implemented, it is evident that the state is working steadily to achieve its goal of delivering quality affordable housing programs at a reasonable cost to recipients of assistance."

There is a planned audit by the State Auditors Office to begin in mid-summer. The objectives of this audit will be the HOME and Housing Trust Fund and does the department have processes in place to deliver housing services to the neediest parts of the state. The department has asked the SAO to put this audit off until August due to the heavy funding schedules in June and July and in consideration of this request, the Department has offered to the State Auditors to put together the documentation to facilitate their understanding of these programs.

This was a report item only and no action was needed.

- (6) **Presentation, Discussion and Possible Approval of Housing Tax Credit Items:**
- (a) **Issuance of Determination Notices on Tax Exempt Bond Transactions with Other Issuers:**
- 04-408 Hickory Manor Senior Community, DeSoto**
- DeSoto Housing Finance Corporation is the Issuer**
- (Requested amount of \$579,425 and Recommended Amount of \$579,425)**

Ms. Carrington stated Hickory Manor is located in DeSoto and has 188 units. Staff is recommending a credit amount of \$579,425.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the issuance of a determination notice for 04-408, Hickory Manor Senior Community, DeSoto, Texas in the amount of \$579,425.

Passed Unanimously

- 04-410 The Vistas Apartments, Marble Falls**
- Marble Falls Housing Authority is the Issuer**
- (Requested Amount of \$298,905 and Recommended Amount of \$287,187)**

Ms. Carrington stated the Vista Apartments are in Marble Falls and is a partnership with the Marble Falls Housing Authority and the Capital Area Housing Finance Corporation. The recommended amount of tax credits is \$187,187.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the issuance of a determination notice for 04-410, The Vistas Apartments, Marble Falls, Texas in the amount of \$287,187.

Passed Unanimously

- (b) **Proposed Amendments to Housing Tax Credit Projects:**
- 02-022, Castle Garden, Lubbock, Texas**

Ms. Carrington stated Castle Gardens is located in Lubbock and is a 2002 allocation and is part of the Century Pacific transactions. The requirement was the 50% of the units be at 50% of area median family income and that 50% of them be at 60%. They are requesting is that those 50% of the units that have the ability to go up to the 60% rents and incomes for 57 of these units.

Ava Goldman, Sr. Vice President, The Michaels Company, Marlton, N.J.

Ms. Goldman requested this increase and was in attendance to answer any questions the Board might have. The 57 units will be Section 8 units.

Motion made by Shad Bogany and seconded by Patrick Gordon to approve the request for 02-022, Castle Garden Apartments, Lubbock, Texas

Amendment to the motion made by C. Kent Conine and seconded by Shad Bogany to permit the increase of those rents of these 57 units up to the 60% level.

Passed Unanimously

Original motion with amendment passed Unanimously.

**02-027 Creekside Townhomes, Burnet, Texas**

Ms. Carrington stated this project was a 2002 allocation from the rural set-aside and is located in Burnet, Texas. It has 60 units and they are requesting to increase the size of the site from 7.21 acres to 7.45 acres and increase the size of the units from 750 sq. ft. to 825 sq. ft. for the one-bedroom units, 900 sq. ft. to 918 sq. ft. for the two-bedroom units, and the three bedroom units from 1,064 sq. ft. to 1,232 sq. ft.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the amendment for 02-027, Creekside Townhomes, Burnet, Texas.

Passed Unanimously

**03-257 Caney Run, Victoria, Texas**

Ms. Carrington stated Caney Run is in Victoria and is a 2003 allocation, has 116 units and is requesting to change the site plan and the unit plan.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the amendment for 03-257, Caney Run, Victoria, Texas.

Passed Unanimously

**(c) Extensions for Commencement of Substantial Construction for:**

**02-131, Meadows of Oakhaven, Pleasanton, Texas**

Ms. Carrington stated this development has had several extensions that the Board has granted. They are requesting another extension for the commencement of substantial construction.

Motion made by Shad Bogany and seconded by Patrick Gordon to approve the extension for commencement of substantial construction for 02-131, Meadows of Oakhaven, Pleasanton, Texas.

Mr. Conine had questions on this being a 2002 allocation and noted that no construction has begun and it is 2004.

Motion withdrawn by Shad Bogany and second withdrawn by Patrick Gordon

Motion made by C. Kent Conine and seconded by Shad Bogany to table this item until the next meeting.

Passed Unanimously

**REPORT ITEMS**

Executive Directors Report

1. Request for Attorney General Opinion from Representative Talton Concerning the 2004 Qualified Allocation Plan and Private Activity Bond Program

Ms. Carrington stated the department did respond with a brief by the General Counsel on February 23 to this request. The department has the response to the Attorney General's Office for review if anyone wanted to see it.

2. Department's Request for an Attorney General Opinion on the Issue of Scoring Written Statements from Local Elected Officials, in Addition to State Elected Officials, in the Housing Tax Credit Program  
Ms. Carrington stated the Department did send the request to the Attorney General's Office on scoring of letters of support and opposition from local elected officials.
3. Community Affairs Staff Appointment to National Advisory Board of the United States Department of Energy  
Ms. Carrington stated Joe Guerrero from the Community Affairs Division has been reappointed to serve on the National Advisory Board of the US Department of Energy.
4. Document of the Scope of the Ex Parte Rule  
Ms. Carrington stated the department has prepared the interpretation of what the ex parte rule means and will have this as an agenda item in April.
5. Funding and Performance for the Office of Colonia Initiatives for 2003  
Ms. Carrington stated that the Office of Colonia Initiatives has funding in the amount of \$6.6 million and this money goes for the Bootstrap Program (\$3 million), Contract for Deed Program (\$1.3 million), and the CDBG money to fund the Self-Help Centers (\$2.3 million).
6. Review of Ineligibility Factors for Competitive Nine Percent (9%) Tax Credits  
Ms. Carrington stated the department received 184 applications under the 9% round. Input from neighborhood groups is a scoring item and those letters for support or opposition must be in the department by April 30<sup>th</sup>. Appeals are permitted. Input from local and state elected officials is due on May 31<sup>st</sup>. There are 26 funding areas due to the urban, ex-urban and rural. The credit cap is \$1.2 million per transaction and did go up to \$2 million per applicant. The ex parte rule will be reviewed in April and the time period for curing deficiencies has gone up to ten business days. The one-mile three-year rule and the one-mile one-year rule applies to Dallas, Harris, Bexar and Tarrant County. No transactions are allowed within one mile of each other regardless of the type.

#### **EXECUTIVE SESSION**

If permitted by law, the Board may discuss any item listed on this agenda in Executive Session

#### **OPEN SESSION**

Action in Open Session on Items Discussed in Executive Session

Ms. Anderson stated there would be no Executive Session held.

#### **ADJOURN**

Motion made by C. Kent Conine and seconded by Patrick Gordon to adjourn the meeting.  
Passed Unanimously

The meeting adjourned at 3:25 p.m.

Respectfully submitted,

Delores Groneck  
Board Secretary

Bdmimarc

**PROGRAMS COMMITTEE MEETING**  
**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
507 Sabine, Room 437, Austin, Texas 78701  
Thursday, April 8, 2004 8:30 a.m.

**A G E N D A**

**CALL TO ORDER, ROLL CALL  
CERTIFICATION OF QUORUM**

C. Kent Conine  
Committee Chair

**PUBLIC COMMENT**

The Programs Committee of the Board of the Texas Department of Housing and Community Affairs will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by department staff and motions made by the Committee.

The Programs Committee of the Board of the Texas Department of Housing and Community Affairs will meet to consider and possibly act on the following:

**ACTION ITEMS**

- |        |                                                                                                           |                   |
|--------|-----------------------------------------------------------------------------------------------------------|-------------------|
| Item 1 | Presentation, Discussion and Possible Approval of Minutes of Programs Committee Meeting of March 11, 2004 | C. Kent Conine    |
| Item 2 | Overview of the HOME Program Including Responses to Questions Raised at the March Board Meeting           | Edwina Carrington |

**EXECUTIVE SESSION**

If permitted by law, the Committee may discuss any item listed on this agenda in Executive Session

C. Kent Conine

**OPEN SESSION**

Action in Open Session on Items Discussed in Executive Session

C. Kent Conine

**ADJOURN**

C. Kent Conine

*To access this agenda and details on each agenda item in the board book, please visit our website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us) or contact the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.*

*Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.*

*Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.*

**PROGRAMS COMMITTEE MEETING**  
**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**  
**507 Sabine, Room 437, Austin, Texas 78701**  
**Thursday, March 11, 2004**                      **8:30 a.m.**

**Summary of Minutes**

**CALL TO ORDER, ROLL CALL**  
**CERTIFICATION OF QUORUM**

The Programs Committee Meeting of the Texas Department of Housing and Community Affairs of March 11, 2004 was called to order by Chairman C. Kent Conine at 8:44 a.m. It was held at the Texas Department of Housing and Community Affairs, 507 Sabine, Room 437, Austin, Texas 78701. Roll call certified a quorum was present. Vidal Gonzalez was absent.

Members present:

C. Kent Conine – Chair

Beth Anderson – Member

**PUBLIC COMMENT**

The Committee will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by department staff and motions made by the Committee.

Mr. Conine called for public comments and the following gave comments:

Joy Horak-Brown, Canal Street Apartments, Houston, Texas

Ms. Horak-Brown thanked the Board for the \$1.25 million for the CHDO set-aside for the Canal Street Apartments which will break ground shortly in Houston, Texas. TDHCA is their second largest provider of funds and the type of housing will be single room occupancy serving a population at 30% at median and below in Harris County.

Mr. Conine closed public comments at 8:50 pm but those requesting to speak at the agenda items would do so at those times.

**ACTION ITEMS**

**(1) Presentation, Discussion and Possible Approval of Minutes of the Programs Committee Meeting of February 11, 2004**

Motion made by Beth Anderson and seconded by C. Kent Conine to approve the Minutes of the Programs Committee Meeting of February 11, 2004.

Approved by Acclamation

**(2) Overview of the HOME Program**

Ms. Carrington stated staff provided the Committee with excerpts from the 2004 Consolidated Plan, the one-year action plan, charts and graphs on activities of the HOME Program, utilization of funds and the activities. The 2004 HOME Program allocation will be approximately \$45 million. The regional allocation formula will use \$22,162,500 and the rest will go to the various set-asides, federal and state requirements, and policy decisions that have been made by the board on how the department will allocate and utilize the HOME funds.

Information was provided on 43 local participating jurisdictions which are communities, counties, cities in the State that receive their own allocation of HOME funds. Charts were provided on funding awards, total contracts per activity and the set-asides funding awards.

John Henneberger, Director, Texas Low Income Housing Information Service, Austin, Texas

Mr. Henneberger stated the Office of Rural Community Affairs has eliminated all funding for housing from the community development block grant program that they administer. This program was a grant program which

small cities and rural areas have for the production of housing. This fund was around \$4 million and small cities relied on it for infrastructure, to provide for new subdivisions for the construction of affordable housing in rural areas and for housing rehab.

He stated this will place a bigger burden on the HOME funds of TDHCA as small cities and rural areas must look for the funding of housing rehab. He felt the department should continue to emphasize the rehab of the homes for the elderly and disabled in small cities through the HOME Program. He also felt it was appropriate to have a significant amount of money on tenant-based rental assistance. There needs to be operational improvements in the administration of TBRA as it has been difficult to get those funds spent. He would like to see additional production programs which are targeted at those most needs populations.

He stated HUD produced a report on trends of worst case housing. The numbers in this report are both encouraging and discouraging for Texas. In excess of two-thirds of the worst case housing needs is among the renters whose income are below 30% of median family income in Texas. This is a very difficult population to serve. He was also concerned about the administration's budget request to cap Section 8 expenditures at current levels as this impacts the 30% of median family income equation because Section 8 has a set-aside that three-quarters of the Section 8 certificates will go to people at 30% of median area income and below. If the Section 8 program is capped the effect is rents will continue to rise among the existing Section 8 pool which will mean there are fewer certificates overall.

The department will do research on the deobligated funds and provide a breakdown of these funds to the Committee at a future meeting.

Susan Maxwell, Texas Council for Developmental Disabilities, Austin, Texas

Ms. Maxwell thanked the Board for the HOME awards as these funds have served and continues to serve people with disabilities. The need for these funds are great as there are over 3.6 million Texans who have disabilities and 22% of these people live in poverty. Having a significant disability leads to poverty as the people can't find work or they are unable to work and in order to live in the community, the tenant-based rental assistance becomes extremely important. She commended the Department for all the work that is done to focus money dedicated for the tenant-based rental assistance.

Ms. Maxwell stated their definition of disability states it has to affect three life areas, as in mobility impairments, or cognitive impairments or self-determination, economic, being able to have enough money to take care of yourself.

Donna Chatham, Executive Director, Association of Rural Communities in Texas, Austin, Texas

Ms. Chatham stated their organization was formed in 2001 to advocate for rural Texas. They have a membership of over 250 non-entitlement cities. Each year they award one legislator from the Texas House and Senate and one state agency that has done outstanding work for Texas rural communities. The Texas Department of Housing and Community Affairs won this award this year and Ms. Carrington will receive an award at their annual legislative meeting to be held on April 22 in Austin.

She also stated the HOME Program is vital to rural Texas. It is the only program available in the State of Texas besides the \$4 million of CDBG programs that had been set aside for housing rehab.

Mr. Conine asked Ms. Chatham to comment on the current split of tenant-based rental assistance and owner-occupied assistance and Ms. Chatham stated she wanted to discuss with her Board and she would bring back this information at a later meeting.

Tres Davis, Consulting Partner, Grant Works, Austin, Texas

Mr. Davis stated they represent approximately 156 rural and extremely rural communities around the State. Small rural communities are trying to hold onto their housing stock, make sure it stays up in a way that the elderly people will be able to stay in their house and not go onto TBRA or have to move into a rental project. He stated the department has become a lot more responsive and receptive to comments from the public and much more responsive in returning phone calls. He said staff and Ms. Carrington need to be congratulated for this turn around.

John Meincowsky, Center for Independent Living, Austin, Texas

Mr. Meincowsky stated they are part of the state and national network of local, nonprofit organizations that provide assistance to people with disabilities. They provide direct services that promote independence and community integration and target people with all types of disabilities. They are in a contract with the Texas Department of Human Services to relocate people from nursing homes to help them find and move to their own home or a new home in the community. He thanked the Board and Ms. Carrington for the work they have done by using the HOME Program awards to assist people with disabilities. The Center for Independent Living is working on applications to apply under the Olmstead set-aside.

Patrick Barbolla, Rural Multifamily Developer, Ft. Worth, Texas

Mr. Barbolla stated he felt it was important to consider how did the HOME Program develop and what was its legislative purpose. The very first purpose of the HOME Program was to expand the supply of decent, safe, sanitary and affordable housing with primary attention to rental housing. The HOME Program was enacted as a replacement program for the Rental Rehab Program of 1983. He asked the Committee to consider the fact that primary attention should be given to rental housing as that is the purpose of the statute. He stated funds that have been committed nationwide, that 56% of the money has gone to rental housing mainly for acquisitions, rehab and new construction and TBRA as part of the rental housing. Texas is not at 50% of the money for rental housing but more at 9%. He felt this should be reviewed to bring Texas more in line with the statutes and its primary purpose. He recommended that the department allocate 100% of its funds to rural Texas and have a mini-set-aside to go to housing for persons with disabilities.

Another item he felt that needs attention is the section that states that the department shall support the preservation of affordable housing by prioritizing available funding and financing resources for affordable housing preservation activity. Giving priority to housing preservation would be consistent with one of the main requirements of the HOME Program which is rehab. To the greatest extent possible, TDHCA should direct all of its programs to have loans, (low interest rate, and no interest rate) but the money should be repaid.

Jonas Schwartz, Advocacy, Inc., Austin, Texas

Mr. Schwartz stated they are a legal services organization that provides advocacy and legal services to people with disabilities. Seven years ago the disability community as a whole began to interact with TDHCA and there was not a lot of emphasis and thought given to the housing needs of people with disabilities in the programs administered by TDHCA. The disability community began to educate both the staff and board and advocate for the needs of people with disabilities and over the last 2 years, under Ms. Carrington's leadership, the department has been very responsive to meeting the needs of people with disabilities. This is evident in the programs administered and TDHCA has begun to look at what people with disabilities need and see how these programs can address those needs.

With the use of the HOME Tenant Based Rental Assistance, people can move from institutions to the community. The department should now see how to provide capacity building and/or technical assistance to organizations who want to apply for the HOME money. TDHCA has worked to minimize barriers in the amount of money one can use for administrative costs. Rural Texas does need help for its disabled citizens and needs infrastructure, access to community support services and transportation. He will have detailed information on the definition of disability and what definitions target special groups at a later meeting.

Mr. Conine asked if there was a way to know how many people with disabilities live in urban, ex-urban and rural areas and if there was a resource for this.

Ms. Sarah Anderson stated it was available through the census. Her division is working on specific numbers and the types of disabilities in Texas would be broken out by region, by urban, ex-urban and rural.

Ms. Beth Anderson stated she would be interested in an expedited analysis on this as the committee is looking at ways to use the HOME funds in future years as having this data would be very instructive. She also requested for the last few years how much of the Olmstead set-aside went to rural areas verses urban, ex-urban and how much of the persons disabilities 5% set aside went to urban, ex-urban verses rural.

Sarah Anderson stated they are doing research on the participating jurisdictions plans on HOME money and CDBG money to see where they are spending the funds and if they are using the funds for the elderly disabled. This should be ready by November but Beth Anderson asked Sarah Anderson to have this prepared earlier so the Board will have time to review all the data.

Mr. Schwartz asked for a housing study that would provide the numbers the committee is asking for. Losing Medicaid is another big disincentive that needs to be put in the mix with the capping of Section 8.

Ms. Carrington stated she appreciated all the comments and everyone who is actively involved in the HOME Program, all who have participated, coming and sharing with the staff and board what everyone thinks about how TDHCA is doing, how the Department is handling the program and what everyone feels are the needs of the community.

**(3) Discussion of Calendar of Items to be Discussed at Future Programs Committee Meetings, (i.e. Preservation, HOME Program, Draft Bond Rule, Draft Qualified Allocation Plan, etc.)**

Mr. Conine stated at future committee meetings he would like to spend time on each of the parts of the HOME Program and to lay out how each one works with the rural Texas community. There should be ways to solve difficulties and by exploring each of the programs under HOME, answers might be found. He has an interest on how much the PJs get from the HOME funds and the research as to how they use the funds is important to him.

Ms. Beth Anderson stated she has an interest in the homebuyer assistance program and the actual performance of this program in terms of the deferred, forgivable loans where if one sells the house during the first ten years they owe a prorated amount of the loan back to the department. She was interested in the collections of these loans and asked what is the record of collections and how is this money reprogrammed. She wanted to know about the Colonias Model subdivision program and what it does and how the funds can be used. She wants more information in regards to tenant based rental assistance and what efforts the department has done with the small public housing authorities.

Mr. Conine stated that on the tenant based rental assistance that security and utility deposits are an eligible use of funds. These deposits generally come back (at least in part) to the tenant and if these deposits do go back to the tenant that they should come to the department to use for future security and utility deposits. He would like to see how to recycle some of these funds.

Ms. Carrington stated the department will try to get a funding report from the PJ's around the State and she will share that information with the committee. The activities of the HOME Program will be placed on the next several committee meetings agenda and the department will show how they are utilizing funds to either satisfy a federal requirement, state requirement or board policy.

Ms. Beth Anderson received a letter from a local housing authority about the Homebuyer Assistance program under HOME. The issue posed is whether or not it is appropriate to do deep, 30% kind of targeting of homebuyer assistance with HOME funds for down payment assistance. This will be discussed at a future meeting.

**EXECUTIVE SESSION**

If permitted by law, the Committee may discuss any item listed on this agenda in Executive Session

**OPEN SESSION**

Action in Open Session on Items Discussed in Executive Session

Mr. Conine announced that there will be no Executive Session held.

**ADJOURN**

The meeting adjourned at 10:40 a.m.

Respectfully submitted,

Delores Groneck  
Board Secretary

A:programscommitteemeeting

**SINGLE FAMILY FINANCE PRODUCTION  
DIVISION RESPONSE TO HOME PROGRAM QUESTIONS**

**APRIL 8, 2004**

**Discussion Item**

The following information is provided by the Single Family Finance Production Division in an effort to address questions raised at the March Programs Committee meeting:

**Question:** What is the Department's experience with the deferred forgivable homebuyer assistance program? What are the collections and how are funds reprogrammed?

**Response:** The Department awarded 42 Homebuyer Assistance contracts in the 2002-2003 funding cycle, totaling approximately \$9,489,219. Down payment and closing cost assistance and gap financing is provided in the form of 10 year deferred forgivable loans to eligible homebuyers. Repayment will be required if an assisted household sells the home, if the home is being refinanced, or if the home no longer ceases to be the household's principal residence during the ten year loan period. This repayment to the Department is considered program income.

The Department received over \$846,001.59 in program income for fiscal year 2003 from Homebuyer Assistance contracts. All funds repaid to the Department are applied to draw requests that have been received by the Department and awaiting processing.

**Question:** Are additional points awarded for the homebuyer assistance funds for applicants proposing to serve 30% AMFI as stated in a letter received by the Department dated February 18, 2004?

**Response:** Although TDHCA is committed to targeting funds to households earning 30% AMFI for the HOME Program's Tenant Based Rental Assistance and Owner Occupied Housing Assistance activities, the homebuyer assistance activity targets borrowers at or below 60% AMFI. For the 2004 HOME Program funding cycle, points will be awarded based on the percentage of total units targeted at or below 60% AMFI. No additional points will be awarded for serving individuals at or below 30% AMFI or for targeting households between 61-80% AMFI.

**Question:** What efforts has the Department taken to work with PHAs interested in accessing TBRA funds?

**Response:** In the 2002-2003 HOME Program funding cycle, three of the twenty-four applicants funded for tenant based rental assistance were PHAs. For each funding cycle, the Department staff conducts workshops throughout the state to eligible applicants. For the Olmstead funding cycle, an Olmstead publicity handout was sent to 600 entities,

including nonprofits, housing authorities, and independent living centers advertising the funds and the eligible activity under this set-aside. Department staff held application workshops in Dallas, Houston, and Austin. These workshops were well attended, with representation from thirty-five interested organizations.

Program staff also conducted seven program workshops for the upcoming '04 funding cycle during the month of February, with many PHAs in attendance. During these workshops an overview of the HOME Program, including tenant based rental assistance was presented, and technical assistance was given in regards to applications for funds. A flyer inviting all known PHAs was mailed announcing the availability of funds and workshop information.

On February 5, 2004, TDHCA staff held a roundtable discussion with representatives from PHAs from around the state. The HOME Program was discussed in general with emphasis specifically on accessing tenant based rental assistance funds. Such roundtables are to be scheduled on a quarterly basis per Ms. Carrington's request.

TDHCA staff will also attend the Housing Association Valley Employees (HAVE) Conference during the month of May. HAVE represents the interests of housing authorities located in the valley area of the state.

**Question:** Under the Owner Occupied program, what is the process used to determine whether houses are rehabilitated or reconstructed?

**Response:** All homes considered for this activity must have a full inspection. Pre-1978 homes must get a lead based paint risk assessment if rehabilitation is considered. If reconstruction is anticipated, a one page budget called a "feasibility analysis" is prepared. This document is included in the program implementation manual. There is currently not a hard number that makes reconstruction a requirement. The federal requirements regarding lead based paint can cause a rehabilitation to exceed \$25,000 (HUD's figure for substantial rehabilitation) and can often add at least \$10,000 in additional costs. Therefore, \$25,000 is often used as a measure to determine whether a property is rehabilitated or reconstructed.

**Question:** What is the demand for the Colonia Model Subdivision Program? Are preservation funds being used for this program?

**Response:** The Colonia Model Subdivision Program was created in the 77<sup>th</sup> Legislative session to provide low interest rate or interest-free loans to promote the development of new, high-quality, residential subdivisions. The program will provide alternatives to substandard colonias as well as providing housing options affordable to individuals and families of extremely low and very low income who would otherwise move into substandard colonias. The Legislation requires the Department to establish this program and a corresponding Revolving Loan Fund by transferring \$2 million from any available source of revenue to it each fiscal year until August 31, 2010. TDHCA may only make

loans to colonia self-help centers and CHDOs certified by TDHCA and the loans may not bear interest or exceed 36 months.

HOME Program regulations make the establishment of a revolving loan fund extremely difficult. HOME loan repayments are considered program income and must be reimbursed and spent in accordance with HOME requirements. TDHCA is in the process of discussing program rules and guidelines and is developing procedures to implement the Colonia Model Subdivision Program. Upon development of a single family development application (anticipated completion date late Summer '04) and corresponding program rules, THDCA anticipates the publication of a Notice of Funding Availability for this program. There is a concern that some of the eligible applicants may not have the capacity to implement such a complicated program.

**Question:** What legislative mandates determine the HOME Program set-asides such as the 95% rule, Olmstead set-aside, etc?

**Response:** The 2004 HOME Program funding plan provided below identifies whether a program set-aside is Federal or State mandated.

**2004 HOME ALLOCATION**

Total estimated HOME Allocation for PY 2004	\$ 45,000,000	Federally mandated per 24 Code of Federal Regulations (CFR) 92.207
less Administration Funds (10%)	\$ 4,500,000	
less CHDO Project Funds Set Aside (15% of Allocation)	\$ 6,750,000	<sup>1</sup> Federally mandated per 24 CFR 92.300(a)(1)
less CHDO Operating Expenses Set Aside (5% of CHDO Set Aside)	\$ 337,500	Federally mandated per 24 CFR 92.300(f)
less Set Aside for Persons with Disabilities (5% of Allocation)	\$ 2,250,000	<sup>2</sup> State mandated per Subchapter F, 2306.111(c), Texas Government Code
		State mandated per Governor's Executive Order RP-13 and Section 531.055, Texas Government Code upon the Federal Supreme Court <u>Olmstead</u> Decision and Departmentally allocated
less Set Aside for <u>Olmstead</u> Populations	\$ 2,000,000	
less Set Aside for Contract for Deed Conversions	\$ 2,000,000	State mandated per Rider 10 of the 78th Legislature
less Set Aside for Rental Housing Preservation Program	\$ 2,000,000	Departmentally allocated per the 2004 Consolidated Plan
less Set Aside for Rental Housing Development Program	\$ 3,000,000	Departmentally allocated per the 2004 Consolidated Plan
<b>Remaining Project Funds subject to Regional Allocation Formula</b>	<b>\$ 22,162,500</b>	State mandated per Subchapter F, 2306.111(d), Texas Government Code

<sup>1</sup> \$1,000,000 will be reserved from this set aside for the Colonia Model Subdivision Program per State mandate in Subchapter GG of Chapter 2306, Texas Government Code. If sufficient applications are not received for this activity, the remaining funds will be used for other CHDO eligible activities.

<sup>2</sup> \$500,000 will be reserved from this set aside for the Texas Home of Your Own Program Departmentally allocated per the 2004 Consolidated Plan.

**Question:** Did other participating jurisdictions designate any HOME funds targeting special needs populations?

**Response:** Below is information on participating jurisdictions and their special needs and/or disability set asides. Few funds are designated for these populations.

**Review of Participating Jurisdictions' Use of Special Needs Set Asides with their HOME Funds**

Organization	HOME Con Plan Source Data	HOME Con Plan Year	Total HOME Funding	HOME Funding Amount Dedicated to Special Needs	Percentage of Total Set Aside for Special Needs	Special Needs Description
1. City of Austin Neighborhood Housing & Community Development	2002-2003 Action Plan	2003	\$3,501,000	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
2. City of Beaumont Department of Community Development	2003 Action Plan	2003	\$846,253	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
3. City of Bryan Department of Community Development	2002-2003 Action Plan	2002	\$442,000	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
4. City of Dallas Department of Housing	2003-2004 Action Plan	2003	\$8,971,694	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs. It may include development costs for handicapped accessibility.
5. City of Denton Department of Community Development	2003 Action Plan	2003	\$622,867	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.

<b>Organization</b>	<b>HOME Con Plan Source Data</b>	<b>HOME Con Plan Year</b>	<b>Total HOME Funding</b>	<b>HOME Funding Amount Dedicated to Special Needs</b>	<b>Percentage of Total Set Aside for Special Needs</b>	<b>Special Needs Description</b>
6. City of El Paso Department of Community and Human Development	Program Staff	2003	\$4,184,979	\$0	0%	Spoke with Robert Soto at El Paso Community Development Office. El Paso does not set aside funds for persons with special needs from the HOME program funding.
7. City of Fort Worth Department of Housing	2003-2004 Action Plan	2003	\$3,350,801	\$167,540	5%	Funding in the amount of \$167,540 will be used for operating expenses to help build the CHDOs' capacity to provide affordable housing for low-income families and transitional housing for individuals or families with special needs.
8. City of Garland Neighborhood Development Department	2003-2004 Action Plan	2003	\$887,509	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
9. City of Grand Prairie Community Development	2003-2004 Consolidated Plan	2003	\$600,729	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
10. City of Houston Department of Housing and Community Development	2003 Consolidated Plan	2003	\$14,735,474	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
11. City of Irving Community Development Grants Program	2003-2004 Action Plan	2003	\$1,171,271	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
12. City of Laredo Department of Community Development	2002 Performance Report	2002	\$1,500,000	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.

Organization	HOME Con Plan Source Data	HOME Con Plan Year	Total HOME Funding	HOME Funding Amount Dedicated to Special Needs	Percentage of Total Set Aside for Special Needs	Special Needs Description
13. City of Odessa Community Development	2003 Consolidated Action Plan	2003	\$520,229	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
14. City of Port Arthur Housing Department	2003 Consolidated Annual Plan	2003	\$504,130	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
15. City of San Angelo Community Development Department	2002 Annual Action Plan	2002	\$533,000	\$50,000	9.38%	Source indicates that \$50,000 of HOME program funding will be set aside specifically for the complete rehabilitation of ten low income elderly and disabled homeowners' houses.
16. City of San Antonio Department of Housing and Community Development	2000-2004 Consolidated Plan	2000	\$7,076,000	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
17. Bexar County Department of Housing and Human Services	2000 Consolidated Plan	2000	\$560,000	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs, however the third HOME funding priority for special populations is the Developmentally Physically Disabled population.
18. Dallas County Department of Health and Human Services	2003 Consolidated Annual Action Plan	2003	\$698,335	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
19. Harris County Office of Housing and Economic Development	2003 Annual Action Plan	2003	\$3,893,168	\$0	0%	Source does not indicate HOME program funding will be set aside specifically for persons with special needs.

Organization	HOME Con Plan Source Data	HOME Con Plan Year	Total HOME Funding	HOME Funding Amount Dedicated to Special Needs	Percentage of Total Set Aside for Special Needs	Special Needs Description
20. Tarrant County Department of Community Development	2003 Action Plan	2003	\$1,414,783	\$392,217	27.72%	\$392,217 will be set aside specifically for persons with special needs.

**PORTFOLIO MANAGEMENT & COMPLIANCE  
RESPONSE TO HOME PROGRAM QUESTIONS**

**APRIL 8, 2004**

**Discussion Item**

The following information is provided by the Portfolio Management and Compliance Division in an effort to address questions raised at the March Programs Committee meeting:

**Question:** What is the dollar amount of deobligated funds for the various HOME Program activities? How successful are these programs?

**Response:** Expenditure rate charts by activity from 1992 thru February 2004 are provided to address this question. The attached charts display the dollar amounts and the percentage expended for closed-out awards made during each federal funding year in total and for each activity type. Since 1992, approximately \$317.6 million has been awarded in program funds and over \$265.3 million has been expended; resulting in an overall expenditure rate of approximately 84%. Approximately \$52 million was not expended by the subrecipients under their original contract awards. However, \$37 million of the \$52 million has already been reallocated and \$15 million has been identified to be deobligated and reallocated to upcoming contract awards.

The amount of deobligated funds is expected to dramatically decrease with future awards due to more stringent tracking of expenditures by the Department.

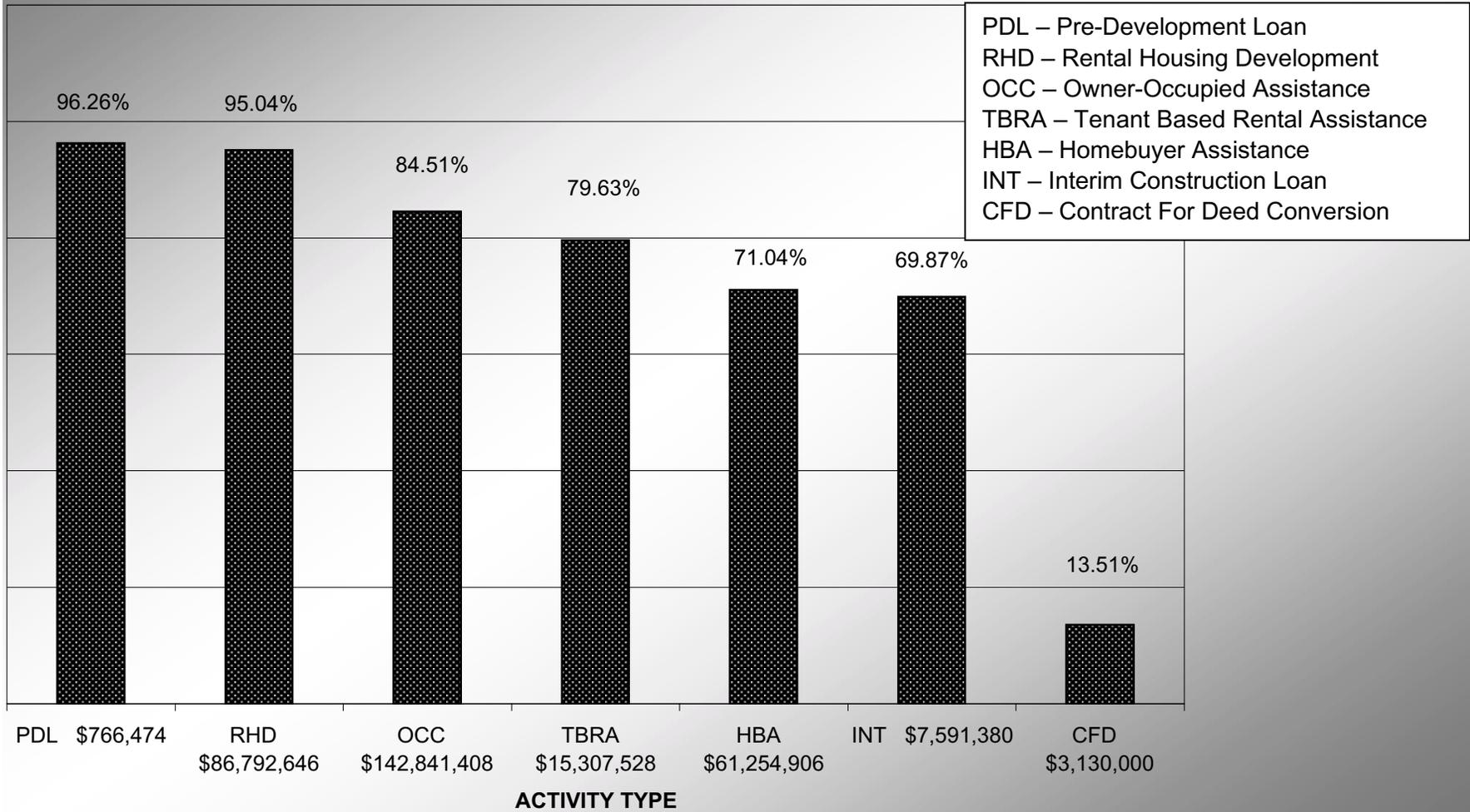
**Question:** Under the TBRA program, funds can be used for rental subsidies, utility and security deposits, and utility allowances. Should we collect and re-disburse security and utility deposits?

**Response:** The amount of potential funds collected under a policy of recapturing security and utility deposits has a minimal fiscal impact on the Department but a major administrative impact on the Department as well as on contract administrators. During 11 months in 2003, out of 260 households receiving assistance through the TBRA program where assistance was completed, only \$26,000 in security/utility deposits was provided.

**Question:** Under the Owner Occupied program, what is the after rehabilitation value compared to the actual amount of HOME funds provided to the beneficiaries?

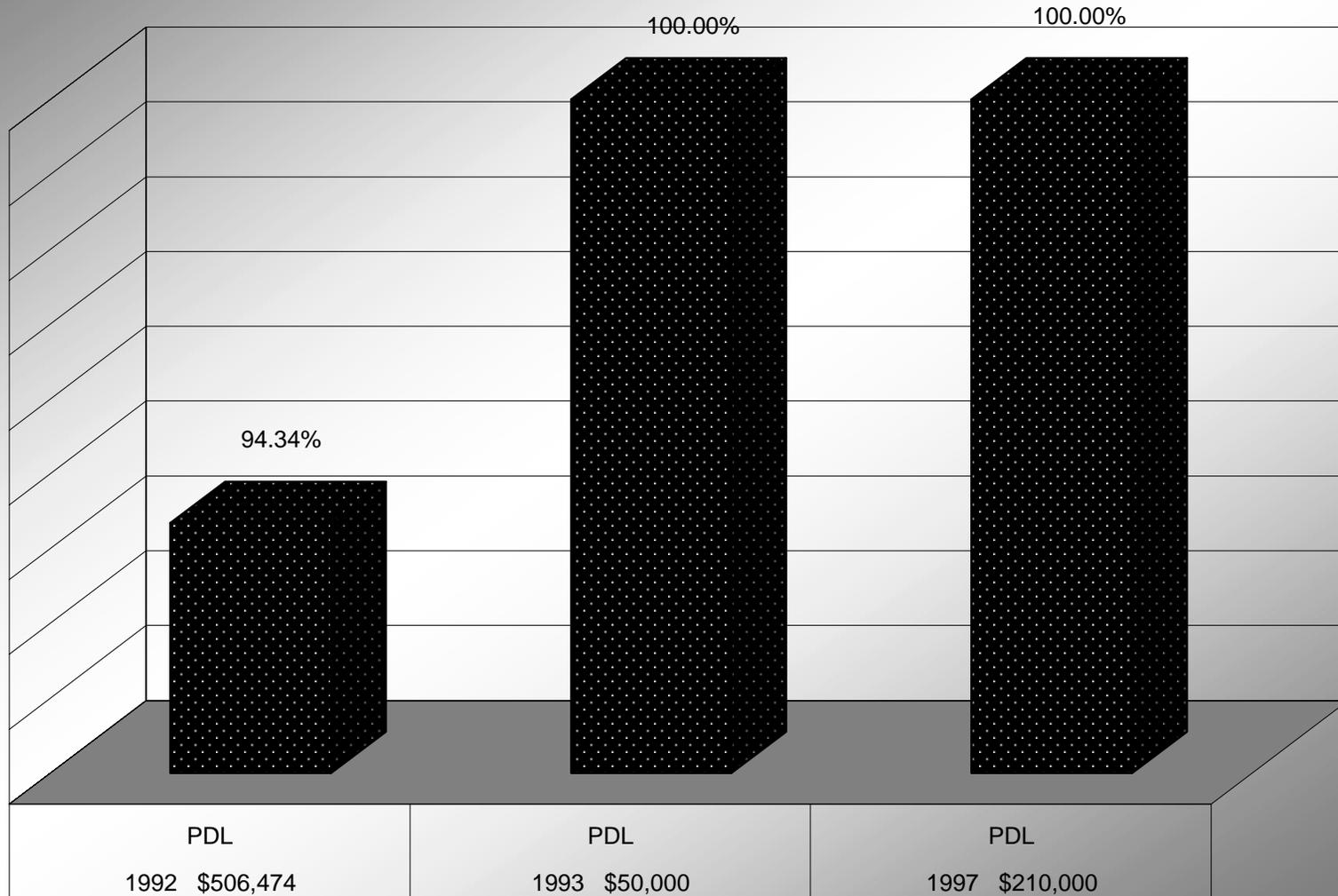
**Response:** The PMC division compared the After Rehabilitation Value to the amount of HOME funds provided for 22 beneficiaries from regions across the state that received assistance under the Owner-Occupied Assistance Program. A preliminary review indicates that 98% of the after rehabilitation values were below the amount of HOME funds invested.

**TDHCA HOME Program  
% EXPENDED PER ACTIVITY  
1992- Feb. 2004  
\$317.6 Million**

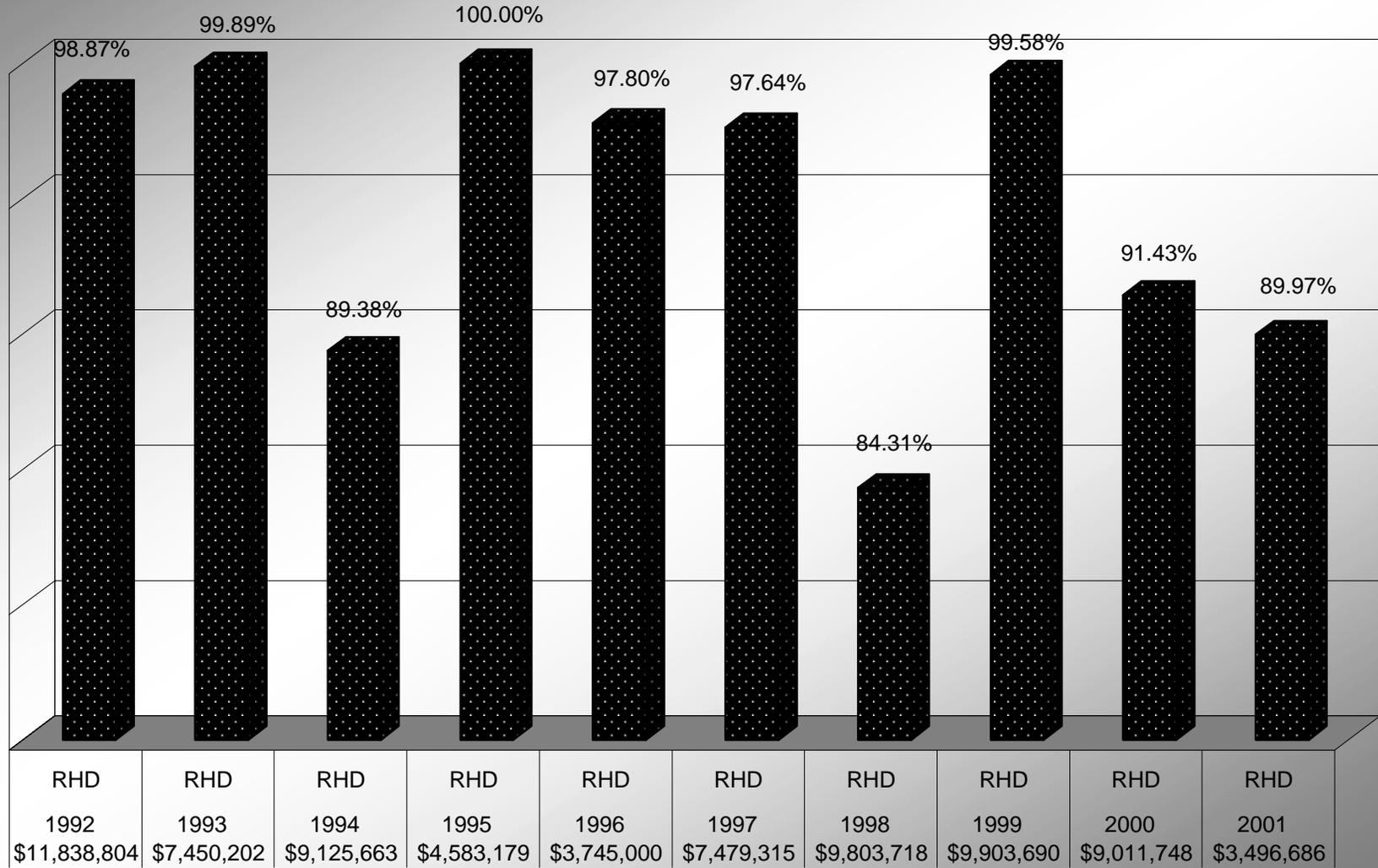


PDL – Pre-Development Loan  
RHD – Rental Housing Development  
OCC – Owner-Occupied Assistance  
TBRA – Tenant Based Rental Assistance  
HBA – Homebuyer Assistance  
INT – Interim Construction Loan  
CFD – Contract For Deed Conversion

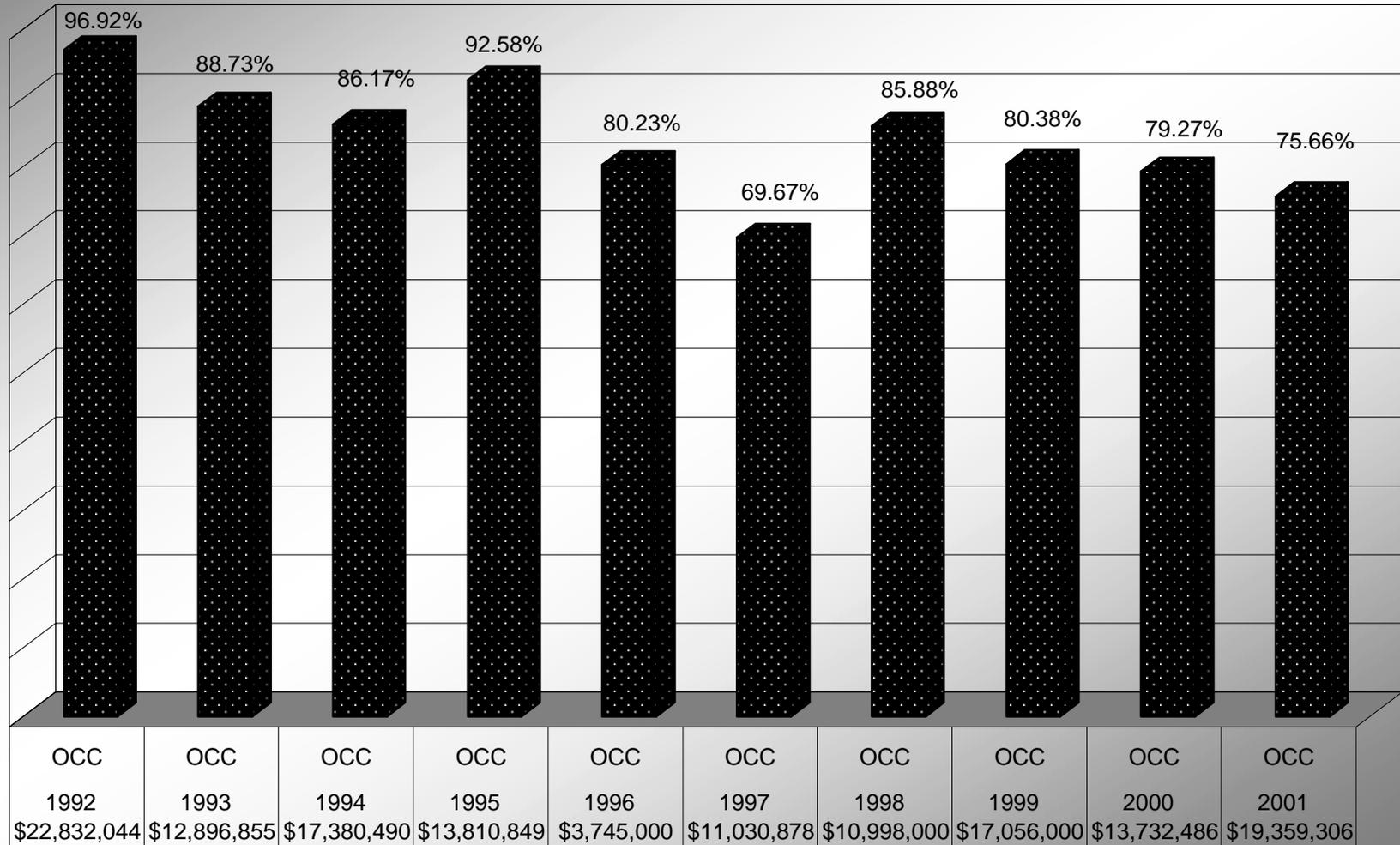
**TDHCA HOME Program**  
**% EXPENDED FOR Pre-Development Loans (PDL)**  
**1992- Feb. 2004**



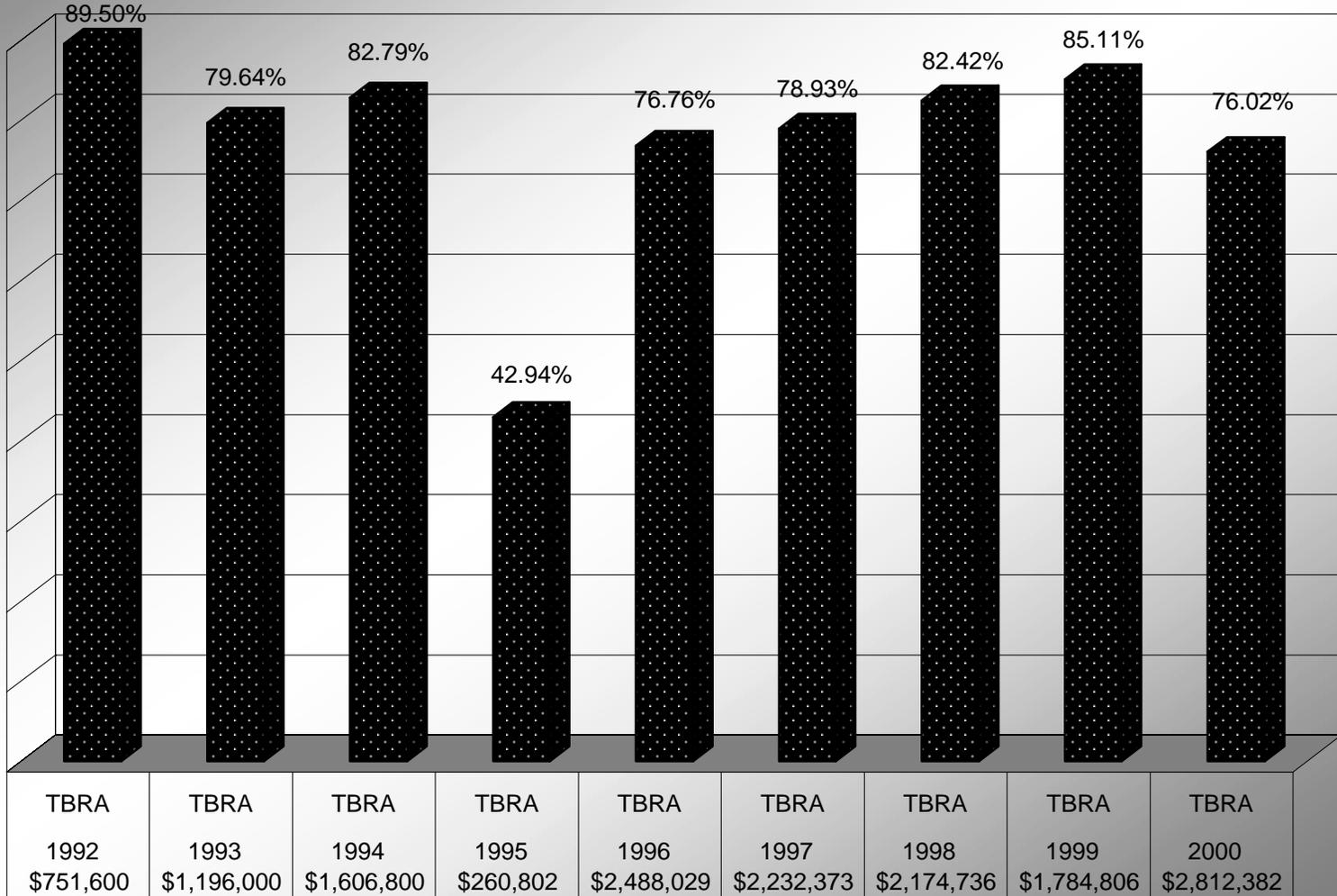
**TDHCA HOME Program  
% EXPENDED For Rental Housing Development (RHD)  
1992- Feb. 2004**



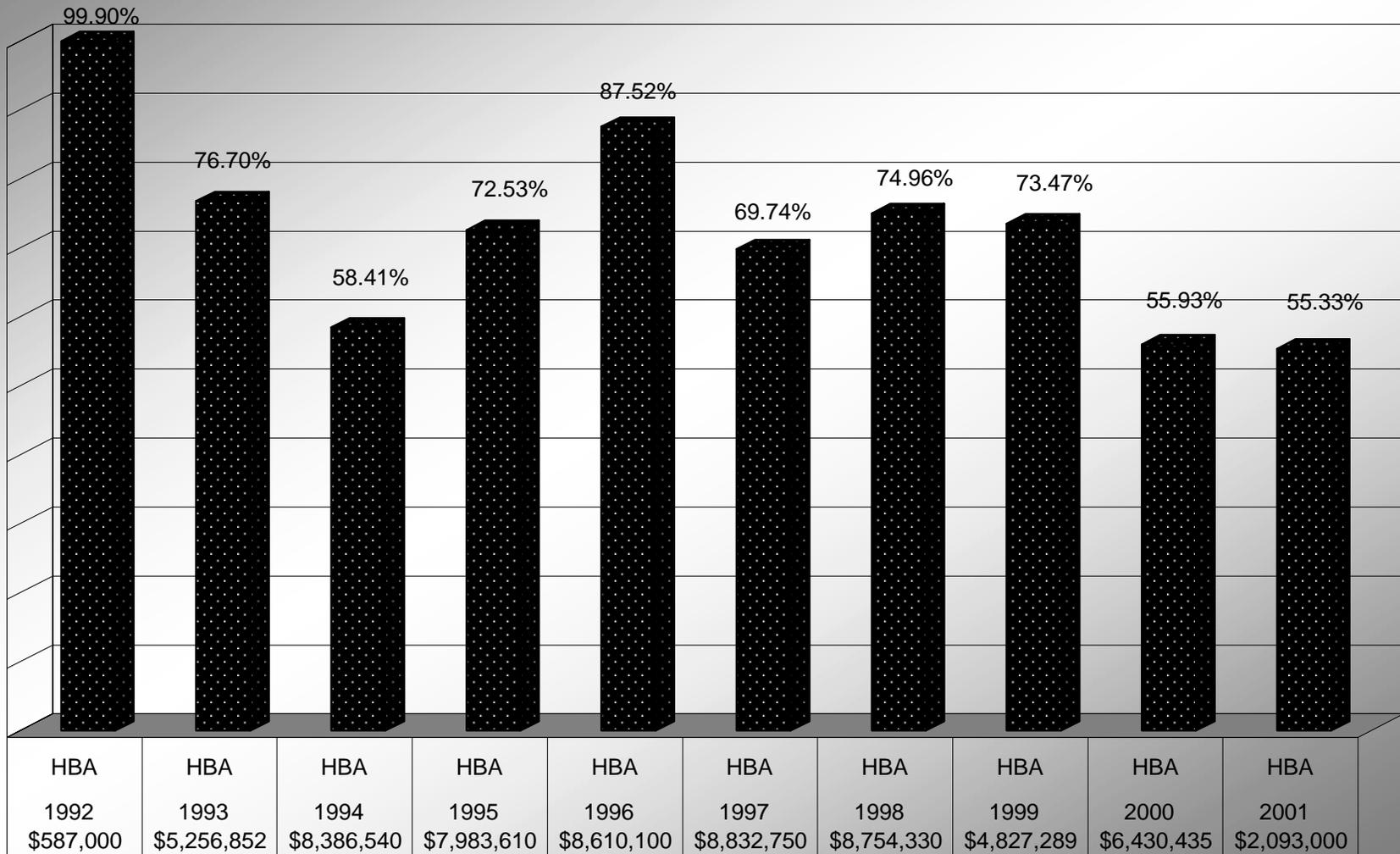
**TDHCA HOME Program**  
**% EXPENDED FOR Owner Occupied Assistance (OCC)**  
**1992 - Feb. 2004**



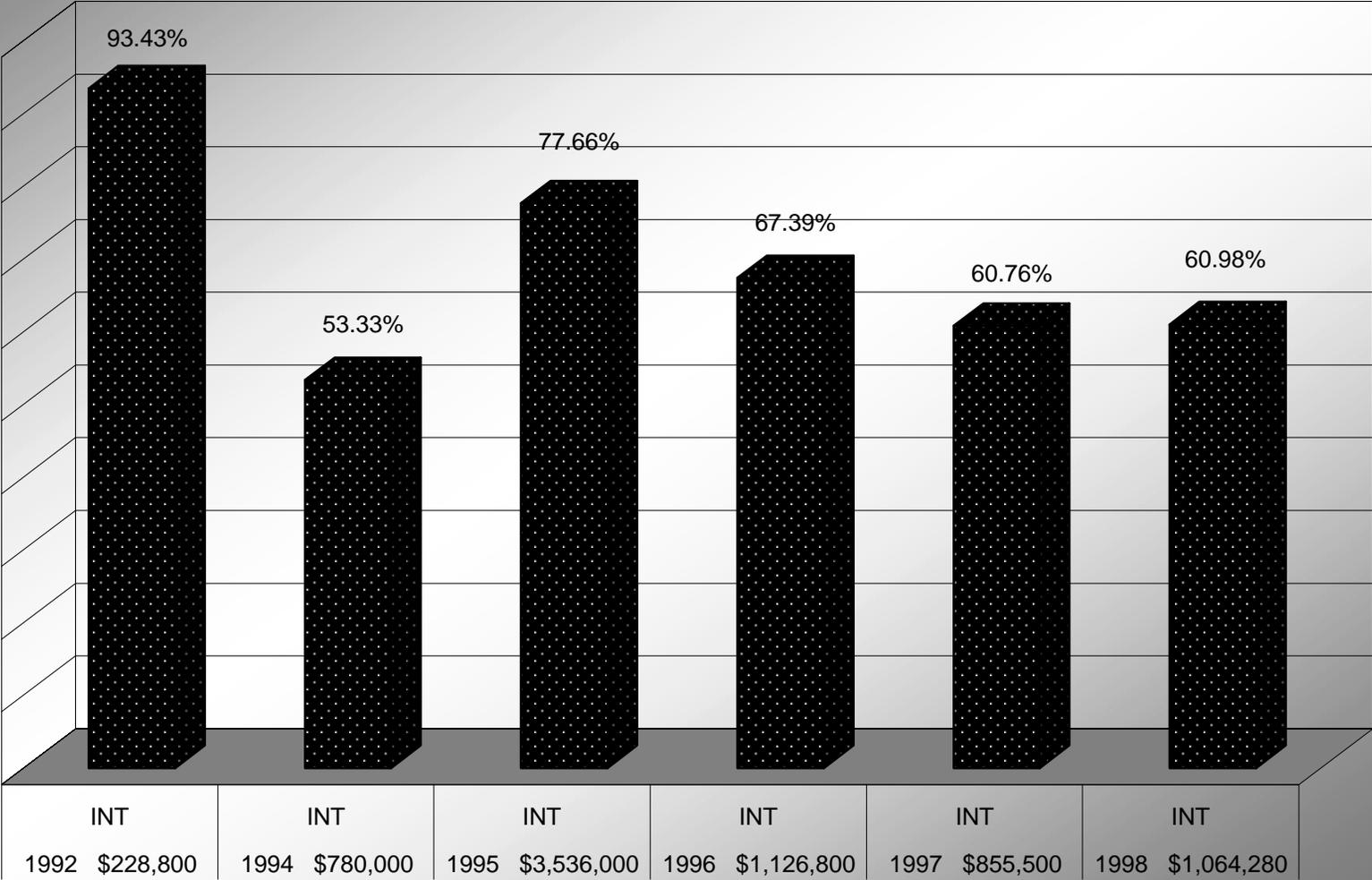
**TDHCA HOME Program**  
**% Expended for Tenant Based Rental Assistance (TBRA)**  
**1992 - Feb. 2004**



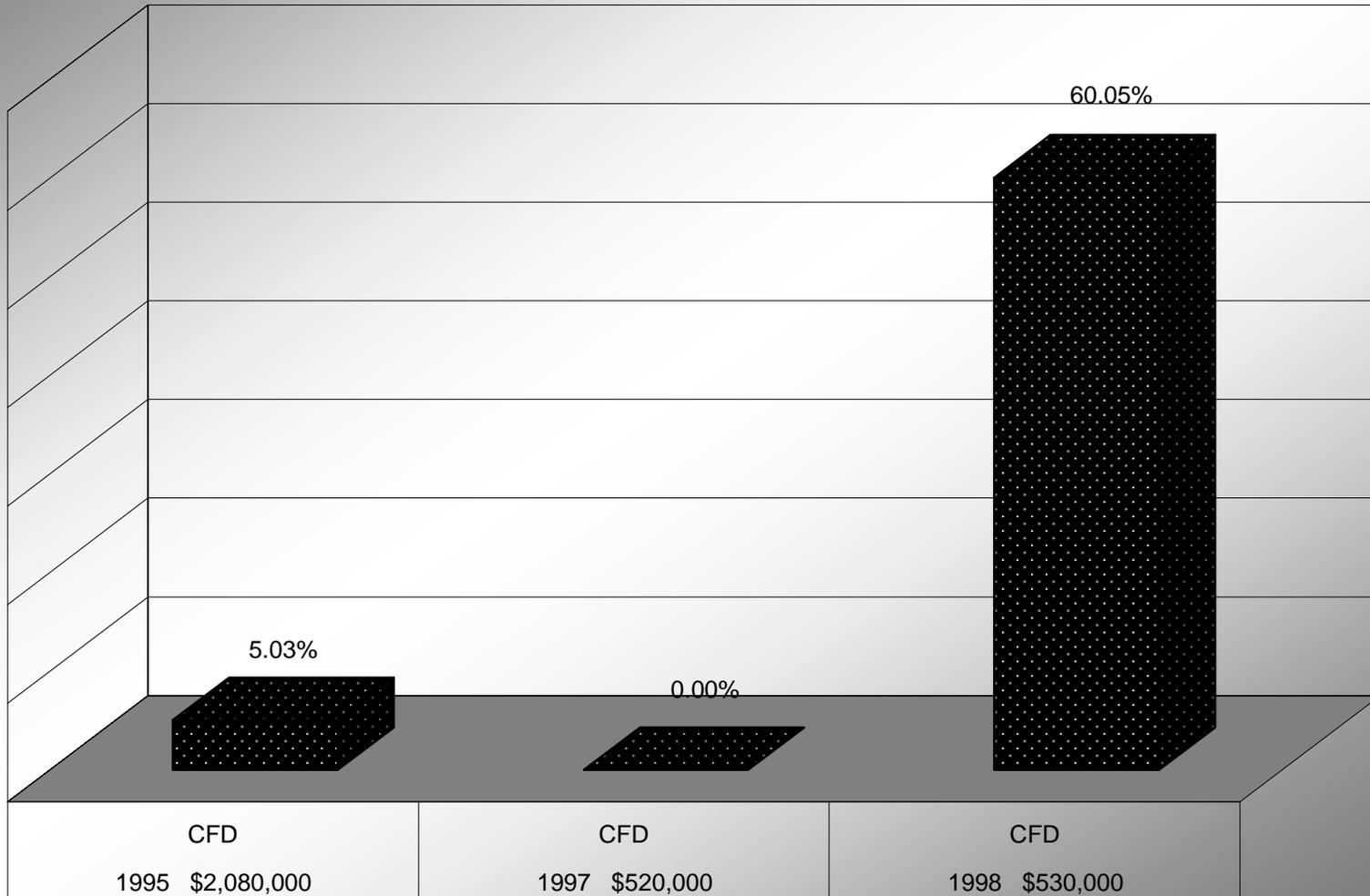
**TDHCA HOME Program**  
**% EXPENDED FOR Homebuyer Assistance (HBA)**  
**1992 - Feb. 2004**



**TDHCA HOME Program**  
**% EXPENDED FOR Interim Construction (INT)**  
**1992 - Feb. 2004**



**TDHCA HOME Program**  
**% EXPENDED FOR Contract For Deed Conversion (CFD)**  
**1992 - Feb. 2004**



**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**M E M O R A N D U M**

**TO:** Programs Committee

**FROM:** Suzanne Phillips  
Director of Portfolio Management and Compliance

**THRU:** Edwina Carrington  
Executive Director

**DATE:** January 20, 2004

**SUBJECT:** Briefing on HOMEfires Vol. 5, No 2

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The purpose of this memorandum is to inform the Programs Committee and the Board of the Texas Department of Housing and Community Affairs (TDHCA or the Department) of HOMEfires – Vol. 5, No 2 released by the U.S. Department of Housing and Urban Development (HUD). Specifically, this HOMEfires was released during June 2003 and updated August 2003 and relates to Participating Jurisdiction’s (PJ) responsibility to repay the HOME investment for projects in which affordability requirements are not met due to foreclosure or transfer in lieu of foreclosure. HOMEfires are released by HUD to clarify PJ responsibilities related to administration of the HOME program.

Pursuant to the HOMEfires, PJs are required to repay the HOME account when affordability requirements are not met during the full affordability period, regardless of foreclosure status or whether any portion of the HOME investment is recovered. For loans, the amount of reimbursement is based on the length of time remaining in the affordability period. For grants, the full amount of HOME investment must be reimbursed. HOME regulations require that the repayment of funds come from non-federal funding sources. The HOMEfires states that repayment requirements may be waived for good cause when the PJ can demonstrate good faith efforts to salvage the project; however the waiver authority is used infrequently. HUD has not provided guidance on what demonstrates “good faith effort.”

The issuance of this HOMEfires could potentially have a major impact on the HOME program administered by the State of Texas, specifically under the HOME Rental Housing Development Program (RHD) and Homebuyer Assistance Program (HBA). The RHD Program presents the greatest potential liability with between five and ten awards each year at an average award amount of \$550,000; however several awards have been made in excess of \$1 million.

The potential liability is somewhat less under the HBA Program. HUD is considering an interim rule that would facilitate PJ’s efforts to prevent foreclosures on HOME-assisted home buyer units by providing an additional exception to the prohibition on investing additional HOME

funds in a project during the affordability period (24 CFR 92.502(d)(2)), as well as considering a rule change that would eliminate the need for PJs that base their HOME recapture for home buyers on the entire amount of the subsidy rather than the net proceeds of the sale, to repay funds in excess of what they can realize through a foreclosure. The Department revised its HBA loans to include a recapture provision based on net proceeds as opposed to the entire amount of the loan/award.

Given the nature of projects funded under the RHD Program and HBA Program, particularly the need for gap financing from the HOME Program to make some projects viable; foreclosures, ad valorem tax suits, and bankruptcies are inevitable and can occur despite rigorous and thorough underwriting reviews. Foreclosures can create additional problems when the Department's lien position is subordinate. In Texas, a deed of trust foreclosure (non-judicial) "cuts off" all inferior liens and most other claims (not including IRS). Any recovery of proceeds from a foreclosure sale by an inferior lien holder will be minimal. It would be very unlikely that the Department would be able to fully repay the HOME account from any proceeds of such a foreclosure sale. Additionally, the first lien holder is not legally required to notify inferior lien holders of foreclosure on the first lien position.

The Department must remain mindful of the repayment requirement from non-federal funding sources as it awards funds.

**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**BOARD ACTION REQUEST**

**April 8, 2004**

**Action Item**

Presentation, Discussion and Possible Approval of the Draft 2005 Multifamily Private Activity Bond Rules to be published for public comment.

**Background**

Due to the deadline for Pre-Applications for the 2005 Private Activity Bond Program (August 30, 2004), the program rules need to be in effect by July 1, 2004 in order to give the development community enough time to prepare their applications for submission and to get the proper public notifications mailed.

Changes to the draft rule are minimal and are reflected in the attached document with changes tracked from the 2004 rule. Staff clarified and made some minor changes to mirror the appropriate QAP and legislation. Staff also added language that explains that the 2005 QAP, once approved by the Board, may take precedence over the Bond rule. Three public hearings have been scheduled for Dallas, Houston and Austin over the next month to garner public comment on the rule. The rule will be brought before the Board in June for final approval.

**Recommendation**

Staff recommends the Board approve the Draft 2005 Multifamily Private Activity Bond Rules for publication to take public comment and conduct public hearings in Dallas, Houston and Austin.

TITLE 10. COMMUNITY DEVELOPMENT  
PART I. TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
CHAPTER ~~3335~~. 2005 MULTIFAMILY HOUSING REVENUE BOND RULES  
10 TAC §§~~3335.1-3335.10~~

§~~3335~~.1. Introduction

The purpose of this Chapter ~~3335~~ is to state ~~the~~ Texas Department of Housing and Community Affairs (the "Department") requirements for issuing Bonds, the procedures for applying for multifamily housing revenue Bond financing, and the regulatory and land use restrictions imposed upon ~~Housing Development~~Developments financed with the issuance of Bonds. The rules and provisions contained in Chapter ~~3335~~, of this title are separate from the rules relating to the Department's administration of the Housing Tax Credit Program. Applicants seeking a tax credit allocation should consult the Department's ~~2004~~ Qualified Allocation Plan and Rules ("QAP"), ~~Chapter 50 of this title~~in effect for the program year in which the Bond and Housing Tax Credit applications were submitted.~~relating to the Housing Tax Credit Program.~~

§~~3335~~.2. Authority

The Department receives its authority to issue Bonds from Chapter 2306 of the Texas Government Code (the "Act"). All Bonds issued by the Department must conform to the requirements of the Act. Notwithstanding anything herein to the contrary, tax-exempt Bonds which are issued to finance the ~~Housing Development~~Development of multifamily rental housing are specifically subject to the requirements of the laws of the State of Texas, including but not limited to the Act, Chapter 1372 of the Texas Government Code relating to Private Activity Bonds, and to the requirements of the Code (as defined in this chapter).

§~~3335~~.3. Definitions – The following words and terms, when used in the chapter, shall have the following meaning, unless context clearly indicates otherwise.

(1) Applicant--means any Person or Affiliate of a Person who is a member of the General Partner or has signature authority for the General Partner in the transaction; who files a Pre-Application or an ~~full~~ Application with the Department requesting the Department issue Bonds to finance a ~~Housing Development~~Development.

(2) Application--means an Application, in the form prescribed by the Department, filed with the Department by an Applicant, including any exhibits or other supporting material.

(3) Board--means the ~~g~~GGoverning Board of the Department.

(4) Bond--means an evidence of indebtedness or other obligation, regardless of the sources of payment, issued by the Department under the Act, including a bond, note, or bond or revenue anticipation note, regardless of whether the obligation is general or special, negotiable, or nonnegotiable, in bearer or registered form, in certified or book entry form, in temporary or permanent form, or with or without interest coupons.

(5) Code--means the Internal Revenue Code of 1986, as amended from time to time, together with any applicable regulations, rules, rulings, revenue procedures, information statements or other official pronouncements issued by the United States Department of the Treasury or the Internal Revenue Service.

(6) Development--means property or work on a development, building, structure, facility, or undertaking, whether existing, new construction, remodeling, improvement, or rehabilitation, that meets or is designed to meet minimum property standards required by the Department for the primary purpose of providing sanitary, decent, and safe dwelling accommodations for rent, lease, or use by individuals and families of Low Income and Very Low Income and Families of Moderate Income in need of housing. The term includes:

(A) buildings, structures, land, equipment, facilities, or other real or personal properties that are necessary, convenient, or desirable appurtenances, including streets, water, ~~sewers~~ sage facilities, utilities, parks, site preparation, landscaping, stores, offices, and other non-housing facilities, such as administrative, community, and recreational facilities the Department determines to be necessary, convenient, or desirable appurtenances; and

(B) multifamily dwellings in rural and urban areas.

(7) Development Owner--means an Applicant that is approved by the Department as qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a ~~Housing Development~~ Development subject to the regulatory powers of the Department and other terms and conditions required by the Department and the Act.

(8) Eligible Tenants--means

(A) individuals and families of Extremely Low, Very Low and ~~Very Low-Income~~ Income,

(B) Families of Moderate Income (in each case in the foregoing subparagraph (A) and (B) of this paragraph as such terms are defined by the Issuer under the Act), and

(C) Persons with Special Needs, in each case, with an Anticipated Annual Income not in excess of 140% of the area median income for a four-person household in the applicable standard metropolitan statistical area; provided that all Low-Income Tenants shall count as Eligible Tenants.

(9) Extremely Low Income--means the income received by an individual or family whose income does not exceed thirty percent (30%) of the area median income or applicable federal poverty line, as determined by the Act.

(10) Family of Moderate Income--means a family

(A) that is determined by the Board to require assistance taking into account

(i) the amount of total income available for the housing needs of the individuals and family,

(ii) the size of the family,

(iii) the cost and condition of available housing facilities,

(iv) the ability of the individuals and family to compete successfully in the private housing market and to pay the amounts required by private enterprise for sanitary, decent, and safe housing, and

(v) standards established for various federal programs determining eligibility based on income; and

(B) that does not qualify as a family of Low Income.

~~(11) Housing Development--means property or work on a development, building, structure, facility, or undertaking, whether existing, new construction, remodeling, improvement, or rehabilitation, that meets or is designed to meet minimum property standards required by the Department for the primary purpose of providing sanitary, decent, and safe dwelling~~

~~accommodations for rent, lease, or use by individuals and families of Low Income and Very Low Income and Families of Moderate Income in need of housing. The term includes:~~

~~(A) buildings, structures, land, equipment, facilities, or other real or personal properties that are necessary, convenient, or desirable appurtenances, including streets, water, sewers, utilities, parks, site preparation, landscaping, stores, offices, and other non-housing facilities, such as administrative, community, and recreational facilities the Department determines to be necessary, convenient, or desirable appurtenances; and~~

~~(B) multifamily dwellings in rural and urban areas.~~

(11) Ineligible Building Type – as defined in the Department’s QAP and Rules in effect for the program year the Bond and Housing Tax Credit applications were submitted.

(12) Institutional Buyer--means

(A) an accredited investor as defined in Regulation D promulgated under the Securities Act of 1933, as amended (17 CFR Sec. 230.501(a)), but excluding any natural person or any director or executive officer of the Department (17 CFR §§ 230.501(a)(4) through (6)) or

(B) a qualified institutional buyer as defined by Rule 144A promulgated under the Securities Act of 1933, as amended (17 CFR Sec. 230.144A).

~~(13) Low Income--means the income received by an individual or family whose income does not exceed eighty percent (80%) of the area median income or applicable federal poverty line, as determined by the Act.~~

~~(14) Land Use Restriction Agreement (LURA)--means an agreement between the Department and the ~~Housing Development~~ Development Owner which is binding upon the ~~Housing Development~~ Development Owner’s successors in interest that encumbers the ~~Housing Development~~ Development with respect to the requirements of law, including this title, the Act and Section 42 of the Code.~~

~~(15) Owner--means an Applicant that is approved by the Department as qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a ~~Housing Development~~ Development subject to the regulatory powers of the Department and other terms and conditions required by the Department and the Act.~~

~~(16) Persons with Special Needs--means persons who~~

~~(A) are considered to be disabled under a state or federal law,~~

~~(B) are elderly, meaning 60 years of age or older or of an age specified by an applicable federal program,~~

~~(C) are designated by the Board as experiencing a unique need for decent, safe housing that is not being met adequately by private enterprise, or~~

~~(D) are legally responsible for caring for an individual described by subparagraph (A), (B) or (C) of this paragraph above and meet the income guidelines established by the Board.~~

~~(17) Private Activity Bonds--means any Bonds described by §141(a) of the Code.~~

(18) Private Activity Bond Program Scoring Criteria--means the scoring criteria established by the Department for the Department's Multifamily Housing Revenue Bond Program, §335.6(b) of this title. ~~The Scoring Criteria are also available on the Department website.~~

(49) Private Activity Bond Program Threshold Requirements--means the threshold requirements established by the Department for the Department's Multifamily Housing Revenue Bond Program, §335.6(b) of this title. ~~The Threshold Requirements are also available on the Department's website.~~

(20) Program--means the Department's Multifamily Housing Revenue Bond Program.

(21) Proper Site Control – Regarding the legal control of the land to be used for the Development, means the earnest money contract is in the name of the Applicant (principal in the general partner which has signature authority for the transaction); fully executed by all parties; and escrowed by the title company.

(242) Property--means the real estate and all improvements thereon, whether currently existing or proposed to be built thereon in connection with the ~~Housing Development~~Development, and including all items of personal property affixed or related thereto.

(223) Qualified 501(c)(3) Bonds--means any Bonds described by §145(a) of the Code.

(234) Tenant Income Certification--means a certification as to income and other matters executed by the household members of each tenant in the ~~Housing Development~~Development, in such form as reasonably may be required by the Department in satisfaction of the criteria prescribed by the Secretary of Housing and Urban Development under §8(f)(3) of the Housing Act of 1937 ("the Housing Act") (42 U.S.C. 1437f) for purposes of determining whether a family is a lower income family within the meaning of the §8(f)(1) of the Housing Act.

(245) Tenant Services--means social services, including child care, transportation, and basic adult education, that are provided to individuals residing in low income housing under Title IV-A, Social Security Act (42 U.S.C. §601 et seq.), and other similar services.

(256) Tenant Services Program Plan--means the plan, subject to approval by the Department, which describes the Tenant Services to be provided by the Development Owner in a ~~Housing Development~~Development.

(267) Trustee--means a national banking association organized and existing under the laws of the United States, as trustee (together with its successors and assigns and any successor trustee).

(278) Unit--means any residential rental unit in a ~~Housing Development~~Development consisting of an accommodation, including a single room used as an accommodation on a non-transient basis, that contains complete physical facilities and fixtures for living, sleeping, eating, ~~cooking~~ and sanitation.

(289) Very Low Income--means the income received by an individual or family whose income does not exceed sixty percent (60%) of the area median income or applicable federal poverty line as determined under the Act.

#### §335.4. Policy Objectives & Eligible ~~Housing Development~~Developments

The Department will issue Bonds to finance the preservation or construction of decent, safe and affordable housing throughout the State of Texas. Eligible ~~Housing-Development~~Development may include those which are constructed, acquired, or rehabilitated and which provide housing for individuals and families of Low Income, Very Low Income, or Extremely Low Income, and Families of Moderate Income.

§3335.5. Bond Rating and Investment Letter

(a) Bond Ratings. All publicly offered Bonds issued by the Department to finance ~~Housing-Development~~Development shall have and be required to maintain a debt rating the equivalent of at least an "A" rating assigned to long-term obligations by Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. or Moody's Investors Service, Inc. If such rating is based upon credit enhancement provided by an institution other than the Applicant or Development Owner, the form and substance of such credit enhancement shall be subject to approval by the Board, which approval shall be evidenced by adoption by the Board of a resolution authorizing the issuance of the credit-enhanced Bonds. Remedies relating to failure to maintain appropriate credit ratings shall be provided in the financing documents relating to the ~~Housing-Development~~Development.

(b) Investment Letters. Bonds rated less than "A," or Bonds which are unrated must be placed with one or more Institutional Buyers and must be accompanied by an investment letter acceptable to the Department. Subsequent purchasers of such Bonds shall also be qualified as Institutional Buyers and shall sign and deliver to the Department an investment letter in a form acceptable to the Department. Bonds rated less than "A," and Bonds which are unrated shall be issued in physical form, in minimum denominations of one hundred thousand dollars (\$100,000), and shall carry a legend requiring any purchasers of the Bonds to sign and deliver to the Department an investment letter in a form acceptable to the Department.

§3335.6. Application Procedures, Evaluation and Approval

(a) Application Costs, Costs of Issuance, Responsibility and Disclaimer. The Applicant shall pay all costs associated with the preparation and submission of the Application – including costs associated with the publication and posting of required public notices – and all costs and expenses associated with the issuance of the Bonds, regardless of whether the Application is ultimately approved or whether Bonds are ultimately issued. At any stage during the Application process, the Applicant is solely responsible for determining whether to proceed with the Application, and the Department disclaims any and all responsibility and liability in this regard.

(b) Pre-application. An Applicant who requests financing from the Department for a ~~Housing-Development~~Development shall submit a pre-application in a format prescribed by the Department. Within fourteen (14) days of the Department's receipt of the pre-application, the Department will be responsible for federal, state, and local community notifications of the proposed ~~Housing-Development~~Development. Upon review of the pre-application, if the ~~Housing-Development~~Development is determined to be ineligible for Bond financing by the Department, the Department will send a letter to the Applicant explaining the reason for the ineligibility. If the ~~Housing-Development~~Development is determined to be eligible for Bond financing by the Department, the Department will score and rank the pre-application based on the Private Activity Bond Program Scoring Criteria as set out in ~~Figure 1~~ of this subsection. The Department will score and rank the pre-application with higher scores ranking higher within each priority defined by §1372.0321, Texas Government Code. All Priority 1 Applications will be ranked above all Priority 2 Applications which will be ranked above all Priority 3

Applications, regardless of score. This ranking will be used throughout the calendar year. In the event two or more Applications receive the same score, the Department will use, as a tie-breaking mechanism, the number of points awarded for Quality and Amenities for the ~~Housing Development~~Development. If a tie still exists, the Department will consider the number of net rentable square feet per bond amount requested. Pre-Applications must meet the threshold requirements as stated in ~~the~~ Private Activity Bond Program Threshold Requirements as set out in ~~Figure 2~~ of this subsection. The Private Activity Bond Program Threshold Requirements will be posted on the Department's website. After scoring, the ~~Housing Development~~Development and the proposed financing structure will be presented to the Department's Board for consideration of a resolution declaring the Department's intent to issue Bonds (the "inducement resolution") with respect to the ~~Housing Development~~Development. After Board approval of the inducement resolution, the scored and ranked Applications will be submitted to the Texas Bond Review Board for its lottery processing. The Texas Bond Review Board will draw the number of lottery numbers that equates to the number of eligible Applications submitted by the Department. The lottery numbers drawn will not equate to a specific ~~Housing Development~~Development. The Texas Bond Review Board will thereafter assign the lowest lottery number drawn to the highest scored and ranked Application as previously submitted by the Department. The criteria by which a ~~Housing Development~~Development may be deemed to be eligible or ineligible are explained ~~below~~ in subsection (e) of this section, entitled Evaluation Criteria. Private Activity Bond Program Scoring Criteria form will be posted on the Department's website. ~~The pre-application shall consist of the following information:~~

Figure 1: 10 TAC §~~3335~~.6(b)

Figure 2: 10 TAC §~~3335~~.6(b)

The pre-application shall consist of the following information:

- (1) Completed Uniform Application forms in the format required by the Department;
- (2) Texas Bond Review Board's Residential Rental Attachment;
- (3) Relevant Development Information (~~form on website~~);
- (4) Public Notification Information (~~form on website~~);
- (5) Certification and agreement to comply with the Department's rules;
- (6) Agreement of responsibility of all costs incurred;
- ~~(7)~~An organizational chart showing the structure of the Applicant and the ownership structure of any principals of the Applicant;
- ~~(8)~~Evidence that the Applicant and principals are registered with the Texas Secretary of State, or if the Applicant has not yet been formed, evidence that the name of the Applicant is reserved with the Secretary of State;
- ~~(9)~~Organizational documents such as partnership agreements and articles of incorporation, as applicable, for the Applicant and its principals;
- ~~(10)~~Documentation of non-profit status, if applicable;  
Evidence of good standing from the Comptroller of Public Accounts of the State of Texas for the Applicant and its principals; Corporate resumes and individual resumes of the Applicant and any principals;
- ~~(11)~~A copy of an executed earnest money contract between the Applicant and the seller of the Property. This earnest money contract must be in effect at the time of submission of the application and expire no earlier than December 1 of the year preceding the applicable program year. The earnest money contract must stipulate and provide for the Applicant's option to extend the contract expiration date through

March 1 of the program year, subject only to the seller's receipt of additional earnest money or extension fees, so that the Applicant will have ~~site~~ control at the time a reservation is granted. If the Applicant owns the Property, a copy of the recorded warranty deed is required;

~~(12)~~Evidence of zoning appropriate for the proposed use or application for the appropriate zoning or statement that no zoning is required;

~~(13)~~A local map showing the location of the proposed Property site;

~~(14)~~A boundary survey or subdivision plat which clearly identifies the location and boundaries of the subject Property;

~~(15)~~Name, address and telephone number of the Seller of the Property;

~~(16)~~Construction draw and lease-up proforma for ~~Housing Development~~Developments involving new construction;

~~(17)~~Past two years' operating statements for existing ~~Housing Development~~Developments;

~~(18)~~Current market information which includes rental comparisons;

~~(19)~~Documentation of local Section 8 utility allowances;

~~(20)~~Verification/Evidence of delivery of federal, state, and local community notifications;

~~(21)~~Self-Scoring Criteria; and

~~(22)~~Such other items deemed necessary by the Department per individual application.

(c) Financing Commitments. After approval by the Board of the inducement resolution, and before submission of a final application, the Applicant will be solely responsible for making appropriate arrangements with financial institutions which are to be involved with the issuance of the Bonds or the financing of the ~~Housing Development~~Development, and to begin the process of obtaining firm commitments for financing from each of the financial institutions involved.

(d) Final Application. An Applicant who elects to proceed with submitting a final Application to the Department must provide a final Application and such supporting material as is required by the Department at least sixty (60) days prior to the scheduled meeting of the Board at which the ~~Housing Development~~Development and the Bond issuance are to be considered, unless the Department directs the Applicant otherwise in writing. The final application must adhere to the Department's QAP and Rules in effect for the program year the Bond and Housing Tax Credit applications were submitted. The Department may determine that supporting materials listed in paragraphs (1) through (42) of this subsection shall be provided subsequent to the final Application deadline in accordance with a schedule approved by the Department. Failure to provide any supporting materials in accordance with the approved schedule may be grounds for terminating the Application and returning the reservation to the Texas Bond Review Board. The final application and supporting material shall consist of the following information:

- (1) A Public Notification Sign shall be installed on the ~~Housing Development~~Development site no later than fourteen (14) days after the submission of Volumes I and II of the Tax Credit Application to the Department (pictures and invoice receipts must be submitted as evidence of installation within fourteen (14) days of the submission). ~~For m~~Minimum signage requirements and language, ~~as are~~ set out in figure 3 of this paragraph. As an alternative to installing a Public Notification Sign and at the same required time, the Applicant may instead, at the Applicant's Option, mail written notification to all addresses located within the footage distance required by the local municipality zoning

ordinance or 1,000 feet, if there is no local zoning ordinance or if the zoning ordinance does not require notification, of any part of the proposed Development site. This written notification must include the information otherwise required for the sign, as set out in ~~Figure 3~~ of this paragraph. If the Applicant chooses to provide this mailed notice in lieu of signage, the final Application must include a map of the proposed Development site and mark the 1,000 foot or local ordinance area showing street names and addresses; a list of all addresses the notice was mailed to; an exact copy of the notice that was mailed; and a certification that the notice was mailed through the U.S. Postal Service and stating the date of mailing. In addition (within the 14 days), the Applicant must notify any public official that has changed since the pre-application and any neighborhood organizations and advocacy groups that are known and were not notified at the time of pre-application.

Figure 3: 10 TAC §~~3335~~.6(d)(1)

- (2) Completed Uniform Application forms in the format required by the Department;
- (3) Certification of no changes from the pre-application to the final application. If there are changes to the Application that have an adverse affect on the score and ranking order and that would have resulted in the application being placed below another application in the ranking, the Department will terminate the Application and return the reservation to the Texas Bond Review Board (with the exception of changes to ~~deferred-developer's fees and support or opposition points~~);
- (4) Certification and agreement to comply with the Department's rules;
- (5) A narrative description of the ~~Housing Development~~Development;
- (6) A narrative description of the proposed financing;
- (7) Firm letters of commitment from any lenders, credit providers, and equity providers involved in the transaction;
- (8) Documentation of local Section 8 utility allowances;
- (9) Site plan;
- ~~(10)~~Unit and building floor plans and elevations;
- ~~(11)~~Complete construction plans and specifications;
- ~~(12)~~General contractor's contract;
- ~~(13)~~Completion schedule;
- ~~(14)~~Copy of a recorded warranty deed if the Applicant already owns the Property, or a copy of an executed earnest money contract between the Applicant and the seller of the Property if the Property is to be purchased, ~~or other form of site control acceptable to the Department~~;
- ~~(15)~~A local map showing the location of the Property;
- ~~(16)~~Photographs of the Site;
- ~~(17)~~Survey with legal description;
- ~~(18)~~Flood plain map;
- ~~(19)~~Evidence of zoning appropriate for the proposed use from the appropriate local municipality that satisfies one of these subparagraphs (A) through (C)\_of this paragraph:
  - (A) no later than fourteen (14) days before the Board meets to consider the transaction, the Applicant must submit to the Department written evidence that the local entity responsible for initial approval of zoning has approved the appropriate zoning and that they will recommend approval of the appropriate

- zoning to the entity responsible for final approval of zoning decisions;
- (B) provide a letter from the chief executive officer of the political subdivision or another local official with appropriate jurisdiction stating that the Development is located within the boundaries of a political subdivision which does not have a zoning ordinance;
  - (C) a letter from the chief executive officer of the political subdivision or another local official with appropriate jurisdiction stating the Development is permitted under the provision of the zoning ordinance that apply to the location of the Development or that there is not a zoning requirement.
- ~~(20)~~Evidence of the availability of utilities;
  - ~~(21)~~Copies of any deed restrictions which may encumber the Property;
  - ~~(22)~~A Phase I Environmental Site Assessment performed in accordance with the Department's Environmental Site Assessment Rules and Guidelines (§1.35 of this title);
  - ~~(23)~~Title search or title commitment;
  - ~~(24)~~Current tax assessor's valuation or tax bill;
  - ~~(25)~~For existing ~~Housing Development~~Developments, current insurance bills;
  - ~~(26)~~For existing ~~Housing Development~~Developments, past two (2) fiscal year end development operating statements;
  - ~~(27)~~For existing ~~Housing Development~~Developments, current rent rolls;
  - ~~(28)~~For existing ~~Housing Development~~Developments, substantiation that income-based tenancy requirements will be met prior to closing;
  - ~~(29)~~A ~~S~~study performed in accordance with the Department's Market Analysis Rules and Guidelines (§1.33 of this title);
  - ~~(30)~~Appraisal of the existing or proposed ~~Housing Development~~Development performed in accordance with the Department's Underwriting Rules and Guidelines (§1.32 of this title);
  - ~~(31)~~Statement that the Development Owner will accept tenants with Section 8 or other government housing assistance;
  - ~~(32)~~An organizational chart showing the structure of the Applicant and the ownership structure of any principals of the Applicant;
  - ~~(33)~~Evidence that the Applicant and principals are registered with the Texas Secretary of State, as applicable;
  - ~~(34)~~Organizational documents such as partnership agreements and articles of incorporation, as applicable, for the Applicant and its principals;
  - ~~(35)~~Documentation of non-profit status if applicable;
  - ~~(36)~~Evidence of good standing from the Comptroller of Public Accounts of the State of Texas for the Applicant and its principals;
  - ~~(37)~~Corporate resumes and individual resumes of the Applicant and any principals;
  - ~~(38)~~Latest two (2) annual financial statements and current interim financial statement for the Applicant and its principals;
  - ~~(39)~~Latest income tax filings for the Applicant and its principals;
  - ~~(40)~~Resolutions or other documentation indicating that the transaction has been approved by the general partner;
  - ~~(41)~~Resumes of the general contractor's and the property manager's experience; and
  - ~~(42)~~Such other items deemed necessary by the Department per individual application.

(e) Evaluation Criteria. The Department will evaluate the ~~Housing Development~~Development for eligibility at the time of pre-application, and at the time of final Application. If there are changes to the Application that have an adverse affect on the score and ranking order and that would have resulted in the Application being placed below another Application in the ranking, the Department will terminate the Application and return the reservation to the Texas Bond Review Board. The ~~Housing Development~~Development and the Applicant must satisfy the conditions set out in paragraphs (1) through (6) of this subsection in order for a ~~Housing Development~~Development to be considered eligible:

- (1) The proposed ~~Housing Development~~Development must further the public purposes of the Department as identified in the Act.
- (2) The proposed ~~Housing Development~~Development and the Applicant and its principals must satisfy the Department's Underwriting Rules and Guidelines (§1.32 of this title). The pre-application must include sufficient information for the Department to establish that the Underwriting Guidelines can be satisfied. The final Application will be thoroughly underwritten according to the Underwriting Rules and Guidelines (§1.32 of this title).
- (3) The ~~Housing Development~~Development must not be located on a site determined to be unacceptable for the intended use by the Department.
- (4) Any ~~Housing Development~~Development in which the Applicant or principals of the Applicant have an ownership interest must be found not to be in Material Non-Compliance under the compliance ~~rules~~Rules in effect at the time of Application submission.
- (5) Neither the Applicant nor any principals of the Applicant is, at the time of Application:
  - (a) barred, suspended, or terminated from procurement in a state or federal program or listed in the List of Parties Excluded from Federal Procurement or Non-Procurement Programs;
  - (b) ~~or~~ has been convicted of a state or federal crime involving fraud, bribery, theft, misrepresentation, misappropriation of funds, or other similar criminal offenses within fifteen (15) years;
  - (c) ~~or~~ is subject to enforcement action under state or federal securities law, subject to a federal tax lien, or the subject of an enforcement proceeding with any governmental entity; or
  - (d) otherwise disqualified or debarred from participation in any of the Department's programs.
- (6) Neither the Applicant nor any of its principals may have provided any fraudulent information, knowingly false documentation or other intentional or negligent misrepresentation in the Application or other information submitted to the Department.

(f) Bond Documents. After receipt of the final Application, bond counsel for the Department shall draft Bond documents which conform to the state and federal laws and regulations which apply to the transaction.

(g) Public Hearings; Board Decisions. For every Bond issuance, the Department will hold a public hearing in accordance with §2306.0661, Texas Government Code and §147(f) of the Code, in order to receive comments from the public pertaining to the ~~Housing Development~~Development and the issuance of the Bonds. Publication of all notices required for the public hearing shall be at the sole expense of the Applicant. The Board's decisions on

approvals of proposed ~~Housing Development~~Developments will consider all relevant matters. Any topics or matters, alone or in combination, may or may not determine the Board's decision. The Department's Board will consider the following topics in relation to the approval of a proposed ~~Housing Development~~Development:

- (1) The Development Owner market study;
- (2) The location, including supporting broad geographic dispersion;
- (3) The compliance history of the Development Owner;
- (4) The financial feasibility;
- (5) The ~~Housing Development~~Development's proposed size and configuration in relation to:
  - ~~(6) The~~ housing needs of the community in which the ~~Housing Development~~Development is located and the needs of the area, region and state;
  - ~~(7) The~~ ~~Housing Development~~Development's proximity to other low income ~~Housing Development~~Developments including avoiding over concentration;
  - ~~(8) The~~ availability of adequate public facilities and services;
  - ~~(9) The~~ anticipated impact on local school districts, giving due consideration to the authorized land use;
- (9) Zoning and other land use considerations;
- (10) ~~Fair Housing law, including affirmatively furthering fair housing;~~
- (11) ~~Any matter considered by the Board to be relevant to the approval decision and in furtherance of the Department's purposes and the policies of Chapter 2306, Texas Government Code.~~

(h) Approval of the Bonds.

(1) Subject to the timely receipt and approval of commitments for financing, an acceptable evaluation for eligibility, the satisfactory negotiation of Bond documents, and the completion of a public hearing, the Board, upon presentation by the Department's staff, will consider the approval of the Bond issuance, final Bond documents and, in the instance of privately placed Bonds, the pricing of the Bonds. The process for appeals and grounds for appeals may be found under §§1.7 and 1.8 of this title. The Department's conduit housing transactions, will be processed in accordance with the Texas Bond Review Board ~~rules~~Rules Title 34, Part 9, Chapter 181, Subchapter A. The Bond issuance must receive an approving opinion from the Department's bond counsel with respect to the legality and validity of the Bonds and the security therefore, and in the case of tax-exempt Bonds, with respect to the excludability from gross income for federal income tax purposes of interest on the Bonds.

(2) Alternative Dispute Resolution Policy. In accordance with Section 2306.082, Texas Government Code, it is the Department's policy to encourage the use of appropriate alternative dispute resolution procedures ("ADR") under the Governmental Dispute Resolution Act, Chapter 2009, Texas Government Code, to assist in resolving disputes under the Department's jurisdiction. As described in Chapter 154, Civil Practices and Remedies Code, ADR procedures include mediation and nonbinding arbitration. Except as prohibited by the Department's ex parte communications policy, the Department encourages informal communications between Department staff and applicants, and other interested persons, to exchange information and informally resolve disputes. The Department also has administrative appeals processes to fairly and expeditiously resolve disputes. If at anytime an applicant or other person would like to engage the Department in an ADR process, the person may send a proposal to the Department's General Counsel and Dispute Resolution Coordinator. The proposal should describe the dispute and the details of the process proposed (including proposed participants, third party, when, where, procedure, and cost). The Department will evaluate whether the proposed process would

fairly, expeditiously, and efficiently assist in resolving the dispute and promptly respond to the proposal.”

(i) Local Permits. Prior to the closing of the Bonds, all necessary approvals, including building permits, from local municipalities, counties, or other jurisdictions with authority over the ~~Housing Development~~Development must have been obtained or evidence that the permits are obtainable subject only to payment of certain fees must be provided to the Department.

(j) Closing. Once all approvals have been obtained and Bond documents have been finalized to the respective parties' satisfaction, the Bond transaction will close. Upon satisfaction of all conditions precedent to closing, the Department will issue Bonds in exchange for payment therefor. The Department will then loan the proceeds of the Bonds to the Applicant and disbursements of the proceeds may begin.

#### § ~~3335~~.7. Regulatory and Land Use Restrictions

(a) Filing and Term of LURA. A Regulatory and Land Use Restriction Agreement or other similar instrument (the "LURA"), will be filed in the property records of the county in which the ~~Housing Development~~Development is located for each ~~Housing Development~~Development financed from the proceeds of Bonds issued by the Department. For ~~Housing Development~~Developments involving new construction, the term of the LURA will be the longer of 30 years, or the period for which Bonds are outstanding. For the financing of an existing ~~Housing Development~~Development, the term of the LURA will be the longer of the longest period which is economically feasible in accordance with the Act, or the period for which Bonds are outstanding.

(b) ~~Housing Development~~Development Occupancy. The LURA will specify occupancy restrictions for each ~~Housing Development~~Development based on the income of its tenants, and will restrict the rents that may be charged for Units occupied by tenants who satisfy the specified income requirements. Pursuant to §2306.269, Texas Government Code, the LURA will prohibit a Development Owner from excluding an individual or family from admission to the ~~Housing Development~~Development because the individual or family participates in the housing choice voucher program under Section 8, United States Housing Act of 1937 (the "Housing Act"), and from using a financial or minimum income standard for an individual or family participating in the voucher program that requires the individual or family to have a monthly income of more than two and one half (2.5) times the individual's or family's share of the total monthly rent payable to the Development Owner of the ~~Housing Development~~Development. ~~Housing Development~~Development occupancy requirements must be met on or prior to the date on which Bonds are issued unless the ~~Housing Development~~Development is under construction. Adequate substantiation that the occupancy requirements have been met, in the sole discretion of the Department, must be provided prior to closing. Occupancy requirements exclude units for managers and maintenance personnel that are reasonably required by the ~~Housing Development~~Development.

(c) Set-Asides.

(1) ~~Housing Development~~Developments which are financed from the proceeds of Private Activity Bonds or from the proceeds of Qualified 501(c)(3) Bonds must be restricted under one of the following two set-asides:

(A) at least twenty percent (20%) of the Units within the ~~Housing Development~~Development that are available for occupancy shall be occupied or held vacant and available for occupancy at all times by persons or families whose income does not exceed fifty percent (50%) of the area median income, or

(B) at least forty percent (40%) of the Units within the ~~Housing Development~~Development that are available for occupancy shall be occupied or held vacant and available for occupancy at all times by persons or families whose income does not exceed sixty percent (60%) of the area median income.

(2) The Development Owner must designate at the time of Application which of the two set-asides will apply to the ~~Housing Development~~Development and must also designate the selected priority for the ~~Housing Development~~Development in accordance with §1372.0321, Texas Government Code. Units intended to satisfy set-aside requirements must be distributed evenly throughout the ~~Housing Development~~Development, and must include a reasonably proportionate amount of each type of unit available in the ~~Housing Development~~Development.

(3) No tenant qualifying under either of the set-asides shall be denied continued occupancy of a Unit in the ~~Housing Development~~Development because, after commencement of such occupancy, such tenant's income increases to exceed the qualifying limit; provided, however, that, should a tenant's income, as of the most recent determination thereof, exceed 140% of the then applicable income limit and such tenant constitutes a portion of the set-aside requirement of this section, then such tenant shall only continue to qualify for so long as no Unit of comparable or smaller size is rented to a tenant that does not qualify as a Low-Income Tenant. (These are the federal set-aside requirements)

(d) Global Income Requirement. All of the Units that are available for occupancy in ~~Housing Development~~Developments financed from the proceeds of Private Activity Bonds or from the proceeds of Qualified 501(c)(3) Bonds shall be occupied or held vacant (in the case of new construction) and available for occupancy at all times by persons or families whose income does not exceed one hundred and forty percent (140%) of the area median income for a four-person household.

(e) Qualified 501(c)(3) Bonds. ~~Housing Development~~Developments which are financed from the proceeds of Qualified 501(c)(3) Bonds are further subject to the restriction that at least seventy-five percent (75%) of the Units within the ~~Housing Development~~Development that are available for occupancy shall be occupied (or, in the case of new construction, held vacant and available for occupancy until such time as initial lease-up is complete) at all times by individuals and families of Low Income.

(f) Taxable Bonds. The occupancy requirements for ~~Housing Development~~Developments financed from the issuance of taxable Bonds will be negotiated, ~~and considered~~, and approved by the Department on a case by case basis.

(g) Special Needs. At least five percent (5%) of the Units within each ~~Housing Development~~Development must be designed to be accessible to Persons with Special Needs and hardware and cabinetry must be stored on site or provided to be installed on an as needed basis in

such Units. The Development Owner will use its best efforts (including giving preference to Persons with Special Needs) to:

- (1) make at least five percent (5%) of the Units within the ~~Housing Development~~Development available for occupancy by Persons with Special Needs;
- (2) make reasonable accommodations for such persons; and
- (3) allow reasonable modifications at the tenant's sole expense pursuant to the Housing Act. During the term of the LURA, the Development Owner shall maintain written policies regarding the Development Owner's outreach and marketing program to Persons with Special Needs.

(h) Fair Housing. All ~~Housing Development~~Developments financed by the Department must comply with the Fair Housing Act which prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, national origin, familial status, and disability. The Fair Housing Act also mandates specific design and construction requirements for multifamily housing built for first occupancy after March 13, 1991, in order to provide accessible housing for individuals with disabilities.

(i) Tenant Services. The LURA will require that the Development Owner offer a variety of services for residents of the ~~Housing Development~~Development through a Tenant Services Program Plan which is subject to annual approval by the Department.

(j) The LURA will require the Development Owner:

(1) To obtain, complete and maintain on file Tenant Income Certifications from each Eligible Tenant, including:

(A) a Tenant Income Certification dated immediately prior to the initial occupancy of each new Eligible Tenant in the ~~Housing Development~~Development and

(B) thereafter, annual Tenant Income Certifications which must be obtained on or before the anniversary of such Eligible Tenant's occupancy of the Unit, and in no event less than once in every 12-month period following each Eligible Tenant's occupancy of a Unit in the ~~Housing Development~~Development. For administrative convenience, the Development Owner may establish the first date that a Tenant Income Certification for the ~~Housing Development~~Development is received as the annual recertification date for all tenants. The Development Owner will obtain such additional information as may be required in the future by §142(d) of the Code, as the same may be amended from time to time, or in such other form and manner as may be required by applicable rules, rulings, policies, procedures, Regulations or other official statements now or hereafter promulgated, proposed or made by the Department of the Treasury or the Internal Revenue Service with respect to obligations which are tax-exempt private activity bonds described in §142(d) of the Code. The Development Owner shall make a diligent and good-faith effort to determine that the income information provided by an applicant in a Tenant Income Certification is accurate by taking steps

required under §142(d) of the Code pursuant to provisions of the Housing Act.

(2) As part of the verification, such steps may include the following, provided such action meets the requirements of §142(d) of the Code:

- (A) obtain pay stubs for the most recent one-month period;
- (B) obtain income tax returns for the most recent two tax years;
- (C) conduct a consumer credit search;
- (D) obtain an income verification from the applicant's current employer;
- (E) obtain an income verification from the Social Security Administration, or
- (F) if the applicant is self-employed, unemployed, does not have income tax returns or is otherwise not reasonably able to provide other forms of verification as required above, obtain another form of independent verification as would, in the Development Owner's reasonable commercial judgment, enable the Development Owner to determine the accuracy of the applicant's income information. The Development Owner shall retain all Tenant Income Certifications obtained in compliance with this subsection (b) of this section until the date that is six years after the last Bond is retired;

(3) To obtain from each tenant in the ~~Housing Development~~Development, at the time of execution of the lease pertaining to the Unit occupied by such tenant, a written certification, acknowledgment and acceptance in such form as provided by the Department to the Development Owner from time to time that

- (A) such lease is subordinate to the Mortgage and the LURA;
- (B) all statements made in the Tenant Income Certification submitted by such tenant are accurate;
- (C) the family income and eligibility requirements of the LURA and the Loan Agreement are substantial and material obligations of tenancy in the ~~Housing Development~~Development;
- (D) such tenant will comply promptly with all requests for information with respect to such requirements from the Development Owner, the Trustee and the Department; and
- (E) failure to provide accurate information in the Tenant Income Certification or refusal to comply with a request for information with respect thereto will constitute a violation of a substantial obligation of the tenancy of such tenant in the ~~Housing Development~~Development;

(4) To maintain complete and accurate records pertaining to the Low-Income Units and to permit, at all reasonable times during normal business hours and upon reasonable notice, any duly authorized representative of the Department, the Trustee, the Department of the Treasury or the Internal Revenue Service to enter upon the ~~Housing Development~~Development Site to examine and inspect the ~~Housing~~

~~Development~~Development and to inspect the books and records of the Development Owner pertaining to the ~~Housing Development~~Development, including those records pertaining to the occupancy of the Low-Income Units;

- (5) On or before each February 15 during the qualified development period, to submit to the Department (to the attention of the Portfolio Management and Compliance Division) a draft of the completed Internal Revenue Service Form 8703 or such other annual certification required by the Code to be submitted to the Secretary of the Treasury as to whether the ~~Housing Development~~Development continues to meet the requirements of §142(d) of the Code and on or before each March 31 during the qualified development period, to submit such completed form to the Secretary of the Treasury and the Department;
- (6) To prepare and submit the compliance monitoring report. To cause to be prepared and submitted to the Department and the Trustee on the first day of the state restrictive period, and thereafter by the tenth calendar day of each March, June, September, and December, or other quarterly schedule as determined by the Department with written notice to the Development Owner, a certified compliance monitoring report and Development Owner's certification in such form as provided by the Department to the Development Owner from time to time; and
- (7) To provide regular maintenance to keep the ~~Housing Development~~Development sanitary, decent and safe.
- (8) To establish a reserve account consistent with the requirements of §2306.186, Texas Government Code.

#### §~~3335~~335.8. Fees

(a) Application and Issuance Fees. The Department shall set fees to be paid by the Applicant in order to cover the costs of pre-application review, Application and Development review, the Department's expenses in connection with providing financing for a ~~Housing Development~~Development, and as required by law. (§1372.006(a), Texas Government Code)

(b) Administration and Portfolio Management and Compliance Fees. The Department shall set ongoing fees to be paid by Development Owners to cover the Department's costs of administering the Bonds and portfolio management and compliance with the program requirements applicable to each ~~Housing Development~~Development.

#### §~~3335~~335.9. Waiver of Rules

Provided all requirements of the Act, the Code, and any other applicable law are met, the Board may waive any one or more of the ~~rules~~Rules set forth in §§~~3335~~335.3 through ~~335~~335.8 of this title relating to the Multifamily Housing Revenue Bond Program in order to further the purposes and the policies of Chapter 2306, Texas Government Code; to encourage the acquisition, construction, reconstruction, or rehabilitation of a ~~Housing Development~~Development that would provide decent, safe, and sanitary housing, including, but not limited to, providing such housing in economically depressed or blighted areas, or providing housing designed and equipped for Persons with Special Needs; or for other good cause, as determined by the Board.

#### §~~3335~~335.10. No Discrimination

The Department and its staff or agents, Applicants, Development Owners, and any participants in the Program shall not discriminate under this Program against any person or family on the basis of race, creed, national origin, age, religion, handicap, family status, or sex, or against persons or families on the basis of their having minor children, except that nothing herein shall be deemed to preclude a Development Owner from selecting tenants with Special Needs, or to preclude a Development Owner from selecting tenants based on income in renting Units to comply with the set asides under the provisions of this Chapter.

**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**BOARD ACTION REQUEST**

**April 8, 2004**

**Action Item**

Request approval of a First Supplemental Trust Indenture on Multifamily Housing Mortgage Revenue Bonds (Red Hills Villas), Series 2000A and 2000B (the "Bonds"). The Trust Indenture provided for a mandatory redemption of the Bonds, in part, if the Complex failed to meet Stabilization within twenty four (24) months of the Completion Date. The First Supplemental Trust Indenture extends the mandatory redemption requirement by eighteen (18) months provided the Partnership pays a yield maintenance fee which is estimated to be \$355,000.

**Summary of the Red Hill Villas Apartment Transaction**

In December 2000, the above referenced Bonds closed under the following terms and conditions.

Bond Structure – Private Placement (unrated bonds) with Charter Mac Equity Issue Trust (Tax Exempt) and Charter Municipal Mortgage Acceptance Company (Taxable)

Borrower - South Creek Housing, Ltd., the sole general partner of which is WCS Housing, LLC, a Texas Limited Liability company. The principals of the general partner are James C. Hunt, Ike J. Monty, and John N. Paul.

Bond Amount - \$ 9,900,000 Tax Exempt Series 2000A  
\$ 400,000 Taxable Series 2000B  
\$10,300,000 Total Bonds

Term of Bonds- 40 years

Interest Rate - The tax exempt interest rate is 8.4% during the construction period and 7.4% thereafter.  
The taxable interest rate is 9.5%

Rent and Income Restrictions – 100% at 60% of area medium income

Number of Units – 168 Units

Location of Units – Round Rock, Texas

**Summary of the Financial Structure**

The applicant has not reached stabilization within the 24 month period following completion as defined in the Trust Indenture. Round Rock and the surrounding Austin apartment market have suffered from an oversupply of Class A apartment developments, job losses in the high tech industry, and a movement of apartment tenants to single family home ownership. Occupancy and rental rates, especially market rate properties, have plummeted. The apartment complex was at 70% occupancy in December but with a change in management, has increased to 80% occupancy as of March 2004. Program rents at the time of underwriting (2000) and now are as follows:

1Bedroom/ 1 Bath: \$608 (at Underwriting); \$480 (Current)  
2Bedroom/1 Bath: \$734 (at Underwriting); \$550 (Current)  
2Bedroom/2 Bath: \$734 (at Underwriting); \$650 (Current)  
3Bedroom/2 Bath: \$853 (at Underwriting); \$705 (Current)

Based upon current rents and expenses the properties breakeven Occupancy is 95%. The borrower/applicant has made changes to the property management company and has selected a local management company which manages over 9,000 units in the Austin area and maintains an excellent compliance department and fully understands Tax Credit audit requirements.

**Recommendation**

Recommend approval of a First Supplemental Trust Indenture on Multifamily Housing Mortgage Revenue Bonds (Red Hills Villas), Series 2000A and 2000B.

RESOLUTION NO. 04-020

RESOLUTION AUTHORIZING AMENDMENT TO INDENTURE RELATING TO MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS (RED HILLS VILLAS) SERIES 2000A AND TAXABLE MULTIFAMILY HOUSING MORTGAGE REVENUE BONDS (RED HILLS VILLAS) SERIES 2000B; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS RELATING THERETO; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code, as amended (the "Act"), for the purpose of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe, and affordable living environments for individuals and families of low income and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the "Board") from time to time); and

WHEREAS, the Act authorizes the Department: (a) to make mortgage loans to housing sponsors to provide financing for multifamily residential rental housing in the State of Texas (the "State") intended to be occupied by individuals and families of low and very low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds, for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multi-family residential rental project loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds; and (d) to issue its bonds for the purpose of refunding any bonds theretofore issued by the Department under the Act; and

WHEREAS, the Department issued its Multifamily Housing Mortgage Revenue Bonds (Red Hills Villas) Series 2000A (the "Series A Bonds") and its Taxable Multifamily Housing Mortgage Revenue Bonds (Red Hills Villas) Series 2000B (the "Series B Bonds" and, together with the Series A Bond, the "Bonds"), pursuant to and in accordance with a Trust Indenture by and between the Department and Wells Fargo Bank Texas, N.A.. (predecessor in interest to Wells Fargo Bank, National Association), as trustee, (the "Trustee") dated as of December 1, 2000 (the "Indenture"); and

WHEREAS, the Department loaned the proceeds of the Bonds to South Creek Housing, Ltd. (the "Owner"), pursuant to a Loan Agreement dated as of December 1, 2000 (the "Financing Agreement"), to provide funds to finance the acquisition, construction and equipping of a 168-unit multifamily residential rental development know as Red Hills Villas and located in Round Rock, Texas (the "Development"); and

WHEREAS, the Department, the Owner and the Trustee now desire to amend the Indenture, with the consent of U.S. Bank Trust National Association, as custodian under Custody Agreement dated as of May 4, 1999, as amended and restated June 17, 1999 (the "Majority Owner"), to extend the date for Stabilization (as defined in the Indenture and Financing Agreement) of the Development from twenty-four (24) months after the Completion Date (as defined in the Indenture and Financing Agreement) to forty-two (42) months after the Completion Date;

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS THAT:

## ARTICLE I

### AUTHORIZATION OF AMENDMENT

Section 1.1. Authorization of First Supplemental Trust Indenture. The Governing Board hereby approves and authorizes the execution and delivery by the Chair and Vice Chairman of the Board, Executive Director of the Department, Deputy Executive Director of Housing Operations of the Department, Deputy Executive Director of Programs of the Department, Chief of Agency Administration of the Department, Director of Financial Administration of the Department, Director of Bond Finance of the Department, Director of Multifamily Finance Production of the Department and the Board Secretary (each an “Authorized Representative”) of the First Supplemental Trust Indenture in substantially the form attached hereto as Exhibit A, among the Department, the Trustee, the Owner and the Majority Owner, to (i) extend the date for Stabilization of the Development from twenty-four (24) months after the Completion Date to forty-two (42) months after the Completion Date, and (ii) make such other changes as the Authorized Representative executing such documents on behalf of the Department may determine to be necessary or desirable, such determination to be conclusively evidenced by the execution of such documents.

Section 1.2. Additional Authorizations. Each Authorized Representative is hereby severally expressly authorized, empowered and directed from time to time and at any time to do and perform all acts and things and to consent to, execute, acknowledge and deliver in the name of and on behalf of the Department all certificates, financing statements, instruments, documents and other papers, whether or not herein mentioned, as she or he may determine to be necessary or desirable in order to carry out the terms of this Resolution, as well as the terms of the Indenture, as amended, such determination to be conclusively evidenced by the performance of such acts and things and the execution of any such certificate, financing statement, instrument, document or other paper.

Section 1.3. Certain Findings and Determinations. The Governing Board of the Department finds, determines, recites and declares after consideration of such evidence and factors as it deems relevant, that (i) there exists a shortage of multi-family residential rental housing that persons and families of low income, families of moderate income and persons with special needs can afford; and (ii) the amendment to the Indenture described in this Resolution will further the public purposes of the Act by preserving the availability of affordable multi-family residential rental housing.

Section 1.4. Authorizing Other Actions. All other actions necessary to be taken by each Authorized Representative and the Department staff in connection with the execution and delivery of the amendment described herein are hereby authorized, approved and confirmed.

## ARTICLE II

### GENERAL PROVISIONS

Section 2.1. Purposes of Resolution. (a) The Governing Board of the Department hereby finds and determines that a need exists for entering into the amendment described herein to preserve the availability of affordable multi-family residential rental housing for the benefit of persons and families of low income, families of moderate income and persons with special needs.

(b) The Governing Board of the Department has expressly determined and hereby confirms that entering into the amendment described herein as are approved by the officers executing such documents, accomplishes a valid public purpose of the Department and will improve and otherwise

benefit the people of the State and preserve the quality of life in the State, by assisting persons and families of low income, families of moderate income, and persons with special needs in the State to obtain sanitary and safe residential multi-family rental housing at a cost they can afford, thereby helping to eliminate a shortage of such housing that contributes to the creation and persistence of substandard living conditions and is inimical to the health, welfare and prosperity of the residents and communities of the State.

Section 2.2. Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

Section 2.3. Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting, that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this *8th day of April, 2004*.

TEXAS DEPARTMENT OF HOUSING  
AND COMMUNITY AFFAIRS

By: \_\_\_\_\_  
Elizabeth Anderson, Chair

ATTEST:

\_\_\_\_\_  
Secretary

(SEAL)

EXHIBIT A

[FORM OF FIRST SUPPLEMENTAL TRUST INDENTURE ATTACHED]

**Housing Tax Credit Program  
Board Action Request  
April 8, 2004**

**Action Item**

Request review and board determination of two (2) four percent (4%) tax credit applications with other issuers for tax exempt bond transactions.

**Recommendation**

Staff is recommending board approval of staff recommendations for the issuance of two (2) four percent (4%) Tax Credit Determination Notice with **other issuers** for tax exempt bond transaction known as:

<b>Development No.</b>	<b>Name</b>	<b>Location</b>	<b>Issuer</b>	<b>Total Units</b>	<b>LI Units</b>	<b>Total Development</b>	<b>Applicant Proposed Tax Exempt Bond Amount</b>	<b>Requested Credit Allocation</b>	<b>Recommended Credit Allocation</b>
04402	Blue Water Garden Apartments	Hereford	Panhandle Regional HFC	132*	131	\$7,072,863	\$4,430,000	\$229,154	\$228,973
04403	Stonehouse Valley Apartments	San Antonio	San Antonio HFC	248	248	\$17,981,723	\$12,950,000	\$570,337	\$549,784

\* This Development has one Employee Occupied Unit.

**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**BOARD ACTION REQUEST**

**April 8, 2004**

**Action Item**

Presentation, Discussion and Possible Approval for the issuance of Housing Tax Credits for Blue Water Garden Apartments.

**Summary of the Transaction**

The application was received on December 30, 2003. The Issuer for this transaction is Panhandle Regional HFC. The development is to be located at 612 Irving in Hereford. The development will consist of 132 total units targeting families, with all affordable. The site is currently properly zoned for such a development. The Department received no letters in support and no letters in opposition. The bond priority for this transaction is:

- Priority 1A:** Set aside **50%** of units that cap rents at 30% of **50%** AMFI **and** Set aside **50%** of units that cap rents at 30% of **60%** AMFI (MUST receive 4% Housing Tax Credits)
- Priority 1B:** Set aside **15%** of units that cap rents at 30% of **30%** AMFI **and** Set aside **85%** of units that cap rents at 30% of **60%** AMFI (MUST receive 4% Housing Tax Credits)
- Priority 1C:** Set aside **100%** of units that cap rents at 30% of **60%** AMFI (Only for projects located in a **census tract with median income that is greater** than the median income of the county MSA, or PMSA that the QCT is located in. (MUST receive 4% Housing Tax Credits)
- Priority 2:** Set aside **100%** of units that cap rents at 30% of **60%** AMFI (MUST receive 4% Housing Tax Credits)
- Priority 3:** Any qualified residential rental development.

**Recommendation**

Staff recommends the Board approve the issuance of Housing Tax Credits for Blue Water Garden Apartments.



**HOUSING TAX CREDIT PROGRAM**  
**2004 HTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY**  
 Texas Department of Housing and Community Affairs

Development Name: **Blue Water Garden Apartments**

TDHCA#: 04402

**DEVELOPMENT AND OWNER INFORMATION**

Development Location: Hereford QCT: N DDA: N TTC: N  
 Development Owner: BW Affordable Housing, LP  
 General Partner(s): Delphi Housing of Hereford, Inc., 100%, Contact: Dan O'Dea  
 Construction Category: Acquis/Rehab  
 Set-Aside Category: Tax Exempt Bond Bond Issuer: Panhandle Regional HFC  
 Development Type: Family

**Annual Tax Credit Allocation Calculation**

Applicant Request: \$229,154 Eligible Basis Amt: \$228,973 Equity/Gap Amt.: \$316,465

**Annual Tax Credit Allocation Recommendation: \$228,973**

Total Tax Credit Allocation Over Ten Years: \$ 2,289,730

**PROPERTY INFORMATION**

**Unit and Building Information**

Total Units: 132\* HTC Units: 131 % of HTC Units: 100  
 Gross Square Footage: 120,616 Net Rentable Square Footage: 117420  
 Average Square Footage/Unit: 890  
 Number of Buildings: 12  
 Currently Occupied: Y

**Development Cost**

Total Cost: \$ 7,072,863 Total Cost/Net Rentable Sq. Ft.: \$60.24

**Income and Expenses**

Effective Gross Income:<sup>1</sup> \$1,043,554 Ttl. Expenses: \$654,088 Net Operating Inc.: \$389,466  
 Estimated 1st Year DCR: 1.16

**DEVELOPMENT TEAM**

Consultant: Not Utilized Manager: Murray Management Company  
 Attorney: Locke, Liddell & Sapp, LLP Architect: Lloyd Walker Jary & Assoc.  
 Accountant: Thomas Stephen & Company, LLP Engineer: Not Utilized  
 Market Analyst: Vogt, Williams & Bowen Lender: Davis-Penn Mortgage Co.  
 Contractor: Concept Builders Syndicator: Paramount Financial Group, Inc.

**PUBLIC COMMENT<sup>2</sup>**

From Citizens:	From Legislators or Local Officials:
# in Support: 0 # in Opposition: 0	Sen. Teel Bivins, District 31 - NC Rep. John T. Smithee, District 86 - NC Mayor Robert Josserand - NC Butch Casey, City of Hereford Building Official; The City of Hereford does not have a local consolidated plan, comprehensive plan or any other local planning document.

\* This Development has one Employee Occupied Unit.

1. Gross Income less Vacancy

2. NC - No comment received, O - Opposition, S - Support

**CONDITION(S) TO COMMITMENT**

1. Per §50.12( c ) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications “must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants (“LURA”).
2. Receipt, review, and acceptance by cost certification of evidence indicating the leaking transformer has been repaired and/or replaced.
3. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

**DEVELOPMENT’S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:**

Score    Utilization of Set-Aside    Geographic Distrib.    Tax Exempt Bond.    Housing Type

Other Comments including discretionary factors (if applicable).

\_\_\_\_\_  
Robert Onion, Multifamily Finance Manager

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brooke Boston, Director of Multifamily Finance Production Date

**DEVELOPMENT’S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

Score    Utilization of Set-Aside    Geographic Distrib.    Tax Exempt Bond    Housing Type

Other Comments including discretionary factors (if applicable).\_\_\_\_\_

\_\_\_\_\_  
Edwina P. Carrington, Executive Director  
Chairman of Executive Award and Review Advisory Committee

\_\_\_\_\_  
Date

**TDHCA Board of Director’s Approval and description of discretionary factors (if applicable).**

Chairperson Signature: \_\_\_\_\_  
Elizabeth Anderson, Chairperson of the Board

\_\_\_\_\_  
Date

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

**DATE:** March 30, 2004

**PROGRAM:** 4% HTC

**FILE NUMBER:** 04402

**DEVELOPMENT NAME**

Blue Water Garden Apartments

**APPLICANT**

<b>Name:</b>	BW Affordable Housing, LP	<b>Type:</b>	For Profit
<b>Address:</b>	1717 W. 6 <sup>th</sup> Street, Suite 315	<b>City:</b>	Austin
<b>State:</b>		<b>State:</b>	TX
<b>Zip:</b>	78703	<b>Contact:</b>	Michelle Grandt
<b>Phone:</b>	(512) 494-8200	<b>Fax:</b>	(512) 494-8201
<b>PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS</b>			
<b>Name:</b>	Delphi Housing of Hereford, Inc.	<b>(%):</b>	0.10
<b>Title:</b>		<b>Title:</b>	Managing General Partner
<b>Name:</b>	Daniel F. O'Dea	<b>(%):</b>	N/A
<b>Title:</b>		<b>Title:</b>	75% owner of MGP
<b>Name:</b>	Michelle Grandt	<b>(%):</b>	N/A
<b>Title:</b>		<b>Title:</b>	25% owner of MGP
<b>Name:</b>	Delphi Community Housing III	<b>(%):</b>	N/A
<b>Title:</b>		<b>Title:</b>	Developer

**PROPERTY LOCATION**

**Location:** 612 Irving  **QCT**  **DDA**

**City:** Hereford **County:** Deaf Smith **Zip:** 79045

**REQUEST**

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$229,154	N/A	N/A	N/A
<b>Other Requested Terms:</b>	Annual ten-year allocation of low-income housing tax credits		
<b>Proposed Use of Funds:</b>	New Construction	<b>Property Type:</b>	Multifamily

**RECOMMENDATION**

RECOMMEND APPROVAL OF A HOUSING TAX CREDIT ALLOCATION NOT TO EXCEED \$228,973 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

**CONDITIONS**

1. Receipt, review and acceptance by cost certification of evidence indicating the leaking transformer has been repaired and/or replaced;
2. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

**REVIEW of PREVIOUS UNDERWRITING REPORTS**

Blue Water Garden was submitted and underwritten in the 2002 9% HTC cycle. The underwriting analysis recommended the project be approved subject to the following conditions:

1. Receipt, review, and acceptance of a satisfactory TDHCA site inspection report;
2. Receipt, review and acceptance of documentation of how the interest rate reduction payment (IRP) will remain in effect, and certification by a third party CPA as to the acceptability and detail of the methodology and calculations used to keep the IRP and/or IRP loan from reducing eligible basis or

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

reducing the applicable percentage. This condition should be met by or as part of the documentation substantiating the closing of the construction loan.

3. Receipt, review, and acceptance of revised permanent loan commitments reflecting an increase in the debt service to a minimum of \$326,504.
4. Should the terms of the proposed debt or the key assumptions regarding the IRP, HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

The project did not receive a tax credit allocation in the 2002 cycle.

**DEVELOPMENT SPECIFICATIONS**

**IMPROVEMENTS**

<b>Total Units:</b>	<u>132</u>	<b># Rental Buildings:</b>	<u>12</u>	<b># Common Area Bldgs:</b>	<u>3</u>	<b># of Floors:</b>	<u>2</u>	<b>Age:</b>	<u>32</u> yrs	<b>Vacant:</b>	<u>3</u>	at	<u>11/ 18/ 2003</u>
<b>Net Rentable SF:</b>	<u>117,420</u>	<b>Av Un SF:</b>	<u>890</u>	<b>Common Area SF:</b>	<u>3,196</u>	<b>Gross Bldg SF:</b>	<u>120,616</u>						

**STRUCTURAL MATERIALS**

The structures are wood frame on concrete slab on grade. According to the plans provide in the application the exterior is comprised as follows: 84% stucco/15% vinyl siding with wood trim. The interior wall surfaces are painted drywall. The flat roof is finished with built-up asphalt.

**APPLIANCES AND INTERIOR FEATURES**

The interior flooring will be a combination of carpeting & vinyl. Each unit will include: range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower with tile surround, cable connection, ceiling fans, laminated counter tops, and individual water heaters

**ON-SITE AMENITIES**

A 2,465-square foot community building, located at the front of the site, includes an activity room, management offices, and maintenance area. A separate 731-square foot laundry facility is located at the center of the property. In addition, a sports court and an equipped designated play area are available onsite.

<b>Uncovered Parking:</b>	<u>183</u>	spaces	<b>Carports:</b>	<u>0</u>	spaces	<b>Garages:</b>	<u>0</u>	spaces
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**PROPOSAL and DEVELOPMENT PLAN DESCRIPTION**

**Description:** Blue Water Garden Apartments is a proposed acquisition and rehabilitation development of 131 units of affordable housing plus an employee occupied unit located in eastern Hereford. The development was built in 1972 and is comprised of 12 residential buildings as follows:

- ∅ One Building Type A with 12 one-bedroom units;
- ∅ Two Building Type B with 16 two-bedroom units;
- ∅ One Building Type C with eight two-bedroom units;
- ∅ Six Building Type D with eight three-bedroom units;
- ∅ One Building Type E with 16 three-bedroom units; and
- ∅ One Building Type F with 16 four-bedroom units.

Based on the site plan the apartment buildings are arranged in four groups separated by parking lots, with the community building, and equipped play area located near the entrance to the site. A 731-square foot laundry and maintenance building is located near the center of the site. The 2,465-square foot community building will contain management offices, a community room, and maintenance facility.

**Existing Subsidies:** The project has 132 units enrolled in the HUD project-based Section 8 program via a Housing Assistance Payments (HAP) contract. The Applicant intends to continue the HAP contract and to request an increase in contract rents to \$458 for one-bedroom units, \$593 for two-bedroom units, \$656 for three-bedroom units, and \$714 for four-bedroom units. The Applicant plans to extinguish the existing 236 loan but keep the interest rate reduction payment (IRP) which provides an interest rate subsidy through May 2012.

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**Development Plan:** The buildings are 96.9% occupied according to the market study dated December 15, 2003. It should be noted while all units are covered under the HAP contract, two are currently being used for tenant services but will be converted into rental units once rehabilitation is complete. The submitted Property Condition Assessment (PCA) indicates immediate repairs needed include: hard wiring of smoke detectors, handicapped accessibility, fire lanes and fire hydrants, asbestos management, and adjustments to handrails and guards. Short term repairs listed include: refurbishing parking areas, upgrading playgrounds, landscaping, installation of an irrigation system, re-grade site, install dumpster enclosures, resurface basketball court, new signage, replace sewer lines, replace heating and air conditioning systems, clean HVAC ductwork, replace 79 water heaters, upgrade electrical service, replace plumbing fixtures, replace light fixtures, replaces, gutters and downspouts, replace caulking at exterior seams and penetrations, roofing repair, patch and paint stucco, replace some wood siding and trim, modify, exterior stairs, repair or replace window screens, repair wood walkways, replace mailboxes, repair interior finishes, remove interior sliding doors, learning center repairs, replace cabinetry and countertops, replace closet doors, replace appliances and include dishwashers and disposals, install bath/shower surrounds and refinish tubs, and perform asbestos abatement activities.

In accordance with Section 2306.186 of the Department's governing statute, the Underwriter has performed an analysis of mandatory deposits to fund necessary repairs. The submitted PCA projects the need for major repairs and their associated cost throughout the 40 year term of the permanent mortgage. The Underwriter compared the PCA projected costs (assuming an annual inflationary factor of 2.5%) to accumulated reserves (assuming an annual inflationary factor of 4%) to determine an initial reserve requirement.

The Applicant plans to allow vacancy to increase until 15 units are empty and available for interior rehabilitation. Residents will be informed of the scope of improvements to be completed. Rehabilitation work can commence on a per unit basis and tenants with seniority will be offered the first opportunities to move into refurbished like units. Residents will have access to either a bonded moving company for transfer to refurbished units or \$300 upon completing the move on their own. Also, a \$60 transfer charge for telephone services will be paid for by the development. All other utilities will continue to be billed directly to the development. A total relocation cost of \$57,800 was included in the development cost schedule.

**Architectural Design:** The exterior elevations are simple with flat roofs. The individual units are smaller than the average proposed HTC unit, but typical for an older development slated for rehabilitation.

**Supportive Services:** The Applicant provided a supportive services agreement with Murray Management Company, which is also proposed as the management company for the development. Murray Management Company has an identity of interest with the current owners of the property. Services, including after school child learning programs and computer learning programs, are currently provided onsite. The agreement indicates these services will continue to be provided after the change in the ownership of the property. The Applicant has estimated an annual cost of \$30,100, which was included in their proforma as a payroll expense.

**Schedule:** The Applicant anticipates construction to begin in June of 2004 and to be completed in May of 2005. The development should be placed in service in January of 2005 and substantially leased-up in August of 2005.

SITE ISSUES					
SITE DESCRIPTION					
<b>Size:</b>	8.26	acres	359,806	square feet	<b>Zoning/ Permitted Uses:</b> MF/Multifamily
<b>Flood Zone Designation:</b>	Zone C		<b>Status of Off-Sites:</b>	Fully Improved	

**SITE and NEIGHBORHOOD CHARACTERISTICS**

**Location:** Hereford is located in north Texas, approximately 40 miles southwest of Amarillo in Deaf Smith County. The site is a rectangular parcel located in the eastern area of Hereford, approximately one mile from the central business district. The site is situated on the north side of Irving Street.

**Adjacent Land Uses:** Land uses in the overall area are mixed with single family homes, apartment complexes, churches and undeveloped land. Adjacent land uses include:

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- € **North:** Forest Avenue, single family homes, churches, elementary school
- € **South:** Wulf Avenue, single family homes, churches, convenience store
- € **East:** Whittier Street, a single family home, undeveloped land
- € **West:** Irving Street, single family homes, churches, schools, convenience stores

**Site Access:** Access to the property is from the north or south along Irving Street and Whittier Street, or from the east or west along Forest Street and Wulf Street. The project has four main entries, one from the east or west from Forest St. and one from the east or west from Wolf St., one from the north or south from Whittier St., and one from the east or west from Irving St. Access to US Route 60 is 0.8 miles south, which provides connections to all other major roads serving the Hereford/Amarillo area.

**Public Transportation:** The City of Hereford does not offer public bus service. However, Panhandle Community Services offers free pick-up and drop-off services to select locations within the city limits.

**Shopping & Services:** The site is within 2.7 miles of three major grocery stores, 40 miles southwest of shopping centers in Amarillo, within 1.4 miles of several recreational facilities, and within 2.0 miles of a variety of other community services. The Hereford Public School District serves the subject site area. All grade level facilities are within 2.4 miles of the site.

**Special Adverse Site Characteristics:** Schedule A of the submitted title commitment indicates an encroachment of parking spaces over the north and east property lines. The Applicant has indicated these parking spaces will be removed without replacement. Removal of the parking spaces does not affect the development's compliance with local ordinances as the development was constructed prior to adoption of a parking ordinance and, therefore, would be responsible for maintaining only the number of parking spaces included when the development was originally constructed. A faxed statement from the city building and zoning clerk confirmed that the development would not be responsible for meeting current parking space ordinances.

**Site Inspection Findings:** TDHCA staff performed a site inspection on March 25, 2004 and found the location to be acceptable.

**HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)**

A Phase I Environmental Site Assessment report dated November 24, 2003 was prepared by Astex Environmental Services and contained the following findings and recommendations:

**Findings:**

- € **Asbestos-Containing Materials (ACM):** "Limited sampling was conducted and the gypsum board texturizer and joint mud on the ceilings and walls were identified as containing 2% to 3% Chrysotile asbestos. Additionally the original 9" floor tiles and associated adhesive used throughout, was identified as asbestos-containing. This material can be managed in place through the existing Operations and Management Plan (O&M)" (p. 3).
- € **Lead-Based Paint (LBP):** "Due to the age of construction, early 1970's, the presence of lead-based paint is likely however all painted surfaces were observed to be in good to excellent condition with no significant peeling or flaking having been observed...no lead-based painted surfaces were present on either interior or exterior building components. All exterior LBP surfaces were observed to be in good condition and so do not represent a lead hazard" (p. 2).
- € **Polychlorinated Biphenyls (PCBs):** "Electric service to the subject site is provided via three (3) pad-mounted transformers located throughout the property...One of these transformers, located next to the office building, was noted to be leaking...Southwestern Public Electric (SWPE) owns and operates this equipment and as such is liable for repair, replacement or cleanup caused by these transformers...SWPE should be notified about the leaking transformer next to the Office so that they can repair, cleanup or replace. This transformer will not have an impact on the subject property" (p. 16).
- € **Leaking Petroleum Storage Tank (LPST):** "Two (2) facilities were listed on the Texas State Leaking Petroleum Tank (LPST) list within the ASTM one-half (1/2) mile radius of the subject. These facilities are not located on the adjacent properties and will have no impact on the subject property" (p. 19).

**Conclusions:** "The environmental risk associated with this property, either emanating from or migrating to

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MULTIFAMILY UNDERWRITING ANALYSIS**

the subject site, would be considered low” (p. 24). Upon request, the Applicant provided a copy of an existing O&M plan for the maintenance of the asbestos found on the property. The conclusions of this report are conditioned upon receipt, review and acceptance of evidence that the leaking transformer has been repaired and/or replaced.

**POPULATIONS TARGETED**

**Income Set-Aside:** The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. The development is participating in the Priority 1 private activity bond lottery and the submitted rent schedule indicates the Applicant has elected the 15% at 30% / 85% at 60% option. All, but one of the units (131 of 132) will be reserved for low-income tenants. Twenty of the units (15%) will be reserved for households earning 30% or less of AMGI and the remaining 111 units will be reserved for tenants earning 60% or less of AMGI. The unrestricted unit will be designated as employee-occupied.

<b>MAXIMUM ELIGIBLE INCOMES</b>						
	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>
<b>60% of AMI</b>	\$18,000	\$20,580	\$23,160	\$25,740	\$27,780	\$29,880

**MARKET HIGHLIGHTS**

A market feasibility study dated December 15, 2003 was prepared by Vogt, Williams & Bowen (“Market Analyst”) and highlighted the following findings:

**Definition of Primary Market Area (PMA):** “The boundaries of the PMA include County Road 10 to the north, FM Road 2943 to the east, the Deaf Smith/Castro County line to the south, and County Road I to the west” (p. II-1). This area encompasses approximately 58.37 square miles and is equivalent to a circle with a radius of 4.3 miles.

**Population:** The estimated 2003 population of Hereford PMA was 15,300 and is expected to decrease by 1.7% to approximately 15,041 by 2008. Within the primary market area there were estimated to be 5,134 households in 2003.

**Total Primary Market Demand for Rental Units:** “Since the subject project will continue to operate under the HUD Section 8 and 236 programs, it is anticipated that most of the current residents of the project will stay at the subject project once renovations are complete” (p. II-4). The Market Analyst calculated a total demand of 357 qualified households in the PMA, based on the current estimate of 5,134 households, the projected annual growth rate of -0.3%, renter households estimated at 33.8% of the population, income-qualified households estimated at 31.5%, and an annual renter turnover rate of 65.7%. (p. VII-4). The Market Analyst used an income band of \$8,640 to \$26,700.

<b>ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY</b>				
<b>Type of Demand</b>	<b>Market Analyst</b>		<b>Underwriter</b>	
	<b>Units of Demand</b>	<b>% of Total Demand</b>	<b>Units of Demand</b>	<b>% of Total Demand</b>
Household Growth	-2	-0.6%	-1	-0.3%
Resident Turnover	359	100.6%	359	100.3%
<b>TOTAL ANNUAL DEMAND</b>	<b>357</b>	<b>100%</b>	<b>358</b>	<b>100%</b>

Ref: p. VII-4

**Inclusive Capture Rate:** The Market Analyst calculated an inclusive capture rate of 36.8% based upon 357 units of demand and 132 unstabilized affordable housing in the PMA (including the subject) (p. VII-4). However, the subject development is currently 96.9% occupied with a rental subsidy. It is likely the existing tenants will choose to remain at the property. Therefore, an inclusive capture rate calculation is not a relevant tool for determining the feasibility of the subject development.

**Market Rent Comparables:** “We identified and personally surveyed 13...housing projects containing a

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**MULTIFAMILY UNDERWRITING ANALYSIS**

total of 469 units within the PMA.” (p. II-2). The Market Analyst based the market rent analysis on rents charged at nine comparable properties, some of which are located outside the PMA. The rent conclusion for each unit type is based on the five most comparable property’s unit rents (VI-2).

<b>RENT ANALYSIS (net tenant-paid rents)</b>					
<b>Unit Type (% AMI)</b>	<b>Proposed</b>	<b>HAP</b>	<b>Differential</b>	<b>Est. Market</b>	<b>Differential</b>
<b>1-Bedroom (30%)</b>	\$458	\$458	\$0	\$435	+\$23
<b>2-Bedroom (30%)</b>	\$593	\$593	\$0	\$565	+\$28
<b>2-Bedroom (60%)</b>	\$593	\$593	\$0	\$565	+\$28
<b>3-Bedroom (60%)</b>	\$656	\$656	\$0	\$640	+\$16
<b>4-Bedroom (60%)</b>	\$714	\$714	\$0	\$730	-\$16

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

In most cases, the comparable unit rents used to project market rents for the subject development are less than the Market Analyst’s conclusions. This may be due to the poor quality of rental housing available in the area. After the proposed rehabilitation of the subject, it will be one of the better quality properties. Also, the HAP contract associated with the development will dictate the rents charged by the property and all tenants will pay only 30% of their income regardless of the contract rental rate. Therefore, the market rents do not currently have a direct effect on the rental rates of the subject property.

**Primary Market Occupancy Rates:** The 13 surveyed housing projects “have a combined occupancy rate of 97.4%...among these 13 projects are 7 non-subsidized (market-rate and Tax Credit) projects containing 160 units. These non-subsidized units are 98.7% occupied. The remaining 6 projects contain 309 government-subsidized units, of which 96.8% are occupied” (p. II-2).

**Absorption Projections:** The Market Analyst did not provide an absorption projection. Because the subject development has tenants in place and plans to retain the majority of existing tenants, an absorption projection is irrelevant.

**Known Planned Development:** There are no known planned developments in the Primary Market Area (p. V-7).

**Effect on Existing Housing Stock:** “Given that the proposed project will retain its HUD Section 8 and 236 subsidies, even after renovations, we do not anticipate the subject property impacting the occupancy rate of existing rentals in the market” (p. II-4).

**Other Relevant Information:** “...the planned expansion of Caviness Packing and the new jobs created are expected to improve the local economy” (p. II-2).

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

**OPERATING PROFORMA ANALYSIS**

**Income:** The Applicant projected potential gross rent based on the current owner’s request for an increase in Project-based Section 8 Housing Assistance Payments (HAP) contract rents to \$458 for one-bedroom units, \$593 for two-bedroom units, \$656 for three-bedroom units, and \$714 for four-bedroom units. The development will receive a rent subsidy payment equal to the difference between HAP contract rents and actual tenant-paid rents. In order to capture all rental income, including subsidies, the development is most likely to receive, the Underwriter’s potential gross rent estimate is also based on unit rents set at the proposed HAP contract rents. It should be noted the underwriting analysis indicates the development is feasible with or without an increase in the *current* HAP Contract rents of \$445 for one-bedroom units, \$576 for two-bedroom units, \$637 for three-bedroom units, and \$693 for four-bedroom units.

The HAP contract clearly states, “Subject to the availability of sufficient appropriations to make housing assistance payments for any year...the Renewal Contract shall run for a period of 1 year...” Therefore, the

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MULTIFAMILY UNDERWRITING ANALYSIS**

subject development, as well as other projects with Section 8 contracts, is not guaranteed continued receipt of subsidy payments. Without renewal of the HAP contract, the development income would be limited by the maximum HTC rents, which are currently generally less than both the HAP contract and market rents. If the development rents were restricted to the current maximum HTC rents, the initial debt coverage ratio would not meet the Department's minimum guideline of 1.10 and therefore adversely impact the ongoing feasibility of the development.

While the Applicant's proforma utilizes the projected Interest Rate Reduction Payment as a direct reduction in debt service, the Underwriter includes the IRP as an additional source of income. Also, while the Underwriter's estimate is based on the actual payment reflected in a submitted schedule, the Applicant has included an approximate figure.

The Underwriter projects a vacancy and collection loss of 5%, which is comparable to the Applicant's assumption, due to the current occupancy rate at the property and continued subsidy payments provided through the HAP contract. Both the Applicant and the Underwriter reduced the development income by an amount equal to the potential rent for the designated four-bedroom employee occupied unit.

The difference in the Applicant's effective gross income estimate as compared to the Underwriter's estimate can be directly attributed to the chosen categorization of the IRP income.

**Expenses:** The Applicant's total expense estimate of \$4,637 per unit is 6% less than the Underwriter's estimate of \$4,955 per unit. The Underwriter's line-item estimates are, for the most part, based on actual expenses incurred by the development in 2003. The Applicant's budget shows several line item estimates that deviate significantly when compared to the Underwriter's estimates, particularly: repairs and maintenance (\$32K lower) and payroll (\$22K higher).

In accordance with Section 2306.186 of the Department's governing statute, the underwriter has performed an analysis of mandatory deposits to fund necessary repairs. The submitted Property Condition Assessment projects the need for major repairs and their associated cost throughout the 40 year term of the permanent mortgage. The Underwriter compared the PCA projected costs (assuming an annual inflationary factor of 2.5%) to the projected accumulated reserves (assuming an annual inflationary factor of 4%) and found that an initial annual reserve requirement of \$300 per unit is adequate to meet the needs of the development.

**Conclusion:** The Applicant's income, expense and net operating income estimates are not within 5% of the Underwriter's estimates. Therefore, the Underwriter's proforma is used to determine the development's debt service capacity. The estimated debt coverage ratio (DCR) of 1.16 is within the Department's guideline of 1.10 to 1.30. It should be noted, mortgage insurance premium (MIP) payments are required by the permanent lender. Excluding the MIP payment results in a DCR of 1.23.

ACQUISITION VALUATION INFORMATION					
APPRAISED VALUE					
<b>Land Only: 8.264 acres</b>	\$100,000	<b>Date of Valuation:</b>	12/	23/	2003
<b>Existing Building(s): "as is"</b>	\$2,100,000	<b>Date of Valuation:</b>	12/	23/	2003
<b>Total Development: "as is"</b>	\$2,200,000	<b>Date of Valuation:</b>	12/	23/	2003
<b>Appraiser:</b> <u>Crown Appraisal Group</u>	<b>City:</b> <u>Columbus, OH</u>	<b>Phone:</b>	(614)	<u>431-3332</u>	
APPRAISED ANALYSIS/CONCLUSIONS					
An appraisal provided by the purchaser, was performed by Mr. Andrew J. Moye, MAI dated December 23, 2003. The appraisal provides three values: "As-Is", "Prospective Value" (as renovated), and "Land Value". The current "As-Is" value is most important in the valuation and underwriting of this property because it should and does support the purchase price of the subject. For the "As-Is" valuation, the primary approach used was the Sales Comparison Approach. In this case the value and purchase price are the same at \$2,200,000. The underlying land is valued at \$100,000. Therefore, the acquisition eligible basis is estimated at \$2,100,000.					
ASSESSED VALUE					
<b>Land:</b>	\$54,600	<b>Assessment for the Year of:</b>	<u>2003</u>		

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<b>Building:</b>	\$1,111,370	<b>Valuation by:</b>	Deaf Smith County Appraisal District
<b>Total Assessed Value:</b>	\$1,165,970	<b>Tax Rate:</b>	2.119

**EVIDENCE of SITE or PROPERTY CONTROL**

<b>Type of Site Control:</b>	Purchase And Sale Agreement		
<b>Contract Expiration Date:</b>	5/ 31/ 2004	<b>Anticipated Closing Date:</b>	5/ 1/ 2004
<b>Acquisition Cost:</b>	\$2,200,000	<b>Other Terms/Conditions:</b>	
<b>Seller:</b>	Blue Water Garden Apartments	<b>Related to Development Team Member:</b>	Yes

**CONSTRUCTION COST ESTIMATE EVALUATION**

**Acquisition Value:** The seller is related to the proposed management firm. According to Section 50.9(f)(12)(C) of the 2004 QAP, the acquisition of the property is an identity of interest transaction. In response to a request for documentation of the seller's original acquisition, holding and exit tax costs, the Applicant provided a balance sheet for the property dated as of December 31, 2003 accompanied by a signed letter stating the original mortgage amount and equity contribution. The balance sheet indicates a current property value of \$2,529,810 comprised of land, land improvements, buildings, building equipment fixed, and building equipment – carpet. The current book value before depreciation supports the property cost of \$2,200,000 (\$18/NRSF or \$16,667/unit) which is equal to the as-is appraisal value. Therefore, no excess profit on the sale of the property appears to be evident. The Appraisal provided justification for a maximum \$100,000 land value allowing the remainder of the purchase price (\$2,100,000) to be considered as eligible acquisition basis.

**Sitework Cost:** The Applicant's claimed sitework costs are \$1,212 per unit.

**Direct Construction Cost:** The direct construction cost is supported by a work write-up signed by the third party general contractor. The requirement for a Property Condition Assessment (PCA) was intended to also provide a third party estimate of total development costs. However, in this case, the development costs noted in the PCA were derived from the Applicant's estimates. The development meets the program requirement of at least \$6,000 per unit of direct construction and sitework costs.

**Interim Financing Fees:** The Underwriter reduced the Applicant's eligible interim financing fees by \$5K to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.

**Conclusion:** The Underwriter's total development cost estimate, which is based on the Applicant's figure, adjusted to meet Department guidelines, is used to determine the development's permanent financing need and eligible basis. An eligible basis of \$6,413,815 results in a qualified tax credit allocation of \$228,973 annually, which will be compared to the Applicant's request and the tax credits resulting from a gap in need for permanent financing.

**FINANCING STRUCTURE**

**BOND FINANCING**

<b>Source:</b>	Davis-Penn Mortgage Company	<b>Contact:</b>	Ray J Landry
<b>Tax-Exempt Amount:</b>	\$4,430,000	<b>Interest Rate:</b>	5.25%, fixed
<b>Additional Information:</b>	To be issued by Panhandle Regional Housing Finance Corporation		
<b>Amortization:</b>	40 yrs	<b>Term:</b>	42 yrs
<b>Commitment:</b>	<input type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input checked="" type="checkbox"/> Conditional
<b>Annual Payment:</b>	\$316,617	<b>Lien Priority:</b>	1 <sup>st</sup>
<b>Commitment Date</b>	12/ 22/ 2003		

**TAX CREDIT SYNDICATION**

<b>Source:</b>	Paramount Financial Group	<b>Contact:</b>	Dale E Cook
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**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

<b>Address:</b>	150 E Main Street, Suite 301		<b>City:</b>	Fredericksburg			
<b>State:</b>	TX	<b>Zip:</b>	78624	<b>Phone:</b>	(740) 587-4150	<b>Fax:</b>	(740) 587-4626
<b>Net Proceeds:</b>	\$1,833,236		<b>Net Syndication Rate (per \$1.00 of 10-yr LIHTC)</b>			80¢	
<b>Commitment</b>	<input checked="" type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input type="checkbox"/> Conditional	<b>Date:</b>	12/	23/	2003
<b>Additional Information:</b>	_____						

**APPLICANT EQUITY**

<b>Amount:</b>	\$429,116	<b>Source:</b>	Deferred Developer Fee
<b>Amount:</b>	\$266,836	<b>Source:</b>	Rehab Period Income

**FINANCING STRUCTURE ANALYSIS**

**Permanent Financing:** Davis-Penn Mortgage Company will provide interim to permanent financing in the amount of \$4,430,000. Although not directly mentioned in the commitment letter, the loan will be financed through the sale of mortgage revenue bonds issued by the Panhandle Housing Finance Corporation. Debt service for the loan will be structured to take advantage of an existing Interest Rate Reduction Payment the development will receive through May 2012. The debt service will equal \$316,617 annually until the IRP runs out and \$232,274 thereafter. The debt service is based on a total repayment term of 40 years and fixed interest rate of 5.25%.

**HTC Syndication:** The tax credit syndication commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.

**Deferred Developer's Fees:** The Applicant's proposed deferred developer's fees of \$429,116 amount to 52% of the total fees.

**Course of Construction Cashflow:** The Applicant has also included an estimated \$266,836 in income from operation during the rehabilitation of the development.

**Financing Conclusions:** As stated above, the Underwriter's total development cost estimate resulted in an eligible basis that supports a recommended tax credit allocation of \$228,973 annually. The recommended allocation is less than both the Applicant's request and the tax credits resulting from a gap in need for permanent financing.

Although the development will likely produce cashflow during the course of construction, for purposes of the underwriting analysis, potential operating income is not included as a source of financing. Therefore, the anticipated deferred developer fee amounts to 97% of proposed total developer fees. Based on the 30-year proforma and excluding the potential operating income during construction, deferred fees of \$806,245 are not repayable within 10 years of stabilized operation, but appear to be repayable within 15 years.

**DEVELOPMENT TEAM**

**IDENTITIES of INTEREST**

The Applicant and Developer are related entities. This is a common relationship for HTC-funded developments. The management firm, which is owned by the seller of the property, also plans to provide supportive services and the potential for excess profit from the identity of interest transfer was discussed and dismissed in the acquisition value section of this report.

**APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE**

**Financial Highlights:**

- € The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- € The principals of the General Partner, Daniel O'Dea and Michelle Grandt, submitted unaudited personal financial statements dated October 31, 2003.

**Background & Experience:**

- € The Applicant and General Partner are new entities formed for the purpose of developing the project.

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**MULTIFAMILY UNDERWRITING ANALYSIS**

€ Daniel O’Dea, a principal of the General Partner, listed participation in 16 HTC housing developments totaling 2,109 units since 2000.

**SUMMARY OF SALIENT RISKS AND ISSUES**

- € The recommended amount of deferred developer fee might not be repaid within ten years, and any amount unpaid past ten years would be removed from eligible basis.
- € The seller of the property has an identity of interest with a Development Team member.
- € The income produced by the development may be adversely affected should HUD cease to fund the HAP Contract.

**Underwriter:**

\_\_\_\_\_  
*Lisa Vecchietti*

**Date:**

\_\_\_\_\_  
March 30, 2004

**Director of Real Estate Analysis:**

\_\_\_\_\_  
*Tom Gouris*

**Date:**

\_\_\_\_\_  
March 30, 2004

**MULTIFAMILY COMPARATIVE ANALYSIS**

**Blue Water Garden, Hereford, 4% HTC 04402**

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Total Rent per Unit	Rent per Month	Rent per SF	Utilities	Wtr, Swr, Trsh
HTC 30%	12	1	1	637	\$238	\$458	\$5,496	\$0.72	\$52.00	\$36.00
HTC 30%	8	2	1	822	286	\$593	4,744	0.72	\$62.00	\$51.00
HTC 60%	32	2	1	822	573	\$593	18,976	0.72	\$62.00	\$51.00
HTC 60%	64	3	1.5	936	661	\$656	41,984	0.70	\$68.00	\$55.00
HTC 60%	15	4	1.5	1,062	738	\$714	10,710	0.67	\$83.00	\$59.00
EO	1	4	1.5	1,062	738	\$714	714	0.67	\$83.00	\$59.00
<b>TOTAL:</b>	<b>132</b>		<b>AVERAGE:</b>	<b>890</b>	<b>\$588</b>	<b>\$626</b>	<b>\$82,624</b>	<b>\$0.70</b>	<b>\$66.55</b>	<b>\$52.55</b>

**INCOME** Total Net Rentable Sq Ft: 117,420

POTENTIAL GROSS RENT  
 Secondary Income Per Unit Per Month: \$10.00  
 Other Support Income: Interest Rate Reduction Payment

POTENTIAL GROSS INCOME  
 Vacancy & Collection Loss % of Potential Gross Income: -5.00%  
 Employee or Other Non-Rental Units or Concessions

EFFECTIVE GROSS INCOME

TDHCA	APPLICANT
\$991,488	\$991,500
15,840	15,840
95,160	0
\$1,102,488	\$1,007,340
(50,366)	(50,364)
(8,568)	(8,580)
\$1,043,554	\$948,396

USS Region 1  
 IREM Region 6  
 Per Unit Per Month  
 -5.00% of Potential Gross Rent

**EXPENSES**

	% OF EGI	PER UNIT	PER SQ FT
General & Administrative	3.46%	\$274	0.31
Management	5.45%	431	0.48
Payroll & Payroll Tax	12.79%	1,011	1.14
Repairs & Maintenance	7.61%	602	0.68
Utilities	10.06%	795	0.89
Water, Sewer, & Trash	7.37%	583	0.65
Property Insurance	4.28%	338	0.38
Property Tax 2.119	3.75%	297	0.33
Reserve for Replacements	3.79%	300	0.34
Compliance Fees/Security/Supportive Services	4.11%	325	0.37

TDHCA	APPLICANT
\$36,102	\$33,715
56,904	53,341
133,492	155,660
79,463	47,500
104,951	72,000
76,897	85,400
44,620	45,000
39,159	37,000
39,600	39,600
42,900	42,900

PER SQ FT	PER UNIT	% OF EGI
\$0.29	\$255	3.55%
0.45	404	5.62%
1.33	1,179	16.41%
0.40	360	5.01%
0.61	545	7.59%
0.73	647	9.00%
0.38	341	4.74%
0.32	280	3.90%
0.34	300	4.18%
0.37	325	4.52%

TOTAL EXPENSES 62.68% \$4,955 \$5.57

NET OPERATING INC 37.32% \$2,950 \$3.32

\$654,088	\$612,116
\$389,466	\$336,280

\$5.21	\$4,637	64.54%
\$2.86	\$2,548	35.46%

**DEBT SERVICE**

First Lien Mortgage	22.26%	\$1,760	\$1.98
IRP Loan	8.08%	\$639	\$0.72
IRP Payment	0.00%	\$0	\$0.00
Mortgage Insurance Premium	1.86%	\$147	\$0.17
NET CASH FLOW	5.12%	\$405	\$0.46

AGGREGATE DEBT COVERAGE RATIO 1.16

RECOMMENDED DEBT COVERAGE RATIO WITHOUT MIP PAYMENT 1.23

\$232,274	\$232,274
84,343	84,343
0	(94,000)
19,400	22,150
\$53,448	\$91,513
1.16	1.37
1.23	

\$1.98	\$1,760	24.49%
\$0.72	\$639	8.89%
(\$0.80)	(\$712)	-9.91%
\$0.19	\$168	2.34%
\$0.78	\$693	9.65%

**CONSTRUCTION COST**

Description	Factor	% of TOTAL	PER UNIT	PER SQ FT
Acquisition Cost (site or bldg)		31.10%	\$16,667	\$18.74
Off-Sites		0.00%	0	0.00
Sitework		2.26%	1,212	1.36
Direct Construction		27.40%	14,679	16.50
Contingency	10.00%	2.97%	1,589	1.79
General Req'ts	6.00%	1.78%	953	1.07
Contractor's G & A	2.00%	0.59%	318	0.36
Contractor's Profit	6.00%	1.78%	953	1.07
Indirect Construction		5.30%	2,841	3.19
Ineligible Costs		4.90%	2,624	2.95
Developer's G & A	1.98%	1.56%	837	0.94
Developer's Profit	12.86%	10.16%	5,441	6.12
Interim Financing		7.20%	3,856	4.34
Reserves		3.01%	1,611	1.81
TOTAL COST		100.00%	\$53,582	\$60.24
<b>Recap-Hard Construction Costs</b>		<b>36.78%</b>	<b>\$19,705</b>	<b>\$22.15</b>

TDHCA	APPLICANT
\$2,200,000	\$2,200,000
0	0
159,951	159,951
1,937,674	1,937,674
209,763	209,763
125,858	125,858
41,953	41,953
125,858	125,858
374,953	374,953
346,373	346,373
110,502	110,502
718,266	718,266
509,039	509,039
212,675	99,000
\$7,072,863	\$6,959,190
\$2,601,055	\$2,601,057

PER SQ FT	PER UNIT	% of TOTAL
\$18.74	\$16,667	31.61%
0.00	0	0.00%
1.36	1,212	2.30%
16.50	14,679	27.84%
1.79	1,589	3.01%
1.07	953	1.81%
0.36	318	0.60%
1.07	953	1.81%
3.19	2,841	5.39%
2.95	2,624	4.98%
0.94	837	1.59%
6.12	5,441	10.32%
4.34	3,856	7.31%
0.84	750	1.42%
\$59.27	\$52,721	100.00%
\$22.15	\$19,705	37.38%

**SOURCES OF FUNDS**

First Lien Mortgage	54.86%	\$29,394	\$33.04
IRP Loan	7.78%	\$4,167	\$4.68
HTC Syndication Proceeds	25.92%	\$13,888	\$15.61
Construction Operating Income	3.77%	\$2,021	\$2.27
Deferred Developer Fees	6.07%	\$3,251	\$3.65
Additional (excess) Funds Required	1.61%	\$861	\$0.97
TOTAL SOURCES			

\$3,880,000	\$3,880,000
550,000	550,000
1,833,236	1,833,236
266,836	266,836
429,116	429,116
113,675	2
\$7,072,863	\$6,959,190

**RECOMMENDED**

\$3,880,000	Developer Fee Available
550,000	\$828,768
1,829,954	% of Dev. Fee Deferred
0	
812,910	98%
0	15-Yr Cumulative Cash Flow
\$7,072,863	\$983,450.79



**LIHTC Allocation Calculation - Blue Water Garden, Hereford, 4% HTC 04402**

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S ACQUISITION ELIGIBLE BASIS	TDHCA ACQUISITION ELIGIBLE BASIS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
<b>(1) Acquisition Cost</b>						
Purchase of land	\$100,000	\$100,000				
Purchase of buildings	\$2,100,000	\$2,100,000	\$2,100,000	\$2,100,000		
<b>(2) Rehabilitation/New Construction Cost</b>						
On-site work	\$159,951	\$159,951			\$159,951	\$159,951
Off-site improvements						
<b>(3) Construction Hard Costs</b>						
New structures/rehabilitation hard costs	\$1,937,674	\$1,937,674			\$1,937,674	\$1,937,674
<b>(4) Contractor Fees &amp; General Requirements</b>						
Contractor overhead	\$41,953	\$41,953			\$41,953	\$41,953
Contractor profit	\$125,858	\$125,858			\$125,858	\$125,858
General requirements	\$125,858	\$125,858			\$125,858	\$125,858
<b>(5) Contingencies</b>						
	\$209,763	\$209,763			\$209,763	\$209,763
<b>(6) Eligible Indirect Fees</b>						
	\$374,953	\$374,953			\$374,953	\$374,953
<b>(7) Eligible Financing Fees</b>						
	\$509,039	\$509,039			\$509,039	\$509,039
<b>(8) All Ineligible Costs</b>						
	\$346,373	\$346,373				
<b>(9) Developer Fees</b>						
Developer overhead	\$110,502	\$110,502	\$41,549	\$41,549	\$68,953	\$68,953
Developer fee	\$718,266	\$718,266	\$270,071	\$270,071	\$448,195	\$448,195
<b>(10) Development Reserves</b>						
	\$99,000	\$212,675				
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$6,959,190</b>	<b>\$7,072,863</b>	<b>\$2,411,620</b>	<b>\$2,411,620</b>	<b>\$4,002,195</b>	<b>\$4,002,195</b>

<b>Deduct from Basis:</b>						
All grant proceeds used to finance costs in eligible basis						
B.M.R. loans used to finance cost in eligible basis						
Non-qualified non-recourse financing						
Non-qualified portion of higher quality units [42(d)(3)]						
Historic Credits (on residential portion only)						
<b>TOTAL ELIGIBLE BASIS</b>			<b>\$2,411,620</b>	<b>\$2,411,620</b>	<b>\$4,002,195</b>	<b>\$4,002,195</b>
High Cost Area Adjustment					100%	100%
<b>TOTAL ADJUSTED BASIS</b>			<b>\$2,411,620</b>	<b>\$2,411,620</b>	<b>\$4,002,195</b>	<b>\$4,002,195</b>
Applicable Fraction			100%	100%	100%	100%
<b>TOTAL QUALIFIED BASIS</b>			<b>\$2,411,620</b>	<b>\$2,411,620</b>	<b>\$4,002,195</b>	<b>\$4,002,195</b>
Applicable Percentage			3.57%	3.57%	3.57%	3.57%
<b>TOTAL AMOUNT OF TAX CREDITS</b>			<b>\$86,095</b>	<b>\$86,095</b>	<b>\$142,878</b>	<b>\$142,878</b>

<b>Syndication Proceeds</b>	<b>0.7992</b>	<b>\$688,070</b>	<b>\$688,070</b>	<b>\$1,141,884</b>	<b>\$1,141,884</b>
<b>Total Credits (Eligible Basis Method)</b>				<b>\$228,973</b>	<b>\$228,973</b>
<b>Syndication Proceeds</b>				<b>\$1,829,954</b>	<b>\$1,829,954</b>
<b>Requested Credits</b>				<b>\$229,154</b>	
<b>Syndication Proceeds</b>				<b>\$1,831,399</b>	
<b>Gap of Syndication Proceeds Needed</b>				<b>\$2,529,190</b>	
<b>Credit Amount</b>				<b>\$316,465</b>	



# Developer Evaluation

Project ID # **04402**

Name: **Blue Water Garden Apartmen** City:

LIHTC 9%  LIHTC 4%  HOME  BOND  HTF  SECO  ESGP  Other

No Previous Participation in Texas  Members of the development team have been disbarred by HUD

National Previous Participation Certification Received:  N/A  Yes  No

Noncompliance Reported on National Previous Participation Certification:  Yes  No

## Portfolio Management and Compliance

Projects in Material Noncompliance: No  Yes  # of Projects: 0  
Total # of Projects monitored: 2 Projects grouped by score 0-9 2 10-19 0 20-29 0  
Total # monitored with a score less than 30: 2 # not yet monitored or pending review: 6

## Program Monitoring/Draws

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

## Asset Management

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date ay, March 31, 2004

## Multifamily Finance Production

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by S Roth Date 3/31/2004

## Single Family Finance Production

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

## Community Affairs

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

## Office of Colonia Initiatives

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

## Real Estate Analysis (Cost Certification and Workout)

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

## Loan Administration

Not applicable  No delinquencies found  Delinquencies found   
Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie A. D'Couto Date 3/31/2004

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

Executed: \_\_\_\_\_

**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**BOARD ACTION REQUEST**

**April 8, 2004**

**Action Item**

Presentation, Discussion and Possible Approval for the issuance of Housing Tax Credits for Stonehouse Valley Apartments.

**Summary of the Transaction**

The application was received on December 30, 2003. The Issuer for this transaction is San Antonio HFC. The development is to be located at the south side of the 4700 block of Woodstone Dr., 800 feet west of Vance Jackson in San Antonio. The development will consist of 248 total units targeting the family population, with all affordable. The site is currently properly zoned for such a development. Because the City of San Antonio is not a municipality that has more than twice the state average of units per capita which is a violation under §50.5(a)(7) of the 2004 Qualified Allocation Plan and Rules, the applicant was not required (under the QAP) to obtain a resolution from the City Council acknowledging the concentration and authorizing an allocation of tax credits. The Department received no letters in support and no letters in opposition. The bond priority for this transaction is:

- Priority 1A:** Set aside **50%** of units that cap rents at 30% of **50%** AMFI and Set aside **50%** of units that cap rents at 30% of **60%** AMFI (MUST receive 4% Housing Tax Credits)
- Priority 1B:** Set aside **15%** of units that cap rents at 30% of **30%** AMFI and Set aside **85%** of units that cap rents at 30% of **60%** AMFI (MUST receive 4% Housing Tax Credits)
- Priority 1C:** Set aside **100%** of units that cap rents at 30% of **60%** AMFI (Only for projects located in a **census tract with median income that is greater** than the median income of the county MSA, or PMSA that the QCT is located in. (MUST receive 4% Housing Tax Credits)
- Priority 2:** Set aside **100%** of units that cap rents at 30% of **60%** AMFI (MUST receive 4% Housing Tax Credits)
- Priority 3:** Any qualified residential rental development.

**Recommendation**

Staff recommends the Board approve the issuance of Housing Tax Credits for Stonehouse Valley Apartments.



**HOUSING TAX CREDIT PROGRAM  
2004 HTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY**

Texas Department of Housing and Community Affairs

Development Name: **Stonehouse Valley Apartments**

TDHCA#: 04403

**DEVELOPMENT AND OWNER INFORMATION**

Development Location: San Antonio QCT: N DDA: N TTC: N  
 Development Owner: SAVJ Woodstone, LP  
 General Partner(s): CIS Woodstone Development, LLC, 100%, Contact: Manish Verma  
 Construction Category: New  
 Set-Aside Category: Tax Exempt Bond Bond Issuer: San Antonio HFC  
 Development Type: Family

**Annual Tax Credit Allocation Calculation**

Applicant Request: \$570,337 Eligible Basis Amt: \$549,784 Equity/Gap Amt.: \$740453  
**Annual Tax Credit Allocation Recommendation: \$549,784**  
 Total Tax Credit Allocation Over Ten Years: \$ 5,497,840

**PROPERTY INFORMATION**

**Unit and Building Information**

Total Units: 248 HTC Units: 248 % of HTC Units: 100  
 Gross Square Footage: 214,856 Net Rentable Square Footage: 211196  
 Average Square Footage/Unit: 852  
 Number of Buildings: 10  
 Currently Occupied: N

**Development Cost**

Total Cost: \$17,981,723 Total Cost/Net Rentable Sq. Ft.: \$85.14

**Income and Expenses**

Effective Gross Income:<sup>1</sup> \$1,658,139 Ttl. Expenses: \$782,832 Net Operating Inc.: \$875,307  
 Estimated 1st Year DCR: 1.10

**DEVELOPMENT TEAM**

Consultant: Commercial Investment Services	Manager: Commercial Investment Management
Attorney: Locke, Liddell & Sapp, LLP	Architect: Chiles Architects
Accountant: To Be Determined	Engineer: To Be Determined
Market Analyst: Apartment Market Data	Lender: MMA Financial, LLC
Contractor: Galaxy Builders, Ltd.	Syndicator: MMA Financial, LLC

**PUBLIC COMMENT<sup>2</sup>**

From Citizens:	From Legislators or Local Officials:
# in Support: 0 # in Opposition: 0	Sen. Leticia Van Putte, District 26 - NC Rep. Trey Martinez Fischer, District 116 - NC Mayor Ed Garza - NC Andrew W. Cameron, Director, Housing and Community Development, City of San Antonio; Consistent with the local Consolidated Plan.

1. Gross Income less Vacancy

2. NC - No comment received, O - Opposition, S - Support

**CONDITION(S) TO COMMITMENT**

1. Per §50.12( c ) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications “must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants (“LURA”).
2. Receipt, review, and acceptance of confirmation of receipt of a property tax exemption prior to cost certification.
3. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

**DEVELOPMENT’S SELECTION BY PROGRAM MANAGER & DIVISION DIRECTOR IS BASED ON:**

Score  Utilization of Set-Aside  Geographic Distrib.  Tax Exempt Bond.  Housing Type

Other Comments including discretionary factors (if applicable).

\_\_\_\_\_  
Robert Onion, Multifamily Finance Manager

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brooke Boston, Director of Multifamily Finance Production Date

**DEVELOPMENT’S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:**

Score  Utilization of Set-Aside  Geographic Distrib.  Tax Exempt Bond  Housing Type

Other Comments including discretionary factors (if applicable).\_\_\_\_\_

\_\_\_\_\_  
Edwina P. Carrington, Executive Director  
Chairman of Executive Award and Review Advisory Committee

\_\_\_\_\_  
Date

**TDHCA Board of Director’s Approval and description of discretionary factors (if applicable).**

Chairperson Signature: \_\_\_\_\_  
Elizabeth Anderson, Chairperson of the Board

\_\_\_\_\_  
Date

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

**DATE:** March 30, 2004

**PROGRAM:** 4% HTC

**FILE NUMBER:** 04403

**DEVELOPMENT NAME**

Stonehouse Valley Apartments (fka Waters at Woodstone)

**APPLICANT**

<b>Name:</b>	SAVJ Woodstone, L.P.	<b>Type:</b>	For-profit with nonprofit controlling partner		
<b>Address:</b>	45 NE Loop 410, Suite 290	<b>City:</b>	San Antonio	<b>State:</b>	TX
<b>Zip:</b>	78216	<b>Contact:</b>	Manish Verma	<b>Phone:</b>	(210) 240-8376
				<b>Fax:</b>	(210) 493-7573

**PRINCIPALS of the APPLICANT/ KEY PARTICIPANTS**

<b>Name:</b>	CIS Woodstone Development, LLC	<b>(%):</b>	0.01	<b>Title:</b>	Managing General Partner
<b>Name:</b>	American Opportunity for Housing, Inc.	<b>(%):</b>	N/A	<b>Title:</b>	100% owner of MGP (501(c)(3) nonprofit)
<b>Name:</b>	GMAT II Development, Ltd.	<b>(%):</b>	N/A	<b>Title:</b>	Developer
<b>Name:</b>	Greg Thorse	<b>(%):</b>	N/A	<b>Title:</b>	Consultant & 45% owner of Developer
<b>Name:</b>	Arun Verma	<b>(%):</b>	N/A	<b>Title:</b>	45% owner of Developer
<b>Name:</b>	Manish Verma	<b>(%):</b>	N/A	<b>Title:</b>	10% owner of Developer

**PROPERTY LOCATION**

**Location:** South side of 4700 block of Woodstone Drive, 800 feet west of Vance Jackson Road  **QCT**  **DDA**

**City:** San Antonio **County:** Bexar **Zip:** 78230

**REQUEST**

<u>Amount</u>	<u>Interest Rate</u>	<u>Amortization</u>	<u>Term</u>
\$570,337	N/A	N/A	N/A
<b>Other Requested Terms:</b> Annual ten-year allocation of low-income housing tax credits			
<b>Proposed Use of Funds:</b> New construction		<b>Property Type:</b> Multifamily	

**RECOMMENDATION**

RECOMMEND APPROVAL OF A HOUSING TAX CREDIT ALLOCATION NOT TO EXCEED \$549,784 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

**CONDITIONS**

1. Receipt, review, and acceptance of confirmation of receipt of a property tax exemption prior to cost certification.
2. Should the terms and rates of the proposed debt or syndication change, the transaction should be re-evaluated and an adjustment to the credit amount may be warranted.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

**REVIEW of PREVIOUS UNDERWRITING REPORTS**

No previous reports.

**DEVELOPMENT SPECIFICATIONS**

**IMPROVEMENTS**

**Total Units:** 248    **# Rental Buildings:** 10    **# Common Area Bldgs:** 1    **# of Floors:** 3    **Age:** 0 yrs    **Vacant:** N/A at / /  
**Net Rentable SF:** 211,196    **Av Un SF:** 852    **Common Area SF:** 3,660    **Gross Bldg SF:** 214,856

**STRUCTURAL MATERIALS**

The structure will be wood frame on a post-tensioned concrete slab on grade. According to the plans provided in the application the exterior will be comprised as follows: 45% stucco/35% stone/20% cement fiber siding. The interior wall surfaces will be painted or papered drywall. The pitched roof will be finished with asphalt composite shingles.

**APPLIANCES AND INTERIOR FEATURES**

The interior flooring will be a combination of carpeting, vinyl, & ceramic tile. Each unit will include: range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, & individual water heaters.

**ON-SITE AMENITIES**

A 3,660-square foot community building will include: activity room, management offices, fitness, laundry, & maintenance facilities, kitchen, restrooms, conference room, central mailroom & a swimming pool are to be located at the entrance to the property. In addition, perimeter fencing with limited access gates is also planned for the site.

**Uncovered Parking:** 441 spaces    **Carports:** 0 spaces    **Garages:** 0 spaces

**PROPOSAL and DEVELOPMENT PLAN DESCRIPTION**

**Description:** Stonehouse Valley Apartments is a relatively dense (26.6 units per acre) new construction development of 248 units of affordable housing located in northwest San Antonio. The development is comprised of ten evenly distributed large, three-story, garden style residential buildings as follows:

- Two Building Type I with 36 one-bedroom/one-bath units;
- Two Building Type II with 24 two-bedroom/two-bath units;
- Four Building Type III with 12 two-bedroom/two-bath units and eight three-bedroom/two-bath; and
- Two Building Type IV with 24 one-bedroom/one-bath units.

**Architectural Review:** The building elevations are functional and attractive, with hipped and gabled roofs, covered exterior stairways, and unit entries from interior breezeways. The units are well laid out and each features a patio or balcony with a storage closet.

**Supportive Services:** The Applicant has contracted with American Opportunity for Housing, Inc., the nonprofit owner of the General Partner, to provide the following supportive services to tenants: computer training, health information, and a parent/child intervention program in conjunction with Catholic charities. These services will be provided at no cost to tenants. The contract requires the Applicant to coordinate delivery of the services and to pay an annual fee of \$2,500 for these support services.

**Schedule:** The Applicant anticipates construction to begin in July of 2004 and to be completed in November of 2005. The development should be placed in service and substantially leased-up in January of 2006.

**SITE ISSUES**

**SITE DESCRIPTION**

**Size:** 9.3243 acres    406,167 square feet    **Zoning/ Permitted Uses:** M-F, Multifamily  
**Flood Zone Designation:** Zone X    **Status of Off-Sites:** Partially improved

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

**SITE and NEIGHBORHOOD CHARACTERISTICS**

**Location:** The site is a very irregular “U”-shaped parcel located in the northwest area of the city, approximately ten miles from the central business district. The site is situated on the south side of Woodstone Drive.

**Adjacent Land Uses:**

- **North:** Woodstone Drive with multifamily residential beyond
- **South:** undeveloped land with multifamily residential beyond
- **East:** undeveloped land
- **West:** multifamily residential

**Site Access:** Access to the property is from the east or west along Woodstone Drive. The development is to have one entry from Woodstone Drive. Access to Interstate Highway 10 is one-quarter mile west, which provides connections to all other major roads serving the San Antonio area.

**Public Transportation:** Public transportation to the area is provided by the city bus system. The location of the nearest stop is approximately 1/10 mile northeast at the intersection of Woodstone Drive and Vance Jackson Road.

**Shopping & Services:** The site is within 1.5 miles of two major grocery/pharmacies, neighborhood shopping centers, and a variety of other retail establishments and restaurants. Two regional shopping malls, schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

**Site Inspection Findings:** TDHCA staff performed a site inspection on February 9, 2004 and found the location to be acceptable for the proposed development. The inspector noted that two properties across Woodstone Drive have recently been rehabilitated.

**HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)**

A Phase I Environmental Site Assessment report dated December 6, 2003 was prepared by Frost GeoSciences, Inc. and contained the following findings and recommendations: “This assessment has revealed no evidence of recognized environmental conditions in connection with the property.” (p. 36) The Analyst noted the presence of miscellaneous dumped materials on the site and recommended their removal and proper disposal; the Underwriter regards this recommended action to be part of routine site preparation.

**POPULATIONS TARGETED**

**Income Set-Aside:** The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside, although as a Priority 1 private activity bond lottery development (due to the site being located in a census tract with a higher median income than the MSA) the Applicant has elected the 100% at 60% option.

<b>MAXIMUM ELIGIBLE INCOMES</b>						
	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>
<b>60% of AMI</b>	\$21,660	\$24,720	\$27,840	\$30,900	\$33,360	\$35,820

**MARKET HIGHLIGHTS**

A market feasibility study dated December 26, 2003 was prepared by Apartment MarketData Research Services, Inc. (“Market Analyst”) and highlighted the following findings:

**Definition of Primary Market Area (PMA):** “For this analysis we utilized a primary market area comprising a 44.25-square mile trade area in northwest San Antonio. The following roads exemplify the major boundaries of the trade area: north - Camp Bullis Road; east – Union Pacific railroad tracks; south – Loop 410; west – Bandera Road.” (p. 27). This area is equivalent to a circle with a radius of 3.8 miles.

**Population:** The estimated 2003 population of the PMA was 144,828 and is expected to increase by 10.4% to approximately 159,822 by 2008. Within the primary market area there were estimated to be 62,857 households in 2003.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

**Total Primary Market Demand for Rental Units:** The Market Analyst calculated a total demand of 4,526 qualified households in the PMA, based on the current estimate of 62,857 households, the projected annual growth rate of 2.4%, renter households estimated at 56% of the population, income-qualified households estimated at 17.65%, and an annual renter turnover rate of 70.5 %. (p. 44). The Market Analyst used an income band of \$19,474 to \$32,700.

<b>ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY</b>				
<b>Type of Demand</b>	<b>Market Analyst</b>		<b>Underwriter</b>	
	<b>Units of Demand</b>	<b>% of Total Demand</b>	<b>Units of Demand</b>	<b>% of Total Demand</b>
Household Growth	146	3%	137	3%
Resident Turnover	4,380	97%	4,483	97%
Other Sources:	0	0%	0	0%
<b>TOTAL ANNUAL DEMAND</b>	<b>4,526</b>	<b>100%</b>	<b>4,620</b>	<b>100%</b>

Ref: p. 44

**Inclusive Capture Rate:** The Market Analyst calculated an inclusive capture rate of 5.5% based upon 4,526 units of demand and 248 units of unstabilized affordable housing in the PMA (the subject) (p. 45). The Underwriter calculated a slightly lower inclusive capture rate of 5.4% based upon a slightly higher total demand estimate of 4,620 units.

**Local Housing Authority Waiting List Information:** No information provided.

**Market Rent Comparables:** The Market Analyst surveyed six comparable apartment projects totaling 1,734 units in the market area. “These projects were built primarily during the mid to late 1990’s.” (p. 87)

<b>RENT ANALYSIS (net tenant-paid rents)</b>					
<b>Unit Type (% AMI)</b>	<b>Proposed</b>	<b>Program Max</b>	<b>Differential</b>	<b>Est. Market</b>	<b>Differential</b>
<b>1-Bedroom (60%)</b>	\$522	\$522	\$0	\$660-\$700	-\$138-\$178
<b>2-Bedroom (60%)</b>	\$627	\$627	\$0	\$815-\$865	-\$188-\$238
<b>3-Bedroom (60%)</b>	\$715	\$715	\$0	\$1,190	-\$475

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent = \$500, program max = \$600, differential = -\$100)

**Primary Market Occupancy Rates:** “The current occupancy of the market area is 93.5% as a result of stable demand. Demand for new rental apartment units is considered to be stable.” (p. 83). “...the overall average occupancy for income-restricted units is 89.9%...the overall average occupancy for market rate units is 95.7%...” (p. 87)

**Absorption Projections:** “We estimate that the project would achieve a lease rate of approximately 7% to 10% of its units per month as they come on line for occupancy from construction [resulting in a 12-month absorption period]” (p. 78).

**Known Planned Development:** The Analyst did not identify any planned development in the PMA.

**Effect on Existing Housing Stock:** “The subject should not have a detrimental effect on any existing projects, as occupancies are strong throughout northwest San Antonio, and especially at quality affordable housing communities.” (p. 79).

The Underwriter found the market study to provide sufficient information to make an affirmative recommendation.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

**OPERATING PROFORMA ANALYSIS**

**Income:** The Applicant's rent projections are the maximum rents allowed under HTC guidelines, and are achievable according to the Market Analyst. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines. As a result the Applicant's effective gross income estimate is comparable to the Underwriter's estimate.

**Expenses:** The Applicant's total expense estimate of \$2,537 per unit is 19.6% lower than the Underwriter's database-derived estimate of \$3,157 per unit for comparably-sized developments, largely due to a difference in property taxes which will be discussed below. The Applicant's budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative (\$15.7K lower), payroll (\$11.9K lower), and repairs and maintenance (\$15.5K lower). The Applicant has filed for a 100% property tax exemption and has based their operating expense estimate on receipt of such an exemption; although no confirmation of the likelihood of the exemption from the taxing authority was provided, the Applicant submitted an attorney's opinion which states, "...given that the Applicant and its ownership of the Property is structured identically to other tax credit limited partnerships that have received exemptions from the Bexar Appraisal District, we believe the Applicant will be successful in achieving the exemption." As of January 1, 2004, changes to the property tax exemption statutes in Texas have taken effect. While the Applicant purchased the property prior to the year end, the improvements have not yet been built and the local taxing authorities have not opined on their interpretation of the effect of the change in legislation which reduces the state mandated exemption from 100% to 50%. In consideration of the uncertainty regarding the extent of the tax exemption, the Underwriter has performed this analysis assuming a 50% property tax exemption, which results in a tax burden of approximately \$105,620 or \$426/unit. Receipt, review, and acceptance of confirmation of receipt of a property tax exemption is a condition of this report.

**Conclusion:** Although the Applicant's income estimate is consistent with the Underwriter's expectations, the Applicant's total operating expense and net operating income (NOI) estimates are not within 5% of the Underwriter's estimates. Therefore, the Underwriter's NOI will be used to evaluate debt service capacity. Due primarily to the Underwriter's assumption of only a 50% property tax exemption, the Underwriter's estimated debt coverage ratio (DCR) of 1.0 is less than the program minimum standard of 1.10. Therefore, if only a 50% property tax exemption is received the maximum debt service for this project should be limited to approximately \$796K by a partial bond redemption at conversion to permanent and/or a reduction in the interest rate. If a 100% tax exemption is received the Underwriter estimates the DCR would increase to 1.12, but in the unlikely scenario that no tax exemption were received, the Underwriter estimates the DCR would decline to 0.88 and the developments debt service capacity would be severely curtailed.

**ACQUISITION VALUATION INFORMATION**

**APPRAISED VALUE**

<b>Land Only:</b> 9.3243 acres	\$970,000	<b>Date of Valuation:</b>	3/	4/	2004
<b>Appraiser:</b> Multi-Housing Appraisal Associates, Inc.	<b>City:</b> San Antonio	<b>Phone:</b>	(210)	493-3132	

**APPRAISED ANALYSIS/CONCLUSIONS**

**Analysis:** The Appraiser used five sales comparables in northwest San Antonio, with sales dates from May 2002 to December 2003. Price adjustments were generally well reasoned, although two of the comparables had net adjustments in excess of 50% and are therefore of questionable comparability. The other three comparables support the value estimate, however.

**Conclusion:** The Appraiser's value estimation is regarded as reasonable.

**ASSESSED VALUE**

<b>Land:</b> 9.324 acres	\$200,000	<b>Assessment for the Year of:</b>	2003		
<b>Building:</b>	N/A	<b>Valuation by:</b>	Bexar County Appraisal District		
<b>Total Assessed Value:</b>	\$200,000	<b>Tax Rate:</b>	3.042055		

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

**EVIDENCE of SITE or PROPERTY CONTROL**

<b>Type of Site Control:</b>	Special warranty deed with vendor's lien		
<b>Closing Date:</b>	12/	24/	2003
<b>Acquisition Cost:</b>	\$609,625	<b>Other Terms/Conditions:</b>	
<b>Seller:</b>	Woodstone Drive Joint Venture	<b>Related to Development Team Member:</b>	Yes

**CONSTRUCTION COST ESTIMATE EVALUATION**

**Acquisition Value:** The site was acquired in December 2003 for \$609,625 (\$1.50/SF, \$65,380/acre, or \$2,458/unit) to preserve a property tax exemption under legislation in existence prior to the reforms passed by the 78<sup>th</sup> Texas Legislature. The seller, Woodstone Drive Joint Venture, is a special limited partner of the Developer and also provided a temporary loan for the land acquisition. Mr. Linus Baer is a principal of Woodstone Drive JV and acquired the site along with a partner in 1983 at a cost of \$410,560. The appreciation of \$189,062 over 20 years represents a modest annual return of approximately 2.4% annually, without considering additional holding costs. Therefore, the site cost is regarded as reasonable as submitted. The site cost is also substantiated by the appraisal value of \$970,000. Although the deed and development cost schedule make no specific reference to it, the appraisal mentioned that the seller is also to receive an additional \$0.75 per square foot "participation fee" upon development of the property sales contract, resulting in a total sales price of \$914,240. According to the Applicant, this additional fee is included in the developer fee.

**Sitework Cost:** The Applicant's claimed sitework costs of \$7,046 per unit are within the safe harbor guidelines for sitework costs for new multifamily projects funded by TDHCA.

**Direct Construction Cost:** The Applicant's costs are 9.8% lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are understated.

**Interim Financing Fees:** The Underwriter reduced the Applicant's eligible interim financing fees by \$252,829 to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.

**Fees:** The Applicant's contractor's and developer's fees for general requirements, general and administrative expenses, and profit exceed the maximums allowed by TDHCA guidelines based on their own construction costs. Consequently the Applicant's eligible fees in these areas have been reduced with the overage (\$279,637) effectively moved to ineligible costs.

**Conclusion:** Despite the difference in direct construction cost estimates, the Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted by the Underwriter, is used to calculate eligible basis and determine the HTC allocation. As a result an eligible basis of \$15,443,371 is used to determine a credit allocation of \$549,784 from this method. The resulting syndication proceeds will be used to compare to the Applicant's request and to the gap of need using the Applicant's costs to determine the recommended credit amount.

**FINANCING STRUCTURE**

**INTERIM TO PERMANENT BOND FINANCING**

<b>Source:</b>	MMA Financial, LLC	<b>Contact:</b>	Ryan Luxon
<b>Tax-Exempt Amount:</b>	\$12,950,000	<b>Interest Rate:</b>	Estimated & underwritten at 6.2%
<b>Additional Information:</b>	Three-year interest-only construction period		
<b>Amortization:</b>	40 yrs	<b>Term:</b>	43 yrs
<b>Annual Payment:</b>	\$876,796	<b>Commitment:</b>	<input type="checkbox"/> LOI <input type="checkbox"/> Firm <input checked="" type="checkbox"/> Conditional
<b>Annual Payment:</b>	\$876,796	<b>Lien Priority:</b>	1 <sup>st</sup>
		<b>Commitment Date</b>	12/ 22/ 2003

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

**TAX CREDIT SYNDICATION**

<b>Source:</b>	MMA Financial, LLC	<b>Contact:</b>	Marie Keutmann		
<b>Address:</b>	101 Arch Street	<b>City:</b>	Boston		
<b>State:</b>	MA	<b>Zip:</b>	02110	<b>Phone:</b>	(617) 439-3911
		<b>Fax:</b>	(617)	439-9978	
<b>Net Proceeds:</b>	\$4,790,000	<b>Net Syndication Rate (per \$1.00 of 10-yr LIHTC)</b>			84¢
<b>Commitment</b>	<input type="checkbox"/> LOI	<input type="checkbox"/> Firm	<input checked="" type="checkbox"/> Conditional	<b>Date:</b>	3/ 10/ 2004
<b>Additional Information:</b>	_____				

**APPLICANT EQUITY**

<b>Amount:</b>	\$241,724	<b>Source:</b>	Deferred developer fee		
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**FINANCING STRUCTURE ANALYSIS**

**Interim to Permanent Bond Financing:** The tax-exempt bonds are to be issued by the San Antonio Housing Finance Corporation and purchased by MMA Financial, LLC. The permanent financing commitment is consistent with the terms reflected in the sources and uses of funds statement listed in the application.

**HTC Syndication:** The tax credit syndication commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.

**Deferred Developer's Fees:** The Applicant's proposed deferred developer's fees of \$241,724 amount to 16% of the Applicant's total fees.

**Financing Conclusions:** Based on the Applicant's adjusted estimate of eligible basis, the HTC allocation should not exceed \$549,784 annually for ten years, resulting in syndication proceeds of approximately \$4,617,385. This amount is \$172,615 less than the Applicant's anticipated amount due to the significant reductions in eligible basis discussed above. The additional funds are likely to be sourced from additional deferral of developer and possibly related general contractor fees, the extent of which will be determined by the level of property tax exemption received. Three scenarios will be discussed here, contingent upon possible exemption levels:

- **50% Exemption:** As discussed in the operating proforma analysis section above, it is likely that debt would be limited to approximately \$11,760,000 due to reduced NOI; therefore, the Applicant's deferred developer fee will be increased to \$1,601,338, which represents approximately 85% of the eligible fee and which should be repayable from cash flow within just over ten years. Should the Applicant's final direct construction cost exceed the cost estimate used to determine credits in this analysis, additional deferred developer's fee as well as related general contractor's fee should be available to fund those development cost overruns.
- **100% Exemption:** Under this scenario the increased NOI would support the full debt amount, resulting in a much smaller required deferral of developer fee (\$414,338). This amount represents approximately 26% of the total eligible fee and should be repayable within four years. Again, significant developer and contractor fees should be available to fund unforeseen cost overruns.
- **No Exemption:** If no property tax exemption is received the estimated reduced NOI would limit the serviceable permanent debt amount to approximately \$10,335,000, which would require deferral of \$3,029,338 in developer and general contractor fees. These fees would still be repayable within 15 years at zero percent interest but would require a significant deferral of contractor fee or additional soft financing to remain feasible.

While it is most likely that at least a 50% property tax exemption will be granted, receipt, review, and acceptance of confirmation of receipt of a property tax exemption is a condition of this report prior to cost certification.

**TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS  
MULTIFAMILY UNDERWRITING ANALYSIS**

**DEVELOPMENT TEAM  
IDENTITIES of INTEREST**

The Applicant, Developer, General Contractor, Property Manager and Supportive Services firm are all related entities. These are common relationships for HTC-funded developments. The land seller also has an identity of interest with the developer and this was described and sufficiently mitigated in the review of acquisition costs above.

**APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE**

**Financial Highlights:**

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- The sole owner of the General Partner, American Opportunity for Housing, Inc., submitted an unaudited financial statement as of 10/31/2003 reporting total assets of \$2.2M and consisting of \$1.75M in cash, \$408K in receivables and prepaids, and \$12K in property, plant, and equipment. Liabilities totaled \$100K, resulting in net assets of \$2.1M.
- The principals of the Developer, Greg Thorse and Arun and Manish Verma, submitted unaudited financial statements as of December, 2003 and are anticipated to be guarantors of the development.

**Background & Experience:**

- The Applicant and General Partner are new entities formed for the purpose of developing the project.
- The sole owner of the General Partner has participated in a similar role in the acquisition and rehabilitation of one previous 412-unit HTC housing development in San Antonio since 2002.
- The principals of the Developer, Greg Thorse and Arun and Manish Verma, listed participation in one previous 204-unit HTC housing development since 2003.

**SUMMARY OF SALIENT RISKS AND ISSUES**

- The Applicant's estimated operating proforma is more than 5% outside of the Underwriter's verifiable range.
- The Applicant's direct construction costs differ from the Underwriter's *Marshall and Swift*-based estimate by more than 5%.
- The seller of the property has an identity of interest with the Applicant.
- The anticipated property tax exemption may not be granted or may be reduced which might require financial restructuring to lower debt service requirements.

**Underwriter:**

*Jim Anderson*

**Date:** March 30, 2004

**Director of Real Estate Analysis:**

*Tom Gouris*

**Date:** March 30, 2004

**MULTIFAMILY COMPARATIVE ANALYSIS**

**Stonehouse Valley Apartments, San Antonio, 4% HTC #04403**

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tnt Pd Util	Wtr, Swr, Trsh
TC (60%)	60	1	1	648	\$579	\$522	\$31,304	\$0.81	\$57.26	\$25.28
TC (60%)	60	1	1	733	579	522	31,304	0.71	57.26	25.28
TC (60%)	72	2	2	892	696	627	45,122	0.70	69.30	29.28
TC (60%)	24	2	2	990	696	627	15,041	0.63	69.30	29.28
TC (60%)	32	3	2	1,261	803	715	22,890	0.57	87.69	37.68
<b>TOTAL:</b>	<b>248</b>		<b>AVERAGE:</b>	<b>852</b>	<b>\$653</b>	<b>\$587</b>	<b>\$145,662</b>	<b>\$0.69</b>	<b>\$65.85</b>	<b>\$28.43</b>

INCOME				Total Net Rentable Sq Ft: 211,196		TDHCA		APPLICANT		USS Region 9	
<b>POTENTIAL GROSS RENT</b>						\$1,747,943	\$1,747,944	IREM Region San Antonio			
Secondary Income	Per Unit Per Month:	\$15.00		44,640	44,640	\$15.00	Per Unit Per Month				
Other Support Income:						0	0				
<b>POTENTIAL GROSS INCOME</b>						\$1,792,583	\$1,792,584				
Vacancy & Collection Loss	% of Potential Gross Income:	-7.50%		(134,444)	(134,448)	-7.50%	of Potential Gross Rent				
Employee or Other Non-rental Units or Concessions						0	0				
<b>EFFECTIVE GROSS INCOME</b>						\$1,658,139	\$1,658,136				
<b>EXPENSES</b>				% OF EGI	PER UNIT	PER SQ FT	PER SQ FT	PER UNIT	% OF EGI		
General & Administrative	4.98%	\$333	0.39	\$82,584	\$66,900	\$0.32	\$270	4.03%			
Management	4.50%	301	0.35	74,616	74,616	0.35	301	4.50%			
Payroll & Payroll Tax	12.41%	830	0.97	205,796	193,900	0.92	782	11.69%			
Repairs & Maintenance	6.08%	407	0.48	100,839	85,300	0.40	344	5.14%			
Utilities	3.01%	201	0.24	49,970	40,672	0.19	164	2.45%			
Water, Sewer, & Trash	3.79%	253	0.30	62,867	62,500	0.30	252	3.77%			
Property Insurance	2.55%	170	0.20	42,239	46,872	0.22	189	2.83%			
Property Tax	3.042055	426	0.50	105,620	0	0.00	0	0.00%			
Reserve for Replacements	2.99%	200	0.23	49,600	49,600	0.23	200	2.99%			
Other: spt svcs, compl fees, sec	0.52%	35	0.04	8,700	8,700	0.04	35	0.52%			
<b>TOTAL EXPENSES</b>	<b>47.21%</b>	<b>\$3,157</b>	<b>\$3.71</b>	<b>\$782,832</b>	<b>\$629,060</b>	<b>\$2.98</b>	<b>\$2,537</b>	<b>37.94%</b>			
<b>NET OPERATING INC</b>	<b>52.79%</b>	<b>\$3,529</b>	<b>\$4.14</b>	<b>\$875,307</b>	<b>\$1,029,076</b>	<b>\$4.87</b>	<b>\$4,150</b>	<b>62.06%</b>			
<b>DEBT SERVICE</b>											
First Lien Mortgage	52.88%	\$3,535	\$4.15	\$876,796	\$876,796	\$4.15	\$3,535	52.88%			
Additional Financing	0.00%	\$0	\$0.00	0	0	\$0.00	\$0	0.00%			
Additional Financing	0.00%	\$0	\$0.00	0	0	\$0.00	\$0	0.00%			
<b>NET CASH FLOW</b>	<b>-0.09%</b>	<b>(\$6)</b>	<b>(\$0.01)</b>	<b>(\$1,489)</b>	<b>\$152,280</b>	<b>\$0.72</b>	<b>\$614</b>	<b>9.18%</b>			
<b>AGGREGATE DEBT COVERAGE RATIO</b>				1.00	1.17						
<b>RECOMMENDED DEBT COVERAGE RATIO</b>				1.10							

<b>CONSTRUCTION COST</b>				TDHCA		APPLICANT		PER SQ FT	PER UNIT	% of TOTAL
ACQUISITION COST (site or bldg)	3.29%	\$2,507	\$2.94	\$621,622	\$621,622	\$2.94	\$2,507	3.46%		
Off-Sites	0.00%	0	0.00	0	0	0.00	0	0.00%		
Sitework	9.24%	7,046	8.27	1,747,465	1,747,465	8.27	7,046	9.72%		
Direct Construction	46.22%	35,224	41.36	8,735,601	7,881,338	37.32	31,780	43.83%		
Contingency	3.65%	1,544	1.81	382,874	382,874	1.81	1,544	2.13%		
General Req'ts	5.57%	2,355	2.77	583,960	583,960	2.77	2,355	3.25%		
Contractor's G & A	2.00%	845	0.99	209,661	209,814	0.99	846	1.17%		
Contractor's Profit	6.00%	2,536	2.98	628,984	629,443	2.98	2,538	3.50%		
Indirect Construction	4.14%	3,155	3.70	782,424	782,424	3.70	3,155	4.35%		
Ineligible Costs	7.34%	5,593	6.57	1,387,093	1,387,093	6.57	5,593	7.71%		
Developer's G & A	3.42%	1,978	2.32	490,554	555,681	2.63	2,241	3.09%		
Developer's Profit	11.58%	6,706	7.87	1,663,124	1,663,124	7.87	6,706	9.25%		
Interim Financing	6.81%	5,189	6.09	1,286,885	1,286,885	6.09	5,189	7.16%		
Reserves	2.02%	1,539	1.81	381,678	250,000	1.18	1,008	1.39%		
<b>TOTAL COST</b>	<b>100.00%</b>	<b>\$76,217</b>	<b>\$89.50</b>	<b>\$18,901,925</b>	<b>\$17,981,723</b>	<b>\$85.14</b>	<b>\$72,507</b>	<b>100.00%</b>		
<b>Recap-Hard Construction Costs</b>	<b>65.01%</b>	<b>\$49,551</b>	<b>\$58.19</b>	<b>\$12,288,545</b>	<b>\$11,434,894</b>	<b>\$54.14</b>	<b>\$46,108</b>	<b>63.59%</b>		

<b>SOURCES OF FUNDS</b>				TDHCA		APPLICANT		<b>RECOMMENDED</b>			
First Lien Mortgage	68.51%	\$52,218	\$61.32	\$12,950,000	\$12,950,000	\$11,763,000	Developer Fee Available				
Additional Financing	0.00%	\$0	\$0.00	0	0	0	\$2,153,678				
HTC Syndication Proceeds	25.34%	\$19,315	\$22.68	4,790,000	4,790,000	4,617,385	% of Dev. Fee Deferred				
Deferred Developer Fees	1.28%	\$975	\$1.14	241,724	241,724	1,601,338	79%				
Additional (excess) Funds Required	4.87%	\$3,710	\$4.36	920,201	(1)	0	15-Yr Cumulative Cash Flow				
<b>TOTAL SOURCES</b>				<b>\$18,901,925</b>	<b>\$17,981,723</b>	<b>\$17,981,723</b>	<b>\$3,221,856</b>				

**MULTIFAMILY COMPARATIVE ANALYSIS (continued)**

**Stonehouse Valley Apartments, San Antonio, 4% HTC #04403**

**DIRECT CONSTRUCTION COST ESTIMATE**

Residential Cost Handbook  
Average Quality Multiple Residence Basis

CATEGORY	FACTOR	UNITS/SQ FT	PER SF	AMOUNT
Base Cost			\$44.60	\$9,419,799
<b>Adjustments</b>				
Exterior Wall Finish	2.80%		\$1.25	\$263,754
9-Ft. Ceilings	3.35%		1.49	315,563
Roofing			0.00	0
Subfloor			(0.68)	(142,909)
Floor Cover			2.00	422,392
Porches/Balconies	\$16.91	47,337	3.79	800,469
Plumbing	\$605	384	1.10	232,320
Built-in Appliances	\$1,650	248	1.94	409,200
Stairs	\$1,475	72	0.50	106,200
Floor Insulation			0.00	0
Heating/Cooling			1.53	323,130
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$57.91	3,660	1.00	211,941
Other:			0.00	0
<b>SUBTOTAL</b>			<b>58.53</b>	<b>12,361,860</b>
Current Cost Multiplier	1.03		1.76	370,856
Local Multiplier	0.84		(9.37)	(1,977,898)
<b>TOTAL DIRECT CONSTRUCTION COSTS</b>			<b>\$50.92</b>	<b>\$10,754,818</b>
Plans, specs, survy, bid prm	3.90%		(\$1.99)	(\$419,438)
Interim Construction Interes	3.38%		(1.72)	(362,975)
Contractor's OH & Profit	11.50%		(5.86)	(1,236,804)
<b>NET DIRECT CONSTRUCTION COSTS</b>			<b>\$41.36</b>	<b>\$8,735,601</b>

**PAYMENT COMPUTATION**

<b>Primary</b>	\$12,950,000	Amort	480
Int Rate	6.20%	DCR	1.00
<b>Secondary</b>	\$0	Amort	
Int Rate	0.00%	Subtotal DCR	1.00
<b>Additional</b>	\$4,790,000	Amort	
Int Rate		Aggregate DCR	1.00

**RECOMMENDED FINANCING STRUCTURE:**

Primary Debt Service	\$796,429
Secondary Debt Service	0
Additional Debt Service	0
<b>NET CASH FLOW</b>	<b>\$78,878</b>

<b>Primary</b>	\$11,763,000	Amort	480
Int Rate	6.20%	DCR	1.10
<b>Secondary</b>	\$0	Amort	0
Int Rate	0.00%	Subtotal DCR	1.10
<b>Additional</b>		Amort	0
Int Rate	0.00%	Aggregate DCR	1.10

**OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE**

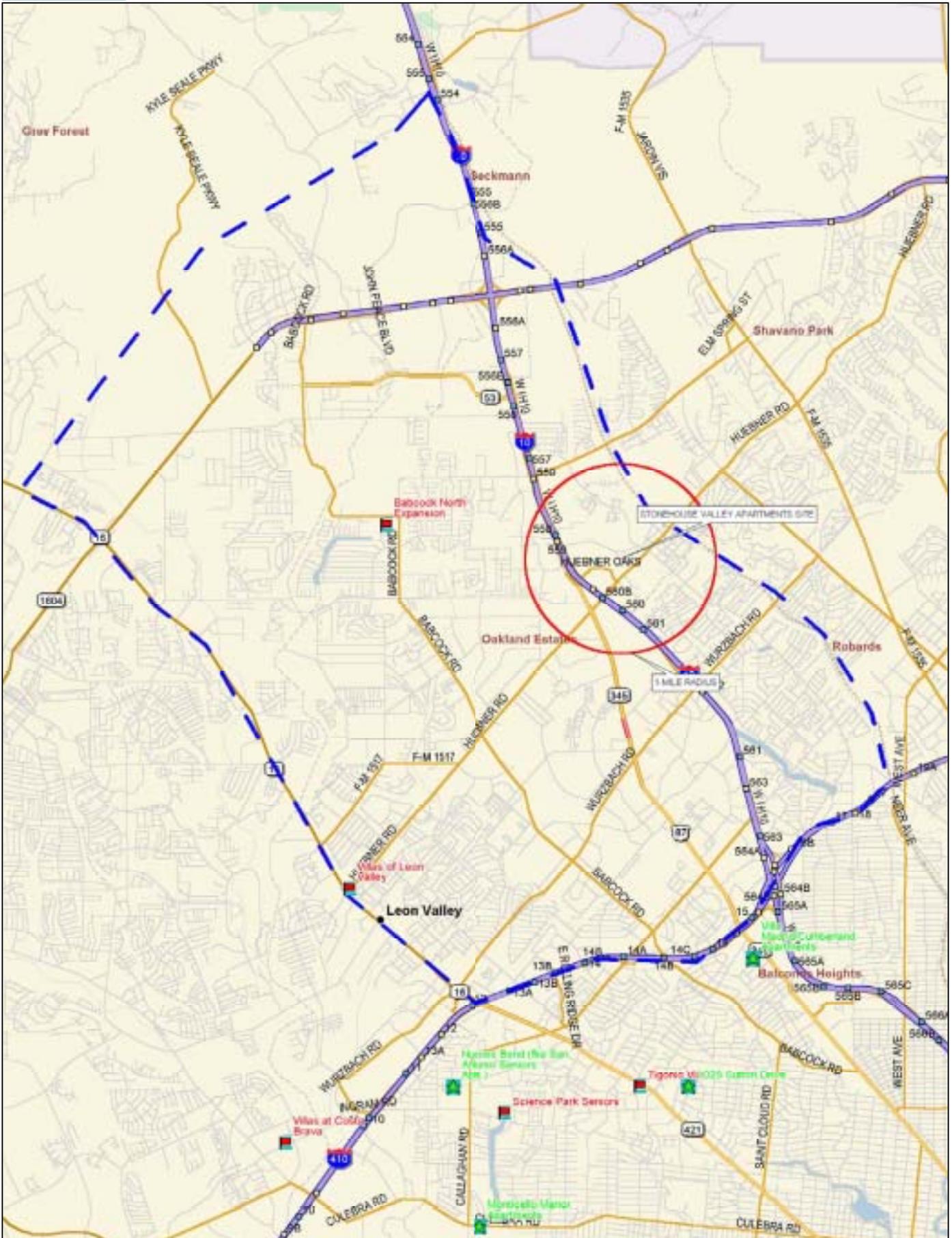
INCOME at 3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROSS RENT	\$1,747,943	\$1,800,381	\$1,854,393	\$1,910,025	\$1,967,325	\$2,280,669	\$2,643,921	\$3,065,029	\$4,119,142
Secondary Income	44,640	45,979	47,359	48,779	50,243	58,245	67,522	78,277	105,197
Other Support Income:	0	0	0	0	0	0	0	0	0
<b>POTENTIAL GROSS INCOME</b>	<b>1,792,583</b>	<b>1,846,361</b>	<b>1,901,751</b>	<b>1,958,804</b>	<b>2,017,568</b>	<b>2,338,914</b>	<b>2,711,443</b>	<b>3,143,305</b>	<b>4,224,339</b>
Vacancy & Collection Loss	(134,444)	(138,477)	(142,631)	(146,910)	(151,318)	(175,419)	(203,358)	(235,748)	(316,825)
Employee or Other Non-Rental I	0	0	0	0	0	0	0	0	0
<b>EFFECTIVE GROSS INCOME</b>	<b>\$1,658,139</b>	<b>\$1,707,883</b>	<b>\$1,759,120</b>	<b>\$1,811,894</b>	<b>\$1,866,250</b>	<b>\$2,163,496</b>	<b>\$2,508,084</b>	<b>\$2,907,557</b>	<b>\$3,907,514</b>
<b>EXPENSES at 4.00%</b>									
General & Administrative	\$82,584	\$85,888	\$89,323	\$92,896	\$96,612	\$117,543	\$143,009	\$173,993	\$257,551
Management	74,616	76,855	79,160	81,535	83,981	97,357	112,864	130,840	175,838
Payroll & Payroll Tax	205,796	214,028	222,589	231,493	240,753	292,912	356,373	433,582	641,807
Repairs & Maintenance	100,839	104,872	109,067	113,430	117,967	143,525	174,620	212,452	314,480
Utilities	49,970	51,969	54,048	56,210	58,458	71,123	86,532	105,279	155,839
Water, Sewer & Trash	62,867	65,382	67,997	70,717	73,546	89,480	108,866	132,452	196,061
Insurance	42,239	43,929	45,686	47,513	49,414	60,120	73,145	88,992	131,729
Property Tax	105,620	109,845	114,239	118,808	123,561	150,330	182,900	222,526	329,392
Reserve for Replacements	49,600	51,584	53,647	55,793	58,025	70,596	85,891	104,500	154,685
Other	8,700	9,048	9,410	9,786	10,178	12,383	15,066	18,330	27,132
<b>TOTAL EXPENSES</b>	<b>\$782,832</b>	<b>\$813,399</b>	<b>\$845,167</b>	<b>\$878,182</b>	<b>\$912,494</b>	<b>\$1,105,369</b>	<b>\$1,339,265</b>	<b>\$1,622,944</b>	<b>\$2,384,517</b>
<b>NET OPERATING INCOME</b>	<b>\$875,307</b>	<b>\$894,484</b>	<b>\$913,953</b>	<b>\$933,712</b>	<b>\$953,757</b>	<b>\$1,058,126</b>	<b>\$1,168,820</b>	<b>\$1,284,613</b>	<b>\$1,522,997</b>
<b>DEBT SERVICE</b>									
First Lien Financing	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429
Second Lien	0	0	0	0	0	0	0	0	0
Other Financing	0	0	0	0	0	0	0	0	0
<b>NET CASH FLOW</b>	<b>\$78,878</b>	<b>\$98,056</b>	<b>\$117,525</b>	<b>\$137,283</b>	<b>\$157,328</b>	<b>\$261,698</b>	<b>\$372,391</b>	<b>\$488,184</b>	<b>\$726,569</b>
<b>DEBT COVERAGE RATIO</b>	<b>1.10</b>	<b>1.12</b>	<b>1.15</b>	<b>1.17</b>	<b>1.20</b>	<b>1.33</b>	<b>1.47</b>	<b>1.61</b>	<b>1.91</b>

**LIHTC Allocation Calculation - Stonehouse Valley Apartments, San Antonio, 4% HTC #04403**

CATEGORY	APPLICANT'S TOTAL AMOUNTS	TDHCA TOTAL AMOUNTS	APPLICANT'S REHAB/NEW ELIGIBLE BASIS	TDHCA REHAB/NEW ELIGIBLE BASIS
<b>(1) Acquisition Cost</b>				
Purchase of land	\$621,622	\$621,622		
Purchase of buildings				
<b>(2) Rehabilitation/New Construction Cost</b>				
On-site work	\$1,747,465	\$1,747,465	\$1,747,465	\$1,747,465
Off-site improvements				
<b>(3) Construction Hard Costs</b>				
New structures/rehabilitation hard costs	\$7,881,338	\$8,735,601	\$7,881,338	\$8,735,601
<b>(4) Contractor Fees &amp; General Requirements</b>				
Contractor overhead	\$209,814	\$209,661	\$192,576	\$209,661
Contractor profit	\$629,443	\$628,984	\$577,728	\$628,984
General requirements	\$583,960	\$583,960	\$577,728	\$583,960
<b>(5) Contingencies</b>				
	\$382,874	\$382,874	\$382,874	\$382,874
<b>(6) Eligible Indirect Fees</b>				
	\$782,424	\$782,424	\$782,424	\$782,424
<b>(7) Eligible Financing Fees</b>				
	\$1,286,885	\$1,286,885	\$1,286,885	\$1,286,885
<b>(8) All Ineligible Costs</b>				
	\$1,387,093	\$1,387,093		
<b>(9) Developer Fees</b>				
			\$2,014,353	
Developer overhead	\$555,681	\$490,554		\$490,554
Developer fee	\$1,663,124	\$1,663,124		\$1,663,124
<b>(10) Development Reserves</b>				
	\$250,000	\$381,678		
<b>TOTAL DEVELOPMENT COSTS</b>	<b>\$17,981,723</b>	<b>\$18,901,925</b>	<b>\$15,443,371</b>	<b>\$16,511,532</b>

<b>Deduct from Basis:</b>				
All grant proceeds used to finance costs in eligible basis				
B.M.R. loans used to finance cost in eligible basis				
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42(d)(3)]				
Historic Credits (on residential portion only)				
<b>TOTAL ELIGIBLE BASIS</b>			\$15,443,371	\$16,511,532
High Cost Area Adjustment			100%	100%
<b>TOTAL ADJUSTED BASIS</b>			\$15,443,371	\$16,511,532
Applicable Fraction			100%	100%
<b>TOTAL QUALIFIED BASIS</b>			\$15,443,371	\$16,511,532
Applicable Percentage			3.56%	3.56%
<b>TOTAL AMOUNT OF TAX CREDITS</b>			\$549,784	\$587,811

Syndication Proceeds	0.8399	\$4,617,385	\$4,936,752
<b>Total Credits (Eligible Basis Method)</b>		<b>\$549,784</b>	<b>\$587,811</b>
Syndication Proceeds		\$4,617,385	\$4,936,752
Requested Credits		\$570,337	
Syndication Proceeds		\$4,790,000	
<b>Gap of Syndication Proceeds Needed</b>		<b>\$6,218,723</b>	
Credit Amount		\$740,453	



# Developer Evaluation

Project ID # **04403**

Name: **Stonehouse Valley**

City:

LIHTC 9%  LIHTC 4%  HOME  BOND  HTF  SECO  ESGP  Other

No Previous Participation in Texas  Members of the development team have been disbarred by HUD

National Previous Participation Certification Received:  N/A  Yes  No

Noncompliance Reported on National Previous Participation Certification:  Yes  No

## Portfolio Management and Compliance

Projects in Material Noncompliance: No  Yes  # of Projects: 0  
Total # of Projects monitored: 1 Projects grouped by score 0-9 1 10-19 0 20-29 0  
Total # monitored with a score less than 30: 1 # not yet monitored or pending review: 2

## Program Monitoring/Draws

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

## Asset Management

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Sara Carr Newsom Date ay, March 31, 2004

## Multifamily Finance Production

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by S Roth Date 3/31/2004

## Single Family Finance Production

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

## Community Affairs

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

## Office of Colonia Initiatives

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

## Real Estate Analysis (Cost Certification and Workout)

Not applicable  Review pending  No unresolved issues  Unresolved issues found   
Unresolved issues found that warrant disqualification (Additional information/comments must be attached)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

## Loan Administration

Not applicable  No delinquencies found  Delinquencies found   
Delinquencies found that warrant disqualification (Additional information/comments must be attached)

Reviewed by Stephanie A. D'Couto Date 3/31/2004

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

Executed: \_\_\_\_\_

**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**BOARD ACTION REQUEST**

**April 8, 2004**

**Action Item**

Requests for amendments to Housing Tax Credit (HTC) applications involving material changes.

**Requested Action**

Consider and approve or deny requests for amendments.

**Background and Recommendations**

Pertinent facts about the developments requesting amendments are summarized below.

**Development No. 03163, Cedar View Apartments**

Summary of Request: Applicant requests permission to remove two small tracts, 0.858 acres and 0.989 acres, from the original development site of 21.858 acres. The residential density would increase by only 0.3 units per acre from 3.3 to 3.6 units per acre, but the increase would be 9% greater than the original density. The 9% increase exceeds the 5% guideline given in the QAP as constituting a material alteration of the application. The applicant's request is therefore subject to Board approval. One of the two tracts was previously the site of a gas station and the other is currently the site of an old house, possibly containing asbestos. Removing the two tracts from the development eliminates environmental issues and associated problems relating to obtaining a syndicator and lender. The absence of these tracts would have made no difference in the award of tax credits.

Governing QAP	2003 QAP, Section 49.18(c)
Applicant:	DF Cedar View Apartments, LP
General Partner:	DF Affordable Housing Partners, Inc.
Principals/Contacts	Leslie Donaldson, Beverly Funderburgh
Syndicator:	Lend Lease Real Estate Investments
Construction Lender:	Bank One, NA
Permanent Lender:	Bank One, NA
City/County:	Mineral Wells/Palo Pinto
Set-Aside:	Rural/Family
Type of Development:	New Construction
Units:	72 LIHTC units
2003 Allocation:	\$560,000
Allocation per HTC Unit:	\$7,778
Other Funding:	NA
Prior Board & Department Actions:	Awarded credits in July of 2003
Underwriting Re-evaluation:	The Real Estate Analysis Division (REA) estimates that the proposed change will have no material impact on the operation of the development.
Staff Recommendation:	While the 2003 QAP stipulates that pre-application points (7 points) were contingent on the site remaining the same, this application would still have been awarded out of the Rural Set-Aside even without the pre-application points. Therefore, because the new proposed design would not have affected the ultimate selection and award of the development and because this is not a negative change, staff recommends that the Board approve the applicant's request.

**MULTIFAMILY FINANCE PRODUCTION DIVISION**

**BOARD ACTION REQUEST**

**April 8, 2004**

**Action Item**

Requests for waiver of specific 2004 QAP requirements for three of the five 2004 Forward Commitment awards.

**Requested Action**

Consider and approve waiver of §50.3(47) of the 2004 QAP regarding unit mix.

**Background and Recommendations**

In September 2003, five developments that had applied for 2003 Housing Tax Credits under the 2003 Qualified Allocation Plan and Rules (QAP) were granted forward commitments of 2004 credits. Each of those applicants was issued a Commitment Notice on September 18, 2003. The Commitment Notice, which was signed and returned by all five applicants, specified that the allocation was from the 2004 credit ceiling and that they would need to be in full compliance with the Department's 2004 QAP. However, because the 2004 QAP was not approved by the Board until November 2003, those applicants were not fully knowledgeable of what they would be required to adjust in their developments. In February 2004, Department staff notified each of the five Forward Commitment recipients in writing of the changes between the 2003 and 2004 QAPs that would potentially warrant revisions to their proposed development. Each of the owners of these five Forward Commitments have been notified that all necessary revisions are required to be made by May 31, 2004.

In response to the above-referenced notification, several of the Forward Commitment recipients indicated that they would like to request a waiver from the Board for one item in particular, §50.3(47) of the QAP which states that the following will be ineligible: Any Development involving new construction (other than a Qualified Elderly Development, a single family development or a transitional housing development) in which:

1. more than 60% of the total Units are one bedroom Units; or
2. more than 45% of the total Units are two bedroom Units; or
3. more than 35% of the total Units are three bedroom Units.

Each of the five Forward Commitment recipients has been consulted and this is the ONLY requirement of the 2004 QAP for which they are requesting a waiver. The table below reflects the unit mix for each of the five.

<b>2004 Forward Commitments Current Unit Mix</b>					
<b>Development</b>	<b>Type</b>	<b>Total Units</b>	<b>1 BR</b>	<b>2BR</b>	<b>3BR</b>
Diana Palms (04001)*	Family (New)	36 (34 LI)	0	0	36 ( <b>100%</b> )*
Cricket Hollow (04002)*	Family (New)	176 (150 LI)	0	128 ( <b>73%</b> )*	48 (27%)
Villas on Sixth (04003)	Family (New)	160 (136 LI)	46 (29%)	66 (41%)	48 (30%)
Kingsland Trails (04004)*	Family (New)	76 (60 LI)	24 (32%)	36 ( <b>47%</b> )*	16 (21%)
Palacio del Sol (04005)	Elderly**	200 (160 LI)	60 (30%)	140 (70%)	0

\* means the percentage of units is in violation of the 2004 QAP.

\*\* Because Palacio del Sol is an Elderly Development it is not an Ineligible Building type under §50.3(47).

Based on the restrictions found under §50.3(47), three of the five Forward Commitments currently would be ineligible under the 2004 QAP based on either their two or three bedroom units exceeding the permissible percentage.

Consistent with §50.23(a) of the 2004 QAP, “The Board, in its discretion, may waive any one or more of these Rules if the Board finds that waiver is appropriate to fulfill the purposes or policies of Chapter 2306, Texas Government Code, or for other good cause, as determined by the Board.” Based on the applicant’s willingness to comply with all other requirements of the 2004 QAP, and the excessive revisions that would be required for the design, development costs and operating costs to bring these three development into consistency with the 2004 QAP requirement under §50.3(47), staff recommends that a waiver of the requirement at §50.3(47) of the 2004 QAP be made for Diana Palms (04001), Cricket Hollow (04002) and Kingsland Trails (04004).

**FINANCIAL SERVICES**

**BOARD ACTION REQUEST**

**April 8, 2004**

**Action Item**

Second Quarter Investment Report

**Required Action**

Presentation of the Department's First Quarter Investment Report

**Background**

Compliance with the Public Funds Investment Act

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
HOUSING FINANCE DIVISION**

**PUBLIC FUNDS INVESTMENT ACT  
INTERNAL MANAGEMENT REPORT (SEC. 2256.023)  
QUARTER ENDING February 29, 2004**

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS  
 HOUSING FINANCE DIVISION  
 PUBLIC FUNDS INVESTMENT ACT  
 Investment Management Report (Sec. 225A.023)  
 Quarter Ending February 29, 2004

(4) Summary statement of each pooled fund group:

INVESTMENT	FAIR VALUE @ 11/30/03		CARRYING VALUE @ 11/30/03	ACQUISITION		CARRYING VALUE @ 02/28/04	FAIR VALUE @ 02/28/04		CHANGE IN FAIR VALUE (MARKET)	ACCRUED INT RECEIV @ 02/28/04		RECOGNIZED GAIN
	FAIR VALUE (MARKET)	MARKET		ACQUISITION PURCHASES	SALES		MARKET	MARKET		INT RECEIV	MARKET	
36 Family	373,267,822.61	553,530,844.00	49,420,329.59	(31,447,680.97)	(11,942,135.61)	369,391,326.51	392,514,971.98	1,203,576.24	1,360,347.31	0.00	0.00	
3B	553,530,844.00	547,253,083.70	23,729,810.34	(64,925,152.11)	(16,432,402.09)	498,826,060.84	514,226,065.98	3,169,128.26	2,754,406.23	0.00	0.00	
ARB	45,029,902.25	43,269,942.21	755,009.54	(6,901,403.08)	(2,509,425.86)	32,693,117.00	34,623,481.43	(45,228.61)	188,267.20	0.00	0.00	
8 Family	158,843,803.37	158,843,803.37	108,377,450.91	(49,581,721.92)	0.00	218,659,535.35	218,659,535.35	-	208,864.73	0.00	0.00	
SHRRB 1993	10,607,281.24	15,632,763.14	286,970.32	(288,806.06)	(1,517,577.07)	14,112,285.33	15,040,520.22	(45,949.81)	72,898.93	0.00	0.00	
CHMRB 1994/1995	29,897,162.50	29,897,162.50	518,155.24	(906,913.94)	(2,224,554.08)	28,387,469.71	27,180,760.86	(29,369.08)	141,850.85	0.00	0.00	
Investment Paper	61,655,427.81	61,655,427.81	135,846,000.00	(25,582.63)	0.00	187,574,685.28	187,574,685.28	-	766,977.20	0.00	0.00	
eral Fund	11,586,134.53	11,586,134.53	104,846.68	(1,759,395.21)	0.00	9,931,586.38	9,931,586.38	-	888.18	0.00	0.00	
ing Trust Fund	6,033,717.09	8,033,717.09	53,947.92	(249,365.88)	0.00	7,838,298.13	7,530,209.13	-	672.15	0.00	0.00	
ntification	133,906.15	133,906.15	1,186.52	0.00	0.00	135,097.00	135,097.00	-	11.92	0.00	0.00	
pliance	3,314,117.48	3,314,117.48	0.00	(922,066.80)	0.00	482,030.12	482,030.12	-	43.05	0.00	0.00	
ing Individual	2,376,508.84	2,376,508.84	4,432.71	(708,608.65)	0.00	1,693,433.10	1,693,433.10	-	146.08	0.00	0.00	
<b>TOTAL</b>	<b>1,267,002,210.70</b>	<b>1,241,811,461.32</b>	<b>320,195,790.77</b>	<b>(149,527,400.22)</b>	<b>(34,825,006.15)</b>	<b>1,377,064,125.88</b>	<b>1,403,197,313.74</b>	<b>4,282,458.58</b>	<b>5,476,415.76</b>	<b>0.00</b>	<b>0.00</b>	

\* No relationship can be drawn between the "ACCRUED INT RECEIV @ 02/28/04" figures and the corresponding investment values, because of various factors (e.g. purchase date of investment, interest payment terms-daily, monthly & semi-annual, etc.). In addition to the aforementioned factors with regards to the Multi Family Indenture, the Department is carrying \$21,659,595 of investments pledged as reserves by participating entities. The Department is carrying these investments with their corresponding liability purely for tracking the flow of funds.

5) The Department is in compliance with regards to investing its funds in a manner which will provide by priority the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Department cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformance to all applicable state statutes governing the investment of public funds including Section 2305 of the Department's enabling legislation and specifically, Section 2256 of the Texas Government Code, the Public Funds Investment Act.

*[Signature]*  
 Bill Dally, Chief of Agency Administration  
 Date: 3/30/04

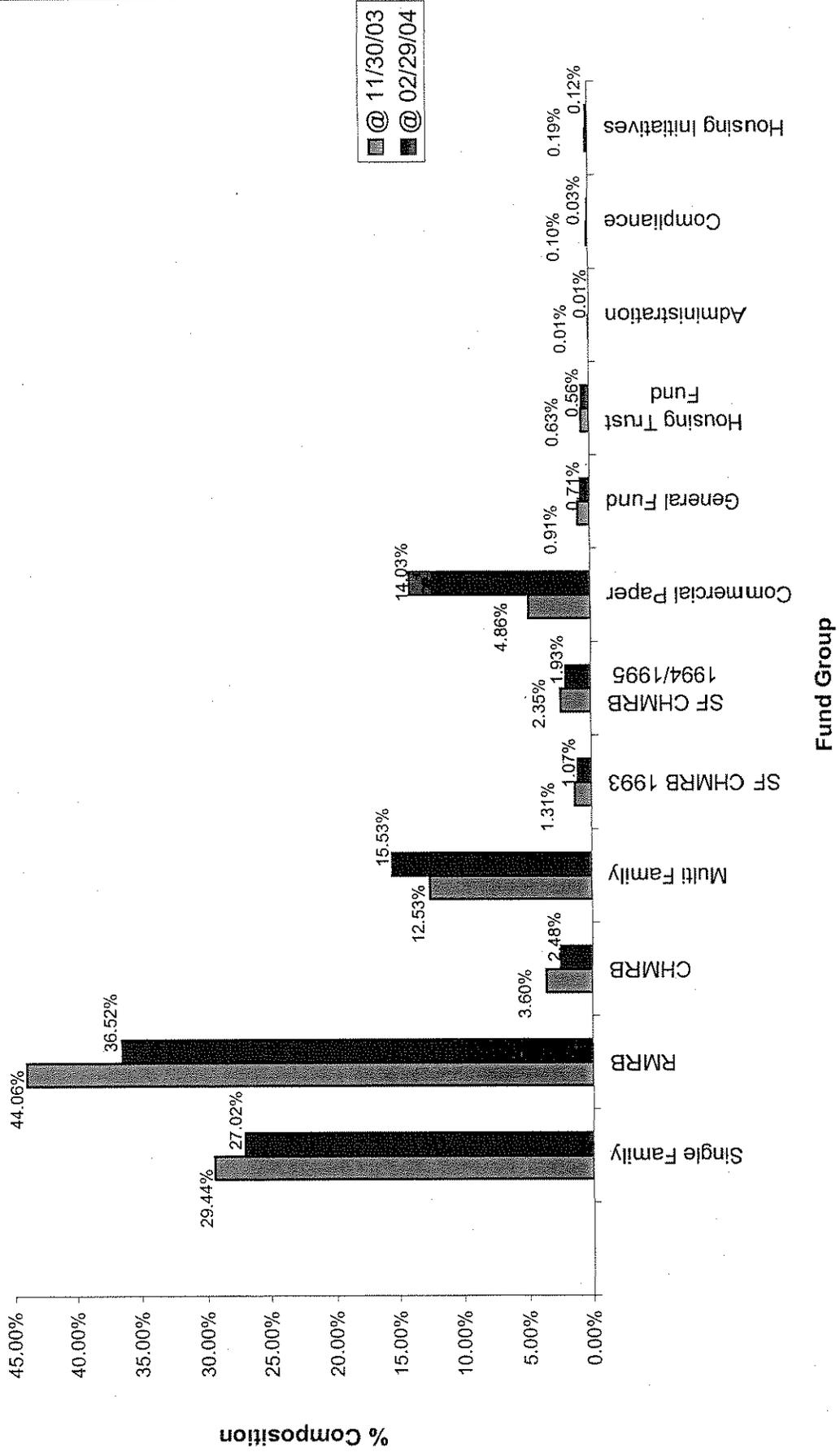
*[Signature]*  
 Byron Johnson, Director of Bond Finance  
 Date: 2/30/04

**PUBLIC FUNDS INVESTMENT ACT  
INTERNAL MANAGEMENT REPORT (SEC. 2256.023)  
QUARTER ENDING February 29, 2004**

**Supplemental Information:**

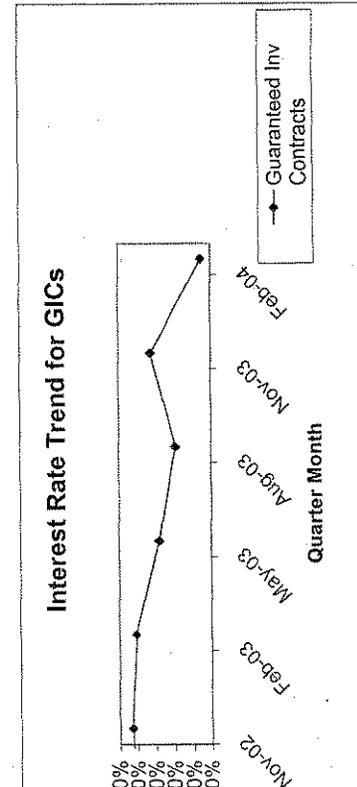
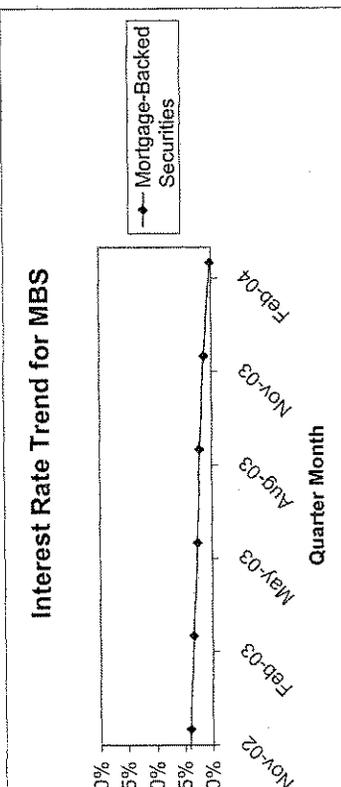
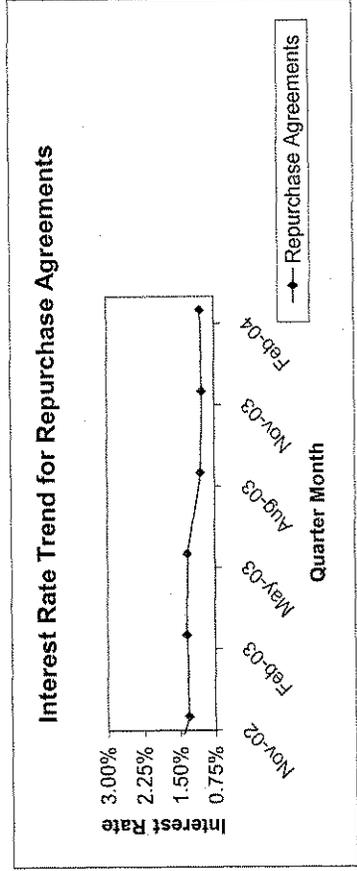
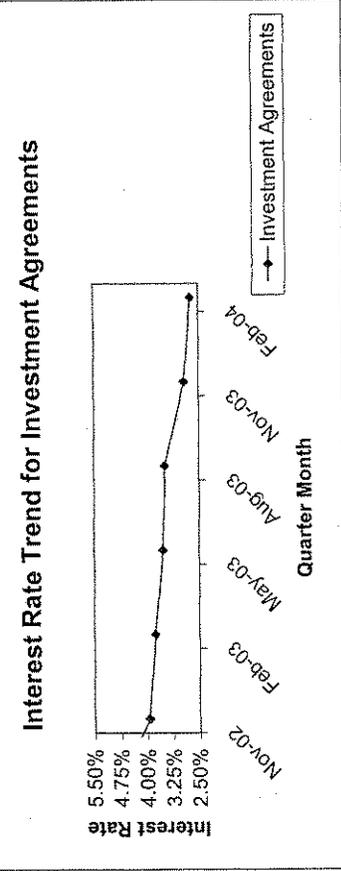
- 1) Bar Graph - Comparison of Market Valuation by Fund Group between Quarters
- 2) Detail of Investments including maturity dates by Fund Group
- 3) Supplemental Public Funds Investment Act Report by Investment Type
- 4) Analysis of Portfolio Interest Rate Trends and Maturities
- 5) Bar Graph – Comparison of Market Valuation by Investment Type between Quarters
- 6) Detail of Investments including maturity dates by Investment Type

### Market Valuation Comparison By Fund Group

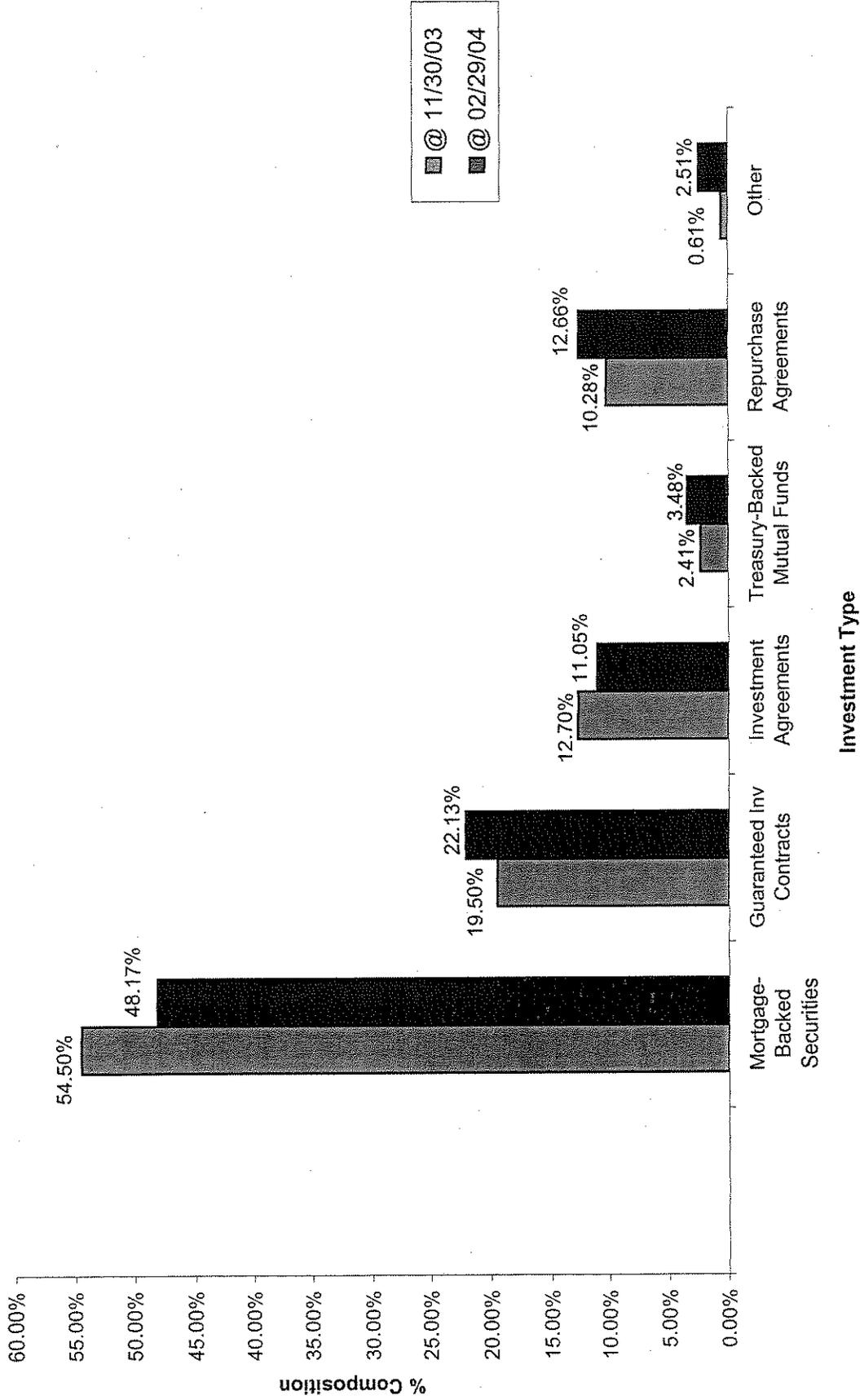


TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS  
 HOUSING FINANCE DIVISION  
 PUBLIC FUNDS INVESTMENT ACT  
 Supplemental Schedule of Portfolio Interest Rate Trends and Maturities  
 Quarter Ending February 29, 2004

ESTMENT TYPE	Range of Interest for Current Quarter		Portfolio Composition %	Weighted Avg Rate @ 11/30/03		Weighted Avg Rate @ 02/29/04		Weighted Avg Maturity @ 11/30/03		Weighted Avg Maturity @ 02/29/04	
	HI	LOW		End Carrying Value	End Market Value	Days	Months	Days	Months	Days	Months
Mortgage-Backed Securities	8.75%	4.80%	48.17%	6.05%	6.07%	5.99%	6.01%	306	15	21	8
Inv Contracts	6.51%	1.06%	22.13%	3.13%	3.13%	1.79%	1.78%	127	26	21	32
Agreements	7.55%	0.90%	11.05%	2.95%	2.93%	2.74%	2.74%	62	29	15	33
Mutual Funds	0.48%	0.44%	0.02%	0.52%	0.52%	0.45%	0.45%	1	0	0	1
Agreements	0.82%	0.42%	3.48%	0.48%	0.48%	0.46%	0.46%	1	0	0	1
Agreements	1.05%	1.05%	12.66%	1.02%	1.02%	1.05%	1.05%	0	1	1	1
Agreements	5.81%	3.25%	0.01%	3.98%	3.98%	4.40%	4.40%	0	25	2	12
Notes	13.86%	1.00%	2.48%	11.99%	11.99%	4.16%	4.58%	78	26	10	42



### Market Valuation Comparison by Investment Type



TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS  
 HOUSING FINANCE DIVISION  
 PUBLIC FUNDS INVESTMENT ACT  
 Supplemental Schedule  
 Quarter Ending February 28, 2004

Summary statement of each pooled investment group:

INVESTMENT TYPE	FAIR VALUE (MARKET) @ 1/13/03	CARRYING VALUE @ 11/30/03	ACCRETION PURCHASES	AMORTIZATION SALES	MATURITIES	TRANSFERS	CARRYING VALUE @ 02/28/04	FAIR VALUE (MARKET) @ 02/28/04	CHANGE IN FAIR VALUE (MARKET)	RECOGNIZED GAIN
ie-Backed Securities	600,006,051.28	606,405,507.01	17,695,105.52	0.00	(34,625,006.19)	0.00	649,447,658.34	674,330,534.41	4,300,603.80	0.00
eed Inv Contracts	247,228,277.43	247,228,277.43	140,813,549.84	(78,407,261.02)	0.00	0.00	311,634,535.35	311,634,535.35	-	0.00
ent Agreements	161,004,220.91	161,004,220.91	44,624,488.74	(60,843,210.44)	0.00	0.00	155,685,508.21	165,685,508.21	-	0.00
y-Backed Mutual Funds	30,582,883.05	30,582,883.05	32,818,052.55	(14,530,088.07)	0.00	0.00	49,861,847.43	49,861,847.43	-	0.00
ase Agreements	130,398,417.00	130,398,417.00	55,040,378.18	(8,108,765.69)	0.00	0.00	178,270,029.23	178,270,029.23	-	0.00
arkets	40,809.82	40,809.82	240,182.21	0.00	0.00	0.00	280,691.83	280,691.83	-	0.00
y Bills	317,830.47	317,830.47	3,003.30	(113,572.34)	0.00	0.00	206,461.43	206,461.43	-	0.00
y Bonds/Notes	7,425,811.07	5,624,325.87	27,855,901.45	(337,589.46)	0.00	0.00	33,446,637.86	34,899,307.86	(48,635.21)	0.00
<b>TOTAL</b>	<b>1,267,802,210.78</b>	<b>1,241,611,161.32</b>	<b>320,165,760.77</b>	<b>(448,627,900.22)</b>	<b>(34,625,006.19)</b>	<b>0.00</b>	<b>1,377,654,125.68</b>	<b>1,408,187,313.74</b>	<b>4,252,169.50</b>	<b>0.00</b>

The Department is in compliance with regards to investing its funds in a manner which will provide for the following objectives: (1) safety of principal, (2) sufficient liquidity to meet Departmental cash flow needs, (3) a market rate of return for the risk assumed, and (4) conformance to all applicable state statutes governing the investment of public funds including Section 2.306 of the Department's enabling legislation and specifically, Section 2758 of the Texas Government Code, the Public Funds Investment Act.

*Bill Daly*  
 Bill Daly, Chief of Agency Administration  
 Byron Jenkins, Director of Bond Finance  
 Date: 3/30/04  
 Date: 3/30/04

**Detail of Investments including maturity dates by Fund Group**

Texas Department of Housing and Community Affairs  
 Single Family Investment Summary  
 For Period Ending February 29, 2004

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/04	Beginning Market Value 02/29/04	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1980 SF Surplus Rev	1.05	02/27/04	03/01/04	390,268.19	390,268.19	20,696.24				410,964.43	410,964.43	-	0.00
1980 SF Surplus Rev	1.05	02/27/04	03/01/04	395.78	395.78	2,114,863.60				2,115,259.38	2,115,259.38	-	0.00
1980 SF Surplus Rev	13.88	08/05/82	05/15/11	1,990,238.30	2,536,387.46	132.48				1,990,370.78	2,509,020.67	(27,499.27)	0.00
1980 SF Surplus Rev	6.08	11/14/96	09/30/29	1,336,791.74	1,336,791.74	1,266,421.73				2,603,213.47	2,603,213.47	-	0.00
1980 SF Surplus Rev	1.05	02/27/04	03/01/04	5.97	5.97	0.00				5.97	5.97	-	0.00
1980 SF Surplus Rev	1.05	02/27/04	03/01/04	3,660.18	3,660.18	267.29				3,927.47	3,927.47	-	0.00
1980 SF Surplus Rev	1.05	02/27/04	03/01/04	41,510.98	41,510.98	107.85				41,618.83	41,618.83	-	0.00
1980 SF Surplus Rev	1.05	02/27/04	03/01/04	572,483.61	572,483.61		(121,805.42)			450,678.19	450,678.19	-	0.00
1980 SF Surplus Rev	1.05	02/27/04	03/01/04	4,335,354.75	4,881,503.91	3,402,489.19	(121,805.42)			7,616,038.52	8,134,888.41	(27,499.27)	0.00
1982 A SF	1.05	02/27/04	03/01/04	604.97	604.97	1,267.39				1,872.36	1,872.36	-	0.00
1982 A SF	6.08	11/14/96	09/30/29	23,636.90	23,636.90	5,360.37				28,997.27	28,997.27	-	0.00
1982 A SF Total				24,241.87	24,241.87	6,627.76	0.00			30,869.63	30,869.63	0.00	0.00
1983 A&B SF	1.05	02/27/04	03/01/04	5,545.47	5,545.47	37,910.69				43,456.16	43,456.16	-	0.00
1983 A&B SF	6.08	11/14/96	09/30/29	1,767,993.85	1,767,993.85	0.12	(1,079,525.10)			688,468.75	688,468.75	-	0.00
1983 A&B SF	13.25	08/05/85	05/15/14	714.81	1,069.88					714.83	1,072.80	2.80	0.00
1983 A&B SF Total				1,774,254.13	1,774,609.20	37,910.81	(1,079,525.10)			732,639.84	732,997.71	2.80	0.00
1984 A&B SF	1.05	02/27/04	03/01/04	30,085.21	30,085.21	7,923.39				38,008.60	38,008.60	-	0.00
1984 A&B SF	13.25	08/05/85	05/15/14	406.93	609.24	0.06				406.99	610.90	1.60	0.00
1984 A&B SF				1,764,475.10	1,764,475.10		(1,764,475.10)					-	0.00
1984 A&B SF Total				1,794,967.24	1,795,169.55	7,923.45	(1,764,475.10)			38,415.59	38,619.50	1.60	0.00
1985 A SF	1.05	02/27/04	03/01/04	0.57	0.57	24,113.68				24,114.25	24,114.25	-	0.00
1985 A SF				838,877.00	838,877.00		(838,877.00)					-	0.00
1985 A SF Total				838,877.57	838,877.57	24,113.68	(838,877.00)			24,114.25	24,114.25	0.00	0.00
1985 B&C SF	1.05	02/27/04	03/01/04	3.64	3.64	5,846.09				5,849.73	5,849.73	-	0.00
1985 B&C SF				268,691.93	268,691.93		(268,691.93)					-	0.00
1985 B&C SF Total				268,695.57	268,695.57	5,846.09	(268,691.93)			5,849.73	5,849.73	0.00	0.00
1987 B SF	1.05	02/27/04	03/01/04	39,979.17	39,979.17	43,126.30				83,105.47	83,105.47	-	0.00
1987 B SF	6.08	11/14/96	09/30/29	1,187,801.02	1,187,801.02		(828,479.06)			359,321.96	359,321.96	-	0.00
1987 B SF	13.88	08/05/82	05/15/11	496,959.51	632,104.71	0.00				496,959.51	625,284.50	(6,820.21)	0.00
1987 B SF Total				1,724,739.70	1,859,884.90	43,126.30	(828,479.06)			939,386.94	1,067,711.93	(6,820.21)	0.00
1995 A&B SF	1.05	02/27/04	03/01/04	8,400.21	8,400.21	8,659,607.13				8,668,007.34	8,668,007.34	-	0.00
1995 A&B SF	6.08	11/14/96	09/30/29	6,199,333.49	6,199,333.49		(5,174,215.88)			1,025,117.61	1,025,117.61	-	0.00
1995 A&B SF	1.05	02/27/04	03/01/04	0.30	0.30	0.00				0.30	0.30	-	0.00
1995 A&B SF	6.08	11/14/96	09/30/29	2,441.39	2,441.39	0.00				2,441.39	2,441.39	-	0.00
1995 A&B SF	6.15	05/30/96	04/01/26	468,822.45	493,027.37			(5,297.79)		463,524.66	492,253.45	4,523.87	0.00
1995 A&B SF	6.15	06/27/96	05/01/26	277,862.66	291,604.96			(5,317.89)		272,544.77	288,839.02	2,551.95	0.00
1995 A&B SF	6.15	07/15/96	06/01/26	395,370.30	405,865.48			(2,686.24)		382,684.06	407,002.94	3,823.70	0.00
1995 A&B SF	6.15	07/30/96	06/01/26	284,388.86	299,773.59			(44,880.98)		239,537.87	254,972.30	59.70	0.00
1995 A&B SF	6.15	08/15/96	07/01/26	539,792.63	568,669.17			(4,406.62)		535,386.01	569,577.79	5,315.24	0.00
1995 A&B SF	6.15	08/29/96	08/01/26	391,382.16	407,473.47			(2,721.67)		388,660.49	408,637.37	3,885.57	0.00
1995 A&B SF	6.15	09/17/96	08/01/26	264,287.52	274,666.26			(8,002.07)		268,981.24	268,981.24	-	0.00
1995 A&B SF	6.15	10/30/96	10/01/26	703,867.08	731,292.21			(7,501.22)		696,365.86	730,646.20	6,865.21	0.00
1995 A&B SF	6.15	12/23/96	11/01/26	637,896.74	683,174.37			(50,617.55)		587,279.19	616,582.69	4,025.87	0.00
1995 A&B SF	6.15	03/27/97	01/01/27	324,704.21	337,224.68			(3,055.22)		321,648.99	337,351.77	3,182.31	0.00
1995 A&B SF	6.15	07/15/97	03/01/27	78,096.86	81,168.93			(1,341.42)		76,755.44	80,562.83	735.32	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/04	Beginning Market Value 02/29/04	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	In Change in Value	Recognized Gain
1995 A&B SF	6.15	09/29/97	07/01/27	334,923.72	349,302.00			(1,565.40)		333,358.32	351,086.32	3,449.72	0.00
1995 A&B SF	6.15	07/30/96	07/20/26	2,069,756.05	2,185,648.04			(11,305.02)		2,058,451.03	2,182,498.20	8,157.18	0.00
1995 A&B SF	6.15	03/28/96	03/20/26	650,547.72	687,182.16			(4,400.79)		646,146.93	685,283.60	2,512.23	0.00
1995 A&B SF	6.15	08/16/96	07/20/26	2,066,173.66	2,181,674.29			(163,755.28)		1,902,418.38	2,016,888.15	(1,030.86)	0.00
1995 A&B SF	6.15	04/29/96	04/20/26	987,262.76	1,021,399.75			(57,220.86)		909,541.90	964,332.20	663.31	0.00
1995 A&B SF	6.15	05/15/96	05/20/26	1,758,397.54	1,856,777.77			(95,898.99)		1,662,498.55	1,762,612.41	1,733.63	0.00
1995 A&B SF	6.15	05/30/96	05/20/26	1,368,414.42	1,445,471.81			(144,852.23)		1,223,562.19	1,297,689.27	(2,930.31)	0.00
1995 A&B SF	6.15	06/17/96	06/20/26	3,041,561.09	3,212,154.03			(178,216.16)		2,863,344.93	3,036,170.61	2,232.74	0.00
1995 A&B SF	6.15	06/27/96	06/20/26	752,692.00	794,657.29			(5,069.52)		747,632.48	792,507.56	2,909.79	0.00
1995 A&B SF	6.15	07/15/96	08/20/26	2,569,980.16	2,712,728.02			(129,738.88)		2,440,241.28	2,586,199.00	3,209.86	0.00
1995 A&B SF	6.15	08/29/96	08/20/26	1,940,803.34	2,036,260.86			(121,323.90)		1,819,479.44	1,916,689.31	1,752.35	0.00
1995 A&B SF	6.15	09/17/96	09/20/26	1,168,928.41	1,225,093.05			(68,807.72)		1,100,120.69	1,157,641.75	1,356.42	0.00
1995 A&B SF	6.15	09/26/96	09/20/26	635,650.35	676,549.34			(127,412.32)		708,438.03	745,937.41	(3,199.61)	0.00
1995 A&B SF	6.15	10/30/96	10/20/26	2,735,224.09	2,866,993.29			(198,856.35)		2,636,366.74	2,669,305.68	1,170.74	0.00
1995 A&B SF	6.15	11/26/96	11/20/26	1,609,321.14	1,688,904.05			(185,092.60)		1,424,228.54	1,500,702.58	(3,108.87)	0.00
1995 A&B SF	6.15	12/23/96	12/20/26	869,236.15	847,616.64			(5,101.03)		804,135.12	845,879.25	3,163.64	0.00
1995 A&B SF	6.15	01/16/97	12/20/26	1,466,041.91	1,535,980.68			(67,231.31)		1,398,810.60	1,471,468.50	2,719.13	0.00
1995 A&B SF	6.15	01/30/97	01/20/27	1,084,110.85	1,147,686.89			(7,129.54)		1,086,981.31	1,144,921.91	4,364.56	0.00
1995 A&B SF	6.15	02/13/97	02/20/27	990,435.80	1,038,867.51			(6,018.33)		984,417.47	1,036,823.52	3,974.34	0.00
1995 A&B SF	6.15	02/27/97	02/20/27	484,915.29	507,814.32			(2,833.45)		482,081.84	506,934.13	1,953.26	0.00
1995 A&B SF	6.15	03/27/97	03/20/27	1,068,835.26	1,118,073.81			(54,926.87)		1,013,908.39	1,065,001.24	1,854.30	0.00
1995 A&B SF	6.15	04/29/97	04/20/27	635,999.42	664,606.67			(203,702.66)		432,296.76	453,608.99	(7,295.02)	0.00
1995 A&B SF	6.15	05/29/97	05/20/27	496,140.76	518,457.17			(3,261.97)		492,878.79	517,177.71	1,982.51	0.00
1995 A&B SF	6.15	06/26/97	06/20/27	310,819.46	325,005.24			(1,563.14)		309,266.32	324,718.09	1,265.99	0.00
1995 A&B SF	6.15	07/16/97	07/20/27	982,523.41	1,036,741.75			(123,977.72)		868,725.69	909,858.45	(3,085.56)	0.00
1995 A&B SF	6.15	08/29/97	08/20/27	1,318,027.39	1,378,415.05			(155,124.01)		1,162,903.38	1,221,211.54	(2,079.50)	0.00
1995 A&B SF	6.15	02/26/98	02/20/28	334,609.17	348,362.09			(1,418.69)		333,190.48	349,306.90	1,363.50	0.00
1995 A&B SF	6.15	03/26/98	01/20/28	446,297.33	465,974.58			(77,121.41)		387,032.96	(1,820.21)		0.00
1995 A&B SF	6.15	04/29/98	04/20/28	433,329.54	452,435.04			(3,087.40)		430,242.14	451,052.95	1,705.31	0.00
1995 A&B SF	6.15	06/25/98	05/20/28	768,953.98	802,857.16			(3,386.01)		765,565.97	802,596.40	3,127.25	0.00
1995 A&B SF	6.15	07/16/98	06/20/28	474,864.70	495,801.48			(5,869.29)		468,995.41	491,680.72	1,748.53	0.00
1995 A&B SF	6.15	09/10/98	07/20/28	746,460.85	779,372.31			(135,884.91)		610,575.94	640,109.50	(3,377.90)	0.00
1995 A&B SF	6.15	11/19/98	10/20/28	1,234,321.85	1,288,743.10			(154,397.77)		1,079,924.08	1,132,160.01	(2,185.32)	0.00
1995 A&B SF Total				48,532,416.43	50,658,321.12	8,659,807.43	(5,174,215.88)	(2,641,664.21)	0.00	49,376,143.47	51,568,071.06	65,422.90	0.00
1996 A-C SF	1.05	02/27/04	03/01/04	2,929.32	2,929.32	3,889,558.24				3,892,487.56	3,892,487.56		0.00
1996 A-C SF	6.13	11/15/96	09/01/28	2,582,967.81	2,582,967.81		(2,451,315.51)			131,652.30	131,652.30		0.00
1996 A-C SF	6.45	04/29/97	04/20/27	621,151.18	652,960.33			(78,664.19)		542,486.99	572,166.45	(2,129.69)	0.00
1996 A-C SF	6.45	05/29/97	05/20/27	363,260.83	381,863.42			(1,787.23)		361,473.60	381,249.82	1,173.63	0.00
1996 A-C SF	6.45	07/15/97	05/20/27	597,528.84	628,128.29			(3,454.41)		594,074.43	626,576.24	1,902.36	0.00
1996 A-C SF	6.45	08/28/97	08/20/27	436,632.19	459,992.12			(1,866.13)		434,766.06	458,552.11	1,426.12	0.00
1996 A-C SF	6.45	10/15/97	08/20/27	309,244.18	325,080.57			(1,362.87)		307,881.31	324,725.50	1,007.80	0.00
1996 A-C SF	6.45	11/25/97	10/20/27	386,707.07	406,510.34			(1,766.52)		384,940.55	406,000.65	1,256.83	0.00
1996 A-C SF	6.45	02/12/98	12/20/27	406,999.33	427,841.77			(1,741.99)		405,257.34	427,428.97	1,329.19	0.00
1996 A-C SF	6.45	04/16/98	02/20/28	563,796.69	592,364.27			(2,539.09)		561,257.60	591,571.12	1,745.94	0.00
1996 A-C SF	6.45	08/13/98	06/20/28	487,402.47	512,099.15			(51,430.18)		435,972.29	459,519.15	(1,149.82)	0.00
1996 A-C SF	6.45	12/15/98	09/20/28	622,949.88	654,514.75			(42,630.87)		580,319.01	611,662.04	(221.84)	0.00
1996 A-C SF	6.45	01/28/99	11/20/28	169,176.37	177,748.64			(643.88)		168,532.49	177,634.93	530.27	0.00
1996 A-C SF	5.45	03/18/99	02/20/29	559,800.73	564,950.90			(2,668.56)		557,232.15	571,318.98	8,986.66	0.00
1996 A-C SF	5.45	06/24/99	05/20/29	621,445.05	627,162.34			(2,737.11)		618,707.94	634,348.88	9,923.65	0.00
1996 A-C SF	5.45	07/29/99	06/20/29	842,202.13	849,950.39			(3,683.45)		838,518.68	859,716.43	13,449.49	0.00
1996 A-C SF	5.45	08/14/99	07/20/29	750,478.45	757,382.85			(148,457.72)		602,020.73	617,239.81	8,514.68	0.00
1996 A-C SF	5.45	08/26/99	08/20/29	597,603.35	603,101.30			(3,040.14)		594,563.21	609,593.77	5,932.61	0.00
1996 A-C SF	5.45	12/01/99	10/20/29	331,009.39	334,054.68			(44,062.23)		286,947.16	294,201.18	4,208.73	0.00
1996 A-C SF	5.45	01/27/00	12/20/29	1,280,156.55	1,291,836.01			(59,869.19)		1,220,469.36	1,251,343.33	19,076.51	0.00
1996 A-C SF	5.45	01/28/00	07/01/29	200,984.29	203,828.22			(877.54)		200,106.75	205,109.95	3,159.27	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/04	Beginning Market Value 02/29/04	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1996 A-C SF	13.88	08/05/82	05/15/11	440,976.49	560,898.04	0.00				440,976.49	554,846.13	(6,051.91)	0.00
1996 A-C SF	1.05	02/27/04	03/01/04	0.19	0.19	88,350.70				88,350.89	88,350.89	-	0.00
1996 A-C SF	6.13	02/26/97	09/01/28	737,245.18	737,245.18	51,163.00				788,408.18	788,408.18	0.00	0.00
1996 A-C SF	5.45	03/18/99	02/20/29	115,292.42	116,353.11			(529.00)		114,763.42	117,664.64	1,840.53	0.00
1996 A-C SF	5.45	06/24/99	05/20/29	127,988.21	129,165.70			(663.71)		127,424.50	130,645.79	2,043.80	0.00
1996 A-C SF	5.45	07/29/99	06/20/29	173,453.67	175,049.44			(758.62)		172,695.05	177,060.78	2,769.96	0.00
1996 A-C SF	5.45	08/14/99	08/20/29	154,562.95	155,984.93			(30,575.26)		123,987.69	127,122.10	1,712.43	0.00
1996 A-C SF	5.45	08/26/99	07/20/29	124,210.23	124,210.23			(626.13)		123,584.10	125,547.36	1,963.26	0.00
1996 A-C SF	5.45	12/01/99	10/20/29	68,172.27	68,799.45			(9,074.72)		59,097.55	60,591.54	866.81	0.00
1996 A-C SF	5.45	01/27/00	12/20/29	263,651.94	266,077.54			(12,289.02)		257,717.37	257,717.37	3,928.85	0.00
1996 A-C SF	6.15	11/12/02	11/20/32	17,713.90	18,660.90			(53.06)		17,660.84	18,660.84	(999.33)	0.00
1996 A-C SF	5.40	11/12/02	10/20/32	19,389.05	19,703.50			(64.99)		19,324.06	19,679.18	(455.12)	0.00
1996 A-C SF	6.15	01/10/03	09/20/32	16,548.87	17,433.22			(32.66)		16,516.21	19,942.86	2,542.30	0.00
1996 A-C SF	5.40	09/26/02	09/20/32	12,294.82	12,493.92			(40.97)		12,253.85	12,493.92	5,015.24	0.00
1996 A-C SF	6.15	10/10/02	09/20/32	19,837.23	20,897.76			(62.85)		19,774.38	20,897.76	(1,123.38)	0.00
1996 A-C SF	5.40	10/10/02	09/20/32	8,429.48	8,566.19			(28.71)		8,400.78	8,566.19	(65.41)	0.00
1996 A-C SF	6.15	10/21/02	10/20/32	16,095.02	16,955.47			(4,724.43)		11,370.59	12,376.55	(9,005.96)	0.00
1996 A-C SF	5.40	10/21/02	10/20/32	10,758.01	10,932.48			(5,223.72)		5,534.29	12,026.24	6,317.48	0.00
1996 A-C SF	5.40	10/29/02	09/20/32	6,709.56	7,068.27			(21.00)		6,688.56	7,068.27	(379.71)	0.00
1996 A-C SF	5.40	10/29/02	09/20/32	2,992.12	3,040.66			(10.24)		2,981.88	3,077.39	(95.51)	0.00
1996 A-C SF	6.15	11/05/02	10/20/32	5,753.10	6,060.68			(16.59)		5,736.51	6,067.32	(331.81)	0.00
1996 A-C SF	6.15	11/19/02	11/20/32	9,350.47	9,850.34			(26.76)		9,323.71	9,861.31	(337.60)	0.00
1996 A-C SF	5.40	11/19/02	11/20/32	10,391.70	10,560.24			(34.26)		10,357.44	10,889.12	(531.68)	0.00
1996 A-C SF	6.15	11/26/02	11/20/32	55,074.74	58,019.11			(198.42)		54,876.32	58,019.11	(3,142.79)	0.00
1996 A-C SF	5.40	11/26/02	11/20/32	19,824.86	20,146.38			(68.83)		19,756.03	20,388.66	(632.63)	0.00
1996 A-C SF	6.15	11/26/02	11/20/32	15,158.54	15,968.94			(48.50)		15,110.04	15,968.94	(858.90)	0.00
1996 A-C SF	5.40	11/26/02	11/20/32	11,918.81	12,112.10			(4,291.74)		7,627.07	8,160.97	(533.90)	0.00
1996 A-C SF	6.15	12/12/02	12/20/32	20,222.79	21,303.91			(2,234.46)		17,988.33	19,025.56	(1,037.23)	0.00
1996 A-C SF	5.40	12/12/02	12/20/32	5,886.34	5,778.56			(19.02)		5,867.32	5,886.34	(18.98)	0.00
1996 A-C SF	6.15	12/19/02	12/20/32	18,330.81	19,310.80			(53.21)		18,277.60	19,310.80	(1,033.20)	0.00
1996 A-C SF	5.40	12/30/02	12/20/32	5,722.22	5,815.02			(19.11)		5,703.11	5,815.02	(111.91)	0.00
1996 A-C SF	6.15	12/30/02	12/20/32	14,844.49	15,638.10			(42.24)		14,802.25	15,638.10	(835.85)	0.00
1996 A-C SF	5.40	12/30/02	12/20/32	15,537.02	15,789.00			(50.84)		15,486.18	15,655.78	(169.60)	0.00
1996 A-C SF	6.15	12/30/02	12/20/32	17,049.34	17,960.82			(49.40)		16,999.94	17,960.82	(960.88)	0.00
1996 A-C SF	5.40	12/30/02	12/20/32	10,317.84	10,485.17			(35.46)		10,282.38	10,811.63	(529.25)	0.00
1996 A-C SF	6.15	01/07/03	12/20/32	6,034.53	6,357.13			(17.80)		6,016.73	6,357.13	(340.40)	0.00
1996 A-C SF	6.15	01/23/03	01/20/33	32,635.95	34,381.37			(4,420.78)		28,215.17	29,842.41	(1,627.24)	0.00
1996 A-C SF	5.40	01/23/03	01/20/33	19,443.77	19,757.14			(4,732.88)		14,710.89	15,180.78	(469.89)	0.00
1996 A-C SF	6.15	01/23/03	01/20/33	14,734.04	15,522.05			(4,921.63)		9,812.41	10,378.31	(565.90)	0.00
1996 A-C SF	5.40	01/30/03	01/20/33	21,397.95	22,542.34			(17.43)		21,380.52	22,542.34	(1,161.82)	0.00
1996 A-C SF	6.15	02/12/03	02/20/33	27,899.86	28,349.63			(63.46)		27,836.40	28,653.94	(817.54)	0.00
1996 A-C SF	5.40	02/12/03	02/20/33	34,050.11	35,871.16			(132.85)		33,938.26	35,871.16	(1,932.90)	0.00
1996 A-C SF	6.15	02/20/03	02/20/33	23,506.16	24,763.30			(6,471.02)		17,035.14	18,017.60	(982.46)	0.00
1996 A-C SF	5.40	03/03/03	03/20/33	6,146.82	6,247.94			(19.73)		6,128.09	6,324.89	(206.80)	0.00
1996 A-C SF	6.15	02/27/03	02/20/33	30,866.99	32,517.81			(87.10)		30,779.89	32,555.04	(775.15)	0.00
1996 A-C SF	5.40	02/27/03	02/20/33	5,562.98	5,672.95			(18.12)		5,544.86	5,742.60	(197.74)	0.00
1996 A-C SF	6.15	02/27/03	02/20/33	4,749.88	5,003.92			(13.36)		4,736.52	5,009.71	(273.19)	0.00
1996 A-C SF	6.15	03/12/03	02/20/33	21,810.92	22,977.39			(61.52)		21,749.40	23,003.73	(1,254.33)	0.00
1996 A-C SF	5.40	03/24/03	03/20/33	16,794.72	17,692.94			(47.18)		16,747.54	17,713.42	(965.88)	0.00
1996 A-C SF	6.15	04/02/03	04/20/33	30,774.76	32,420.64			(5,315.63)		25,459.11	27,556.24	(2,097.13)	0.00
1996 A-C SF	6.15	04/02/03	03/20/33	8,326.76	8,772.11			(9,448.46)		8,303.49	8,782.36	(478.87)	0.00
1996 A-C SF	6.15	04/10/03	03/20/33	22,791.49	24,010.42			(23.29)		22,768.20	24,025.30	(1,257.10)	0.00
1996 A-C SF	6.15	04/10/03	03/20/33	7,222.80	7,809.08			(20.13)		7,202.67	7,818.05	(615.38)	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity	Beginning Carrying Value 02/29/04	Beginning Market Value 02/29/04	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1996 A-C SF	5.40	04/10/03	01/20/33	4,754.54	4,831.17			(15.44)		4,739.10	4,890.47	74.74	0.00
1996 A-C SF	6.15	04/17/03	03/20/33	16,575.26	17,461.73			(51.37)		16,523.89	17,476.87	66.51	0.00
1996 A-C SF	5.40	04/24/03	03/20/33	5,696.23	5,788.03			(18.27)		5,677.96	5,859.32	89.56	0.00
1996 A-C SF	6.15	04/24/03	04/20/33	8,839.77	9,312.53			(31.85)		8,807.92	9,315.89	35.21	0.00
1996 A-C SF	6.15	04/29/03	03/20/33	4,580.68	4,825.67			(13.12)		4,567.56	4,831.00	18.45	0.00
1996 A-C SF	6.15	05/08/03	04/20/33	5,338.19	5,623.68			(15.27)		5,322.92	5,629.91	21.50	0.00
1996 A-C SF	6.15	05/08/03	04/20/33	10,320.93	10,872.92			(31.34)		10,289.59	10,883.01	41.43	0.00
1996 A-C SF	5.40	05/08/03	03/20/33	5,792.74	5,886.11			(18.59)		5,774.15	5,958.59	91.07	0.00
1996 A-C SF	6.15	05/15/03	04/20/33	9,358.79	9,859.33			(34.80)		9,323.99	9,861.73	37.20	0.00
1996 A-C SF	6.15	05/22/03	05/20/33	3,330.58	3,508.70			(9.78)		3,320.80	3,512.32	13.40	0.00
1996 A-C SF	6.15	06/10/03	06/20/33	3,301.62	3,478.20			(9.43)		3,292.19	3,482.06	13.29	0.00
1996 A-C SF	6.15	06/10/03	06/20/33	8,789.37	9,259.43			(24.59)		8,764.78	9,270.26	35.42	0.00
1996 A-C SF	5.40	06/10/03	04/20/33	6,817.70	6,927.58			(21.74)		6,795.96	7,013.04	107.20	0.00
1996 A-C SF	6.15	06/19/03	05/20/33	4,257.80	4,485.29			(11.71)		4,245.89	4,490.74	17.16	0.00
1996 A-C SF	6.15	06/19/03	06/20/33	4,733.60	4,866.68			(13.64)		4,719.96	4,992.15	19.11	0.00
1996 A-C SF	6.15	06/19/03	06/20/33	3,828.01	4,032.74			(10.89)		3,817.12	4,037.25	15.40	0.00
1996 A-C SF	6.15	06/26/03	04/20/33	4,827.89	5,086.11			(13.39)		4,814.50	5,092.19	19.47	0.00
1996 A-C SF	6.15	07/17/03	07/20/33	2,706.03	2,850.75			(8.99)		2,697.04	2,852.59	10.83	0.00
1996 A-C SF	6.15	07/30/03	07/30/33	5,004.16	5,271.80			(41.06)		4,963.10	5,249.36	18.62	0.00
1996 A-C SF	6.15	07/24/03	07/20/33	8,318.35	8,763.22			(52.44)		8,265.91	8,742.62	31.84	0.00
1996 A-C SF	6.15	07/30/03	07/30/33	2,518.55	2,853.26			(7.00)		2,511.55	2,856.42	10.16	0.00
1996 A-C SF	6.15	09/04/03	08/20/33	2,875.01	3,028.77			(7.75)		2,867.26	3,032.61	11.59	0.00
1996 A-C SF	6.15	09/04/03	08/20/33	5,088.91	5,361.08			(13.82)		5,075.09	5,367.77	20.51	0.00
1996 A-C SF	6.15	09/29/03	09/20/33	17,797.53	18,749.35			(48.12)		17,749.41	18,773.04	71.81	0.00
1996 A-C SF	6.15	10/09/03	08/20/33	7,954.42	8,379.51			(21.54)		7,932.58	8,390.07	32.10	0.00
1996 A-C SF	6.15	10/09/03	10/20/33	5,405.38	5,694.47			(14.40)		5,390.98	5,701.88	21.81	0.00
1996 A-C SF	6.15	01/15/04	12/20/33			3,398.36				3,398.36			0.00
1996 A-C SF	6.15	02/26/04	02/20/34			5,499.07				5,499.07			0.00
1996 A-C SF	5.40	08/14/03	09/01/32	5,987.90	6,035.55			(19.87)		5,967.93	6,121.87	106.29	0.00
1996 A-C SF	6.15	08/14/03	12/01/31	3,468.72	3,610.40			(18.01)		3,450.71	3,628.09	35.70	0.00
1996 A-C SF Total				15,941,813.04	16,312,155.01	4,037,989.37	(2,451,315.51)	(561,500.11)	0.00	16,866,966.79	17,434,123.60	96,814.84	0.00
1996 D&E SF	1.05	02/27/04	03/01/04	220,751.82	220,751.82	63,710.36				284,462.18	284,462.18		0.00
1996 D&E SF	1.05	02/27/04	03/01/04	38,078.79	38,078.79	13,614,197.32				13,652,276.11	13,652,276.11		0.00
1996 D&E SF	13.25	08/05/85	05/15/14	8,477,881.73	8,477,881.73		(8,477,881.73)						0.00
1996 D&E SF	6.25	04/15/97	03/01/27	935,303.48	1,399,562.31	156.52		(3,417.16)		935,460.00	1,403,386.30	3,667.47	0.00
1996 D&E SF	6.25	05/29/97	05/01/27	589,130.03	612,624.54			(97,564.85)		585,712.87	614,910.66	5,703.28	0.00
1996 D&E SF	6.25	06/26/97	05/01/27	425,957.65	442,944.84			(90,925.67)		699,171.19	734,024.87	3,079.85	0.00
1996 D&E SF	6.25	09/18/97	06/01/27	369,216.46	385,775.82			(1,924.56)		367,291.90	387,430.51	3,579.25	0.00
1996 D&E SF	6.25	09/29/97	08/01/27	506,148.44	528,849.19			(5,445.78)		500,702.66	528,166.18	4,752.77	0.00
1996 D&E SF	6.25	01/29/98	11/01/27	713,844.77	746,960.71			(54,337.85)		658,506.92	695,667.68	3,144.82	0.00
1996 D&E SF	6.25	03/18/97	02/20/27	4,338,427.13	4,542,590.13			(148,426.05)		4,190,001.08	4,404,110.14	9,986.06	0.00
1996 D&E SF	6.25	04/15/97	04/20/27	1,981,830.45	2,075,075.57			(230,767.64)		1,751,062.81	1,840,542.12	(3,765.81)	0.00
1996 D&E SF	6.25	04/29/97	04/20/27	1,813,665.86	1,898,998.84			(11,151.36)		1,894,622.99	1,848,878.85	(9,476.26)	0.00
1996 D&E SF	6.25	05/15/97	05/20/27	2,111,814.48	2,211,175.35			(352,820.24)		1,758,994.24	1,848,878.85	(9,476.26)	0.00
1996 D&E SF	6.25	06/17/97	06/20/27	3,155,423.20	3,303,885.86			(450,862.96)		2,704,560.24	2,842,763.27	(10,259.63)	0.00
1996 D&E SF	6.25	06/26/97	06/20/27	696,256.57	729,015.44			(139,797.14)		556,459.43	584,894.51	(4,323.79)	0.00
1996 D&E SF	6.25	07/15/97	06/20/27	1,097,833.69	1,149,486.77			(62,511.63)		1,035,322.06	1,088,227.02	1,251.88	0.00
1996 D&E SF	6.25	07/30/97	07/20/27	1,489,118.69	1,559,181.72			(50,576.72)		1,438,541.97	1,512,051.46	3,446.46	0.00
1996 D&E SF	6.25	08/18/97	07/20/27	2,169,187.17	2,271,247.43			(77,226.83)		2,091,960.34	2,198,859.51	4,838.91	0.00
1996 D&E SF	6.25	08/28/97	08/20/27	2,969,457.57	3,109,170.55			(84,525.18)		2,784,932.39	2,927,242.44	2,597.07	0.00
1996 D&E SF	6.25	09/18/97	09/20/27	936,713.38	980,765.74			(63,793.59)		872,919.79	917,525.99	533.84	0.00
1996 D&E SF	6.25	09/29/97	09/20/27	1,067,672.06	1,117,906.03			(51,464.24)		1,016,207.82	1,068,136.04	1,694.25	0.00
1996 D&E SF	6.25	10/15/97	09/20/27	757,356.55	792,990.18			(44,459.66)		712,896.89	749,325.92	795.40	0.00
1996 D&E SF	6.25	10/30/97	10/20/27	1,187,280.33	1,243,141.87			(152,810.20)		1,034,470.13	1,087,331.55	(3,000.12)	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/04	Beginning Market Value 02/29/04	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Value	Recognized Gain
1996 D&E SF	6.25	11/17/97	10/20/27	1,028,795.98	1,077,200.83			(55,425.19)		973,370.79	1,023,110.04	1,334.40	0.00
1996 D&E SF	6.25	11/25/97	11/20/27	788,703.37	825,811.86			(79,296.25)		729,407.12	745,657.82	(857.79)	0.00
1996 D&E SF	6.25	12/17/97	11/20/27	1,417,371.55	1,484,058.88			(195,587.10)		1,221,784.45	1,284,217.64	(4,254.14)	0.00
1996 D&E SF	6.25	01/20/98	01/20/28	2,494,364.90	2,609,804.11			(291,538.75)		2,202,826.15	2,313,518.16	(4,747.20)	0.00
1996 D&E SF	6.25	04/29/98	04/20/28	1,274,540.80	1,333,525.55			(9,200.45)		1,265,340.35	1,328,923.70	4,597.60	0.00
1996 D&E SF	6.25	07/05/98	05/20/28	488,968.93	511,596.32			(2,068.10)		486,898.83	511,365.50	1,837.28	0.00
1996 D&E SF	6.25	08/27/98	07/20/28	1,045,768.68	1,094,166.85			(43,640.51)		1,002,128.17	1,052,485.11	1,958.77	0.00
1996 D&E SF	6.25	09/24/98	08/20/28	344,444.71	360,385.61			(1,504.17)		342,940.54	360,173.30	1,291.86	0.00
1996 D&E SF	6.25	10/01/98	08/20/28	670,645.78	701,683.27			(60,104.62)		610,541.16	641,220.85	(357.80)	0.00
1996 D&E SF	6.25	10/29/98	09/20/28	381,738.72	399,405.59			(53,264.51)		328,474.21	344,980.04	(1,161.04)	0.00
1996 D&E SF	6.25	12/29/98	10/20/28	1,467,075.07	1,534,971.30			(1,084.21)		1,460,547.66	1,533,940.18	5,496.29	0.00
1996 D&E SF	6.25	10/20/99	07/20/29	260,947.99	272,930.72			(64,061.56)		259,913.78	272,873.08	976.57	0.00
1996 D&E SF	6.25	11/23/99	10/20/29	247,836.93	259,217.60			(183,775.37)		183,775.37	192,938.41	(2,217.63)	0.00
1996 D&E SF	6.25	01/27/00	12/20/29	480,904.43	502,987.56			(2,628.36)		478,276.07	502,122.91	1,763.71	0.00
1996 D&E SF	6.25	01/28/00	09/01/29	273,990.08	286,116.88			(1,384.25)		272,605.83	287,421.96	2,669.33	0.00
1996 D&E SF	13.88	08/05/82	05/15/11	562,094.30	714,915.45	0.00				562,094.30	707,201.75	(7,713.70)	0.00
1996 D&E SF	1.05	02/27/04	03/01/04	61.45	61.45	435.86				497.31	497.31		0.00
1996 D&E SF	6.08	04/06/98	09/30/29	2,859,557.21	2,859,557.21	101,205.00		(180.73)		2,960,762.21	2,960,762.21		0.00
1996 D&E SF	5.45	01/28/00	07/01/29	41,393.25	41,978.96			(49.00)		41,212.52	42,448.90	650.87	0.00
1996 D&E SF	5.40	08/29/02	08/20/32	14,489.03	14,724.91			(9.74)		14,440.03	14,903.84	227.93	0.00
1996 D&E SF	6.15	09/12/02	08/20/32	3,266.44	3,440.64			(22.75)		3,256.70	3,444.06	13.16	0.00
1996 D&E SF	6.15	09/19/02	09/20/32	7,776.34	8,191.47			(74.06)		7,753.59	8,200.09	31.37	0.00
1996 D&E SF	5.40	09/19/02	09/20/32	18,119.55	18,413.20					18,045.49	18,623.13	283.99	0.00
1996 D&E SF Total				55,017,939.83	57,581,598.32	13,779,705.06	(8,477,881.73)	(3,142,411.03)	0.00	57,177,352.13	59,767,589.61	26,578.99	0.00
1997 A-C SF	1.05	02/27/04	03/01/04	27.06	27.06	0.00				27.06	27.06		0.00
1997 A-C SF	1.05	02/27/04	03/01/04	9,554.80	9,554.80					7,179,820.12	7,179,820.12		0.00
1997 A-C SF	6.14	09/17/97	08/31/29	4,714,084.23	4,714,084.23	7,170,285.32	(4,182,610.38)			531,473.85	531,473.85		0.00
1997 A-C SF	6.25	02/20/98	01/01/28	327,050.98	340,093.77			(1,871.04)		325,179.94	341,390.16	3,167.43	0.00
1997 A-C SF	6.25	03/27/98	03/01/28	447,136.98	464,704.99			(86,710.97)		509,008.06	466,776.75	4,392.56	0.00
1997 A-C SF	6.25	06/29/98	05/01/28	595,719.03	619,124.83			(408,219.02)		4,823,751.93	5,066,145.46	257.91	0.00
1997 A-C SF	6.25	01/20/98	01/20/28	5,231,970.95	5,474,106.57			(1,966.48)		486,766.11	510,797.75	4,829.34	0.00
1997 A-C SF	6.25	03/27/98	03/20/28	488,732.59	507,934.89			(234,265.32)		5,705,107.31	5,991,788.95	11,807.47	0.00
1997 A-C SF	6.25	05/19/98	05/20/28	4,704,791.00	4,922,528.73			(250,661.38)		4,454,129.62	4,677,949.63	6,082.28	0.00
1997 A-C SF	5.45	07/28/00	06/20/30	2,258,633.78	2,277,764.41			(75,774.24)		2,182,859.64	2,236,208.63	34,218.48	0.00
1997 A-C SF	6.25	08/14/98	07/20/28	2,577,682.21	2,696,977.34			(132,128.20)		2,445,564.01	2,568,443.10	3,593.96	0.00
1997 A-C SF	6.25	06/29/98	06/20/28	1,422,881.75	1,488,732.72			(89,566.33)		1,333,315.42	1,400,314.52	1,148.13	0.00
1997 A-C SF	6.25	09/18/98	09/20/28	2,084,029.68	2,180,478.57			(72,096.76)		2,011,932.92	2,113,032.55	4,650.74	0.00
1997 A-C SF	6.25	03/31/99	11/01/28	261,181.93	271,443.77			(47,819.21)		213,362.72	223,896.44	271.88	0.00
1997 A-C SF	6.25	11/30/98	11/20/28	1,295,437.92	1,355,390.79			(5,692.46)		1,289,745.46	1,354,555.17	4,866.84	0.00
1997 A-C SF	6.25	11/30/98	10/20/28	1,122,032.09	1,173,959.74			(78,000.93)		1,044,031.16	1,096,493.73	534.92	0.00
1997 A-C SF	6.25	11/30/98	10/20/28	572,037.75	598,511.66			(2,307.19)		569,730.56	596,359.52	2,155.05	0.00
1997 A-C SF	6.25	05/27/99	01/01/28	328,224.63	342,354.11			(1,866.52)		327,358.11	343,676.91	3,189.32	0.00
1997 A-C SF	6.25	02/16/99	02/20/29	3,048,345.64	3,168,325.67			(346,324.22)		2,702,021.42	2,836,744.21	(5,257.24)	0.00
1997 A-C SF	6.25	02/16/99	02/20/29	487,997.32	510,406.16			(87,290.22)		400,707.10	420,686.36	(2,429.58)	0.00
1997 A-C SF	6.25	05/27/99	05/20/29	738,103.47	771,997.18			(3,037.76)		735,065.71	771,716.09	2,756.67	0.00
1997 A-C SF	5.45	07/30/99	07/20/29	1,423,814.55	1,436,913.64			(6,764.24)		1,417,050.31	1,452,873.34	22,723.94	0.00
1997 A-C SF	5.45	08/26/99	08/20/29	1,211,455.36	1,222,600.75			(5,823.32)		1,205,832.04	1,236,315.47	19,338.04	0.00
1997 A-C SF	5.45	09/20/99	08/01/29	236,307.52	238,479.19			(1,122.67)		235,184.85	241,064.47	3,707.95	0.00
1997 A-C SF	5.45	09/20/99	09/20/29	789,558.81	796,822.75			(3,401.31)		786,157.50	806,031.56	12,610.12	0.00
1997 A-C SF	5.45	12/20/99	12/01/29	540,279.50	545,244.67			(3,174.42)		537,105.08	550,532.71	8,462.46	0.00
1997 A-C SF	5.45	01/19/00	12/01/29	331,160.99	334,204.36			(1,883.60)		329,277.39	337,509.32	5,188.56	0.00
1997 A-C SF	5.45	10/28/99	10/20/29	2,160,012.30	2,179,884.41			(12,441.58)		2,147,570.72	2,201,861.31	34,418.48	0.00
1997 A-C SF	5.45	11/18/99	11/20/29	618,113.47	623,800.11			(2,962.17)		615,151.30	630,702.32	9,864.38	0.00
1997 A-C SF	5.45	12/30/99	12/20/29	4,718,276.82	4,761,884.97			(150,711.05)		4,567,566.77	4,683,033.83	72,059.91	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/04	Beginning Market Value 02/29/04	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1997 A-C SF	5.45	01/20/00	01/20/30	1,459,901.64	1,472,267.01			(151,665.13)		1,308,236.51	1,340,209.81	19,507.93	0.00
1997 A-C SF	5.45	02/22/00	01/20/30	489,074.49	493,216.95			(2,072.72)		487,001.77	488,904.09	7,759.86	0.00
1997 A-C SF	5.45	03/27/00	02/20/30	701,743.39	707,687.16			(2,898.91)		698,844.48	715,924.24	11,135.99	0.00
1997 A-C SF	5.45	04/27/00	03/01/30	331,903.13	334,166.71			(1,575.20)		330,327.93	337,951.90	5,360.39	0.00
1997 A-C SF	5.45	04/27/00	04/20/30	1,202,680.39	1,212,867.09			(6,222.90)		1,196,457.49	1,225,698.91	19,054.72	0.00
1997 A-C SF	5.45	05/30/00	04/20/30	196,791.08	198,457.90			(801.89)		195,989.19	200,779.17	3,123.16	0.00
1997 A-C SF	5.45	06/21/00	05/20/30	895,087.43	902,668.82			(4,021.42)		891,066.01	912,843.66	14,196.26	0.00
1997 A-C SF	5.45	08/18/00	09/20/30	1,899,533.19	1,915,622.24			(8,080.05)		1,891,453.14	1,937,680.25	30,138.06	0.00
1997 A-C SF	5.45	07/24/00	06/01/30	401,115.64	403,851.25			(2,467.29)		398,648.35	407,849.15	6,465.19	0.00
1997 A-C SF Total				58,262,838.12	59,903,188.77	7,170,265.32	(4,182,610.38)	(2,295,809.92)	0.00	58,982,200.28	60,982,200.28	387,165.47	0.00
1997 D-F SF	1.05	02/27/04	03/01/04	2,073.63	2,073.63	14,033.50				16,107.13	16,107.13	-	0.00
1997 D-F SF	1.05	02/27/04	03/01/04	7,392.24	7,392.24	5,942,252.93				5,949,645.17	5,949,645.17	-	0.00
1997 D-F SF	1.05	02/27/04	03/01/04	18.97	18.97	0.00				18.97	18.97	-	0.00
1997 D-F SF	5.91	12/04/97	03/01/30	107,427.71	107,427.71	0.00				107,427.71	107,427.71	-	0.00
1997 D-F SF	6.25	06/29/98	06/01/28	3,895,688.18	3,895,688.18		(2,905,885.62)			989,802.56	989,802.56	1,397.98	0.00
1997 D-F SF	6.25	11/30/98	10/01/28	510,869.64	530,841.71			(1,084.00)		434,880.43	456,350.48	2,404.46	0.00
1997 D-F SF	6.25	05/19/98	05/20/28	2,295,376.23	2,401,606.24			(169,629.34)		2,125,746.89	2,232,565.67	588.77	0.00
1997 D-F SF	5.45	07/24/00	06/20/30	2,731,524.59	2,754,660.60			(82,738.87)		2,648,787.72	2,713,524.09	41,600.36	0.00
1997 D-F SF	6.25	08/14/98	07/20/28	1,145,110.46	1,198,106.17			(86,403.27)		1,058,707.19	1,111,907.23	204.33	0.00
1997 D-F SF	5.45	08/28/00	08/20/30	384,754.39	388,013.26			(1,627.58)		383,126.81	392,490.43	6,104.75	0.00
1997 D-F SF	6.25	06/30/98	06/20/28	1,500,681.67	1,570,133.22			(8,125.13)		1,492,556.54	1,567,557.51	5,549.42	0.00
1997 D-F SF	6.25	09/18/98	08/20/28	2,614,984.98	2,736,006.48			(68,334.65)		2,546,650.33	2,674,619.51	6,947.68	0.00
1997 D-F SF	6.25	03/31/99	11/01/28	321,065.86	333,680.54			(30,517.75)		290,548.11	304,892.47	1,729.88	0.00
1997 D-F SF	6.25	11/30/98	11/20/28	2,167,683.86	2,268,004.26			(94,792.55)		2,072,891.30	2,177,054.09	3,842.38	0.00
1997 D-F SF	6.25	11/30/98	10/20/28	1,405,025.87	1,470,050.47			(126,389.59)		1,278,126.28	1,342,352.13	(798.75)	0.00
1997 D-F SF	6.25	11/30/98	10/20/28	689,449.06	721,356.76			(2,827.74)		686,621.32	721,124.04	2,595.02	0.00
1997 D-F SF	6.25	05/27/99	04/01/29	279,117.03	289,890.95			(51,648.55)		227,468.48	238,562.12	319.72	0.00
1997 D-F SF	6.25	02/16/99	02/20/29	3,898,001.63	4,076,997.86			(330,632.73)		3,567,368.90	3,745,237.91	(1,127.22)	0.00
1997 D-F SF	6.25	03/31/99	03/20/29	1,605,691.23	1,679,424.57			(108,600.67)		1,497,090.56	1,571,735.50	911.60	0.00
1997 D-F SF	6.25	05/27/99	04/20/29	1,413,794.05	1,478,715.47			(80,148.63)		1,333,645.42	1,400,140.98	1,574.14	0.00
1997 D-F SF	5.45	06/22/99	06/20/29	1,071,651.90	1,081,511.10			(5,202.99)		1,066,448.91	1,093,408.74	17,100.63	0.00
1997 D-F SF	5.45	06/26/99	08/20/29	1,702,227.82	1,717,888.32			(7,813.28)		1,694,614.54	1,737,454.40	27,179.36	0.00
1997 D-F SF	5.45	09/30/99	09/20/29	1,505,614.00	1,519,465.85			(134,805.41)		1,371,008.59	1,403,967.69	20,807.45	0.00
1997 D-F SF	5.45	12/21/99	11/01/29	916,525.36	924,957.39			(4,480.64)		912,044.72	935,101.21	14,624.46	0.00
1997 D-F SF	5.45	10/29/99	10/20/29	514,493.95	519,222.15			(5,484.06)		509,009.89	521,735.14	7,997.05	0.00
1997 D-F SF	5.45	11/18/99	11/20/29	2,050,977.39	2,069,846.38			(64,694.31)		1,986,283.08	2,036,496.32	31,344.25	0.00
1997 D-F SF	5.45	12/30/99	12/20/29	2,432,578.43	2,454,958.15			(163,385.48)		2,269,192.95	2,326,558.15	34,985.48	0.00
1997 D-F SF	5.45	01/28/00	01/20/30	3,029,468.80	3,057,339.91			(14,196.00)		3,015,273.80	3,091,499.92	48,955.01	0.00
1997 D-F SF	5.45	02/22/00	01/20/30	1,562,573.72	1,575,808.72			(72,603.08)		2,310,976.49	2,367,456.76	36,291.35	0.00
1997 D-F SF	5.45	03/27/00	02/20/30	813,342.52	820,231.53			(8,766.13)		1,553,807.59	1,591,782.65	24,740.08	0.00
1997 D-F SF	5.45	02/23/00	01/01/30	294,990.04	297,701.00			(3,388.36)		293,296.20	300,628.60	4,621.44	0.00
1997 D-F SF	5.45	05/30/00	03/20/30	892,782.40	900,344.27			(1,693.84)		888,829.20	910,552.19	14,161.12	0.00
1997 D-F SF	5.45	06/30/00	05/20/30	885,320.05	892,818.71			(3,953.20)		878,395.74	899,863.73	13,969.33	0.00
1997 D-F SF	5.45	06/21/00	06/20/30	1,628,892.75	1,642,790.32			(6,456.10)		1,622,536.65	1,662,191.45	25,857.23	0.00
1997 D-F SF	5.45	05/30/00	05/01/30	296,771.28	298,795.28			(1,247.95)		295,523.33	302,344.01	4,796.70	0.00
1997 D-F SF	5.45	10/23/00	09/20/30	332,352.16	335,167.18			(1,286.00)		331,066.16	339,157.42	5,276.24	0.00
1997 D-F SF	5.45	07/24/00	06/01/30	479,536.99	483,598.67			(2,468.57)		477,070.42	488,730.02	7,597.92	0.00
1997 D-F SF	5.45	12/21/00	05/20/30	195,249.37	196,903.13			(67,772.10)		766,375.70	773,632.85	11,836.46	0.00
1997 D-F SF	5.45	10/06/00	09/01/30	339,178.40	341,491.60			(960.78)		194,288.59	199,037.00	3,094.65	0.00
1997 D-F SF	5.45	10/30/00	08/01/30	374,338.52	376,891.51			(1,400.28)		387,778.12	345,574.04	5,482.72	0.00
1997 D-F SF	5.45	02/12/01	02/01/30	126,543.56	127,706.50			(2,137.28)		372,201.24	380,791.64	6,037.41	0.00
1997 D-F SF	1.05	02/27/04	03/01/04	746,690.98	746,690.98	28,815.63		(530.71)		775,506.49	775,506.49	-	0.00

ent	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/04	Beginning Market Value 02/29/04	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
	1997 D-F SF Total				52,619,606.01	53,779,282.43	5,685,102.06	(2,905,885.62)	(1,901,246.12)	0.00	53,797,476.33	56,412,147.04	454,894.29	0.00
	2002A SF (JR Lien)	1.05	02/27/04	03/01/04	40,030.13	40,030.13	16,212.03				56,242.16	56,242.16	-	0.00
	2002A SF (JR Lien)	1.05	02/27/04	03/01/04	2,580,738.00	2,580,738.00		(858,274.00)			1,722,464.00	1,722,464.00	-	0.00
	2002A SF (JR Lien)	1.05	02/27/04	03/01/04	2,000,000.00	2,000,000.00		(31,200.00)			1,968,800.00	1,968,800.00	-	0.00
	2002A SF (JR Lien)	13.88	03/27/02	05/15/11	300,000.00	382,031.93	0.00				300,000.00	377,909.94	(4,121.99)	0.00
	2002A SF (JR Lien)	1.05	02/27/04	03/01/04	188,321.89	188,321.89	11,653.02				199,974.91	199,974.91	-	0.00
	2002A SF (JR Lien)	1.05	02/27/04	03/01/04	285,886.24	285,886.24		(145,750.00)			140,136.24	140,136.24	-	0.00
	2002A SF (JR Lien) Total				5,394,976.26	5,477,008.19	27,865.05	(1,035,224.00)	0.00	0.00	4,387,617.31	4,465,527.25	(4,121.99)	0.00
	2002 A-D SF MRB	1.05	02/27/04	03/01/04	205,923.72	205,923.72	2,369.99				208,293.71	208,293.71	-	0.00
	2002 A-D SF MRB	1.05	02/27/04	03/01/04	11,804.26	11,804.26		(11,804.26)					-	0.00
	2002 A-D SF MRB	1.05	02/27/04	03/01/04	1,129,072.92	1,129,072.92		(7,161.84)			1,121,911.08	1,121,911.08	-	0.00
	2002 A-D SF MRB	1.05	02/27/04	03/01/04			2,538,669.51				2,538,669.51	2,538,669.51	-	0.00
	2002 A-D SF MRB	1.05	02/27/04	03/01/04	1,146.04	1,146.04	577,831.30				578,977.34	578,977.34	-	0.00
	2002 A-D SF MRB	4.51	08/26/02	03/01/04	922,367.56	922,367.56		(922,367.56)					-	0.00
	2002 A-D SF MRB	1.05	02/27/04	03/01/04	447,447.00	447,447.00		(224,272.33)			223,174.67	223,174.67	-	0.00
	2002 A-D SF MRB	1.05	02/27/04	03/01/04	0.46	0.46					98,822.56	98,822.56	-	0.00
	2002 A-D SF MRB	5.40	08/29/02	08/20/32	667,244.37	667,244.37		(667,244.37)					-	0.00
	2002 A-D SF MRB	6.15	11/21/02	11/20/32	291,818.16	296,549.19			(976.72)		290,841.43	211,389.03	(84,183.44)	0.00
	2002 A-D SF MRB	5.40	11/21/02	10/20/32	352,869.30	371,734.13			(1,057.12)		351,812.18	300,153.09	(70,523.92)	0.00
	2002 A-D SF MRB	6.15	09/12/02	08/20/32	386,239.42	392,503.49			(1,294.52)		384,944.90	372,098.44	(19,110.53)	0.00
	2002 A-D SF MRB	6.15	09/12/02	08/20/32	65,805.93	69,324.42			(457.66)		65,610.12	397,271.87	328,143.06	0.00
	2002 A-D SF MRB	6.15	09/19/02	09/20/32	156,653.90	165,029.34			(1,490.63)		155,196.14	69,393.77	(95,177.91)	0.00
	2002 A-D SF MRB	5.40	09/19/02	09/20/32	365,432.99	371,359.85			(985.07)		363,942.36	165,203.39	(204,665.83)	0.00
	2002 A-D SF MRB	5.40	09/26/02	09/20/32	333,396.48	247,727.56			(824.61)		351,579.37	375,596.82	25,361.24	0.00
	2002 A-D SF MRB	5.40	10/10/02	09/20/32	395,167.80	416,293.96			(1,252.23)		246,902.95	254,809.64	100,656.44	0.00
	2002 A-D SF MRB	5.40	10/10/02	09/20/32	167,919.54	170,642.89			(660.28)		167,359.26	416,629.60	246,546.99	0.00
	2002 A-D SF MRB	5.40	10/21/02	10/20/32	320,820.38	337,761.15			(94,110.48)		226,509.90	172,718.48	(70,932.19)	0.00
	2002 A-D SF MRB	5.40	10/21/02	10/20/32	214,304.68	217,780.30			(104,063.96)		110,240.72	239,570.96	125,854.62	0.00
	2002 A-D SF MRB	5.40	10/29/02	10/20/32	133,857.89	140,803.41			(418.30)		133,239.59	113,770.87	(26,514.24)	0.00
	2002 A-D SF MRB	5.40	10/29/02	09/20/32	59,604.69	60,571.37			(203.87)		59,400.82	140,922.48	80,554.98	0.00
	2002 A-D SF MRB	5.40	11/05/02	09/20/32	114,605.40	120,732.34			(330.03)		114,275.37	61,302.97	(59,099.34)	0.00
	2002 A-D SF MRB	5.40	11/05/02	09/20/32	149,845.68	152,275.90			(561.94)		149,283.74	120,864.73	(30,849.23)	0.00
	2002 A-D SF MRB	5.40	11/19/02	11/20/32	186,265.81	196,223.82			(633.00)		185,732.81	154,064.13	(41,626.69)	0.00
	2002 A-D SF MRB	5.40	11/19/02	11/20/32	207,008.20	210,365.47			(682.40)		206,325.80	196,442.58	(13,240.49)	0.00
	2002 A-D SF MRB	5.40	11/26/02	11/20/32	1,097,116.68	1,155,769.91			(3,852.67)		1,093,164.01	212,932.80	(938,894.44)	0.00
	2002 A-D SF MRB	5.40	11/26/02	11/20/32	394,921.21	401,326.10			(1,371.10)		393,550.11	1,156,198.27	756,243.27	0.00
	2002 A-D SF MRB	5.40	11/26/02	11/20/32	301,965.75	318,109.21			(866.19)		300,999.56	406,152.45	89,009.43	0.00
	2002 A-D SF MRB	5.40	11/26/02	11/20/32	237,428.25	241,278.89			(85,493.51)		151,934.74	318,355.86	162,570.48	0.00
	2002 A-D SF MRB	5.40	12/12/02	12/20/32	402,847.82	424,364.56			(44,511.62)		358,336.20	156,800.03	(223,072.91)	0.00
	2002 A-D SF MRB	5.40	12/12/02	12/20/32	115,112.19	115,112.19			(378.59)		112,896.48	378,998.65	264,265.05	0.00
	2002 A-D SF MRB	5.40	12/19/02	12/20/32	365,159.03	364,680.88			(1,059.88)		364,099.15	116,511.69	(267,109.31)	0.00
	2002 A-D SF MRB	5.40	12/19/02	11/20/32	115,837.84	115,837.84			(390.64)		113,608.52	385,083.91	269,636.71	0.00
	2002 A-D SF MRB	5.40	12/30/02	12/20/32	295,709.42	311,518.41			(841.41)		294,968.01	117,246.51	(193,430.49)	0.00
	2002 A-D SF MRB	5.40	12/30/02	12/20/32	309,505.18	314,524.78			(1,013.10)		308,492.08	311,870.74	(1,640.94)	0.00
	2002 A-D SF MRB	5.40	12/30/02	12/20/32	339,631.24	357,788.33			(993.96)		338,647.28	318,370.69	(36,433.68)	0.00
	2002 A-D SF MRB	5.40	12/30/02	12/20/32	205,536.27	208,869.68			(706.35)		204,829.92	358,174.42	150,011.09	0.00
	2002 A-D SF MRB	6.15	01/07/03	12/20/32	120,210.35	126,636.95			(354.61)		119,855.74	126,766.90	484.56	0.00
	2002 A-D SF MRB	6.15	01/23/03	01/20/33	387,329.35	393,572.00			(88,064.31)		562,060.56	594,475.92	(2,364.28)	0.00
	2002 A-D SF MRB	6.15	01/23/03	01/20/33	293,509.52	309,206.84			(94,281.13)		293,048.22	302,408.61	(3,117.74)	0.00
	2002 A-D SF MRB	5.40	01/23/03	01/20/33	107,025.75	108,750.70			(347.47)		106,678.28	110,085.74	1,682.51	0.00
	2002 A-D SF MRB	6.15	01/30/03	01/20/33	426,257.90	449,054.79			(1,264.16)		424,993.74	449,504.10	1,713.47	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/04	Beginning Market Value 02/29/04	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
2002 A-D SF MRB	5.40	01/30/03	01/20/33	564,736.92	564,736.92			(2,646.17)		562,090.75	570,801.05	8,710.30	0.00
2002 A-D SF MRB	6.15	02/12/03	02/20/33	678,295.22	714,571.42			(128,276.96)		549,994.46	570,801.05	20,806.59	0.00
2002 A-D SF MRB	6.15	02/20/03	02/20/33	468,254.27	493,297.19			(128,905.88)		339,341.31	353,948.41	(14,607.10)	0.00
2002 A-D SF MRB	5.40	03/03/03	03/20/33	122,487.85	124,462.01			(382.94)		122,094.91	125,984.80	3,889.89	0.00
2002 A-D SF MRB	6.15	02/27/03	02/20/33	614,886.32	647,771.34			(1,735.33)		613,150.99	648,512.83	33,361.84	0.00
2002 A-D SF MRB	5.40	02/27/03	01/20/33	111,215.54	113,008.02			(361.07)		110,854.47	114,395.32	3,540.85	0.00
2002 A-D SF MRB	6.15	02/27/03	02/20/33	94,620.23	99,660.67			(265.93)		94,354.30	99,795.94	5,441.64	0.00
2002 A-D SF MRB	6.15	03/12/03	02/20/33	434,484.41	457,721.27			(1,225.36)		433,259.05	456,246.11	23,987.06	0.00
2002 A-D SF MRB	6.15	03/24/03	03/20/33	334,559.52	352,452.24			(638.69)		333,918.85	352,660.45	18,741.60	0.00
2002 A-D SF MRB	5.40	03/24/03	02/20/33	220,660.74	224,217.17			(105,889.88)		114,770.88	118,438.83	3,667.95	0.00
2002 A-D SF MRB	6.15	04/02/03	04/20/33	613,048.71	645,835.44			(188,218.18)		424,830.53	449,331.49	24,500.96	0.00
2002 A-D SF MRB	6.15	04/02/03	03/20/33	165,873.77	174,744.94			(464.18)		165,409.59	174,949.15	9,539.56	0.00
2002 A-D SF MRB	6.15	04/10/03	03/20/33	454,018.10	478,299.64			(1,518.77)		452,580.87	478,596.01	25,995.14	0.00
2002 A-D SF MRB	6.15	04/10/03	03/20/33	143,881.61	151,576.61			(401.22)		143,480.39	151,755.24	8,274.85	0.00
2002 A-D SF MRB	5.40	04/10/03	01/20/33	94,713.02	96,239.53			(307.52)		94,405.50	97,420.96	3,015.46	0.00
2002 A-D SF MRB	6.15	04/17/03	04/20/33	330,187.48	347,846.38			(1,023.25)		329,164.23	348,147.88	19,983.65	0.00
2002 A-D SF MRB	5.40	04/24/03	03/20/33	113,471.32	115,300.15			(634.52)		112,836.63	116,720.11	3,883.48	0.00
2002 A-D SF MRB	6.15	04/24/03	04/20/33	176,092.74	185,510.45			(261.12)		175,831.34	185,577.20	9,745.86	0.00
2002 A-D SF MRB	6.15	04/29/03	03/20/33	91,249.37	96,129.52			(304.09)		90,945.43	96,235.75	5,290.32	0.00
2002 A-D SF MRB	6.15	05/08/03	04/20/33	106,339.32	112,026.49			(624.50)		105,714.99	112,150.52	6,435.53	0.00
2002 A-D SF MRB	6.15	05/08/03	04/20/33	205,598.28	216,593.95			(370.19)		205,228.76	216,795.07	11,566.31	0.00
2002 A-D SF MRB	5.40	05/08/03	03/20/33	115,393.90	117,253.72			(693.35)		114,699.55	118,697.73	3,998.18	0.00
2002 A-D SF MRB	6.15	05/15/03	04/20/33	186,432.27	196,402.84			(194.53)		186,238.29	196,450.91	10,212.62	0.00
2002 A-D SF MRB	6.15	05/22/03	05/20/33	66,346.55	69,894.87			(187.88)		66,158.67	69,867.17	3,708.50	0.00
2002 A-D SF MRB	6.15	06/10/03	06/20/33	65,770.14	69,287.62			(489.74)		65,287.88	69,364.54	4,076.66	0.00
2002 A-D SF MRB	6.15	06/10/03	06/20/33	175,088.50	184,452.50			(233.46)		174,755.04	184,668.27	9,913.23	0.00
2002 A-D SF MRB	5.40	06/10/03	04/20/33	135,812.11	138,001.01			(271.58)		135,529.50	139,703.20	4,173.70	0.00
2002 A-D SF MRB	6.15	06/19/03	05/20/33	84,813.38	89,349.30			(215.84)		84,627.46	89,457.81	4,830.35	0.00
2002 A-D SF MRB	6.15	06/19/03	10/20/32	94,295.83	99,337.01			(217.24)		94,078.59	99,445.89	5,367.30	0.00
2002 A-D SF MRB	6.15	06/19/03	06/20/33	76,255.92	80,334.20			(266.44)		75,988.76	80,424.01	4,435.25	0.00
2002 A-D SF MRB	6.15	06/26/03	04/20/33	96,174.25	101,317.79			(178.97)		95,935.82	101,439.04	5,503.22	0.00
2002 A-D SF MRB	6.15	07/17/03	07/20/33	53,905.60	56,788.56			(817.60)		53,087.96	56,825.18	3,737.22	0.00
2002 A-D SF MRB	6.15	07/17/03	07/20/33	99,685.54	105,016.85			(1,044.65)		98,641.20	104,569.87	5,928.67	0.00
2002 A-D SF MRB	6.15	07/24/03	07/20/33	165,705.75	174,567.93			(139.14)		165,628.59	174,157.49	8,528.90	0.00
2002 A-D SF MRB	6.15	07/30/03	07/20/33	50,170.98	52,854.19			(154.65)		50,016.33	52,917.28	2,900.95	0.00
2002 A-D SF MRB	6.15	08/04/03	08/20/33	57,271.47	60,334.44			(275.50)		56,995.94	60,410.89	3,414.95	0.00
2002 A-D SF MRB	6.15	08/18/03	07/20/33	101,373.75	106,795.37			(958.74)		100,415.03	106,928.83	6,513.80	0.00
2002 A-D SF MRB	6.15	09/30/03	09/20/33	354,535.43	373,496.50			(428.89)		354,066.61	373,968.28	14,901.67	0.00
2002 A-D SF MRB	6.15	10/09/03	08/20/33	158,449.89	166,924.02			(287.03)		158,162.79	167,134.43	8,971.64	0.00
2002 A-D SF MRB	6.15	10/16/03	12/20/33	107,877.85	113,436.62					107,389.82	113,584.30	6,194.48	0.00
2002 A-D SF MRB	6.15	01/15/04	12/20/33			67,696.99				67,696.99	71,661.24	3,964.25	0.00
2002 A-D SF MRB	6.15	02/26/04	02/20/34			109,544.22				109,544.22	109,544.22	0.00	0.00
2002 A-D SF MRB	6.15	07/24/03	11/01/32	79,255.22	82,503.89			(195.00)		79,060.22	83,055.92	4,000.00	0.00
2002 A-D SF MRB	5.40	08/14/03	09/01/32	119,282.07	120,231.30			(397.72)		118,884.35	121,950.68	3,066.33	0.00
2002 A-D SF MRB	6.15	08/14/03	12/01/31	69,098.63	71,920.90			(358.83)		68,739.80	72,273.32	3,533.52	0.00
2002 A-D SF MRB	6.40	08/28/03	11/01/32	49,970.43	52,018.72			(122.94)		49,847.49	52,366.78	2,519.29	0.00
2002 A-D SF MRB	1.05	02/27/04	03/01/04	79,253,917.30	79,253,917.30		(179,045.98)			79,074,871.32	79,074,871.32	0.00	0.00
2002 A-D SF MRB	1.05	02/27/04	03/01/04	1,159,525.06	1,159,525.06	3,011.58				1,162,536.64	1,162,536.64	0.00	0.00
2002 A-D SF MRB Total				102,801,417.82	103,607,224.09	4,081,984.08	(2,011,896.34)	(1,081,488.73)	0.00	103,790,016.83	104,693,320.78	97,497.68	0.00
1991 A SF (1980 A Ring)	1.05	02/27/04	03/01/04	5,075.10	5,075.10	38,168.49				43,243.59	43,243.59	0.00	0.00
1991 A SF (1980 A Ring)	6.08	11/14/96	09/30/29	582,416.09	582,416.09		(201,603.00)			380,813.09	380,813.09	0.00	0.00
1991 A SF (1980 A Ring)	1.05	02/27/04	03/01/04	2,377.68	2,377.68	6,845.15				9,222.81	9,222.81	0.00	0.00
1991 A SF (1980 A Ring)	6.08	11/14/96	09/30/29	466,990.65	466,990.65	0.00				466,990.65	466,990.65	0.00	0.00
1991 A SF (1980 A Ring)	1.05	02/27/04	03/01/04	2.75	2.75	16,171.06				16,173.81	16,173.81	0.00	0.00
1991 A SF (1980 A Ring)	4.51	06/26/02	03/01/34	725,877.93	725,877.93	0.00				725,877.93	725,877.93	0.00	0.00

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1991 A S/F (1980 A Ring)	1.05	02/27/04	03/01/04	670.50	670.50	198.58	0.00		0.00	869.08	869.08	0.00	0.00
1991 A S/F (1980 A Ring)	1.05	02/27/04	03/01/04	5.69	5.69	0.00				5.69	5.69	0.00	0.00
1991 A S/F (1980 A Ring)	6.08	11/14/96	09/30/29	20,993.26	20,993.26	2,542.00				23,535.26	23,535.26	0.00	0.00
1994 A&B SF (1983 Ring)	6.15	05/30/96	04/01/26	13,121.37	14,381.36		(261.28)			22,860.09	24,276.92	223.11	0.00
1994 A&B SF (1983 Ring)	6.15	06/27/96	05/01/26	19,005.68	20,016.45		(132.48)			13,441.34	14,244.94	125.85	0.00
1994 A&B SF (1983 Ring)	6.15	07/15/96	06/01/26	14,025.95	14,784.19		(2,212.45)			20,072.55	18,588.58	188.58	0.00
1994 A&B SF (1983 Ring)	6.15	07/30/96	06/01/26	26,621.43	28,045.59		(217.32)			11,813.50	12,574.69	2.95	0.00
1994 A&B SF (1983 Ring)	6.15	08/15/96	08/01/26	19,302.16	20,095.76		(134.22)			26,404.11	28,090.41	262.14	0.00
1994 A&B SF (1983 Ring)	6.15	08/29/96	08/01/26	13,034.12	13,545.98		(394.66)			19,167.94	20,153.16	191.62	0.00
1994 A&B SF (1983 Ring)	6.15	09/16/96	08/01/26	34,713.40	36,065.95		(369.85)			12,639.46	13,265.60	114.28	0.00
1994 A&B SF (1983 Ring)	6.15	10/30/96	10/01/26	31,459.33	32,705.98		(2,436.35)			34,343.45	36,034.09	338.09	0.00
1994 A&B SF (1983 Ring)	6.15	12/23/96	11/01/26	16,631.19	16,631.19		(150.68)			28,962.98	30,408.17	198.54	0.00
1994 A&B SF (1983 Ring)	6.15	03/27/97	01/01/27	3,851.63	4,003.15		(66.15)			15,863.03	16,637.45	156.94	0.00
1994 A&B SF (1983 Ring)	6.15	07/15/97	03/01/27	16,517.69	17,226.79		(77.21)			3,785.48	3,973.27	36.27	0.00
1994 A&B SF (1983 Ring)	6.15	09/29/97	07/01/27	102,076.14	107,791.58		(557.54)			16,440.48	17,314.78	165.20	0.00
1994 A&B SF (1983 Ring)	6.15	03/28/96	03/20/26	32,083.45	33,890.18		(217.04)			101,518.00	107,636.34	402.30	0.00
1994 A&B SF (1983 Ring)	6.15	08/15/96	07/20/26	101,899.45	107,595.69		(8,076.07)			93,823.38	99,468.78	(50.84)	0.00
1994 A&B SF (1983 Ring)	6.15	04/29/96	04/20/26	86,720.51	91,572.44		(2,846.67)			44,855.77	47,558.90	32.22	0.00
1994 A&B SF (1983 Ring)	6.15	05/15/96	05/20/26	67,487.41	71,287.73		(7,143.82)			60,343.59	63,999.40	(144.51)	0.00
1994 A&B SF (1983 Ring)	6.15	06/17/96	06/20/26	150,003.48	158,416.79		(8,789.25)			141,214.23	149,737.65	110.11	0.00
1994 A&B SF (1983 Ring)	6.15	06/29/96	06/20/26	37,121.17	39,190.82		(249.52)			120,347.67	127,546.00	158.31	0.00
1994 A&B SF (1983 Ring)	6.15	07/15/96	06/20/26	126,746.13	133,786.15		(6,398.46)			89,733.02	94,527.20	86.41	0.00
1994 A&B SF (1983 Ring)	6.15	08/29/96	08/20/26	95,716.46	100,424.23		(5,983.44)			54,255.71	57,092.51	66.89	0.00
1994 A&B SF (1983 Ring)	6.15	09/26/96	09/20/26	57,649.17	60,419.08		(3,393.46)			34,938.69	36,788.09	(157.80)	0.00
1994 A&B SF (1983 Ring)	6.15	10/30/96	10/20/26	132,165.29	138,532.36		(9,608.21)			122,557.08	128,980.76	56.61	0.00
1994 A&B SF (1983 Ring)	6.15	11/26/96	11/20/26	79,368.34	83,293.23		(3,315.71)			70,239.96	74,011.53	(153.32)	0.00
1994 A&B SF (1983 Ring)	6.15	12/23/96	12/20/26	39,909.87	41,812.59		(251.56)			39,658.29	41,717.04	156.03	0.00
1994 A&B SF (1983 Ring)	6.15	01/16/97	12/20/26	72,302.22	75,751.44		(351.61)			53,607.69	56,465.20	215.25	0.00
1994 A&B SF (1983 Ring)	6.15	02/13/97	02/20/27	48,846.25	51,234.79		(296.81)			48,549.44	51,133.99	196.01	0.00
1994 A&B SF (1983 Ring)	6.15	02/27/97	02/20/27	23,915.08	25,044.39		(139.74)			23,775.34	25,000.98	96.33	0.00
1994 A&B SF (1983 Ring)	6.15	03/27/97	03/20/27	52,712.75	55,141.11		(2,708.89)			50,003.86	52,523.68	91.46	0.00
1994 A&B SF (1983 Ring)	6.15	04/29/97	04/20/27	31,366.20	32,777.05		(10,046.19)			21,320.01	22,371.09	(399.77)	0.00
1994 A&B SF (1983 Ring)	6.15	05/29/97	05/20/27	24,468.63	25,569.23		(160.87)			16,028.59	16,432.28	87.25	0.00
1994 A&B SF (1983 Ring)	6.15	06/26/97	06/20/27	15,328.94	16,028.59		(76.59)			15,252.35	16,014.43	62.43	0.00
1994 A&B SF (1983 Ring)	6.15	08/18/97	07/20/27	48,456.04	51,129.98		(6,105.45)			42,350.59	44,872.36	(152.17)	0.00
1994 A&B SF (1983 Ring)	6.15	09/29/97	08/20/27	65,005.30	67,983.63		(7,650.05)			57,355.25	60,231.05	(102.53)	0.00
1994 A&B SF (1983 Ring)	6.15	02/26/98	02/20/28	16,502.24	17,229.82		(89.96)			18,432.28	19,087.65	(69.77)	0.00
1994 A&B SF (1983 Ring)	6.15	03/26/98	01/20/28	22,010.45	22,980.89		(3,803.47)			22,245.03	22,245.03	0.00	0.00
1994 A&B SF (1983 Ring)	6.15	04/29/98	04/20/28	21,370.94	22,313.18		(152.26)			37,756.12	39,582.38	154.23	0.00
1994 A&B SF (1983 Ring)	6.15	06/25/98	05/20/28	39,595.24	39,595.24		(167.09)			23,129.85	24,248.64	86.23	0.00
1994 A&B SF (1983 Ring)	6.15	07/16/98	06/20/28	23,419.31	24,451.87		(289.46)			30,112.38	31,568.89	(166.60)	0.00
1994 A&B SF (1983 Ring)	6.15	09/10/98	07/20/28	36,813.92	38,437.05		(6,701.56)			53,259.61	55,835.78	(107.77)	0.00
1994 A&B SF (1983 Ring)	6.15	11/19/98	10/20/28	60,874.19	63,558.13		(7,614.58)			810,196.48	810,196.48	0.00	0.00
1994 A&B SF (1983 Ring)	1.05	02/27/04	03/01/04	15,660.71	15,660.71	40.72				76,884.29	76,884.29	0.00	0.00
1994 A&B SF (1983 Ring)	1.05	02/27/04	03/01/04	810,196.48	810,196.48	0.00				9,996.75	9,996.75	0.00	0.00
1994 A&B SF (1983 Ring)	1.05	02/27/04	03/01/04	76,685.16	76,685.16	198.13				1,642,331.73	1,642,331.73	0.00	0.00
1994 A&B SF (1983 Ring)	1.05	02/27/04	03/01/04	9,970.85	9,970.85	25.90	(201,603.00)						

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1994 A&B SF (1983 Ring)	1.05	02/27/04	03/01/04	1,806,396.44	1,806,396.44	309,578.72				2,115,975.16	2,115,975.16	52.16	0.00
1994 A&B SF (1983 Ring)	6.75	02/20/98	01/01/28	5,395.48	5,600.25			(30.80)		5,354.68	5,621.81	267.13	0.00
1994 A&B SF (1983 Ring)	6.25	03/27/98	03/01/28	7,362.86	7,652.15			(38.22)		7,324.64	7,686.26	361.62	0.00
1994 A&B SF (1983 Ring)	6.25	06/29/98	05/01/28	9,809.59	10,195.01			(1,427.84)		8,381.75	8,795.56	413.81	0.00
1994 A&B SF (1983 Ring)	6.75	02/20/98	01/20/28	86,153.61	90,140.80			(6,722.04)		79,431.57	83,423.01	4,000.00	0.00
1994 A&B SF (1983 Ring)	6.25	11/30/98	09/01/28	8,047.79	8,363.99			(32.38)		8,015.41	8,411.13	395.72	0.00
1994 A&B SF (1983 Ring)	6.25	03/27/98	03/20/28	97,802.25	102,328.54			(3,857.59)		93,944.66	98,665.38	4,720.72	0.00
1994 A&B SF (1983 Ring)	6.25	05/19/98	05/20/28	77,472.68	81,058.12			(4,127.56)		77,030.69	81,058.12	4,027.43	0.00
1994 A&B SF (1983 Ring)	5.45	07/28/00	06/20/30	37,192.45	37,507.47			(1,247.76)		35,944.69	36,823.18	878.49	0.00
1994 A&B SF (1983 Ring)	6.25	08/14/98	07/20/28	42,446.09	44,410.50			(2,175.72)		40,270.37	42,293.96	2,023.59	0.00
1994 A&B SF (1983 Ring)	6.25	06/29/98	06/20/28	23,430.25	24,514.60			(1,474.87)		21,955.38	23,058.84	1,103.46	0.00
1994 A&B SF (1983 Ring)	6.25	09/18/98	09/20/28	34,317.27	35,905.47			(1,187.21)		33,130.06	34,794.85	1,664.79	0.00
1994 A&B SF (1983 Ring)	6.25	03/31/99	11/01/28	4,300.81	4,469.79			(787.43)		3,513.38	3,668.84	1,155.46	0.00
1994 A&B SF (1983 Ring)	6.25	11/30/98	11/20/28	21,337.94	22,318.91			(93.74)		21,244.17	22,318.91	1,074.74	0.00
1994 A&B SF (1983 Ring)	6.25	11/30/98	11/20/28	18,476.21	19,331.29			(1,284.42)		17,191.79	18,055.68	863.89	0.00
1994 A&B SF (1983 Ring)	6.25	05/27/99	11/01/28	9,419.61	9,855.55			(37.99)		9,381.62	9,855.05	473.43	0.00
1994 A&B SF (1983 Ring)	6.25	02/16/99	02/20/29	50,196.39	52,501.41			(30.73)		50,165.66	52,501.41	2,335.75	0.00
1994 A&B SF (1983 Ring)	6.25	03/31/99	02/20/29	8,035.75	8,404.75			(5,702.84)		4,493.55	4,672.00	178.45	0.00
1994 A&B SF (1983 Ring)	6.25	05/27/99	05/20/29	12,154.17	12,712.29			(1,437.39)		12,104.15	12,707.66	603.51	0.00
1994 A&B SF (1983 Ring)	5.45	07/30/99	07/20/29	23,445.64	23,661.34			(50.02)		23,334.26	23,924.15	589.89	0.00
1994 A&B SF (1983 Ring)	5.45	08/26/99	08/20/29	19,948.81	20,132.34			(92.60)		19,856.21	20,358.17	501.96	0.00
1994 A&B SF (1983 Ring)	5.45	09/20/99	08/01/29	3,891.25	3,927.02			(18.49)		3,872.76	3,969.59	96.83	0.00
1994 A&B SF (1983 Ring)	5.45	09/20/99	09/20/29	13,001.49	13,121.10			(56.01)		12,945.48	13,272.74	327.26	0.00
1994 A&B SF (1983 Ring)	5.45	12/20/99	12/01/29	8,896.71	8,978.47			(52.27)		8,844.44	9,065.55	221.11	0.00
1994 A&B SF (1983 Ring)	5.45	01/19/00	12/01/29	5,453.14	5,503.25			(31.01)		5,422.13	5,557.68	135.55	0.00
1994 A&B SF (1983 Ring)	5.45	10/28/99	10/20/29	35,568.48	35,895.71			(204.87)		35,363.61	36,257.60	893.99	0.00
1994 A&B SF (1983 Ring)	5.45	11/18/99	11/20/29	10,178.31	10,271.95			(48.78)		10,129.53	10,385.60	256.07	0.00
1994 A&B SF (1983 Ring)	5.45	12/30/99	12/20/29	77,894.91	78,409.70			(2,481.72)		75,213.19	77,114.58	1,901.39	0.00
1994 A&B SF (1983 Ring)	5.45	01/28/00	01/20/30	24,039.86	24,243.48			(2,487.44)		21,542.42	22,068.92	526.50	0.00
1994 A&B SF (1983 Ring)	5.45	02/22/00	01/20/30	8,053.49	8,121.70			(34.13)		8,019.36	8,215.35	195.99	0.00
1994 A&B SF (1983 Ring)	5.45	03/27/00	02/20/30	11,555.49	11,653.37			(47.79)		11,507.76	11,789.01	281.25	0.00
1994 A&B SF (1983 Ring)	5.45	04/27/00	03/01/30	5,465.34	5,502.61			(25.93)		5,439.41	5,564.95	125.54	0.00
1994 A&B SF (1983 Ring)	5.45	04/27/00	04/20/30	19,804.30	19,972.04			(102.47)		19,701.83	20,183.34	481.51	0.00
1994 A&B SF (1983 Ring)	5.45	05/30/00	04/20/30	3,240.55	3,288.00			(13.20)		3,227.35	3,306.23	78.88	0.00
1994 A&B SF (1983 Ring)	5.45	06/21/00	05/20/30	14,739.22	14,864.06			(66.22)		14,673.00	15,031.81	358.81	0.00
1994 A&B SF (1983 Ring)	5.45	09/18/00	09/20/30	31,279.20	31,544.13			(133.05)		31,146.15	31,907.38	761.23	0.00
1994 A&B SF (1983 Ring)	5.45	07/20/99	06/01/30	6,805.13	6,650.18			(40.63)		6,564.50	6,716.01	151.51	0.00
1994 A&B SF (1983 Ring)	5.45	08/26/99	07/20/29	194,592.38	196,382.63			(924.46)		193,667.92	198,563.85	4,895.93	0.00
1994 A&B SF (1983 Ring)	5.45	09/20/99	08/20/29	165,589.24	167,092.48			(768.53)		164,800.71	168,966.87	4,166.16	0.00
1994 A&B SF (1983 Ring)	5.45	09/20/99	08/01/29	32,296.14	32,592.94			(153.44)		32,142.70	32,946.27	803.57	0.00
1994 A&B SF (1983 Ring)	5.45	09/20/99	09/20/29	107,908.81	108,901.57			(464.86)		107,443.95	110,160.13	2,716.18	0.00
1994 A&B SF (1983 Ring)	5.45	12/01/99	12/01/29	73,839.87	74,518.46			(433.85)		73,406.02	75,241.17	1,835.15	0.00
1994 A&B SF (1983 Ring)	5.45	01/19/00	10/20/29	45,259.70	45,675.64			(257.43)		45,002.27	46,127.33	1,125.06	0.00
1994 A&B SF (1983 Ring)	5.45	10/28/99	10/20/29	295,208.33	297,924.25			(1,700.39)		293,507.94	300,927.82	7,419.88	0.00
1994 A&B SF (1983 Ring)	5.45	11/18/99	11/20/29	84,477.42	85,254.61			(404.84)		84,072.58	86,197.93	2,125.35	0.00
1994 A&B SF (1983 Ring)	5.45	12/30/99	11/20/29	644,845.72	650,778.30			(20,597.04)		624,248.08	640,029.07	15,780.99	0.00
1994 A&B SF (1983 Ring)	5.45	01/28/00	01/20/30	199,524.35	201,214.32			(20,728.04)		178,796.31	183,166.09	4,369.78	0.00
1994 A&B SF (1983 Ring)	5.45	02/22/00	01/20/30	66,841.69	67,407.84			(283.28)		66,558.41	68,185.10	1,626.69	0.00
1994 A&B SF (1983 Ring)	5.45	03/27/00	02/20/30	26,120.75	26,341.99			(107.37)		26,013.38	26,649.15	635.77	0.00
1994 A&B SF (1983 Ring)	5.45	06/22/99	06/20/29	144,089.68	145,415.31			(689.58)		143,390.10	147,015.00	3,624.90	0.00
1994 A&B SF (1983 Ring)	5.45	07/30/99	07/20/29	228,874.17	230,979.81			(1,023.65)		227,850.52	233,610.58	5,759.06	0.00
1994 A&B SF (1983 Ring)	5.45	08/26/99	08/20/29	202,438.35	204,300.78			(18,098.47)		184,339.88	188,999.98	4,659.10	0.00
1994 A&B SF (1983 Ring)	5.45	09/20/99	09/20/29	123,232.60	124,365.79			(602.46)		122,629.60	125,729.68	3,100.08	0.00
1994 A&B SF (1983 Ring)	5.45	12/21/99	11/01/29	69,176.63	69,812.36			(737.36)		68,439.27	70,150.25	1,710.98	0.00
1994 A&B SF (1983 Ring)	5.45	10/29/99	10/20/29	275,765.57	278,302.61			(8,698.51)		267,067.06	273,818.52	6,751.46	0.00

Client	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 02/29/04	Beginning Market Value 02/29/04	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
	1994 A&B SF (1983 Rfng)	5.45	11/18/99	11/20/29	327,073.98	330,083.06			(21,968.11)		305,105.87	312,818.95	4,704.00	0.00
	1994 A&B SF (1983 Rfng)	5.45	12/30/99	12/20/29	407,329.31	411,076.74			(1,908.60)		405,420.71	415,669.75	6,501.61	0.00
	1994 A&B SF (1983 Rfng)	5.45	01/28/00	01/20/30	320,485.86	323,200.38			(9,761.90)		310,723.96	318,318.05	4,879.57	0.00
	1994 A&B SF (1983 Rfng)	5.45	02/22/00	01/20/30	210,096.96	211,876.48			(1,178.66)		208,918.30	214,024.26	3,326.44	0.00
	1994 A&B SF (1983 Rfng)	5.45	03/27/00	02/20/30	95,047.12	95,852.17			(395.97)		94,651.15	96,984.42	1,508.22	0.00
	1994 A&B SF (1983 Rfng)	5.45	02/23/00	01/01/30	39,663.07	40,027.57			(227.74)		39,435.33	40,421.21	621.38	0.00
	1994 A&B SF (1983 Rfng)	5.45	07/29/00	06/20/30	308,686.91	311,301.49			(10,356.05)		298,330.86	305,622.07	4,676.63	0.00
	1994 A&B SF (1983 Rfng)	5.45	03/27/00	02/20/30	69,786.35	70,377.44			(288.82)		69,497.53	71,196.05	1,107.43	0.00
	1994 A&B SF (1983 Rfng)	5.45	04/27/00	03/01/30	45,361.11	45,670.47			(215.28)		45,145.83	46,187.80	732.61	0.00
	1994 A&B SF (1983 Rfng)	5.45	04/27/00	04/20/30	164,370.03	165,762.24			(850.48)		163,519.55	167,515.97	2,604.21	0.00
	1994 A&B SF (1983 Rfng)	5.45	05/30/00	04/20/30	26,895.40	27,123.20			(109.60)		26,785.80	27,440.44	426.84	0.00
	1994 A&B SF (1983 Rfng)	5.45	06/21/00	05/20/30	122,331.39	123,367.54			(549.61)		121,781.78	124,758.13	1,940.20	0.00
	1994 A&B SF (1983 Rfng)	5.45	09/18/00	08/20/30	259,608.72	261,807.61			(1,104.30)		258,504.42	264,822.27	4,118.96	0.00
	1994 A&B SF (1983 Rfng)	5.45	07/24/00	06/01/30	54,820.39	55,194.27			(337.21)		54,483.18	55,740.65	863.59	0.00
	1994 A&B SF (1983 Rfng)	5.45	07/24/00	06/20/30	367,269.00	370,379.77			(11,124.44)		356,144.56	364,848.73	5,593.40	0.00
	1994 A&B SF (1983 Rfng)	5.45	08/28/00	08/20/30	61,732.41	62,170.58			(218.84)		61,513.57	62,772.56	820.82	0.00
	1994 A&B SF (1983 Rfng)	5.45	03/27/00	02/20/30	14,311.45	14,432.67			(59.62)		14,251.83	14,600.14	227.09	0.00
	1994 A&B SF (1983 Rfng)	5.45	04/27/00	03/20/30	120,039.68	121,056.42			(531.53)		119,508.15	122,428.93	1,904.04	0.00
	1994 A&B SF (1983 Rfng)	5.45	05/30/00	05/20/30	119,036.32	120,044.56			(831.01)		118,105.31	120,991.80	1,878.25	0.00
	1994 A&B SF (1983 Rfng)	5.45	06/20/30	06/20/30	219,027.33	220,882.49			(868.06)		218,159.27	223,491.08	3,476.65	0.00
	1994 A&B SF (1983 Rfng)	5.45	05/31/00	05/01/30	39,902.60	40,174.74			(167.80)		39,734.80	40,651.88	644.94	0.00
	1994 A&B SF (1983 Rfng)	5.45	10/23/00	09/20/30	44,866.65	45,065.15			(172.91)		44,513.74	45,601.66	709.42	0.00
	1994 A&B SF (1983 Rfng)	5.45	10/30/00	10/20/30	64,476.53	65,022.65			(331.65)		64,144.88	65,712.58	1,021.58	0.00
	1994 A&B SF (1983 Rfng)	5.45	07/24/00	06/01/30	110,811.38	111,567.11			(9,112.34)		101,699.04	104,046.25	1,591.48	0.00
	1994 A&B SF (1983 Rfng)	5.45	12/21/00	05/20/30	26,252.38	26,474.74			(129.18)		26,123.20	26,761.65	416.09	0.00
	1994 A&B SF (1983 Rfng)	5.45	10/06/00	09/01/30	45,604.45	45,915.47			(188.28)		45,416.17	46,464.38	811.77	0.00
	1994 A&B SF (1983 Rfng)	5.45	10/30/00	08/01/30	50,331.93	50,675.19			(267.37)		50,044.56	51,199.59	811.77	0.00
	1994 A&B SF (1983 Rfng)	5.45	02/12/01	02/01/30	17,014.48	17,170.84			(71.36)		16,943.12	17,366.70	267.22	0.00
	<b>1994 A&amp;B SF (1983 Rfng) Total</b>				<b>12,428,827.41</b>	<b>12,519,483.86</b>	<b>312,585.05</b>	<b>0.00</b>	<b>(318,017.39)</b>	<b>0.00</b>	<b>12,423,395.07</b>	<b>12,727,691.26</b>	<b>113,639.74</b>	<b>0.00</b>
	1995 C SF (1985 A&B Rfng)	1.05	02/27/04	03/01/04	5,075.19	5,075.19	1,775,816.13				1,780,891.32	1,780,891.32	-	0.00
	1995 C SF (1985 A&B Rfng)	1.05	02/27/04	03/01/04	105,194.90	105,194.90	208.49	(105,194.90)			208.94	208.94	-	0.00
	1995 C SF (1985 A&B Rfng)	6.08	11/14/96	09/30/29	6,957.95	6,957.95	0.00				6,957.95	6,957.95	-	0.00
	<b>1995 C SF (1985 A&amp;B Rfng) Total</b>				<b>117,228.49</b>	<b>117,228.49</b>	<b>1,776,024.62</b>	<b>(105,194.90)</b>	<b>0.00</b>	<b>0.00</b>	<b>1,788,058.21</b>	<b>1,788,058.21</b>	<b>0.00</b>	<b>0.00</b>
	<b>Total Single Family Investment Summary</b>				<b>363,560,844.00</b>	<b>373,281,822.61</b>	<b>49,420,329.99</b>	<b>(31,447,680.97)</b>	<b>(11,942,136.51)</b>	<b>0.00</b>	<b>369,591,356.51</b>	<b>380,515,911.96</b>	<b>1,203,576.84</b>	<b>0.00</b>

Texas Department of Housing and Community Affairs  
Residential Mortgage Revenue Bonds Investment Summary  
For Period Ending February 29, 2004

Type	Issue	Current Interest Rate	Current Purchase Date	Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
	1989 A&B RMRB	1.05	02/27/04	03/01/04	36,493.51	36,493.51	3,991.49				40,485.00	40,485.00	-	0.00
	1989 A&B RMRB	1.05	02/27/04	03/01/04	1,537.38	1,537.38	0.00				1,537.38	1,537.38	-	0.00
	1989 A&B RMRB	1.05	02/27/04	03/01/04	1,498,840.66	1,498,840.66	0.00				1,498,840.66	1,498,840.66	-	0.00
	1989 A&B RMRB	1.05	02/27/04	03/01/04	34,131.21	34,131.21	88.67				34,219.88	34,219.88	-	0.00
	1989 A&B RMRB Total				1,571,002.76	1,571,002.76	4,080.16	0.00	0.00	0.00	1,575,082.92	1,575,082.92	0.00	0.00
	1998 A/B RMRB	5.04	02/27/04	03/01/04	101.56	101.56	1,102,933.57	(8,104,141.50)			1,103,035.13	1,103,035.13	-	0.00
	1998 A/B RMRB	5.35	07/28/00	07/20/30	2,274,380.31	2,284,637.77			(10,196.95)		2,264,183.46	2,311,731.31	37,290.39	0.00
	1998 A/B RMRB	5.35	08/28/00	07/20/30	3,774,425.12	3,791,447.78			(88,485.30)		3,685,939.82	3,763,344.56	60,382.08	0.00
	1998 A/B RMRB	5.35	05/25/99	04/01/29	567,162.67	570,508.93			(96,716.26)		470,446.41	480,956.18	7,163.51	0.00
	1998 A/B RMRB	5.35	04/16/99	04/20/29	1,581,047.95	1,589,364.26			(97,776.00)		1,483,271.95	1,515,622.11	24,033.85	0.00
	1998 A/B RMRB	5.35	06/22/99	05/01/29	364,533.70	366,664.45			(1,591.24)		362,942.46	371,050.59	5,957.38	0.00
	1998 A/B RMRB	5.35	05/25/99	05/20/29	6,141,576.21	6,173,880.90			(250,421.98)		5,891,154.23	6,019,640.30	96,181.38	0.00
	1998 A/B RMRB	5.35	06/22/99	06/20/29	7,459,205.55	7,498,440.97			(118,935.87)		7,340,269.68	7,500,360.96	120,855.86	0.00
	1998 A/B RMRB	5.35	07/30/99	07/01/29	196,509.27	197,668.66			(941.87)		195,567.40	199,936.37	3,209.58	0.00
	1998 A/B RMRB	5.35	08/24/99	08/01/29	214,935.28	216,203.40			(63,828.49)		151,106.79	154,482.52	2,107.61	0.00
	1998 A/B RMRB	5.35	07/30/99	07/20/29	6,347,781.40	6,381,170.73			(101,484.71)		6,246,296.69	6,362,528.42	102,842.40	0.00
	1998 A/B RMRB	5.35	08/26/99	08/20/29	4,801,670.43	4,826,927.22			(203,355.85)		4,598,314.58	4,696,603.82	75,032.45	0.00
	1998 A/B RMRB	5.35	09/30/99	08/01/29	330,747.26	332,688.67			(1,465.85)		329,281.41	336,637.56	5,404.74	0.00
	1998 A/B RMRB	5.35	09/30/99	09/20/29	3,779,148.59	3,799,026.91			(94,158.76)		3,684,988.83	3,765,359.46	60,491.31	0.00
	1998 A/B RMRB	5.35	10/29/99	10/01/29	673,340.12	677,312.83			(5,232.98)		668,107.14	683,032.85	10,952.14	0.00
	1998 A/B RMRB	5.35	11/16/99	10/01/29	400,431.69	402,794.24			(2,737.73)		397,693.96	406,578.44	6,521.93	0.00
	1998 A/B RMRB	5.35	12/21/99	11/01/29	806,213.79	810,970.45			(5,290.84)		800,922.95	818,615.57	13,135.96	0.00
	1998 A/B RMRB	5.35	10/29/99	10/20/29	5,420,380.46	5,448,891.66			(152,303.15)		5,268,077.31	5,382,974.08	86,395.57	0.00
	1998 A/B RMRB	5.35	11/18/99	11/20/29	5,362,842.21	5,391,050.76			(23,862.72)		5,338,979.49	5,455,422.63	88,234.59	0.00
	1998 A/B RMRB	5.35	12/30/99	12/20/29	9,195,133.44	9,243,499.84			(42,921.93)		9,152,211.51	9,351,821.24	151,243.33	0.00
	1998 A/B RMRB	5.35	01/28/00	01/20/30	4,809,883.00	4,831,555.48			(86,493.80)		4,723,369.20	4,822,559.95	77,498.27	0.00
	1998 A/B RMRB	5.35	02/22/00	01/20/30	5,010,115.84	5,032,711.46			(25,404.15)		4,984,711.69	5,089,390.64	82,083.33	0.00
	1998 A/B RMRB	5.35	03/27/00	03/20/30	3,082,794.50	3,096,697.90			(14,803.00)		3,067,991.50	3,132,419.32	50,524.42	0.00
	1998 A/B RMRB	5.35	02/23/00	01/01/30	711,458.00	715,655.60			(4,821.79)		706,636.21	722,422.46	11,588.65	0.00
	1998 A/B RMRB	5.35	03/27/00	02/01/30	336,604.76	337,840.10			(3,003.74)		333,601.02	340,423.16	5,586.80	0.00
	1998 A/B RMRB	5.35	04/21/00	04/01/30	388,936.22	390,363.62			(1,642.03)		387,294.19	395,214.36	6,492.77	0.00
	1998 A/B RMRB	5.35	04/24/00	04/20/30	3,489,571.17	3,485,218.94			(19,296.72)		3,450,274.45	3,522,730.21	56,807.99	0.00
	1998 A/B RMRB	5.35	05/30/00	05/20/30	2,999,230.73	3,012,757.26			(134,819.14)		2,864,411.59	2,924,564.23	46,626.11	0.00
	1998 A/B RMRB	5.35	06/21/00	06/20/30	2,335,363.54	2,345,896.03			(117,224.92)		2,218,138.62	2,264,719.53	36,048.42	0.00
	1998 A/B RMRB	5.35	05/30/00	05/01/30	584,396.27	586,541.00			(5,129.68)		579,266.59	591,112.59	9,701.27	0.00
	1998 A/B RMRB	5.35	06/21/00	06/01/30	311,816.27	312,960.64			(15,204.02)		308,235.23	315,559.09	5,179.49	0.00
	1998 A/B RMRB	5.35	10/23/00	09/20/30	3,587,309.48	3,603,488.25			(4,098.82)		3,572,105.46	3,647,119.67	58,835.44	0.00
	1998 A/B RMRB	5.35	10/25/00	10/20/30	642,736.86	645,635.60			(1,140.34)		638,643.04	652,054.54	10,512.76	0.00
	1998 A/B RMRB	5.35	07/24/00	06/01/30	435,091.35	436,698.14			(1,466.60)		432,951.01	441,804.86	7,257.06	0.00
	1998 A/B RMRB	5.35	08/25/00	07/01/30	225,308.28	226,135.16			(2,387.98)		223,419.24	228,419.24	3,750.68	0.00
	1998 A/B RMRB	5.35	01/08/01	12/20/30	504,055.72	506,329.01			(1,896.17)		501,667.74	512,202.76	8,261.73	0.00
	1998 A/B RMRB	5.35	01/16/01	12/20/30	358,714.44	360,332.24			(1,236.44)		356,818.27	364,311.45	5,875.38	0.00
	1998 A/B RMRB	5.35	01/31/01	08/20/30	164,763.01	165,506.06			(89,457.21)		163,526.57	166,960.60	2,690.98	0.00
	1998 A/B RMRB	5.35	11/16/00	11/20/30	621,279.85	618,490.46			(4,459.01)		629,033.25	640,142.95	8,320.31	0.00
	1998 A/B RMRB	5.35	11/29/00	11/20/30	1,006,600.93	1,011,140.70			(2,672.60)		1,002,186.90	1,023,186.90	16,505.21	0.00
	1998 A/B RMRB	5.35	12/21/00	11/20/30	318,691.10	320,128.40			(1,259.32)		316,896.49	322,654.89	5,199.09	0.00
	1998 A/B RMRB	5.35	12/06/00	09/01/30	522,930.30	524,849.45			(54,995.12)		467,935.18	477,504.45	7,650.12	0.00
	1998 A/B RMRB	5.35	01/12/01	12/01/30	614,419.45	616,674.37			(2,862.86)		611,556.59	624,052.92	10,251.41	0.00
	1998 A/B RMRB	1.05	02/27/04	03/01/04	1,071,838.67	1,071,838.67	88,329.11				1,158,167.78	1,158,167.78	-	0.00

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
	1998 A/B RMRB	1.05	02/27/04	03/01/04	104,188,078.10	104,648,322.15	1,189,262.68	(58,374.59)	(1,961,059.88)	0.00	95,253,764.81	186.11	1,495,786.87	0.00
	1998 A/B RMRB Total													
	2000 BCDE RMRB	1.05	02/27/04	03/01/04	1,151,566.85	1,151,566.85	2,990.95				1,154,557.80	1,154,557.80	-	0.00
	2000 BCDE RMRB	1.05	02/27/04	03/01/04	336,867.39	336,867.39	30,859.48				367,726.87	367,726.87	-	0.00
	2000 BCDE RMRB	1.05	02/27/04	03/01/04	10,888.81	10,888.81	1,860,519.34				1,871,407.95	1,871,407.95	-	0.00
	2000 BCDE RMRB	6.22	10/26/00	12/31/32	12,007,129.84	12,007,129.84		(7,230,219.12)			4,776,910.72	4,776,910.72	-	0.00
	2000 BCDE RMRB	1.05	02/27/04	03/01/04	1,343,360.66	1,343,360.66		(459,259.95)			884,100.71	884,100.71	-	0.00
	2000 BCDE RMRB	1.05	02/27/04	03/01/04	1,228.19	1,228.19	0.00				1,228.19	1,228.19	-	0.00
	2000 BCDE RMRB	6.10	02/22/01	02/20/31	1,631,321.95	1,708,278.06			(179,126.26)		1,452,195.69	1,526,844.90	(2,307.20)	0.00
	2000 BCDE RMRB	6.10	02/14/01	02/20/31	636,052.23	666,057.40			(88,378.44)		547,673.79	575,826.50	(1,852.46)	0.00
	2000 BCDE RMRB	6.10	02/14/01	01/20/31	123,190.93	129,002.35			(413.00)		122,777.93	129,089.23	499.88	0.00
	2000 BCDE RMRB	6.10	03/07/01	02/20/31	524,150.05	548,876.35			(43,490.42)		480,659.63	505,367.55	(18.38)	0.00
	2000 BCDE RMRB	6.10	03/07/01	02/20/31	1,749,681.54	1,832,221.15			(7,680.73)		1,742,000.81	1,831,546.91	7,006.48	0.00
	2000 BCDE RMRB	6.10	03/07/01	02/20/31	100,771.08	105,524.86			(396.86)		100,374.22	105,533.86	405.86	0.00
	2000 BCDE RMRB	6.10	03/15/01	03/20/31	374,050.03	391,895.48			(1,239.01)		372,811.02	391,975.08	1,518.58	0.00
	2000 BCDE RMRB	6.10	03/15/01	03/20/31	1,481,665.50	1,551,561.70			(99,113.61)		1,382,551.89	1,453,620.82	1,172.73	0.00
	2000 BCDE RMRB	6.10	03/29/01	03/20/31	76,168.67	79,761.85			(294.41)		75,874.26	79,774.50	307.06	0.00
	2000 BCDE RMRB	6.10	03/29/01	03/20/31	536,351.25	561,653.12			(80,731.19)		455,620.06	479,040.82	(1,881.11)	0.00
	2000 BCDE RMRB	6.10	04/16/01	03/20/31	411,776.59	431,201.76			(63,828.13)		347,950.46	365,836.55	(1,539.08)	0.00
	2000 BCDE RMRB	6.10	04/16/01	04/20/31	2,048,444.63	2,145,078.12			(56,798.34)		1,991,646.29	2,084,025.22	5,745.44	0.00
	2000 BCDE RMRB	6.10	04/30/01	04/20/31	672,778.46	704,516.16			(2,721.65)		704,056.81	704,500.52	2,706.01	0.00
	2000 BCDE RMRB	6.10	04/30/01	04/20/31	1,392,352.80	1,458,035.76			(5,113.67)		1,387,239.13	1,458,549.01	5,626.92	0.00
	2000 BCDE RMRB	6.10	04/30/01	05/20/31	429,532.82	449,795.74			(1,904.08)		427,628.84	449,610.74	1,719.08	0.00
	2000 BCDE RMRB	6.10	05/10/01	05/20/31	836,589.09	876,054.40			(76,004.45)		760,584.64	799,581.85	(368.10)	0.00
	2000 BCDE RMRB	6.10	05/22/01	04/20/31	1,611,585.08	1,687,610.12			(6,017.53)		1,605,567.55	1,688,100.42	6,507.83	0.00
	2000 BCDE RMRB	6.10	05/22/01	05/20/31	325,943.18	341,319.23			(1,090.05)		324,853.13	341,551.93	1,322.75	0.00
	2000 BCDE RMRB	6.10	05/30/01	05/20/31	351,374.70	367,950.48			(21,171.05)		330,203.65	347,177.50	398.07	0.00
	2000 BCDE RMRB	6.10	05/30/01	05/20/31	987,439.06	1,034,020.60			(139,414.96)		848,024.10	891,616.09	(2,989.55)	0.00
	2000 BCDE RMRB	6.10	05/30/01	05/20/31	233,403.32	244,413.91			(107,091.30)		126,312.02	132,804.99	(4,517.62)	0.00
	2000 BCDE RMRB	6.10	06/18/01	05/20/31	669,409.95	700,988.73			(2,495.98)		666,913.97	701,196.12	2,703.37	0.00
	2000 BCDE RMRB	6.10	06/18/01	05/20/31	2,297,416.00	2,405,794.49			(184,215.58)		2,103,290.42	2,211,313.70	(265.21)	0.00
	2000 BCDE RMRB	6.10	06/18/01	05/20/31	232,006.43	242,951.13			(101,590.60)		130,415.83	137,119.76	(4,240.77)	0.00
	2000 BCDE RMRB	6.10	06/29/01	06/20/31	658,204.04	689,254.22			(2,252.89)		655,951.15	689,669.79	2,668.46	0.00
	2000 BCDE RMRB	6.10	06/29/01	06/20/31	1,752,038.15	1,834,688.93			(44,068.32)		1,707,968.83	1,795,766.60	5,145.98	0.00
	2000 BCDE RMRB	6.10	06/29/01	06/20/31	568,580.13	595,402.38			(114,711.39)		453,868.74	477,199.50	(3,491.49)	0.00
	2000 BCDE RMRB	6.10	07/25/01	06/20/31	1,864,345.11	1,952,293.87			(3,622.36)		1,860,722.81	1,956,023.39	1,833.31	0.00
	2000 BCDE RMRB	6.10	07/25/01	06/20/31	319,759.37	334,843.72			(114,039.67)		205,719.70	216,294.54	(4,509.51)	0.00
	2000 BCDE RMRB	6.10	08/08/01	07/20/31	475,304.87	497,726.93			(187,394.74)		287,910.13	302,709.90	(7,622.29)	0.00
	2000 BCDE RMRB	6.10	08/08/01	08/20/31	2,554,242.63	2,674,736.67			(128,297.95)		2,425,944.68	2,560,648.36	4,209.64	0.00
	2000 BCDE RMRB	6.10	08/31/01	08/20/31	391,135.10	409,586.54			(97,390.59)		308,354.71	308,354.71	(3,951.24)	0.00
	2000 BCDE RMRB	6.10	08/31/01	08/20/31	693,784.76	726,513.43			(87,421.21)		606,363.55	637,533.18	(1,559.04)	0.00
	2000 BCDE RMRB	6.10	08/31/01	08/20/31	1,703,250.69	1,783,599.98			(89,979.01)		1,613,271.68	1,696,200.57	2,579.60	0.00
	2000 BCDE RMRB	6.10	08/31/01	02/01/31	437,105.75	454,524.10			(45,342.66)		387,878.83	387,878.83	(78.45)	0.00
	2000 BCDE RMRB	6.10	11/29/01	10/20/31	437,948.59	458,808.40			(2,193.17)		434,912.58	456,906.21	4,575.28	0.00
	2000 BCDE RMRB	6.10	11/29/01	10/20/31	453,755.46	475,160.96			(1,404.40)		436,544.18	456,984.37	1,780.37	0.00
	2000 BCDE RMRB	6.10	11/29/01	11/20/31	368,348.28	375,253.03			(1,781.01)		451,974.45	475,207.83	1,827.86	0.00
	2000 BCDE RMRB	6.10	09/25/01	08/20/31	427,181.98	447,333.89			(1,182.22)		357,166.06	375,525.89	1,455.08	0.00
	2000 BCDE RMRB	6.10	09/25/01	09/20/31	1,865,473.82	2,058,193.23			(66,635.49)		1,878,838.33	1,975,418.46	3,860.72	0.00
	2000 BCDE RMRB	6.10	09/25/01	08/20/31	414,182.66	433,721.96			(61,007.03)		353,175.63	371,330.35	(1,383.98)	0.00
	2000 BCDE RMRB	6.10	10/17/01	09/20/31	483,213.87	506,009.04			(2,124.80)		481,089.07	505,819.05	1,934.81	0.00
	2000 BCDE RMRB	6.10	10/17/01	09/20/31	1,165,813.05	1,220,809.20			(5,103.94)		1,160,709.11	1,220,374.41	4,668.15	0.00

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
2000 BCDE RMRB		6.10	10/17/01	09/20/31	295,369.84	309,303.65			(975.41)		294,394.43	309,527.54	1,199.30	0.00
2000 BCDE RMRB		6.10	11/15/01	08/20/31	166,435.83	174,287.28			(534.16)		165,901.67	174,429.70	676.58	0.00
2000 BCDE RMRB		6.10	11/15/01	10/20/31	290,960.74	304,267.87			(1,125.19)		289,435.55	304,313.74	1,171.26	0.00
2000 BCDE RMRB		6.10	03/15/01	02/01/31	415,193.70	431,738.88			(1,960.96)		413,632.74	434,550.24	4,372.32	0.00
2000 BCDE RMRB		6.10	01/22/02	12/20/31	350,793.01	367,341.35			(2,102.94)		348,690.07	366,614.19	1,375.78	0.00
2000 BCDE RMRB		6.10	05/10/01	04/01/31	427,303.74	444,331.49			(1,482.73)		425,821.01	447,354.86	4,506.10	0.00
2000 BCDE RMRB		6.10	02/25/02	02/20/32	524,935.29	549,237.69			(59,656.82)		464,878.47	488,784.50	(796.27)	0.00
2000 BCDE RMRB		6.10	05/30/01	04/01/31	296,215.75	308,019.75			(996.49)		295,219.26	310,148.57	3,125.31	0.00
2000 BCDE RMRB		6.10	07/12/01	05/01/31	431,337.72	448,526.22			(1,479.33)		429,858.39	451,596.42	4,549.53	0.00
2000 BCDE RMRB		6.10	05/15/02	04/20/32	884,341.89	925,988.82			(5,991.22)		878,350.67	923,519.21	3,521.61	0.00
2000 BCDE RMRB		6.10	05/24/02	05/20/32	454,657.91	476,069.44			(153,429.77)		301,228.14	316,718.58	(5,921.09)	0.00
2000 BCDE RMRB		6.10	03/21/02	02/20/32	375,619.74	393,518.48			(3,081.46)		372,738.28	391,906.06	1,469.04	0.00
2000 BCDE RMRB		6.10	04/17/02	04/20/32	509,480.72	533,474.06			(95,627.88)		413,853.04	455,135.13	(2,711.25)	0.00
2000 BCDE RMRB		6.10	04/29/02	04/20/32	776,931.92	813,520.52			(114,147.26)		662,784.66	696,867.87	(2,505.39)	0.00
2000 BCDE RMRB		6.10	05/15/02	05/20/32	433,463.20	453,876.58			(54,201.92)		379,261.28	398,764.51	(910.15)	0.00
2000 BCDE RMRB		6.10	05/15/02	02/20/32	46,511.44	48,701.83			(144.32)		46,367.12	48,751.51	194.00	0.00
2000 BCDE RMRB		6.10	08/29/02	08/20/32	1,608,320.65	1,684,062.40			(99,740.01)		1,508,580.64	1,585,158.27	1,835.88	0.00
2000 BCDE RMRB		6.10	06/03/02	05/20/32	825,321.08	864,188.48			(53,557.23)		771,763.83	811,451.21	819.96	0.00
2000 BCDE RMRB		6.10	06/10/02	06/20/32	708,689.39	742,064.18			(2,389.87)		706,299.42	742,920.33	2,946.12	0.00
2000 BCDE RMRB		6.10	06/19/02	06/20/32	816,397.68	854,844.86			(3,373.23)		813,024.45	854,833.63	3,362.00	0.00
2000 BCDE RMRB		6.10	06/25/02	06/20/32	734,362.99	768,946.86			(2,220.26)		732,142.73	769,792.84	3,066.04	0.00
2000 BCDE RMRB		6.10	07/05/02	07/20/32	1,587,454.29	1,662,213.38			(4,991.55)		1,582,462.74	1,663,839.73	6,617.90	0.00
2000 BCDE RMRB		6.10	07/15/02	06/20/32	467,881.60	489,915.88			(1,497.38)		466,384.22	490,367.69	1,949.19	0.00
2000 BCDE RMRB		6.10	07/22/02	07/20/32	969,876.32	1,015,553.47			(64,866.99)		905,011.33	951,550.87	864.39	0.00
2000 BCDE RMRB		6.10	07/29/02	07/20/32	446,917.92	467,964.93			(1,365.69)		445,551.23	468,463.38	1,865.14	0.00
2000 BCDE RMRB		6.10	08/01/02	07/20/32	471,752.32	493,968.88			(1,521.58)		470,230.74	494,412.01	1,964.71	0.00
2000 BCDE RMRB		6.10	08/12/02	08/20/32	2,096,140.74	2,194,855.75			(93,816.39)		2,002,324.35	2,105,292.42	4,263.06	0.00
2000 BCDE RMRB		6.10	08/23/02	08/20/32	1,878,846.91	1,967,328.76			(6,397.52)		1,872,449.39	1,968,736.73	7,807.49	0.00
2000 BCDE RMRB		6.10	11/12/02	10/20/32	778,766.69	815,441.69			(2,897.66)		775,869.03	815,767.53	3,223.50	0.00
2000 BCDE RMRB		6.10	09/12/02	08/20/32	1,129,051.22	1,182,222.41			(189,893.57)		939,157.65	987,453.13	(4,875.71)	0.00
2000 BCDE RMRB		6.10	09/19/02	09/20/32	967,971.13	1,013,556.47			(91,848.43)		876,122.70	921,176.67	(531.37)	0.00
2000 BCDE RMRB		6.10	09/26/02	09/20/32	1,855,919.80	1,943,321.92			(66,691.37)		1,799,228.43	1,891,752.43	5,121.88	0.00
2000 BCDE RMRB		6.10	10/10/02	10/20/32	1,988,530.07	2,082,177.30			(143,103.49)		1,845,426.58	1,940,326.28	1,252.47	0.00
2000 BCDE RMRB		6.10	10/21/02	10/20/32	1,486,549.52	1,558,650.82			(4,889.20)		1,483,660.32	1,559,956.46	6,194.84	0.00
2000 BCDE RMRB		6.10	10/29/02	11/20/32	921,634.63	965,037.81			(63,286.36)		858,348.27	902,488.20	736.75	0.00
2000 BCDE RMRB		6.10	08/31/01	06/01/31	685,192.86	712,497.25			(59,059.30)		626,133.56	657,797.21	4,359.26	0.00
2000 BCDE RMRB		6.10	11/05/02	10/20/32	720,838.51	754,785.45			(2,780.12)		718,058.39	754,984.00	2,978.67	0.00
2000 BCDE RMRB		6.10	11/19/02	11/20/32	209,294.53	219,150.98			(79,508.29)		129,786.24	136,460.39	(3,182.30)	0.00
2000 BCDE RMRB		6.10	11/26/02	11/20/32	426,130.36	446,198.43			(1,698.22)		424,432.14	446,256.28	1,756.07	0.00
2000 BCDE RMRB		6.10	11/26/02	11/20/32	290,378.96	304,053.96			(989.89)		289,389.06	304,270.68	1,206.61	0.00
2000 BCDE RMRB		6.10	12/12/02	11/20/32	176,637.12	184,955.61			(858.31)		175,778.81	184,818.10	720.80	0.00
2000 BCDE RMRB		6.10	12/19/02	06/20/32	67,155.82	70,318.43			(285.33)		66,870.49	70,309.25	276.15	0.00
2000 BCDE RMRB		6.10	12/30/02	09/20/32	97,574.82	102,169.98			(982.96)		96,591.84	101,558.99	371.99	0.00
2000 BCDE RMRB		6.10	12/30/02	11/20/32	36,647.60	38,268.76			(105.97)		36,441.63	38,315.61	152.82	0.00
2000 BCDE RMRB		6.10	01/07/03	12/20/32	135,906.74	142,307.10			(633.07)		135,073.67	142,019.74	545.71	0.00
2000 BCDE RMRB		6.10	01/23/03	01/20/33	129,304.72	135,396.76			(720.15)		128,584.57	135,200.81	524.20	0.00
2000 BCDE RMRB		6.10	01/23/03	01/20/33	504,908.34	528,696.50			(1,904.90)		503,003.44	525,885.20	2,093.60	0.00
2000 BCDE RMRB		6.10	02/12/03	02/20/33	249,762.67	261,529.93			(954.29)		248,808.38	261,610.66	1,039.02	0.00
2000 BCDE RMRB		6.10	10/17/01	09/01/31	454,174.51	472,400.81			(2,868.41)		451,306.10	474,251.17	4,718.77	0.00
2000 BCDE RMRB		6.10	02/20/03	02/20/33	522,568.62	547,188.80			(41,638.75)		480,929.87	505,675.82	125.77	0.00
2000 BCDE RMRB		6.10	02/27/03	02/20/33	107,118.58	112,165.35			(303.45)		106,815.13	112,311.25	449.35	0.00
2000 BCDE RMRB		6.10	03/24/03	03/20/33	249,578.79	261,337.40			(718.61)		248,860.18	261,665.14	1,046.35	0.00
2000 BCDE RMRB		6.10	04/02/03	03/20/33	155,221.10	162,534.17			(440.95)		154,780.15	162,744.28	651.06	0.00
2000 BCDE RMRB		6.10	04/10/03	04/20/33	90,238.14	94,489.60			(264.11)		89,974.03	94,603.59	378.10	0.00
2000 BCDE RMRB		6.10	04/17/03	04/20/33	208,235.39	218,046.16			(652.43)		207,582.96	218,264.02	870.29	0.00
2000 BCDE RMRB		6.10	04/24/03	04/20/33	76,117.01	79,703.18			(218.64)		75,898.37	79,803.68	319.14	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain	
2000 BCDE RMRB	6.10	04/29/03	04/20/33	549,486.08	575,374.45			(1,554.42)		547,931.66	576,125.15	2,305.12	0.00	
2000 BCDE RMRB	6.10	05/08/03	04/20/33	189,674.34	198,610.61			(55,295.06)		134,379.28	141,293.68	(2,021.87)	0.00	
2000 BCDE RMRB	6.10	05/15/03	04/20/33	74,773.11	78,295.95			(209.13)		74,563.98	78,400.63	313.81	0.00	
2000 BCDE RMRB	6.10	05/22/03	05/20/33	201,635.46	211,135.27			(582.55)		201,052.91	211,397.97	845.25	0.00	
2000 BCDE RMRB	6.10	05/29/03	04/20/33	151,664.73	168,810.23			(434.23)		151,230.50	159,011.98	635.98	0.00	
2000 BCDE RMRB	6.10	06/10/03	05/20/33	194,314.08	203,468.96			(54,590.81)		139,723.27	146,912.64	(1,965.51)	0.00	
2000 BCDE RMRB	6.10	06/19/03	06/20/33	339,239.39	355,222.25			(944.83)		338,294.56	355,701.30	1,423.86	0.00	
2000 BCDE RMRB	6.10	06/19/03	06/20/33	130,455.06	136,601.29			(368.89)		130,086.17	136,758.64	546.24	0.00	
2000 BCDE RMRB	6.10	06/26/03	06/20/33	165,778.72	173,589.18			(520.04)		165,258.68	173,761.96	692.82	0.00	
2000 BCDE RMRB	6.10	07/03/03	07/20/33	123,388.38	129,201.67			(339.98)		123,048.40	129,379.78	518.09	0.00	
2000 BCDE RMRB	6.10	07/10/03	07/20/33	609,069.71	637,786.24			(1,719.17)		607,370.54	638,622.43	2,555.36	0.00	
2000 BCDE RMRB	6.10	07/17/03	07/20/33	302,079.46	316,311.56			(1,195.64)		300,883.82	316,365.62	1,249.70	0.00	
2000 BCDE RMRB	6.10	07/24/03	07/20/33	50,832.14	53,227.03			(139.45)		50,692.69	53,301.05	213.47	0.00	
2000 BCDE RMRB	6.10	07/30/03	07/20/33	449,595.71	470,777.87			(1,333.79)		448,261.92	471,326.98	1,862.90	0.00	
2000 BCDE RMRB	6.10	08/07/03	09/20/33	235,745.28	246,852.13			(673.89)		235,071.39	247,166.85	988.61	0.00	
2000 BCDE RMRB	6.10	08/14/03	08/20/33	243,938.94	255,431.83			(666.36)		243,272.58	255,790.03	1,024.56	0.00	
2000 BCDE RMRB	6.10	08/21/03	10/01/31	239,789.44	249,344.88			(1,454.64)		238,334.80	250,387.45	2,497.21	0.00	
2000 BCDE RMRB	6.10	08/28/03	08/20/33	216,387.50	226,582.33			(597.69)		215,789.81	226,893.13	908.49	0.00	
2000 BCDE RMRB	6.10	09/04/03	08/20/33	355,942.26	372,712.05			(1,437.99)		354,504.27	372,745.09	1,471.03	0.00	
2000 BCDE RMRB	6.10	09/11/03	09/20/33	210,509.67	220,427.58			(713.88)		209,795.79	220,590.70	877.00	0.00	
2000 BCDE RMRB	6.10	09/18/03	09/20/33	519,309.78	543,776.43			(1,818.11)		517,491.67	544,118.89	2,160.57	0.00	
2000 BCDE RMRB	6.10	09/18/03	08/20/33	84,588.05	88,573.31			(231.86)		84,356.19	88,696.68	355.23	0.00	
2000 BCDE RMRB	6.10	09/29/03	09/20/33	444,295.47	465,227.91			(1,568.60)		442,726.87	465,507.12	1,847.81	0.00	
2000 BCDE RMRB	6.10	10/09/03	09/20/33	336,724.05	352,588.40			(1,727.92)		334,996.13	352,233.16	1,372.68	0.00	
2000 BCDE RMRB	6.10	10/16/03	09/20/33	91,861.52	96,189.46			(249.80)		91,611.72	96,325.53	385.87	0.00	
2000 BCDE RMRB	5.40	10/23/03	10/20/33	347,278.02	351,243.66			(1,254.77)		346,023.25	355,281.82	5,292.93	0.00	
2000 BCDE RMRB	6.10	10/23/03	10/20/33	252,613.15	264,514.71			(682.23)		251,931.92	264,834.69	1,061.39	0.00	
2000 BCDE RMRB	5.40	10/30/03	10/20/33	157,797.16	169,599.29			(374.83)		157,422.53	161,634.69	2,410.03	0.00	
2000 BCDE RMRB	6.10	10/30/03	08/20/33	60,794.04	63,668.28			(310.73)		60,483.31	63,595.44	247.89	0.00	
2000 BCDE RMRB	5.40	11/13/03	11/20/33	554,026.21	560,349.71			(2,074.83)		551,951.38	566,719.99	8,445.11	0.00	
2000 BCDE RMRB	6.10	11/13/03	11/20/33	143,223.44	149,971.24			(428.83)		142,794.61	150,142.03	599.62	0.00	
2000 BCDE RMRB	5.40	11/20/03	11/20/33	521,283.55	527,024.08			(1,758.79)		519,524.76	533,425.72	8,160.43	0.00	
2000 BCDE RMRB	6.10	11/20/03	10/20/33	49,223.07	51,542.16			(132.36)		49,090.69	51,616.63	206.85	0.00	
2000 BCDE RMRB	5.40	11/26/03	11/20/33	340,578.96	340,578.96			(1,041.83)		339,537.13	348,622.15	9,065.02	0.00	
2000 BCDE RMRB	5.40	12/04/03	11/20/03			425,615.77				425,615.77	437,004.02	11,388.25	0.00	
2000 BCDE RMRB	5.40	12/11/03	12/20/33			370,204.27				370,204.27	380,109.86	9,905.59	0.00	
2000 BCDE RMRB	5.40	12/18/03	12/20/33			1,105,239.68				1,105,239.68	1,134,812.68	29,573.00	0.00	
2000 BCDE RMRB	5.40	12/23/03	12/20/33			1,075,947.19				1,075,947.19	1,104,736.41	28,789.22	0.00	
2000 BCDE RMRB	5.40	01/08/04	01/20/34			205,402.53				205,402.53	210,902.63	5,500.10	0.00	
2000 BCDE RMRB	5.40	01/15/04	01/20/34			1,406,418.64				1,406,418.64	1,444,078.58	37,659.94	0.00	
2000 BCDE RMRB	5.40	01/22/04	01/20/34			370,427.69				370,427.69	370,427.69		0.00	
2000 BCDE RMRB	5.40	01/29/04	01/20/34			51,983.49				51,983.49	53,375.46	1,391.97	0.00	
2000 BCDE RMRB	6.10	02/02/04	12/20/33			118,115.27				118,115.27	124,192.83	6,077.56	0.00	
2000 BCDE RMRB	6.10	06/10/02	05/01/32	182,486.86	189,758.83			(613.34)		181,873.52	191,070.90	1,925.41	0.00	
2000 BCDE RMRB	6.10	07/29/02	07/01/32	385,814.96	401,460.77			(1,575.72)		384,239.24	403,693.47	3,808.42	0.00	
2000 BCDE RMRB	6.10	09/12/02	07/01/32	492,012.27	449,531.50			(73,491.03)		358,521.24	376,673.35	632.88	0.00	
2000 BCDE RMRB	6.10	10/29/02	10/01/32	345,819.89	359,843.79			(1,190.30)		344,629.59	362,078.35	3,424.86	0.00	
2000 BCDE RMRB	6.10	04/10/03	03/01/33	274,098.02	285,213.40			(780.77)		273,317.25	287,169.16	2,738.53	0.00	
2000 BCDE RMRB	6.10	07/03/03	05/01/33	276,090.32	287,244.90			(789.59)		275,280.73	289,232.18	2,766.87	0.00	
2000 BCDE RMRB	6.10	08/14/03	08/01/33	257,723.92	268,175.31			(751.27)		256,972.65	269,996.23	2,572.19	0.00	
2000 BCDE RMRB	6.10	09/04/03	08/01/33	272,366.50	283,411.68			(2,932.85)		269,433.65	283,088.76	2,609.93	0.00	
2000 BCDE RMRB	6.10	12/04/03	10/01/33			153,208.96				153,208.96	160,973.70	7,764.74	0.00	
2000 BCDE RMRB	5.40	12/11/03	11/01/33			262,250.93				262,250.93	269,009.76	6,758.83	0.00	
2000 BCDE RMRB	5.40	01/29/04	01/01/34			242,935.58				242,935.58	249,196.62	6,261.04	0.00	
2000 BCDE RMRB	1.05	02/27/04	03/01/04											0.79
2000 BCDE RMRB	6.73	10/26/00	04/01/04	19,974,044.71	19,974,044.71		(5,840,127.69)			14,133,917.02	14,133,917.02		0.00	

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
	2000 BCDE RMRB	1.05	02/27/04	03/01/04	8.58	8.58	0.00				8.58	8.58	-	0.00
	2000 BCDE RMRB	5.40	10/30/03	10/20/33	29,026.95	29,026.95			(254.17)		28,772.78	29,543.00	770.22	0.00
	2000 BCDE RMRB	5.40	10/20/03	10/20/33	13,189.36	13,189.36			(99.23)		13,090.13	13,440.52	350.39	0.00
	2000 BCDE RMRB	5.40	11/19/03	10/20/33	46,307.59	46,307.59			(411.01)		45,896.58	47,124.86	1,228.28	0.00
	2000 BCDE RMRB	5.40	11/20/03	11/20/33	43,346.66	43,346.66			(146.25)		43,200.41	44,356.33	1,155.92	0.00
	2000 BCDE RMRB	5.40	11/26/03	11/20/33	28,320.41	28,320.41			(86.64)		28,233.77	28,989.22	755.45	0.00
	2000 BCDE RMRB	5.40	12/04/03	11/20/33			35,391.53				35,339.50	36,338.50	946.97	0.00
	2000 BCDE RMRB	5.40	12/11/03	12/20/33			30,763.86				30,783.86	31,607.55	823.69	0.00
	2000 BCDE RMRB	5.40	12/18/03	12/20/33			91,904.79				91,904.79	94,363.89	2,459.10	0.00
	2000 BCDE RMRB	5.40	12/23/03	12/20/33			89,469.00				89,469.00	91,862.92	2,393.92	0.00
	2000 BCDE RMRB	5.40	01/01/04	01/20/34			17,079.98				17,079.98	17,537.34	457.36	0.00
	2000 BCDE RMRB	5.40	01/15/04	01/20/34			116,948.92				116,948.92	120,080.49	3,131.57	0.00
	2000 BCDE RMRB	5.40	01/22/04	01/20/34			30,802.44				30,802.44	30,802.44	-	0.00
	2000 BCDE RMRB	5.40	01/29/04	01/20/34			4,322.62				4,322.62	4,438.37	115.75	0.00
	2000 BCDE RMRB	5.40	12/11/03	11/01/33			21,807.14				21,807.14	22,369.16	562.02	0.00
	2000 BCDE RMRB	5.40	01/29/04	01/01/34			20,200.98				20,200.98	20,721.62	520.64	0.00
	<b>2000 BCDE RMRB Total</b>				119,249,740.95	123,108,390.05	8,140,831.82	(13,529,806.76)	(4,337,626.31)	0.00	109,523,339.70	113,748,063.99	366,095.19	0.00
	2001 A-E RMRB	1.05	02/27/04	03/01/04	59,712.28	59,712.28	13,565.17				73,307.45	73,307.45	-	0.00
	2001 A-E RMRB	1.05	02/27/04	03/01/04	2,962.46	2,962.46	7.59				2,970.05	2,970.05	-	0.00
	2001 A-E RMRB	1.05	02/27/04	03/01/04	55,775.74	55,775.74		(23,453.24)			32,322.50	32,322.50	-	0.00
	2001 A-E RMRB	1.05	02/27/04	03/01/04	25.39	25.39	1,086,700.43				1,086,725.82	1,086,725.82	-	0.00
	2001 A-E RMRB	1.05	02/27/04	03/01/04	0.26	0.26	1,037.35				1,037.61	1,037.61	-	0.00
	2001 A-E RMRB	4.71	10/30/01	07/01/33	8,920,614.86	8,920,614.86	0.11	(7,076,504.00)			1,844,110.86	1,844,110.86	-	0.00
	2001 A-E RMRB	4.71	10/30/01	07/01/33	88,647.10	88,647.10	4,469.00				93,116.10	93,116.10	-	0.00
	2001 A-E RMRB	4.71	10/30/01	07/01/33	7,961.24	7,961.24	222.82				8,184.06	8,184.06	-	0.00
	2001 A-E RMRB	1.05	02/27/04	03/01/04	0.50	0.50	0.00				0.50	0.50	-	0.00
	2001 A-E RMRB	4.71	10/30/01	07/01/33	2,909,096.59	2,909,096.59	0.00				2,909,096.59	2,909,096.59	-	0.00
	2001 A-E RMRB	8.19	07/25/90	06/20/15	472,943.78	520,104.82			(7,383.44)		465,560.34	515,009.15	2,287.77	0.00
	2001 A-E RMRB	8.19	10/28/91	01/20/16	40,266.56	44,314.90			(473.08)		39,793.48	44,057.15	215.33	0.00
	2001 A-E RMRB	7.19	07/25/90	06/20/15	77,012.93	82,378.28			(1,330.15)		75,682.78	81,444.75	396.64	0.00
	2001 A-E RMRB	8.19	07/25/90	06/20/15	184,140.11	202,502.19			(2,972.08)		181,168.03	200,410.51	880.40	0.00
	2001 A-E RMRB	7.19	01/22/90	11/20/14	394,199.91	421,293.76			(6,575.17)		387,624.74	416,671.26	1,952.67	0.00
	2001 A-E RMRB	8.19	01/22/90	11/20/14	168,747.65	185,506.88			(37,690.06)		131,057.59	144,866.63	(2,930.19)	0.00
	2001 A-E RMRB	7.19	01/01/90	11/20/14	218,136.93	233,127.74			(3,306.53)		214,830.40	230,928.63	1,107.42	0.00
	2001 A-E RMRB	8.19	01/01/90	11/20/14	245,857.93	270,275.37			(49,156.62)		196,701.31	217,458.97	(3,661.78)	0.00
	2001 A-E RMRB	7.19	01/01/90	12/20/14	275,951.20	294,917.61			(4,412.81)		271,538.39	291,885.97	1,391.17	0.00
	2001 A-E RMRB	8.19	02/28/90	12/20/14	371,906.51	408,842.56			(53,258.84)		318,647.67	352,271.02	(3,312.70)	0.00
	2001 A-E RMRB	7.19	01/20/90	01/20/15	391,392.78	418,860.19			(10,179.44)		381,213.34	410,238.22	1,755.47	0.00
	2001 A-E RMRB	8.19	01/01/90	01/20/15	661,833.71	727,830.46			(61,539.45)		600,294.26	664,053.60	(2,237.41)	0.00
	2001 A-E RMRB	7.19	02/27/90	01/20/15	150,835.25	161,343.60			(2,216.14)		148,619.11	159,933.93	806.47	0.00
	2001 A-E RMRB	8.19	02/27/90	12/20/14	265,456.38	291,820.24			(65,063.59)		200,392.79	221,537.96	(5,218.69)	0.00
	2001 A-E RMRB	7.19	02/27/90	01/20/15	171,745.66	183,710.78			(2,731.05)		169,014.61	181,882.17	902.44	0.00
	2001 A-E RMRB	8.19	02/27/90	01/20/15	281,268.72	309,316.32			(5,699.40)		275,569.32	304,838.54	1,221.62	0.00
	2001 A-E RMRB	7.19	03/30/90	01/20/15	177,201.70	189,546.95			(4,109.50)		173,082.20	186,270.23	832.78	0.00
	2001 A-E RMRB	8.19	03/30/90	01/20/15	264,315.68	290,672.76			(3,821.68)		260,694.00	288,383.26	1,332.18	0.00
	2001 A-E RMRB	7.19	03/30/90	02/20/15	129,803.24	137,776.70			(2,498.53)		126,304.71	135,920.69	642.52	0.00
	2001 A-E RMRB	8.19	03/30/90	02/20/15	512,497.16	563,602.43			(57,050.42)		455,446.74	503,821.41	(2,730.60)	0.00
	2001 A-E RMRB	7.19	04/26/90	03/20/15	604,613.83	646,735.85			(30,460.97)		574,152.86	617,864.78	1,589.90	0.00
	2001 A-E RMRB	8.19	04/26/90	03/20/15	357,956.67	393,651.42			(7,327.12)		350,629.55	387,871.16	1,546.86	0.00
	2001 A-E RMRB	7.19	04/26/90	03/20/15	501,537.70	536,478.68			(54,056.09)		447,481.61	481,549.73	(872.86)	0.00
	2001 A-E RMRB	8.19	04/26/90	03/20/15	1,478,651.15	1,626,099.30			(101,534.39)		1,377,116.76	1,523,385.12	(1,179.79)	0.00
	2001 A-E RMRB	7.19	05/29/90	04/20/15	250,019.93	267,438.21			(4,815.01)		245,204.92	263,973.06	1,249.86	0.00
	2001 A-E RMRB	8.19	05/29/90	03/20/15	42,805.82	47,074.35			(581.51)		42,224.31	46,709.11	216.27	0.00
	2001 A-E RMRB	7.19	05/29/90	04/20/15	397,625.02	425,326.57			(27,365.34)		370,259.68	398,448.58	487.35	0.00

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
2001 A-E RMRB		8.19	05/29/90	04/20/15	837,607.79	921,132.43			(117,391.76)		720,216.03	796,712.74	(7,027.93)	0.00
2001 A-E RMRB		7.19	06/28/90	05/20/15	100,642.80	107,654.32			(1,421.59)		89,221.21	106,775.19	542.46	0.00
2001 A-E RMRB		8.19	06/28/90	05/20/15	188,524.61	207,323.93			(2,841.51)		185,883.10	205,626.41	943.99	0.00
2001 A-E RMRB		7.19	06/28/90	05/20/15	195,327.35	208,935.39			(2,807.65)		192,519.70	207,176.82	1,049.08	0.00
2001 A-E RMRB		8.19	06/28/90	05/20/15	585,826.02	644,243.45			(10,244.43)		575,581.59	636,716.13	2,717.11	0.00
2001 A-E RMRB		7.19	06/28/90	05/20/15	181,907.59	191,490.26			(2,845.17)		179,062.42	189,068.64	423.55	0.00
2001 A-E RMRB		7.19	07/25/90	06/20/15	78,842.75	84,335.54			(763.52)		67,063.36	72,169.09	(387.06)	0.00
2001 A-E RMRB		7.19	09/13/90	06/20/15	54,699.73	58,510.57			(2,915.23)		53,936.21	58,042.57	1,559.96	0.00
2001 A-E RMRB		8.19	09/13/90	07/20/15	128,706.97	248,811.28			(126,861.43)		223,334.84	247,056.01	1,159.96	0.00
2001 A-E RMRB		8.19	09/13/90	08/20/15	347,165.47	381,794.10			(5,287.00)		341,878.47	378,190.57	1,693.47	0.00
2001 A-E RMRB		6.19	09/13/90	08/20/15	155,085.54	163,255.28			(3,165.25)		151,920.29	160,409.81	319.78	0.00
2001 A-E RMRB		8.19	09/28/90	08/20/15	240,140.17	264,086.47			(5,106.18)		235,033.99	259,997.78	1,017.49	0.00
2001 A-E RMRB		6.19	09/28/90	08/20/15	284,279.04	299,254.53			(5,620.62)		278,658.42	294,230.21	596.30	0.00
2001 A-E RMRB		7.19	09/28/90	08/20/15	284,223.01	304,024.20			(4,632.54)		279,590.47	300,876.55	1,484.89	0.00
2001 A-E RMRB		8.19	10/31/90	08/20/15	49,034.53	52,450.66			(1,131.38)		47,903.15	51,550.17	230.89	0.00
2001 A-E RMRB		8.19	10/31/90	09/20/15	268,180.65	294,923.12			(3,638.42)		264,542.23	292,640.21	1,355.51	0.00
2001 A-E RMRB		6.19	10/31/90	09/20/15	268,130.49	282,255.28			(4,086.30)		264,044.19	278,799.29	630.31	0.00
2001 A-E RMRB		7.19	10/31/90	09/20/15	154,258.92	165,005.80			(2,730.78)		151,528.14	163,054.43	789.41	0.00
2001 A-E RMRB		8.19	10/31/90	09/20/15	353,751.33	389,026.76			(5,846.74)		347,904.59	384,856.80	1,676.78	0.00
2001 A-E RMRB		7.19	10/28/91	08/20/16	94,525.93	101,199.86			(47,353.09)		47,172.84	50,816.50	(3,030.27)	0.00
2001 A-E RMRB		6.19	11/28/90	10/20/15	216,454.88	227,857.46			(3,371.52)		213,083.36	224,990.71	504.77	0.00
2001 A-E RMRB		8.19	11/28/90	10/20/15	733,610.07	806,764.27			(46,805.23)		696,804.84	769,752.83	(208.21)	0.00
2001 A-E RMRB		7.19	12/21/90	10/20/15	89,308.51	95,530.44			(1,273.71)		88,034.80	94,737.16	480.43	0.00
2001 A-E RMRB		8.19	12/21/90	11/20/15	176,491.21	194,090.59			(2,238.16)		174,255.05	192,761.10	908.67	0.00
2001 A-E RMRB		8.19	02/25/91	10/20/15	48,526.96	53,366.05			(653.80)		47,873.16	52,958.02	245.77	0.00
2001 A-E RMRB		6.19	01/25/91	11/20/15	226,081.95	237,991.65			(3,234.98)		222,846.96	235,299.90	543.24	0.00
2001 A-E RMRB		8.19	01/28/91	11/20/15	125,129.58	137,607.31			(17,491.40)		107,638.18	119,070.86	(1,045.05)	0.00
2001 A-E RMRB		8.19	02/25/90	10/20/16	299,094.98	329,167.12			(4,809.81)		294,285.17	325,817.84	1,460.53	0.00
2001 A-E RMRB		8.19	03/28/91	02/20/16	205,728.76	226,411.33			(4,212.54)		201,514.22	223,106.51	907.72	0.00
2001 A-E RMRB		8.75	04/29/91	02/20/20	209,891.63	233,068.19			(1,482.80)		208,208.83	232,336.37	750.98	0.00
2001 A-E RMRB		8.19	04/29/91	04/20/16	510,636.94	561,978.37			(51,876.31)		456,760.63	507,916.90	(2,185.16)	0.00
2001 A-E RMRB		6.19	04/29/91	02/20/16	541,694.52	579,940.45			(47,394.05)		494,300.47	532,480.59	(65.81)	0.00
2001 A-E RMRB		8.19	04/26/91	04/20/16	496,424.83	523,425.75			(35,673.29)		460,751.54	487,394.41	(358.05)	0.00
2001 A-E RMRB		7.19	04/26/91	04/20/16	25,679.59	28,261.54			(325.62)		25,353.97	28,070.67	134.75	0.00
2001 A-E RMRB		7.19	10/23/92	09/20/17	268,786.02	287,763.47			(91,365.55)		177,420.47	191,124.56	(5,273.36)	0.00
2001 A-E RMRB		8.19	11/23/92	10/20/17	551,183.72	582,145.50			(7,675.09)		543,508.64	575,982.34	1,511.92	0.00
2001 A-E RMRB		8.19	11/23/92	10/20/17	67,428.53	74,079.03			(756.73)		66,671.80	73,698.85	376.55	0.00
2001 A-E RMRB		7.19	10/30/92	08/20/17	810,920.55	870,249.25			(43,728.83)		767,191.72	828,435.75	1,915.33	0.00
2001 A-E RMRB		6.00	10/30/92	09/20/17	566,841.03	590,388.08			(7,063.90)		559,777.13	587,151.57	3,827.39	0.00
2001 A-E RMRB		5.45	02/25/02	01/20/32	597,578.21	608,452.59			(2,220.53)		595,357.68	615,438.41	9,206.35	0.00
2001 A-E RMRB		4.95	02/25/02	02/20/32	1,350,992.72	1,335,344.27			(7,143.71)		1,343,649.01	1,357,026.26	28,825.72	0.00
2001 A-E RMRB		5.45	05/15/02	05/20/32	462,487.61	470,903.69			(1,608.71)		460,878.90	476,423.82	7,128.84	0.00
2001 A-E RMRB		4.95	05/15/02	05/20/32	1,402,238.52	1,385,986.49			(5,717.86)		1,396,520.66	1,410,214.40	29,985.77	0.00
2001 A-E RMRB		4.95	05/24/02	05/20/32	962,370.21	951,223.14			(3,641.01)		958,729.20	968,130.12	20,547.99	0.00
2001 A-E RMRB		5.45	05/24/02	05/20/32	477,440.75	486,128.94			(1,925.02)		475,515.73	491,554.33	7,350.41	0.00
2001 A-E RMRB		5.45	03/21/02	02/20/32	1,706,571.83	1,737,627.05			(143,098.82)		1,563,465.01	1,616,219.56	21,679.35	0.00
2001 A-E RMRB		5.45	03/21/02	02/20/32	210,465.72	214,295.65			(731.01)		209,734.71	216,808.81	3,244.17	0.00
2001 A-E RMRB		4.95	03/21/02	02/20/32	1,014,763.84	1,003,009.89			(3,915.90)		1,010,847.94	1,020,759.92	21,865.93	0.00
2001 A-E RMRB		5.45	04/17/02	04/20/32	2,447,267.87	2,491,801.85			(92,960.61)		2,354,307.26	2,433,715.35	34,874.11	0.00
2001 A-E RMRB		5.45	04/17/02	03/20/32	233,977.58	238,235.37			(890.63)		233,096.95	240,959.03	3,604.29	0.00
2001 A-E RMRB		4.95	04/17/02	04/20/32	2,076,203.64	2,052,155.11			(8,960.75)		2,067,242.89	2,087,513.46	44,319.10	0.00
2001 A-E RMRB		5.45	04/29/02	04/20/32	150,922.91	153,669.92			(523.86)		150,399.05	155,471.84	2,326.38	0.00
2001 A-E RMRB		4.95	04/29/02	04/20/32	2,568,737.08	2,538,983.59			(10,853.15)		2,557,983.93	2,582,965.55	54,835.11	0.00
2001 A-E RMRB		5.45	04/29/02	04/20/32	916,174.87	934,883.28			(3,507.69)		914,667.18	945,517.65	14,142.26	0.00

type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Amortizations/Sales	Accretions/Purchases	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
	2001 A-E RMRB	4.95	04/29/02	04/20/32	85,415.81	84,426.44				85,917.92	85,917.92	1,823.65	0.00
	2001 A-E RMRB	5.45	05/15/02	05/20/32	420,381.42	428,031.28				432,938.61	432,938.61	6,476.22	0.00
	2001 A-E RMRB	4.95	05/15/02	04/20/32	339,163.67	335,235.15				341,161.19	341,161.19	2,054.53	0.00
	2001 A-E RMRB	5.45	05/15/02	04/20/32	133,287.52	135,713.00				137,304.39	137,304.39	2,054.53	0.00
	2001 A-E RMRB	5.45	09/29/02	08/20/32	604,818.73	615,824.87				621,040.70	621,040.70	9,257.39	0.00
	2001 A-E RMRB	4.95	09/29/02	08/20/32	650,350.47	642,817.51				654,286.56	654,286.56	13,886.34	0.00
	2001 A-E RMRB	5.45	06/03/02	06/20/32	398,757.79	406,014.16				410,759.02	410,759.02	6,146.01	0.00
	2001 A-E RMRB	4.95	06/03/02	05/20/32	1,421,519.44	1,405,054.08				1,330,863.72	1,330,863.72	29,388.57	0.00
	2001 A-E RMRB	5.45	06/10/02	05/20/32	131,236.80	133,624.96				54,549.35	54,549.35	(608.30)	0.00
	2001 A-E RMRB	4.95	06/10/02	06/20/32	678,930.70	671,086.69				682,046.75	682,046.75	14,486.95	0.00
	2001 A-E RMRB	5.45	06/19/02	06/20/32	206,479.50	210,236.90				212,710.02	212,710.02	3,182.98	0.00
	2001 A-E RMRB	4.95	06/19/02	06/20/32	507,503.04	501,624.66				439,252.33	439,252.33	6,572.41	0.00
	2001 A-E RMRB	5.45	06/25/02	06/20/32	428,415.41	434,175.09				424,920.24	424,920.24	8,012.86	0.00
	2001 A-E RMRB	4.95	07/05/02	06/20/32	375,345.69	370,998.08				373,791.99	373,791.99	11,130.38	0.00
	2001 A-E RMRB	5.45	07/05/02	06/20/32	721,942.88	735,080.37				743,766.90	743,766.90	23,072.82	0.00
	2001 A-E RMRB	4.95	07/15/02	06/20/32	1,080,894.40	1,068,374.48				1,086,762.28	1,086,762.28	8,487.77	0.00
	2001 A-E RMRB	5.45	07/15/02	06/20/32	315,066.14	320,799.52				324,600.05	324,600.05	8,403.29	0.00
	2001 A-E RMRB	4.95	07/15/02	06/20/32	393,591.73	389,032.77				395,900.67	395,900.67	1,126.50	0.00
	2001 A-E RMRB	5.45	07/22/02	07/20/32	1,040,784.73	1,028,729.39				180,958.47	180,958.47	21,427.70	0.00
	2001 A-E RMRB	5.45	07/29/02	06/20/32	168,523.42	171,590.11				173,322.36	173,322.36	2,061.98	0.00
	2001 A-E RMRB	5.45	07/29/02	06/20/32	120,722.85	122,919.69				124,160.60	124,160.60	1,854.31	0.00
	2001 A-E RMRB	4.95	07/29/02	07/20/32	658,079.79	650,457.29				662,051.41	662,051.41	14,051.28	0.00
	2001 A-E RMRB	5.45	08/01/02	06/20/32	58,563.43	57,774.72				59,238.97	59,238.97	1,257.26	0.00
	2001 A-E RMRB	4.95	08/01/02	06/20/32	58,882.20	58,199.44				58,564.47	58,564.47	1,257.26	0.00
	2001 A-E RMRB	5.45	08/12/02	07/20/32	622,558.27	633,887.22				641,380.86	641,380.86	9,598.24	0.00
	2001 A-E RMRB	4.95	08/12/02	07/20/32	254,500.03	251,552.17				256,022.07	256,022.07	5,493.93	0.00
	2001 A-E RMRB	5.45	08/23/02	08/20/32	1,497,661.49	1,524,915.07				1,542,277.49	1,542,277.49	23,068.97	0.00
	2001 A-E RMRB	4.95	08/23/02	08/20/32	1,788,888.76	1,748,399.84				1,779,245.28	1,779,245.28	37,766.09	0.00
	2001 A-E RMRB	5.45	11/12/02	10/20/32	707,741.69	720,620.76				728,545.54	728,545.54	10,892.16	0.00
	2001 A-E RMRB	5.45	09/12/02	08/20/32	709,842.42	722,759.73				731,242.36	731,242.36	10,941.91	0.00
	2001 A-E RMRB	4.95	09/12/02	08/20/32	723,833.76	715,449.65				728,249.77	728,249.77	15,455.71	0.00
	2001 A-E RMRB	5.45	09/19/02	09/20/32	335,415.50	341,519.21				345,110.31	345,110.31	14,937.40	0.00
	2001 A-E RMRB	4.95	09/19/02	09/20/32	700,162.25	692,052.31				703,110.31	703,110.31	13,826.75	0.00
	2001 A-E RMRB	5.45	09/26/02	09/20/32	897,677.49	914,012.90				924,416.71	924,416.71	10,355.41	0.00
	2001 A-E RMRB	4.95	10/10/02	09/20/32	1,200,538.96	1,222,385.67				1,237,577.04	1,237,577.04	15,270.53	0.00
	2001 A-E RMRB	5.45	10/10/02	09/20/32	468,919.70	463,488.22				471,668.74	471,668.74	10,011.55	0.00
	2001 A-E RMRB	5.45	10/21/02	10/20/32	268,211.43	273,092.20				276,343.19	276,343.19	4,135.86	0.00
	2001 A-E RMRB	4.95	10/21/02	10/20/32	448,255.91	443,063.79				451,013.83	451,013.83	9,571.64	0.00
	2001 A-E RMRB	5.45	10/29/02	11/20/32	133,095.14	135,517.12				137,033.96	137,033.96	2,049.21	0.00
	2001 A-E RMRB	4.95	10/29/02	11/20/32	330,045.03	326,222.14				332,057.72	332,057.72	7,047.30	0.00
	2001 A-E RMRB	5.45	11/05/02	10/20/32	448,675.70	454,804.04				460,153.54	460,153.54	6,885.69	0.00
	2001 A-E RMRB	4.95	11/05/02	10/20/32	271,352.84	288,209.79				272,916.37	272,916.37	5,793.18	0.00
	2001 A-E RMRB	5.45	11/19/02	11/20/32	228,955.09	233,121.48				235,893.12	235,893.12	3,530.40	0.00
	2001 A-E RMRB	4.95	11/19/02	11/20/32	77,299.81	76,404.45				77,777.75	77,777.75	1,650.61	0.00
	2001 A-E RMRB	5.45	11/26/02	11/20/32	559,283.19	589,460.70				576,239.27	576,239.27	8,624.22	0.00
	2001 A-E RMRB	4.95	11/26/02	11/20/32	83,533.78	82,586.21				84,042.54	84,042.54	1,783.66	0.00
	2001 A-E RMRB	5.45	11/26/02	11/20/32	354,267.49	360,714.25				365,013.63	365,013.63	5,463.03	0.00
	2001 A-E RMRB	4.95	12/12/02	11/20/32	199,675.75	197,362.90				200,892.28	200,892.28	4,263.57	0.00
	2001 A-E RMRB	5.45	12/12/02	11/20/32	542,834.90	552,713.09				558,716.03	558,716.03	8,351.77	0.00
	2001 A-E RMRB	4.95	12/19/02	12/20/32	442,969.50	451,030.42				452,839.30	452,839.30	6,714.49	0.00
	2001 A-E RMRB	5.45	12/19/02	12/20/32	68,798.97	68,003.06				68,554.72	68,554.72	1,469.13	0.00
	2001 A-E RMRB	4.95	12/30/02	12/20/32	459,663.39	468,028.09				473,419.89	473,419.89	7,082.21	0.00
	2001 A-E RMRB	5.45	12/30/02	12/20/32	107,633.20	109,591.85				110,899.65	110,899.65	1,659.82	0.00
	2001 A-E RMRB	4.95	12/30/02	12/20/32	135,125.13	133,559.98				135,855.95	135,855.95	2,884.37	0.00

type	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Value	Recognized Gain
2001 A-E RMRF	5.45	01/09/03	12/20/32	116,893.31	119,020.46		(894.20)		115,999.11	119,911.61	1,785.35	0.00
2001 A-E RMRF	5.45	01/23/03	01/20/33	476,684.70	485,325.44		(1,811.99)		474,872.71	480,860.85	7,347.40	0.00
2001 A-E RMRF	4.95	01/23/03	01/20/33	399,345.77	394,635.50		(1,723.43)		397,822.34	401,444.99	8,532.92	0.00
2001 A-E RMRF	5.45	01/23/03	01/20/33	194,923.79	198,457.13		(674.20)		194,282.59	200,823.77	3,007.84	0.00
2001 A-E RMRF	4.95	01/23/03	01/20/33	60,661.39	59,945.90		(222.91)		60,438.48	61,019.53	1,296.54	0.00
2001 A-E RMRF	5.45	01/30/03	12/20/32	301,946.34	307,440.98		(1,197.90)		300,748.44	310,892.34	4,649.26	0.00
2001 A-E RMRF	4.95	01/30/03	01/20/33	80,495.28	79,545.84		(283.64)		80,211.64	80,982.77	1,720.57	0.00
2001 A-E RMRF	5.45	02/12/03	01/20/33	328,978.64	334,941.95		(1,665.20)		327,313.44	338,333.52	5,056.77	0.00
2001 A-E RMRF	4.95	02/12/03	02/20/33	281,729.38	248,760.24		(975.57)		250,753.81	253,164.50	5,379.83	0.00
2001 A-E RMRF	5.45	02/27/03	02/20/33	96,681.69	98,434.23		(309.15)		96,372.54	99,617.25	1,492.17	0.00
2001 A-E RMRF	4.95	02/27/03	02/20/33	148,604.18	146,851.39		(688.75)		147,915.43	149,337.44	3,174.80	0.00
2001 A-E RMRF	5.45	03/12/03	02/20/33	203,482.72	201,062.87		(895.96)		202,566.78	204,514.18	4,347.27	0.00
2001 A-E RMRF	5.45	03/20/03	02/20/33	337,308.32	343,422.61		(1,347.54)		335,960.78	347,272.00	5,186.93	0.00
2001 A-E RMRF	4.95	03/20/03	02/20/33	218,584.63	216,006.43		(880.28)		217,704.35	219,797.30	4,671.15	0.00
2001 A-E RMRF	5.45	04/02/03	03/20/33	240,857.87	245,223.84		(873.77)		239,984.10	248,063.96	3,713.89	0.00
2001 A-E RMRF	5.45	04/10/03	03/20/33	131,583.66	133,988.85		(656.92)		130,926.74	135,334.82	2,022.89	0.00
2001 A-E RMRF	5.45	04/17/03	03/20/33	59,753.91	60,837.06		(189.92)		59,563.99	61,569.41	922.27	0.00
2001 A-E RMRF	5.45	04/29/03	04/20/33	233,599.04	237,833.43		(1,102.59)		232,588.45	240,417.24	3,596.40	0.00
2001 A-E RMRF	5.45	05/08/03	04/20/33	218,196.39	222,151.58		(892.66)		217,333.73	224,650.98	3,362.06	0.00
2001 A-E RMRF	4.95	05/08/03	04/20/33	153,511.39	151,700.72		(536.23)		152,975.16	154,445.82	3,281.33	0.00
2001 A-E RMRF	4.95	05/15/03	04/20/33	155,912.44	154,073.45		(541.04)		155,371.40	156,865.09	3,332.68	0.00
2001 A-E RMRF	5.45	05/22/03	04/20/33	161,633.67	164,563.56		(592.99)		161,040.88	166,463.63	2,492.06	0.00
2001 A-E RMRF	5.45	05/29/03	05/20/33	298,840.29	305,275.42		(946.12)		298,894.17	308,957.42	4,628.12	0.00
2001 A-E RMRF	5.45	06/10/03	05/20/33	277,469.10	282,488.69		(882.10)		276,587.00	285,989.19	4,822.60	0.00
2001 A-E RMRF	5.45	06/19/03	06/20/33	179,080.23	182,326.37		(701.20)		178,379.03	184,384.73	2,769.56	0.00
2001 A-E RMRF	5.45	06/19/03	06/20/33	238,778.57	243,106.85		(1,377.15)		237,401.42	245,394.31	3,664.61	0.00
2001 A-E RMRF	5.45	06/26/03	06/20/33	113,611.10	115,670.49		(474.09)		113,137.01	116,946.13	1,749.73	0.00
2001 A-E RMRF	5.45	07/10/03	06/20/33	52,177.47	53,123.28		(162.89)		52,014.58	53,765.83	805.44	0.00
2001 A-E RMRF	5.45	07/17/03	07/20/33	129,208.18	131,550.31		(400.97)		128,807.21	133,143.93	1,994.59	0.00
2001 A-E RMRF	5.45	07/30/03	07/20/33	54,903.94	55,899.17		(170.37)		54,733.57	56,576.35	847.55	0.00
2001 A-E RMRF	5.45	08/07/03	07/20/33	108,076.28	110,035.35		(336.42)		107,739.86	111,367.28	1,668.35	0.00
2001 A-E RMRF	5.45	08/28/03	08/20/33	60,391.50	61,486.20		(273.01)		60,118.48	62,142.58	929.39	0.00
2001 A-E RMRF	5.45	09/04/03	08/20/33	85,535.28	87,085.76		(263.86)		85,271.42	88,142.36	1,320.46	0.00
2001 A-E RMRF	5.45	09/18/03	07/20/33	107,635.19	109,586.26		(334.03)		107,301.16	110,913.80	1,661.57	0.00
2001 A-E RMRF	5.45	09/29/03	09/20/33	56,768.49	57,797.53		(174.11)		56,594.38	58,499.83	876.41	0.00
2001 A-E RMRF	4.95	09/29/03	09/20/33	130,488.71	128,949.59		(1,018.66)		129,470.05	130,714.74	2,783.81	0.00
2001 A-E RMRF	5.45	10/23/03	10/20/33	52,608.57	53,562.19		(160.35)		52,448.22	54,214.06	812.22	0.00
2001 A-E RMRF	5.45	11/13/03	10/20/33	54,042.89	55,022.52		(164.65)		53,878.24	55,692.23	834.36	0.00
2001 A-E RMRF	5.45	11/20/03	10/20/33	55,828.31	56,840.30		(169.89)		55,658.42	57,532.35	861.94	0.00
2001 A-E RMRF	5.45	11/26/03	06/20/33	67,899.46	67,899.46		(885.63)		67,013.83	69,270.07	2,256.24	0.00
2001 A-E RMRF	4.95	12/04/03	11/20/33	304,982.85	307,982.88	258,117.39	(1,292.35)		258,117.39	266,807.75	8,690.36	0.00
2001 A-E RMRF	5.45	12/11/03	12/20/33	223,240.53	219,746.09	107,133.49	(1,384.36)		107,133.49	108,163.45	1,029.96	0.00
2001 A-E RMRF	4.95	05/15/02	04/01/32	183,391.22	180,522.12	63,174.17	(1,172.05)		63,174.17	65,301.13	1,029.96	0.00
2001 A-E RMRF	4.95	06/10/02	06/01/32	260,301.77	256,229.53	128,880.08	(1,204.51)		128,880.08	130,102.19	2,126.96	0.00
2001 A-E RMRF	4.95	07/22/02	06/01/32	251,586.53	254,061.32	524,980.67	(855.02)		524,980.67	524,980.67	-	0.00
2001 A-E RMRF	5.45	01/29/04	11/20/33	53,874.21	54,486.42	54,486.42			54,486.42	56,320.88	1,834.46	0.00
2001 A-E RMRF	5.45	02/12/04	11/20/33	54,475.63	55,688.06	53,874.21			53,874.21	55,688.06	1,813.85	0.00
2001 A-E RMRF	5.45	04/17/02	03/01/32	311,965.89	311,965.89	54,475.63			54,475.63	56,309.73	1,834.10	0.00
2001 A-E RMRF	4.95	05/15/02	04/01/32	221,856.17	223,019.80	303,690.50			303,690.50	311,965.89	5,275.36	0.00
2001 A-E RMRF	4.95	06/10/02	06/01/32	182,219.17	183,391.22	221,856.17			221,856.17	223,019.80	4,656.07	0.00
2001 A-E RMRF	4.95	07/22/02	06/01/32	259,097.26	256,229.53	182,219.17			182,219.17	183,391.22	3,824.76	0.00
2001 A-E RMRF	5.45	09/19/02	06/01/32	257,563.80	254,061.32	259,097.26			250,731.51	257,563.80	4,367.50	0.00

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
2001 A-E RMRB		4.95	09/26/02	09/01/32	294,535.55	289,927.74			(1,104.79)		293,430.76	294,969.77	6,148.82	0.00
2001 A-E RMRB		5.45	01/23/03	11/01/32	323,675.57	326,859.48			(1,694.47)		321,981.10	330,754.91	5,989.90	0.00
2001 A-E RMRB		4.95	07/24/03	09/01/32	244,322.70	240,500.43			(1,341.63)		242,981.07	244,255.48	5,096.68	0.00
2001 A-E RMRB		5.45	09/18/03	01/01/33	71,660.26	72,359.96			(230.53)		71,429.73	73,376.15	1,248.72	0.00
2001 A-E RMRB		5.45	12/04/03	11/01/33			98,473.18				98,473.18	101,156.51	2,683.33	0.00
2001 A-E RMRB		4.95	02/26/04	09/01/33			140,782.09				140,782.09	140,782.09	-	0.00
2001 A-E RMRB		1.05	02/27/04	03/01/04	2,761,899.00	2,761,899.00		(1,494,816.80)			1,267,082.20	1,267,082.20	-	0.00
2001 A-E RMRB		1.05	02/27/04	03/01/04	126,794.46	126,794.46	329.31				127,123.77	127,123.77	-	0.00
2001 A-E RMRB		1.05	02/27/04	03/01/04	1,574,166.09	1,574,166.09		(637,907.68)			936,258.41	936,258.41	-	0.00
2001 A-E RMRB		1.05	02/27/04	03/01/04	174,126.89	174,126.89	452.27				174,579.16	174,579.16	-	0.00
2001 A-E RMRB		1.05	02/27/04	03/01/04	586.86	586.86	1.70				588.56	588.56	-	0.00
2001 A-E RMRB		5.49	03/12/03	03/20/33	5,101.44	5,202.11			(16.08)		5,085.36	5,263.61	77.58	0.00
2001 A-E RMRB		5.49	03/20/03	02/20/33	12,375.25	12,619.44			(39.29)		12,335.96	12,769.36	186.21	0.00
2001 A-E RMRB		5.49	04/02/03	03/20/33	86,656.11	87,971.40			(8,504.79)		58,154.79	60,193.22	723.14	0.00
2001 A-E RMRB		4.80	04/02/03	03/20/33	11,930.53	11,691.72			(42.73)		11,887.80	11,913.25	264.26	0.00
2001 A-E RMRB		5.49	04/10/03	03/20/33	17,998.52	18,351.62			(57.76)		17,938.76	18,567.54	273.68	0.00
2001 A-E RMRB		4.80	04/10/03	04/20/33	73,419.31	71,949.81			(262.65)		73,156.66	73,313.28	1,626.12	0.00
2001 A-E RMRB		5.49	04/17/03	04/20/33	85,445.18	87,131.22			(275.01)		85,170.17	88,155.54	1,299.33	0.00
2001 A-E RMRB		4.80	04/17/03	03/20/33	10,040.31	9,839.35			(38.14)		10,002.17	10,023.58	222.37	0.00
2001 A-E RMRB		5.49	04/24/03	04/20/33	19,657.87	20,045.76			(7,057.84)		12,600.03	13,041.68	53.76	0.00
2001 A-E RMRB		4.80	04/24/03	04/20/33	24,703.68	24,209.24			(87.96)		24,615.72	24,668.42	547.14	0.00
2001 A-E RMRB		5.49	04/29/03	04/20/33	13,629.06	13,897.97			(37.54)		13,591.52	14,067.92	207.49	0.00
2001 A-E RMRB		4.80	04/29/03	03/20/33	10,274.99	10,069.32			(36.81)		10,238.18	10,260.10	227.59	0.00
2001 A-E RMRB		5.49	05/08/03	05/20/33	41,865.90	42,692.00			(131.17)		41,734.73	43,197.61	636.78	0.00
2001 A-E RMRB		5.49	05/15/03	05/20/33	15,826.60	16,136.90			(146.56)		15,776.83	16,329.84	240.71	0.00
2001 A-E RMRB		4.80	05/15/03	04/20/33	40,818.38	40,001.40			(177.60)		40,671.82	40,758.89	904.05	0.00
2001 A-E RMRB		5.49	05/22/03	05/20/33	50,591.52	51,589.81			(98.50)		50,413.92	52,181.02	768.81	0.00
2001 A-E RMRB		4.80	05/22/03	04/20/33	27,587.89	27,035.71			(126.96)		27,469.39	27,548.24	611.03	0.00
2001 A-E RMRB		5.49	05/29/03	05/20/33	33,468.08	34,128.48			(75.15)		33,341.12	34,509.79	508.27	0.00
2001 A-E RMRB		5.49	05/29/03	05/20/33	21,030.11	20,609.20			(67.86)		20,954.96	20,999.82	466.77	0.00
2001 A-E RMRB		4.80	06/10/03	05/20/33	22,127.08	22,127.08			(213.74)		21,631.05	22,389.26	330.04	0.00
2001 A-E RMRB		4.80	06/10/03	05/20/33	37,683.03	36,928.80			(39.81)		37,469.29	37,549.50	834.44	0.00
2001 A-E RMRB		5.49	06/19/03	06/20/33	12,010.64	12,247.64			(79.57)		11,970.83	12,390.42	182.59	0.00
2001 A-E RMRB		4.80	06/19/03	06/20/33	11,050.71	10,829.52			(81.65)		11,011.80	11,035.37	244.76	0.00
2001 A-E RMRB		5.49	06/19/03	06/20/33	26,139.15	26,654.93			(19.82)		26,057.50	26,970.86	397.58	0.00
2001 A-E RMRB		4.80	06/19/03	06/20/33	22,479.55	22,029.61			(41.76)		22,399.98	22,447.94	497.90	0.00
2001 A-E RMRB		5.49	06/26/03	06/20/33	5,326.71	5,431.83			(112.49)		5,306.89	5,492.90	80.89	0.00
2001 A-E RMRB		4.80	06/26/03	06/20/33	11,424.53	11,195.86			(85.06)		11,382.77	11,407.13	253.03	0.00
2001 A-E RMRB		5.49	07/03/03	06/20/33	27,247.80	27,785.46			(112.49)		27,162.74	28,114.84	414.44	0.00
2001 A-E RMRB		5.49	07/10/03	06/20/33	33,914.87	34,584.10			(53.26)		33,802.38	34,987.21	515.60	0.00
2001 A-E RMRB		4.80	07/10/03	06/20/33	15,050.66	14,749.42			(432.69)		14,997.40	15,029.50	333.34	0.00
2001 A-E RMRB		4.80	07/17/03	06/20/33	81,976.09	80,335.33			(245.40)		81,543.40	81,171.98	1,815.34	0.00
2001 A-E RMRB		5.49	07/24/03	07/20/33	53,644.03	54,702.56			(164.38)		53,398.63	55,270.34	813.18	0.00
2001 A-E RMRB		4.80	07/24/03	07/20/33	41,547.24	40,715.67			(43.29)		41,382.86	41,471.46	920.17	0.00
2001 A-E RMRB		5.49	07/30/03	07/20/33	12,505.76	12,752.53			(141.02)		12,462.47	12,899.31	190.07	0.00
2001 A-E RMRB		5.49	08/07/03	07/20/33	29,142.53	29,717.57			(40.34)		29,001.51	30,018.07	441.52	0.00
2001 A-E RMRB		4.80	08/07/03	06/20/33	11,459.58	11,230.21			(52.59)		11,419.24	11,443.68	253.81	0.00
2001 A-E RMRB		5.49	08/14/03	08/20/33	16,983.87	17,319.00			(116.91)		16,931.28	17,524.76	258.35	0.00
2001 A-E RMRB		4.80	08/14/03	07/20/33	33,381.47	32,713.33			(39.50)		33,264.56	33,335.77	739.35	0.00
2001 A-E RMRB		5.49	08/21/03	08/20/33	12,898.46	13,152.97			(221.49)		12,858.96	13,309.69	196.22	0.00
2001 A-E RMRB		5.49	08/28/03	08/20/33	23,181.48	23,638.91			(47.70)		22,989.99	23,764.77	347.35	0.00
2001 A-E RMRB		4.80	08/28/03	08/20/33	13,674.47	13,409.78			(67.47)		13,626.94	13,655.94	302.86	0.00
2001 A-E RMRB		5.49	09/04/03	08/20/33	16,783.40	17,114.57			(41.73)		16,715.93	17,301.85	254.75	0.00
2001 A-E RMRB		4.80	09/04/03	09/20/33	11,750.43	11,515.25			(195.87)		11,708.70	11,783.76	260.24	0.00
2001 A-E RMRB		5.49	09/18/03	09/20/33	54,641.69	55,719.91			(176.89)		54,445.82	56,354.24	830.20	0.00
2001 A-E RMRB		4.80	09/18/03	09/20/33	48,670.43	47,696.28					48,489.54	48,597.36	1,077.97	0.00

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
2001 A-E RMRB		5.49	09/18/03	09/20/33	31,122.12	31,736.24			(95.83)		31,025.29	32,112.78	473.37	0.00
2001 A-E RMRB		4.80	09/18/03	09/20/33	17,689.61	17,335.55			(61.44)		17,628.17	17,685.91	391.80	0.00
2001 A-E RMRB		5.49	09/29/03	09/20/33	69,312.28	70,679.98			(220.56)		69,091.72	71,513.51	1,054.09	0.00
2001 A-E RMRB		4.80	09/29/03	09/20/33	64,938.23	63,638.48			(289.11)		64,649.12	64,787.53	1,438.16	0.00
2001 A-E RMRB		5.49	10/16/03	09/20/33	10,376.55	10,581.31			(31.67)		10,344.88	10,707.49	157.85	0.00
2001 A-E RMRB		5.49	10/30/03	10/20/33	109,539.92	109,539.92			(377.69)		109,162.23	109,162.23	-	0.00
2001 A-E RMRB		4.80	10/30/03	10/20/33	286,333.98	286,333.98			(1,387.80)		284,946.18	284,946.18	(0.01)	0.00
2001 A-E RMRB		5.49	11/13/03	10/20/33	21,825.02	21,825.02			(102.12)		21,722.90	21,722.90	0.00	0.00
2001 A-E RMRB		4.80	11/13/03	10/20/33	148,745.34	143,808.21			(793.23)		145,852.11	146,264.57	3,249.59	0.00
2001 A-E RMRB		5.49	11/20/03	11/20/33	5,930.23	5,945.27			(35.90)		5,794.33	5,997.43	88.06	0.00
2001 A-E RMRB		4.80	11/20/03	11/20/33	180,855.45	180,855.45			(1,108.42)		179,747.03	179,747.03	-	0.00
2001 A-E RMRB		5.49	11/26/03	10/20/33	6,864.37	6,864.37			(20.71)		6,843.66	7,083.54	239.88	0.00
2001 A-E RMRB		4.80	11/26/03	11/20/33	56,088.29	56,088.29			(249.56)		55,838.73	55,958.28	119.55	0.00
2001 A-E RMRB		4.80	12/04/03	12/20/33			91,284.25				91,284.25	91,284.25	-	0.00
2001 A-E RMRB		5.49	12/04/03	11/20/33			5,244.79				5,244.79	5,428.63	183.84	0.00
2001 A-E RMRB		4.80	12/11/03	12/20/33			55,194.35				55,194.35	55,194.35	-	0.00
2001 A-E RMRB		5.49	12/11/03	09/20/33			11,326.14				11,326.14	11,723.14	397.00	0.00
2001 A-E RMRB		5.49	12/18/03	12/20/33			5,882.12				5,882.12	6,088.30	206.18	0.00
2001 A-E RMRB		4.80	12/18/03	12/20/33			47,671.24				47,671.24	47,773.30	102.06	0.00
2001 A-E RMRB		5.49	12/23/03	12/20/33			12,197.60				12,197.60	12,625.15	427.55	0.00
2001 A-E RMRB		4.80	12/23/03	12/20/33			33,741.40				33,741.40	0.00	(33,741.40)	0.00
2001 A-E RMRB		4.80	01/08/04	12/20/33			10,460.60				10,460.60	10,483.00	22.40	0.00
2001 A-E RMRB		5.49	01/15/04	01/20/34			56,089.69				56,089.69	58,059.13	1,969.44	0.00
2001 A-E RMRB		5.49	01/22/04	01/20/34			42,107.70				42,107.70	42,107.70	0.02	0.00
2001 A-E RMRB		4.80	01/22/04	01/20/34			40,735.30				40,735.30	40,816.75	81.45	0.00
2001 A-E RMRB		5.49	01/29/04	01/20/34			21,530.54				21,530.54	22,286.53	755.99	0.00
2001 A-E RMRB		4.80	01/29/04	11/20/33			8,868.41				8,868.41	8,897.40	18.99	0.00
2001 A-E RMRB		4.80	02/12/04	01/20/34			22,338.05				22,338.05	22,338.05	0.00	0.00
2001 A-E RMRB		5.49	02/12/04	02/20/34			45,448.81				45,448.81	47,044.63	1,595.82	0.00
2001 A-E RMRB		4.80	02/26/04	02/20/34			44,095.07				44,095.07	44,095.07	-	0.00
2001 A-E RMRB		5.49	02/26/04	02/20/34			22,926.20				22,926.20	22,926.20	-	0.00
2001 A-E RMRB		5.49	05/29/03	04/01/33	30,031.74	30,370.59			(94.27)		29,937.47	30,788.44	512.12	0.00
2001 A-E RMRB		4.80	09/18/03	07/01/33	24,430.79	23,861.04			(86.90)		24,343.89	24,298.15	(524.01)	0.00
2001 A-E RMRB		5.49	12/04/03	11/01/33			24,692.96				24,692.96	25,394.86	701.90	0.00
2001 A-E RMRB		4.80	01/15/04	11/01/33			36,008.31				36,008.31	35,940.66	(67.65)	0.00
2001 A-E RMRB		4.80	02/26/04	01/01/34			12,559.43				12,559.43	12,559.43	-	0.00
2001 A-E RMRB Total					92,610,748.22	94,554,098.86	3,241,596.04	(9,232,681.72)	(2,481,586.27)	0.00	84,138,076.27	87,047,944.27	966,517.36	0.00
2002 RMRB		1.05	02/27/04	03/01/04	210,668.67	210,668.67	56,079.05				266,747.72	266,747.72	-	0.00
2002 RMRB		1.05	02/27/04	03/01/04	1,726.11	1,726.11	4.56				1,730.67	1,730.67	-	0.00
2002 RMRB		1.63	12/18/02	08/01/04	474,917.00	474,917.00		(81,750.80)			393,166.20	393,166.20	-	0.00
2002 RMRB		1.05	02/27/04	03/01/04	4,130.21	4,130.21	202,817.85				206,948.06	206,948.06	-	0.00
2002 RMRB		1.05	02/27/04	03/01/04	508,358.03	508,358.03	1,320.34				509,678.37	509,678.37	-	0.00
2002 RMRB		4.20	12/18/02	04/01/34	755,720.33	755,720.33		(620,396.48)			135,323.85	135,323.85	-	0.00
2002 RMRB		0.82	02/01/04	03/01/04	1.46	1.46	0.00				1.46	1.46	-	0.00
2002 RMRB		1.05	02/27/04	03/01/04	57.36	57.36	9.84				67.20	67.20	-	0.00
2002 RMRB		1.63	12/18/02	08/01/04	499,662.96	499,662.96		(178,915.12)			320,747.84	320,747.84	-	0.00
2002 RMRB		0.82	02/01/04	03/01/04	845.52	845.52	1.00				846.52	846.52	-	0.00
2002 RMRB		5.49	03/12/03	03/20/33	41,700.81	42,523.87			(131.58)		41,569.23	43,026.31	634.22	0.00
2002 RMRB		5.49	03/20/03	02/20/33	101,159.19	103,155.31			(321.09)		100,838.10	104,372.66	1,538.44	0.00
2002 RMRB		5.49	04/02/03	03/20/33	544,867.77	555,619.32			(69,492.49)		475,375.28	482,038.02	5,911.19	0.00
2002 RMRB		4.80	04/02/03	03/20/33	97,523.77	95,571.81			(349.15)		97,174.62	97,362.65	2,159.99	0.00
2002 RMRB		5.49	04/10/03	03/20/33	147,109.25	150,012.07			(472.12)		146,637.13	151,777.02	2,237.07	0.00
2002 RMRB		4.80	04/10/03	04/20/33	600,152.30	588,140.17			(2,146.99)		598,005.31	599,285.56	13,292.38	0.00
2002 RMRB		5.49	04/17/03	04/20/33	698,455.46	712,237.66			(2,248.08)		696,207.38	720,610.68	10,621.10	0.00
2002 RMRB		4.80	04/17/03	03/20/33	82,072.65	80,429.85			(311.84)		81,760.81	81,935.84	1,817.73	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
2002 RMRB	5.49	04/24/03	04/20/33	160,689.41	163,860.19			(57,692.90)		102,996.51	106,606.71	439.42	0.00
2002 RMRB	4.80	04/24/03	04/20/33	201,935.70	197,893.92			(306.76)		111,101.18	114,995.48	1,695.95	0.00
2002 RMRB	5.49	04/29/03	03/20/33	83,990.82	113,606.28			(300.69)		83,869.30	83,869.30	1,860.26	0.00
2002 RMRB	5.49	05/08/03	05/20/33	342,224.82	348,977.74			(1,072.07)		341,152.75	353,110.75	5,205.08	0.00
2002 RMRB	5.49	05/15/03	05/20/33	129,371.70	131,924.51			(406.82)		128,964.88	133,485.32	1,967.63	0.00
2002 RMRB	4.80	05/15/03	04/20/33	333,662.12	326,983.83			(1,198.06)		332,464.06	333,175.83	7,390.06	0.00
2002 RMRB	5.49	05/22/03	05/20/33	413,550.90	421,711.25			(1,451.61)		412,099.29	426,544.09	6,284.45	0.00
2002 RMRB	4.80	05/22/03	04/20/33	225,512.00	220,988.33			(805.22)		224,706.78	225,187.85	4,984.74	0.00
2002 RMRB	5.49	05/29/03	05/20/33	273,578.57	278,976.94			(1,037.74)		272,540.83	282,093.87	4,154.67	0.00
2002 RMRB	4.80	05/29/03	05/20/33	171,906.74	168,466.01			(614.30)		171,292.44	171,659.15	3,807.44	0.00
2002 RMRB	5.49	06/10/03	05/20/33	177,373.64	180,873.65			(594.74)		176,818.90	183,016.71	2,697.80	0.00
2002 RMRB	4.80	06/10/03	05/20/33	308,032.92	301,867.59			(1,747.24)		306,285.68	306,941.40	6,821.05	0.00
2002 RMRB	5.49	06/19/03	06/20/33	98,178.76	100,116.06			(325.51)		97,853.25	101,283.19	1,492.64	0.00
2002 RMRB	4.80	06/19/03	06/20/33	90,331.83	88,523.83			(318.03)		90,013.80	90,206.51	2,000.71	0.00
2002 RMRB	5.49	06/19/03	06/20/33	213,689.54	217,885.75			(667.45)		213,002.09	220,488.19	3,249.89	0.00
2002 RMRB	4.80	06/19/03	06/20/33	183,754.80	180,076.90			(650.42)		183,104.38	183,496.37	4,069.89	0.00
2002 RMRB	5.49	06/26/03	06/20/33	43,542.26	44,401.46			(162.03)		43,380.23	44,900.78	661.35	0.00
2002 RMRB	4.80	06/26/03	06/20/33	93,387.55	91,518.38			(341.32)		93,046.23	93,245.42	2,068.36	0.00
2002 RMRB	5.49	07/03/03	06/20/33	222,732.03	227,127.07			(695.31)		222,036.72	229,819.50	3,387.74	0.00
2002 RMRB	5.49	07/10/03	06/20/33	277,230.75	282,701.18			(919.53)		276,311.22	285,986.42	4,214.77	0.00
2002 RMRB	4.80	07/10/03	06/20/33	123,028.70	120,566.26			(435.38)		122,859.32	122,859.32	2,724.89	0.00
2002 RMRB	5.49	07/17/03	06/20/33	670,098.16	656,686.04			(3,586.96)		666,561.20	667,988.21	14,839.13	0.00
2002 RMRB	4.80	07/17/03	06/20/33	438,503.13	447,155.84			(2,006.07)		436,497.06	451,797.06	6,647.29	0.00
2002 RMRB	5.49	07/24/03	07/20/33	339,620.02	332,822.49			(1,343.73)		338,276.29	339,000.51	7,521.75	0.00
2002 RMRB	4.80	07/24/03	07/20/33	102,226.02	104,243.19			(353.76)		101,872.26	105,443.07	1,563.64	0.00
2002 RMRB	5.49	08/07/03	07/20/33	238,220.14	242,920.80			(1,152.66)		237,067.48	245,377.12	3,608.98	0.00
2002 RMRB	4.80	08/07/03	06/20/33	93,674.17	91,798.27			(329.81)		93,344.36	93,544.20	2,074.74	0.00
2002 RMRB	5.49	08/14/03	06/20/33	138,831.42	141,570.89			(429.86)		138,401.54	143,252.75	2,111.74	0.00
2002 RMRB	4.80	08/14/03	07/20/33	272,870.45	267,408.92			(955.59)		271,914.86	272,497.00	6,043.67	0.00
2002 RMRB	5.49	08/21/03	06/20/33	105,435.98	107,516.48			(322.82)		105,113.16	108,797.57	1,603.91	0.00
2002 RMRB	4.80	08/28/03	06/20/33	189,492.58	193,231.73			(1,810.65)		187,681.93	194,280.52	2,839.44	0.00
2002 RMRB	5.49	09/04/03	06/20/33	111,779.47	109,542.19			(389.98)		111,389.49	111,627.96	2,475.75	0.00
2002 RMRB	4.80	09/04/03	06/20/33	137,182.65	139,889.79			(551.50)		136,641.15	141,430.66	2,082.37	0.00
2002 RMRB	5.49	09/18/03	09/20/33	96,051.63	94,129.14			(1,601.17)		95,710.38	95,915.28	2,127.39	0.00
2002 RMRB	4.80	09/18/03	09/20/33	446,658.30	455,471.93			(1,445.81)		445,057.13	460,657.15	6,786.39	0.00
2002 RMRB	5.49	09/18/03	09/20/33	397,847.19	389,884.23			(791.59)		396,401.38	397,250.03	8,811.61	0.00
2002 RMRB	4.80	09/18/03	09/20/33	254,401.96	259,421.91			(502.23)		253,810.37	262,499.84	3,869.52	0.00
2002 RMRB	4.80	09/18/03	09/20/33	144,600.33	141,708.13			(1,802.86)		144,098.10	144,406.59	3,202.69	0.00
2002 RMRB	5.49	09/29/03	09/20/33	566,580.24	577,760.21			(2,363.22)		564,777.36	584,573.78	8,616.45	0.00
2002 RMRB	4.80	10/16/03	09/20/33	84,821.19	86,494.92			(258.90)		84,562.29	87,526.35	1,290.33	0.00
2002 RMRB	5.49	10/30/03	10/20/33	895,413.44	895,413.44			(3,087.35)		892,326.09	892,326.09	(0.00)	0.00
2002 RMRB	4.80	10/30/03	10/20/33	2,340,583.32	2,340,583.32			(11,344.32)		2,329,236.99	2,329,236.99	0.00	0.00
2002 RMRB	5.49	11/13/03	10/20/33	178,404.52	178,404.52			(634.73)		177,569.79	177,569.80	0.01	0.00
2002 RMRB	4.80	11/13/03	10/20/33	1,175,583.12	1,175,583.12			(6,484.12)		1,193,058.00	1,195,612.16	26,563.19	0.00
2002 RMRB	5.49	11/20/03	11/20/33	47,658.12	48,588.54			(293.45)		47,364.67	49,024.89	719.80	0.00
2002 RMRB	5.49	11/20/03	11/20/33	1,478,368.83	1,478,368.83			(9,080.61)		1,469,308.22	1,469,308.22	0.00	0.00
2002 RMRB	4.80	11/26/03	10/20/33	56,111.57	56,111.57			(2,040.02)		55,942.27	57,903.14	1,960.87	0.00
2002 RMRB	4.80	11/26/03	10/20/33	458,483.24	458,483.23					456,443.22	457,420.41	977.20	0.00
2002 RMRB	4.80	12/04/03	12/20/33		748,185.79					746,185.79	746,185.80	0.01	0.00
2002 RMRB	5.49	12/04/03	11/20/03		42,872.61					42,872.61	44,375.37	1,502.76	0.00
2002 RMRB	4.80	12/11/03	12/20/33		451,175.80					451,175.80	451,175.79	(0.01)	0.00
2002 RMRB	5.49	12/11/03	09/20/33		92,583.49					92,583.49	95,828.71	3,245.22	0.00
2002 RMRB	5.49	12/18/03	12/20/33		48,082.35					48,082.35	49,787.72	1,685.37	0.00
2002 RMRB	4.80	12/18/03	12/20/33		389,679.63					389,679.63	390,513.89	834.26	0.00

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
2002 RMRB		5.49	12/23/03	12/20/33			99,707.07				99,707.07	103,201.97	3,494.90	0.00
2002 RMRB		4.80	12/23/03	12/20/33			275,812.81				275,812.81	275,812.81	-	0.00
2002 RMRB		4.80	01/08/04	12/20/33			85,508.22				85,508.22	85,691.28	183.06	0.00
2002 RMRB		5.49	01/15/04	01/20/34			458,494.59				458,494.59	474,563.40	16,068.81	0.00
2002 RMRB		5.49	01/22/04	01/20/34			344,201.63				344,201.63	344,201.62	(0.01)	0.00
2002 RMRB		4.80	01/22/04	01/20/34			332,983.08				332,983.08	333,648.87	665.79	0.00
2002 RMRB		5.49	01/29/04	01/20/34			175,997.32				175,997.32	182,177.00	6,179.68	0.00
2002 RMRB		4.80	01/29/04	11/20/33			72,493.18				72,493.18	72,648.38	155.20	0.00
2002 RMRB		4.80	02/12/04	01/20/34			182,598.15				182,598.15	182,598.15	-	0.00
2002 RMRB		5.49	02/12/04	02/20/34			371,512.79				371,512.79	384,557.47	13,044.68	0.00
2002 RMRB		4.80	02/26/04	02/20/34			360,446.81				360,446.81	360,446.81	-	0.00
2002 RMRB		5.49	02/26/04	02/20/34			187,405.87				187,405.87	187,405.87	-	0.00
2002 RMRB		5.49	05/29/03	04/01/33	245,488.63	248,258.63			(770.56)		244,718.07	251,674.19	4,186.12	0.00
2002 RMRB		4.80	09/18/03	07/01/33	199,704.87	195,047.60			(710.33)		198,994.54	198,620.64	4,283.37	0.00
2002 RMRB		5.49	12/04/03	11/01/33			201,847.97				201,847.97	207,586.51	5,737.54	0.00
2002 RMRB		4.80	01/15/04	11/01/33			294,343.14				294,343.14	293,790.10	(553.04)	0.00
2002 RMRB		4.80	02/26/04	01/01/34			102,664.64				102,664.64	102,664.65	0.01	0.00
2002 RMRB		1.63	12/18/02	08/01/04	20,568,198.79	20,568,198.79		(5,378,803.67)			15,191,395.12	15,191,395.12	-	0.00
2002 RMRB		1.05	02/27/04	03/01/04	8,052.70	8,052.70	20.90				8,073.60	8,073.60	-	0.00
2002 RMRB Total					42,083,962.87	42,086,065.65	5,576,850.48	(6,257,866.07)	(204,980.68)	0.00	41,197,966.60	41,504,770.34	304,700.96	0.00
1999 B-D RMRB		1.05	02/27/04	03/01/04			826,394.83				826,394.83	826,394.83	-	0.00
1999 B-D RMRB		6.40	12/02/99	07/01/32	4,766.37	4,766.37	3,486,312.67				3,491,079.04	3,491,079.04	-	0.00
1999 B-D RMRB		1.05	02/27/04	03/01/04			0.28				0.28	0.28	-	0.00
1999 B-D RMRB		6.40	12/02/99	07/01/32	37.58	37.58		(37.58)			80,377.08	80,377.08	-	0.00
1999 B-D RMRB		8.18	04/01/91	01/20/21	480,309.16	480,309.16		(480,309.16)			116,092.41	127,686.48	748.61	0.00
1999 B-D RMRB		8.18	08/01/90	06/20/20	116,914.66	127,760.12			(822.25)		284,046.76	312,625.56	1,753.78	0.00
1999 B-D RMRB		7.18	08/01/90	06/20/20	286,752.28	313,577.30			(2,705.52)		162,159.75	174,754.46	1,013.04	0.00
1999 B-D RMRB		8.18	09/04/90	07/20/20	163,875.70	175,457.37			(7,115.95)		759,331.49	835,730.17	4,697.01	0.00
1999 B-D RMRB		8.18	07/02/90	05/20/20	766,471.31	838,172.98			(33,432.64)		124,974.11	137,548.14	(2,244.56)	0.00
1999 B-D RMRB		8.18	11/01/90	09/20/20	158,406.75	173,225.34			(34,315.43)		388,984.37	428,121.37	(461.83)	0.00
1999 B-D RMRB		8.18	09/04/90	08/20/20	423,299.80	462,898.63			(26,392.43)		130,736.13	143,889.86	812.88	0.00
1999 B-D RMRB		8.18	09/04/90	07/20/20	131,920.70	144,261.55			(1,184.57)		281,292.50	287,581.90	(4,075.78)	0.00
1999 B-D RMRB		8.18	11/01/90	08/20/20	324,598.01	354,961.19			(63,303.51)		220,254.96	242,415.48	(3,606.14)	0.00
1999 B-D RMRB		8.18	11/01/90	09/20/20	275,438.76	301,205.42			(55,183.80)		153,899.92	165,853.06	985.09	0.00
1999 B-D RMRB		8.18	12/03/90	09/20/20	155,193.48	166,161.53			(1,293.56)		123,814.08	136,271.35	748.35	0.00
1999 B-D RMRB		8.75	12/28/89	09/20/18	2,043,648.73	2,269,106.09			(54,993.21)		1,991,655.52	2,216,542.46	2,429.58	0.00
1999 B-D RMRB		8.75	11/30/89	10/20/18	115,248.75	127,775.54			(1,941.52)		113,307.23	126,101.26	267.24	0.00
1999 B-D RMRB		8.75	01/01/90	09/20/18	251,763.49	279,128.51			(64,685.21)		187,078.28	208,202.11	(6,241.19)	0.00
1999 B-D RMRB		8.75	01/01/90	11/20/18	410,788.07	455,438.03			(50,341.59)		360,446.48	401,146.12	(3,950.32)	0.00
1999 B-D RMRB		8.75	01/01/90	12/20/18	186,399.88	206,854.78			(1,619.72)		184,775.16	205,638.97	603.91	0.00
1999 B-D RMRB		8.75	02/27/90	01/20/19	219,974.86	244,019.80			(2,794.60)		217,180.26	241,853.74	628.74	0.00
1999 B-D RMRB		8.75	05/29/90	04/20/19	168,631.56	187,064.09			(1,618.79)		186,812.77	185,764.04	(518.74)	0.00
1999 B-D RMRB		8.75	06/28/90	05/20/19	55,643.98	61,726.22			(430.40)		55,213.58	61,486.27	190.45	0.00
1999 B-D RMRB		7.18	02/01/91	11/20/20	350,239.24	374,991.83			(42,708.33)		307,530.91	331,416.33	(867.17)	0.00
1999 B-D RMRB		8.18	02/25/91	11/20/20	250,400.98	273,825.44			(41,258.89)		209,142.09	230,184.52	(2,382.03)	0.00
1999 B-D RMRB		7.18	05/02/91	02/20/21	261,965.14	280,453.27			(3,556.82)		258,438.32	278,401.69	1,505.24	0.00
1999 B-D RMRB		8.75	09/28/90	08/20/19	168,971.24	187,440.87			(34,963.51)		134,007.73	149,232.05	(3,245.31)	0.00
1999 B-D RMRB		8.75	10/23/90	09/20/19	124,049.42	137,808.86			(1,516.25)		122,533.17	136,453.85	361.34	0.00
1999 B-D RMRB		8.75	11/28/90	09/20/19	151,041.37	167,551.19			(1,085.04)		149,992.59	166,992.59	526.44	0.00
1999 B-D RMRB		8.75	12/21/90	09/20/19	83,854.13	93,019.93			(607.44)		83,246.69	92,704.17	291.68	0.00
1999 B-D RMRB		8.75	01/25/91	12/20/19	209,725.71	232,850.09			(3,724.09)		206,001.62	229,405.04	479.04	0.00

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Amortizations/Sales	Accretions/Purchases	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1999 B-D RMRB		8.75	02/22/91	12/20/19	74,455.10	82,593.50			(531.47)		73,923.63	82,321.92	259.89	0.00
1999 B-D RMRB		8.75	03/28/91	02/20/20	101,899.75	113,031.91			(742.15)		101,157.60	112,652.98	363.22	0.00
1999 B-D RMRB		8.75	03/28/91	12/20/19	91,439.32	101,434.25			(3,732.15)		87,707.17	97,671.41	(30.69)	0.00
1999 B-D RMRB		8.18	05/02/91	03/20/21	473,275.96	517,178.82			(64,013.67)		409,262.29	450,135.02	(3,030.13)	0.00
1999 B-D RMRB		6.10	07/28/00	07/20/30	2,676,632.44	2,789,856.82			(146,651.07)		2,529,881.37	2,649,052.13	4,846.38	0.00
1999 B-D RMRB		6.10	04/28/00	04/01/30	332,650.67	344,356.65			(89,780.89)		242,869.78	254,005.36	(570.40)	0.00
1999 B-D RMRB		6.10	04/27/00	04/20/30	2,219,722.35	2,313,705.39			(207,285.96)		2,012,436.39	2,106,437.29	(3,119.65)	0.00
1999 B-D RMRB		6.10	04/27/00	04/20/30	2,272,830.84	2,369,062.50			(279,424.53)		1,993,406.31	2,086,518.32	(4,603.78)	0.00
1999 B-D RMRB		6.10	09/26/00	06/20/30	3,592,056.13	3,744,143.79			(434,619.27)		3,157,436.86	3,304,920.74	(1,025.78)	0.00
1999 B-D RMRB		6.10	05/30/00	03/20/30	3,425,444.00	3,570,477.30			(100,901.23)		3,324,542.77	3,479,832.16	10,256.09	0.00
1999 B-D RMRB		6.10	05/30/00	05/01/30	305,610.84	316,365.29			(2,491.67)		303,119.17	317,017.18	3,143.56	0.00
1999 B-D RMRB		6.10	09/26/00	06/01/30	107,697.18	111,467.04			(832.11)		106,765.07	111,660.25	1,105.32	0.00
1999 B-D RMRB		6.10	09/14/00	08/20/30	5,068,044.54	5,282,625.55			(256,615.97)		4,811,428.57	5,036,170.40	10,160.82	0.00
1999 B-D RMRB		6.10	10/19/00	09/20/30	1,849,035.79	1,927,323.97			(164,422.35)		1,684,613.44	1,763,301.73	400.11	0.00
1999 B-D RMRB		6.10	10/23/00	10/20/30	584,685.68	609,441.27			(2,358.21)		582,327.47	609,527.99	2,444.93	0.00
1999 B-D RMRB		6.10	10/27/00	10/20/30	290,293.97	292,130.35			(1,739.73)		278,524.24	291,534.11	1,143.49	0.00
1999 B-D RMRB		6.10	10/30/00	10/20/30	564,545.90	588,448.77			(157,763.51)		406,782.39	425,783.20	(4,992.06)	0.00
1999 B-D RMRB		6.10	07/24/00	07/01/30	123,020.19	127,349.27			(491.77)		122,528.42	128,146.35	1,288.85	0.00
1999 B-D RMRB		6.10	01/16/01	12/20/30	248,258.61	258,769.88			(1,265.44)		246,993.17	258,530.22	1,025.78	0.00
1999 B-D RMRB		6.10	01/29/01	12/20/30	144,812.15	150,943.50			(582.28)		144,229.87	150,966.85	605.63	0.00
1999 B-D RMRB		6.10	12/21/00	11/20/30	118,278.13	118,278.13			(4,822.91)		108,050.75	113,725.83	270.61	0.00
1999 B-D RMRB		6.10	12/27/00	12/20/30	779,671.57	812,682.86			(69,006.29)		710,665.28	743,860.46	163.89	0.00
1999 B-D RMRB		6.10	02/20/01	01/20/31	377,791.45	393,787.14			(1,859.60)		375,931.85	393,491.63	1,564.09	0.00
1999 B-D RMRB		6.10	03/15/01	03/20/31	279,569.48	291,367.31			(948.34)		278,621.14	291,551.95	1,132.98	0.00
1999 B-D RMRB		6.10	03/29/01	03/20/31	492,613.81	513,402.11			(216,060.06)		276,553.72	289,388.58	(7,953.44)	0.00
1999 B-D RMRB		6.10	05/10/01	04/20/31	1,155,879.75	1,204,657.88			(654.64)		1,151,559.13	1,205,002.99	4,865.73	0.00
1999 B-D RMRB		6.10	09/11/00	08/01/30	1,287,721.82	1,333,036.75			(7,070.87)		1,280,650.95	1,339,368.80	13,402.92	0.00
1999 B-D RMRB		6.10	10/06/00	10/01/30	153,919.17	159,335.59			(1,123.81)		152,795.36	159,801.03	1,589.25	0.00
1999 B-D RMRB		6.10	05/30/01	05/20/31	502,870.16	524,091.28			(1,835.71)		501,034.45	524,287.46	2,031.89	0.00
1999 B-D RMRB		6.10	06/18/01	04/20/31	281,988.61	293,898.95			(48,866.39)		233,132.22	243,951.89	(1,080.67)	0.00
1999 B-D RMRB		6.10	07/25/01	06/20/31	796,506.79	830,119.38			(2,852.00)		793,654.79	830,488.31	3,220.93	0.00
1999 B-D RMRB		6.10	08/31/01	08/20/31	794,398.02	827,921.62			(2,580.29)		791,817.73	828,565.99	192.48	0.00
1999 B-D RMRB		6.10	12/27/00	11/01/30	437,497.76	452,893.31			(97,519.02)		339,978.74	355,566.77	3,224.66	0.00
1999 B-D RMRB		6.10	01/12/01	12/01/30	193,106.78	199,902.21			(789.10)		192,337.68	201,156.36	2,023.25	0.00
1999 B-D RMRB		6.10	02/05/01	01/01/31	320,796.68	332,085.52			(1,777.79)		319,018.89	333,645.91	3,338.18	0.00
1999 B-D RMRB		6.10	12/27/01	10/20/31	68,640.88	71,537.53			(237.94)		68,402.94	71,577.52	277.93	0.00
1999 B-D RMRB		6.10	09/20/01	08/20/31	491,113.87	511,838.88			(61,930.17)		429,183.70	449,102.12	(806.59)	0.00
1999 B-D RMRB		6.10	09/28/01	09/20/31	279,900.99	291,712.81			(863.84)		279,037.15	291,987.26	1,138.29	0.00
1999 B-D RMRB		6.10	10/17/01	09/20/31	189,586.49	197,566.20			(642.12)		188,924.37	197,692.35	768.27	0.00
1999 B-D RMRB		6.10	10/30/01	05/20/31	44,847.09	46,739.64			(205.17)		44,641.92	46,713.75	179.28	0.00
1999 B-D RMRB		6.10	03/15/01	02/01/31	384,902.72	398,447.45			(1,479.81)		383,422.91	401,002.85	4,035.21	0.00
1999 B-D RMRB		6.10	01/22/02	12/20/31	186,170.40	194,026.79			(577.36)		185,593.02	194,206.39	756.98	0.00
1999 B-D RMRB		6.10	01/30/02	01/20/32	287,538.63	278,807.36			(87,950.78)		179,587.85	187,926.11	(2,930.47)	0.00
1999 B-D RMRB		6.10	02/25/02	02/20/32	1,586,606.38	1,653,454.24			(100,363.68)		1,486,242.70	1,555,248.95	2,178.39	0.00
1999 B-D RMRB		6.10	05/15/02	04/20/32	78,625.83	81,937.55			(441.66)		78,184.17	81,814.26	318.37	0.00
1999 B-D RMRB		6.10	05/24/02	05/20/32	332,669.31	346,681.34			(1,147.03)		331,522.28	346,914.86	1,380.55	0.00
1999 B-D RMRB		6.10	03/21/02	03/20/32	1,072,014.46	1,117,167.71			(94,024.22)		987,980.24	1,033,862.63	719.14	0.00
1999 B-D RMRB		6.10	04/17/02	03/20/32	1,286,358.09	1,340,539.49			(174,564.08)		1,111,794.01	1,163,414.61	(2,560.80)	0.00
1999 B-D RMRB		6.10	04/29/02	04/20/32	799,898.18	833,589.89			(97,898.22)		701,999.96	734,593.82	(1,097.85)	0.00
1999 B-D RMRB		6.10	05/15/02	04/20/32	100,276.49	104,500.14			(303.01)		99,973.48	104,615.25	418.12	0.00
1999 B-D RMRB		6.10	06/03/02	05/20/32	483,340.22	514,119.71			(1,522.58)		481,817.64	514,652.73	2,055.60	0.00
1999 B-D RMRB		6.10	06/10/02	05/20/32	106,376.46	110,857.04			(319.63)		106,056.83	110,981.05	443.64	0.00
1999 B-D RMRB		6.10	06/19/02	04/20/32	312,179.31	325,328.38			(1,063.92)		311,115.39	325,560.48	1,296.10	0.00
1999 B-D RMRB		6.10	06/28/02	06/20/32	224,517.49	233,974.17			(65,304.10)		223,732.19	234,120.08	931.21	0.00
1999 B-D RMRB		6.10	06/28/02	06/20/32	224,517.49	233,974.17			(785.30)		223,732.19	234,120.08	931.21	0.00

t Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
	1999 B-D RMRB	6.10	09/26/02	09/20/32	86,675.38	90,326.15			(263.56)		86,421.82	90,434.39	361.80	0.00
	1999 B-D RMRB	6.10	10/21/02	10/20/32	100,857.28	105,105.39			(295.05)		100,562.23	105,231.33	420.99	0.00
	1999 B-D RMRB	6.10	10/29/02	10/20/32	76,297.62	79,511.28			(963.71)		75,333.91	78,831.66	284.09	0.00
	1999 B-D RMRB	6.10	11/12/02	10/20/32	95,994.50	100,037.79			(280.54)		95,713.96	100,157.96	400.71	0.00
	1999 B-D RMRB	6.10	11/26/02	11/20/32	97,010.76	101,096.85			(283.38)		96,727.38	101,218.43	404.96	0.00
	1999 B-D RMRB	6.10	12/19/02	12/20/32	112,373.67	117,106.85			(322.56)		112,051.11	117,253.64	469.35	0.00
	1999 B-D RMRB	6.10	01/30/03	01/20/33	111,808.56	116,520.17			(318.76)		111,489.80	116,669.62	488.21	0.00
	1999 B-D RMRB	6.10	02/12/03	01/20/33	73,513.28	76,611.13			(210.55)		73,302.73	76,708.37	307.79	0.00
	1999 B-D RMRB	6.10	10/17/01	09/01/31	182,283.14	188,646.64			(1,839.26)		180,443.88	188,668.51	1,861.13	0.00
	1999 B-D RMRB	6.10	01/28/02	11/01/31	275,334.38	284,946.30			(888.46)		274,445.92	286,955.17	2,897.33	0.00
	1999 B-D RMRB	6.10	04/17/02	02/01/32	36,762.00	38,071.09			(112.54)		36,649.46	38,322.14	363.59	0.00
	1999 B-D RMRB	6.10	02/27/04	03/01/04	6,759.00	6,759.00		(6,759.00)						0.00
1999 B-D RMRB Total		1.05			62,641,061.09	65,277,188.91	4,312,707.78	(11,769,903.11)	(3,602,692.38)	0.00	51,581,173.38	54,273,936.47	56,635.27	0.00
	2000 A RMRB	1.05	02/27/04	03/01/04	273,499.79	273,499.79	710.37				274,210.16	274,210.16	-	0.00
	2000 A RMRB	1.05	02/27/04	03/01/04	15,430.62	15,430.62		(15,430.62)			1,262,495.21	1,262,495.21	-	0.00
	2000 A RMRB	6.51	05/01/00	07/01/31	26.91	26.91	1,262,468.30				2,343,271.42	2,343,271.42	-	0.00
	2000 A RMRB	1.05	02/27/04	03/01/04	0.34	0.34		(4,091,716.00)			0.47	0.47	-	0.00
	2000 A RMRB	6.51	05/01/00	07/01/31	30,862.27	30,862.27	1,016.00				31,878.27	31,878.27	-	0.00
	2000 A RMRB	6.45	07/28/00	07/20/30	1,107,747.81	1,163,378.91			(56,205.15)		1,051,542.66	1,107,852.77	679.01	0.00
	2000 A RMRB	6.45	09/14/00	08/20/30	4,433,503.07	4,656,153.59			(704,229.35)		3,729,273.72	3,928,976.33	(22,947.91)	0.00
	2000 A RMRB	6.45	10/16/00	09/20/30	1,562,227.65	1,640,682.72			(117,125.65)		1,445,102.00	1,522,487.21	(1,069.86)	0.00
	2000 A RMRB	6.45	10/23/00	10/20/30	1,252,617.44	1,315,523.89			(104,978.35)		1,147,639.09	1,209,095.16	(1,450.38)	0.00
	2000 A RMRB	6.45	10/30/00	10/20/30	794,340.61	834,232.40			(64,043.48)		730,297.12	769,404.53	(784.38)	0.00
	2000 A RMRB	6.45	07/28/00	06/01/30	406,288.34	423,372.76			(138,270.74)		404,825.60	425,746.99	3,836.97	0.00
	2000 A RMRB	6.45	01/08/01	12/20/30	431,465.27	453,133.46			(1,322.52)		293,194.53	308,895.10	(5,967.62)	0.00
	2000 A RMRB	6.45	01/29/01	01/20/31	370,028.35	388,577.87			(1,322.52)		368,705.83	388,258.30	1,002.95	0.00
	2000 A RMRB	6.45	11/16/00	11/20/30	1,303,208.43	1,386,655.56			(65,545.36)		1,237,663.07	1,303,639.93	829.73	0.00
	2000 A RMRB	6.45	11/29/00	11/20/30	608,160.87	638,702.71			(101,741.86)		506,419.01	533,537.75	(3,423.10)	0.00
	2000 A RMRB	6.45	12/21/00	11/20/30	982,690.98	1,032,041.72			(80,777.26)		901,913.72	950,211.20	(1,053.26)	0.00
	2000 A RMRB	6.45	12/27/00	11/20/30	461,259.32	484,423.76			(104,443.32)		356,816.00	375,923.50	(4,056.94)	0.00
	2000 A RMRB	6.45	02/20/01	01/20/31	581,640.84	589,795.90			(68,810.92)		492,829.92	518,964.69	(2,020.29)	0.00
	2000 A RMRB	6.45	02/28/01	02/20/31	641,402.99	673,556.52			(81,993.60)		559,409.39	589,074.87	(2,488.06)	0.00
	2000 A RMRB	6.45	03/15/01	06/20/31	562,239.34	590,424.40			(73,713.08)		488,526.26	514,432.81	(2,278.51)	0.00
	2000 A RMRB	6.45	03/29/01	02/20/31	182,702.19	191,861.05			(576.06)		182,126.14	191,784.29	499.29	0.00
	2000 A RMRB	6.45	04/30/01	04/20/31	528,276.34	554,788.83			(1,657.96)		526,618.38	554,544.95	1,444.08	0.00
	2000 A RMRB	6.45	09/11/00	08/01/30	798,124.02	799,162.14			(65,334.29)		672,789.73	707,559.50	3,731.65	0.00
	2000 A RMRB	6.45	10/06/00	09/01/30	157,940.26	164,581.65			(514.57)		157,425.69	165,561.45	1,494.37	0.00
	2000 A RMRB	6.45	11/16/00	10/01/30	291,880.52	304,154.10			(960.25)		290,920.27	305,855.03	2,761.18	0.00
	2000 A RMRB	6.45	05/30/01	05/30/31	570,477.17	599,075.19			(1,839.83)		568,637.34	598,792.39	1,557.03	0.00
	2000 A RMRB	6.45	06/18/01	03/20/31	314,132.54	329,890.00			(1,043.76)		313,088.79	329,691.89	855.64	0.00
	2000 A RMRB	6.45	07/16/01	06/20/31	219,932.56	230,957.78			(865.75)		219,218.63	230,843.79	599.94	0.00
	2000 A RMRB	6.45	08/08/01	07/20/31	284,066.75	298,307.02			(287,776.00)		283,201.00	298,219.15	777.88	0.00
	2000 A RMRB	6.45	08/31/01	08/20/31	420,743.44	441,835.31			(47,993.13)		372,805.31	392,575.18	(1,322.00)	0.00
	2000 A RMRB	6.45	12/27/00	11/01/30	470,214.40	489,986.92			(60,075.08)		410,139.32	431,335.32	1,423.48	0.00
	2000 A RMRB	6.45	02/05/01	01/01/31	98,119.05	102,244.96			(423.57)		97,695.48	102,744.38	922.99	0.00
	2000 A RMRB	6.45	11/29/01	11/20/31	770,289.16	808,903.76			(2,477.89)		767,811.28	808,528.31	2,102.43	0.00
	2000 A RMRB	6.45	12/17/01	11/20/31	558,016.04	585,989.38			(2,709.65)		555,306.39	584,754.29	1,474.56	0.00
	2000 A RMRB	6.45	12/27/01	12/20/31	870,740.49	914,390.71			(92,444.72)		778,295.77	819,568.79	(2,377.20)	0.00
	2000 A RMRB	6.45	09/25/01	09/20/31	656,927.96	689,859.76			(47,776.00)		609,151.96	641,455.29	(628.47)	0.00
	2000 A RMRB	6.45	09/28/01	09/20/31	1,259,288.02	1,322,416.13			(287,052.53)		972,205.49	1,023,761.55	(11,572.05)	0.00
	2000 A RMRB	6.45	10/17/01	10/20/31	603,986.74	634,264.60			(58,280.97)		545,725.77	574,665.61	(1,338.02)	0.00
	2000 A RMRB	6.45	10/30/01	10/20/31	728,864.12	765,402.08			(116,143.34)		612,720.78	645,213.36	(4,045.36)	0.00
	2000 A RMRB	6.45	11/15/01	11/20/31	373,885.42	392,628.30			(54,323.24)		319,562.18	336,508.56	(1,796.50)	0.00



Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1999 A RMRB	8.75	06/28/90	04/20/19	178,764.39	188,304.52			(72,556.48)		106,207.91	118,274.01	(7,474.03)	0.00
1999 A RMRB	7.50	10/31/90	07/20/19	82,057.04	88,388.22			(855.22)		81,201.82	87,985.24	452.24	0.00
1999 A RMRB	7.50	12/21/90	08/20/19	54,937.56	59,176.31			(538.90)		54,398.66	58,943.00	305.59	0.00
1999 A RMRB	8.75	12/21/90	08/20/19	32,833.53	36,422.47			(287.39)		32,566.14	36,265.94	110.86	0.00
1999 A RMRB	7.50	03/28/91	11/20/19	45,455.83	48,963.00			(381.41)		45,074.42	48,839.82	258.23	0.00
1999 A RMRB	8.75	04/25/91	01/20/20	208,739.74	231,543.77			(1,942.78)		206,796.96	230,296.99	686.00	0.00
1999 A RMRB	8.75	04/29/91	02/20/20	163,542.88	181,409.36			(1,170.01)		162,372.87	180,824.68	585.33	0.00
1999 A RMRB	7.50	04/29/91	12/20/19	151,817.20	163,530.80			(1,301.15)		150,516.05	163,089.84	860.19	0.00
1999 A RMRB	5.35	01/31/01	08/20/30	61,197.19	61,473.19			(469.25)		60,737.94	62,013.44	999.50	0.00
1999 A RMRB	5.35	01/31/01	04/20/31	460,978.14	462,863.54			(1,848.24)		459,129.90	468,519.11	7,503.81	0.00
1999 A RMRB	5.35	03/15/01	01/20/31	125,354.90	125,867.60			(508.53)		124,846.37	127,399.48	2,040.41	0.00
1999 A RMRB	5.35	05/10/01	04/20/31	245,234.30	246,237.31			(921.01)		244,313.29	249,308.50	3,993.20	0.00
1999 A RMRB	5.35	06/22/01	05/20/31	57,306.65	57,541.03			(216.51)		57,090.14	58,257.63	933.11	0.00
1999 A RMRB	5.35	06/29/01	05/20/31	152,546.86	153,170.78			(628.77)		151,918.09	156,024.81	2,482.80	0.00
1999 A RMRB	5.35	06/18/01	03/01/31	74,229.60	74,422.60			(404.21)		73,825.39	75,267.20	1,249.81	0.00
1999 A RMRB	5.35	03/18/02	02/20/32	41,616.90	41,796.35			(145.96)		41,470.94	42,311.56	659.17	0.00
1999 A RMRB	1.05	02/27/04	03/01/04	3,005.35	3,005.35	0.00	(3,005.35)			401,199.23	401,199.23	-	0.00
1999 A RMRB				401,199.23	401,199.23	0.00	(3,005.35)			9,533,483.13	10,258,714.26	33,011.26	0.00
1999 A RMRB Total				9,950,019.68	10,642,239.55	0.00	(3,005.35)	(413,531.20)	0.00	9,533,483.13	10,258,714.26	33,011.26	0.00
Total Residential Mortgage Revenue Bonds Investment Summary				547,353,093.70	556,585,871.59	23,729,619.34	(54,825,150.11)	(16,432,482.09)	0.00	499,825,080.84	514,226,986.98	3,169,128.25	0.00

Texas Department of Housing and Community Affairs  
Collateralized Home Mortgage Revenue Bonds Investment Summary  
For Period Ending February 29, 2004

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1990 A&B CHMRB	1.05	02/27/04	03/01/04	45,601.54	45,601.54	118.45				45,719.99	45,719.99	-	0.00
1990 A&B CHMRB	1.05	02/27/04	03/01/04	73,732.99	73,732.99	191.47				73,924.46	73,924.46	-	0.00
1990 A&B CHMRB	0.55	02/01/04	03/01/04	23.20	23.20	0.00				23.20	23.20	-	0.00
1990 A&B CHMRB	1.05	02/27/04	03/01/04	203,688.57	203,688.57	528.94				204,217.51	204,217.51	-	0.00
<b>1990 A&amp;B CHMRB Total</b>				<b>323,046.30</b>	<b>323,046.30</b>	<b>836.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>323,885.16</b>	<b>323,885.16</b>	<b>0.00</b>	<b>0.00</b>
1991 A CHMRB	1.05	02/27/04	03/01/04	96,225.05	96,225.05	249.86				96,474.91	96,474.91	-	0.00
1991 A CHMRB	1.05	02/27/04	03/01/04	6,414.66	6,414.66	16.88				6,431.34	6,431.34	-	0.00
<b>1991 A CHMRB Total</b>				<b>102,639.71</b>	<b>102,639.71</b>	<b>266.54</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>102,906.25</b>	<b>102,906.25</b>	<b>0.00</b>	<b>0.00</b>
1992 A-C CHMRB	1.05	02/27/04	03/01/04	1,035.59	1,035.59	753,776.92	(6,289,837.15)			754,812.51	754,812.51	-	0.00
1992 A-C CHMRB	6.09	06/29/92	07/02/24	6,318,051.45	6,318,051.45			(484.07)		18,214.30	18,214.30	-	0.00
1992 A-C CHMRB	6.91	06/30/95	12/01/23	75,099.34	80,337.57			(59,582.65)		74,635.27	80,360.52	487.02	0.00
1992 A-C CHMRB	6.91	06/30/95	05/01/23	304,551.12	325,793.74			(4,370.06)		244,968.47	263,759.89	(2,451.20)	0.00
1992 A-C CHMRB	6.91	06/30/95	06/01/23	379,577.35	405,995.85					375,207.30	403,891.20	2,265.40	0.00
1992 A-C CHMRB	6.91	06/30/95	02/01/25	2,350,933.28	2,511,815.24			(118,882.54)		2,330,165.91	2,505,092.40	14,044.53	0.00
1992 A-C CHMRB	6.91	06/30/95	03/01/25	1,943,568.13	2,076,573.83			(9,316.98)		1,824,686.59	1,961,666.53	3,975.24	0.00
1992 A-C CHMRB	6.91	06/30/95	03/01/25	612,628.00	684,552.11			(10,298.51)		603,311.02	648,601.82	3,366.69	0.00
1992 A-C CHMRB	6.91	06/30/95	05/01/25	1,455,955.10	1,555,690.81			(156,158.62)		1,445,656.59	1,554,182.60	8,890.30	0.00
1992 A-C CHMRB	6.91	06/30/95	05/01/25	1,917,986.27	2,047,360.72			(96,145.00)		1,761,837.65	1,892,327.73	1,125.63	0.00
1992 A-C CHMRB	6.91	06/30/95	12/20/22	661,403.91	710,753.15			(4,473.83)		566,258.91	609,367.84	(5,240.51)	0.00
1992 A-C CHMRB	6.91	06/30/95	01/20/23	560,570.19	601,915.24			(4,697.21)		556,096.36	599,024.47	1,583.06	0.00
1992 A-C CHMRB	6.91	06/30/95	04/20/23	533,427.98	572,771.14			(113,974.46)		528,730.77	569,546.36	1,472.43	0.00
1992 A-C CHMRB	6.91	06/30/95	07/20/23	776,276.40	833,530.95			(36,285.37)		662,301.94	713,428.65	(6,127.84)	0.00
1992 A-C CHMRB	6.91	06/30/95	08/20/23	565,794.50	607,524.87			(59,819.40)		471,549.67	507,951.16	(5,328.88)	0.00
1992 A-C CHMRB	6.91	06/30/95	09/20/23	273,371.23	293,533.82			(1,187.95)		137,105.86	147,689.80	(9,578.65)	0.00
1992 A-C CHMRB	6.91	06/30/95	09/20/23	62,087.01	66,666.25			(985.06)		60,899.06	65,600.19	121.89	0.00
1992 A-C CHMRB	6.91	06/30/95	12/20/23	831,423.00	892,744.90			(92,655.38)		771,603.60	831,167.90	(1,757.60)	0.00
1992 A-C CHMRB	6.91	06/30/95	05/20/23	76,535.99	82,180.93			(114,747.78)		75,550.93	81,383.12	187.25	0.00
1992 A-C CHMRB	6.91	06/30/95	04/20/25	1,172,155.89	1,266,231.85			(169,283.38)		1,079,500.51	1,160,774.80	(2,801.67)	0.00
1992 A-C CHMRB	6.91	06/30/95	05/20/25	1,375,981.52	1,474,677.40					1,261,233.74	1,356,190.48	(3,739.14)	0.00
1992 A-C CHMRB	6.91	06/30/95	06/20/25	1,411,924.58	1,513,188.56					1,242,641.20	1,336,198.13	(7,717.05)	0.00
1992 A-C CHMRB	1.05	02/27/04	03/01/04	100,000.00	100,000.00	100.20				100.20	100.20	-	0.00
1992 A-C CHMRB	6.09	06/29/92	07/02/24	3,562,072.51	3,562,072.51		(0.03)			99,999.97	99,999.97	-	0.00
1992 A-C CHMRB	6.91	04/28/95	06/01/23	247,500.21	264,763.50		(2,601,570.91)			960,501.60	960,501.60	-	0.00
1992 A-C CHMRB	6.91	04/28/95	03/20/23	1,924,594.33	2,066,543.48			(3,213.62)		244,286.59	263,025.72	1,475.84	0.00
1992 A-C CHMRB	6.91	04/28/95	01/20/25	4,266,543.07	4,572,572.04			(250,639.87)		1,633,954.46	1,760,088.33	(15,815.28)	0.00
1992 A-C CHMRB	6.91	04/28/95	02/20/25	3,641,000.60	3,902,160.90			(265,519.82)		4,001,023.25	4,302,255.40	(4,796.82)	0.00
1992 A-C CHMRB	6.91	04/28/95	03/20/25	5,452,170.46	5,843,241.65			(170,514.37)		3,470,486.23	3,731,774.89	128.36	0.00
1992 A-C CHMRB	1.05	02/27/04	03/01/04	10,026.19	10,026.19	26.02		(510,217.54)		4,941,952.92	5,314,026.50	(18,997.61)	0.00
<b>1992 A-C CHMRB Total</b>				<b>42,864,256.20</b>	<b>45,204,216.24</b>	<b>763,903.14</b>	<b>(8,901,408.09)</b>	<b>(2,508,425.66)</b>	<b>0.00</b>	<b>32,208,325.59</b>	<b>34,503,057.02</b>	<b>(45,228.61)</b>	<b>0.00</b>
<b>Total CHMRB Investment Summary</b>				<b>43,289,942.21</b>	<b>45,629,902.25</b>	<b>755,008.54</b>	<b>(8,901,408.09)</b>	<b>(2,508,425.66)</b>	<b>0.00</b>	<b>32,635,117.00</b>	<b>34,929,848.43</b>	<b>(45,228.61)</b>	<b>0.00</b>

Texas Department of Housing and Community Affairs  
 Multi Family Investment Summary  
 For Period Ending February 29, 2004

Asset Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 1/1/00	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
id	1996 A&B MF (Brighton/LasColl)	0.44	02/01/04	03/01/04	19.12	19.12	23.62				42.74	42.74	-	0.00
id	1996 A&B MF (Brighton/LasColl)	0.44	02/01/04	03/01/04	28.76	28.76	35.11				63.87	63.87	-	0.00
id	1996 A&B MF (Brighton/LasColl)	0.44	02/01/04	03/01/04	38,181.34	38,181.34	9,876.73				48,057.07	48,057.07	-	0.00
id	1996 A&B MF (Brighton/LasColl)	0.44	02/01/04	03/01/04	25,818.88	25,818.88	6,258.45				32,077.33	32,077.33	-	0.00
	<b>1996 A&amp;B MF (Brighton/LasColl) Total</b>				<b>64,048.10</b>	<b>64,048.10</b>	<b>16,182.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>80,241.01</b>	<b>80,241.01</b>	<b>0.00</b>	<b>0.00</b>
id	1998 M/F (Dallas-Oxford Rfdg)	0.44	02/01/04	03/01/04	30,704.36	30,704.36		(9,204.43)			21,499.93	21,499.93	-	0.00
id	1998 M/F (Dallas-Oxford Rfdg)	0.44	02/01/04	03/01/04	459.84	459.84	0.38				460.22	460.22	-	0.00
	<b>1998 M/F (Dallas-Oxford Rfdg) Total</b>				<b>31,164.20</b>	<b>31,164.20</b>	<b>0.38</b>	<b>(9,204.43)</b>	<b>0.00</b>	<b>0.00</b>	<b>21,960.15</b>	<b>21,960.15</b>	<b>0.00</b>	<b>0.00</b>
id	1984 A & B M/F (Summer Bend)	0.44	02/01/04	03/01/04	16.68	16.68	3.78				20.46	20.46	-	0.00
id	1984 A & B M/F (Summer Bend)	0.48	02/01/04	03/01/04	40,809.62	40,809.62	8,478.19				49,287.81	49,287.81	-	0.00
	<b>1984 A &amp; B M/F (Summer Bend) Total</b>				<b>40,826.30</b>	<b>40,826.30</b>	<b>8,481.97</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>49,308.27</b>	<b>49,308.27</b>	<b>0.00</b>	<b>0.00</b>
id	1996 A&B MF (Braxton's)	0.44	02/01/04	03/01/04	182,505.92	182,505.92		(182,505.92)			38.42	38.42	-	0.00
id	1996 A&B MF (Braxton's)	0.82	02/01/04	03/01/04	19.64	19.64	18.78				0.24	0.24	-	0.00
id	1996 A&B MF (Braxton's)	0.44	02/01/04	03/01/04	7,890.43	7,890.43	27,880.65				35,671.08	35,671.08	-	0.00
	<b>1996 A&amp;B MF (Braxton's) Total</b>				<b>190,416.23</b>	<b>190,416.23</b>	<b>27,799.43</b>	<b>(182,505.92)</b>	<b>0.00</b>	<b>0.00</b>	<b>35,709.74</b>	<b>35,709.74</b>	<b>0.00</b>	<b>0.00</b>
id	1993 A&B M/F (Reming, Hill/HP)	4.87	11/12/03	04/08/04	14,948.20	14,948.20	14,965.94				29,914.14	29,914.14	-	0.00
id	1993 A&B M/F (Reming, Hill/HP)	5.73	10/10/03	04/08/04	845,414.39	845,414.39	30,950.33				876,364.72	876,364.72	-	0.00
id	1993 A&B M/F (Reming, Hill/HP)	1.05	02/27/04	03/01/04	522.57	522.57	0.85				523.42	523.42	-	0.00
id	1993 A&B M/F (Reming, Hill/HP)	5.81	02/12/04	03/01/04	89,954.28	89,954.28	3,003.30				92,957.58	92,957.58	-	0.00
id	1993 A&B M/F (Reming, Hill/HP)	1.05	02/27/04	03/01/04	22,557.63	22,557.63	58.60				22,616.23	22,616.23	-	0.00
	<b>1993 A&amp;B M/F (Reming, Hill/HP) Total</b>				<b>973,397.07</b>	<b>973,397.07</b>	<b>48,979.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,022,376.09</b>	<b>1,022,376.09</b>	<b>0.00</b>	<b>0.00</b>
id	1987 South Tx. Rental Housing	1.05	02/27/04	03/01/04	979,697.89	979,697.89		(88,642.93)			911,054.96	911,054.96	-	0.00
	<b>1987 South Tx. Rental Housing Total</b>				<b>979,697.89</b>	<b>979,697.89</b>	<b>0.00</b>	<b>(88,642.93)</b>	<b>0.00</b>	<b>0.00</b>	<b>911,054.96</b>	<b>911,054.96</b>	<b>0.00</b>	<b>0.00</b>
id	1993 NCHMP				509,369.18	509,369.18		(509,369.18)			0.00	0.00	-	0.00
	<b>1993 NCHMP Total</b>				<b>1,000,000.00</b>	<b>1,000,000.00</b>	<b>0.00</b>	<b>(1,000,000.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
id	1996 A-D M/F (Dallas-Ft Worth)	0.44	02/01/04	03/01/04	2,785.05	2,785.05	919.88				3,704.93	3,704.93	-	0.00
id	1996 A-D M/F (Dallas-Ft Worth)	0.44	02/01/04	03/01/04	22.24	22.24	2,503.86	(22.24)			2,504.67	2,504.67	-	0.00
id	1996 A-D M/F (Dallas-Ft Worth)	0.44	02/01/04	03/01/04	14,798.09	14,798.09	0.00	(14,798.09)			17,688.83	17,688.83	-	0.00
id	1996 A-D M/F (Dallas-Ft Worth)	0.44	02/01/04	03/01/04	17,688.83	17,688.83	84,978.58				70,801.99	70,801.99	-	0.00
id	1996 A-D M/F (Dallas-Ft Worth)	0.44	02/01/04	03/01/04	84,978.58	84,978.58	0.24	(14,176.59)			0.24	0.24	-	0.00
id	1996 A-D M/F (Dallas-Ft Worth)	7.23	08/06/96	07/01/26	34,180.00	34,180.00	0.00				34,180.00	34,180.00	-	0.00
id	1996 A-D M/F (Dallas-Ft Worth)	7.23	08/06/96	07/01/26	1,179,312.85	1,179,312.85	0.00	(19,225.92)			1,160,086.93	1,160,086.93	-	0.00
id	1996 A-D M/F (Dallas-Ft Worth)	7.23	08/06/96	07/01/26	25,518.05	25,518.05	0.00				25,518.05	25,518.05	-	0.00
id	1996 A-D M/F (Dallas-Ft Worth)	3.25	01/01/04	06/30/04	113,097.94	113,097.94		(113,572.34)			113,503.85	113,503.85	-	0.00
id	1996 A-D M/F (Dallas-Ft Worth)	0.44	02/01/04	03/01/04	224,771.52	224,771.52	87,790.81	(113,097.94)			91,614.23	91,614.23	-	0.00
	<b>1996 A-D M/F (Dallas-Ft Worth) Total</b>				<b>1,928,053.81</b>	<b>1,928,053.81</b>	<b>91,214.55</b>	<b>(499,684.64)</b>	<b>0.00</b>	<b>0.00</b>	<b>1,519,603.72</b>	<b>1,519,603.72</b>	<b>0.00</b>	<b>0.00</b>
id	1996 A-D M/F (Harbors/Plumtree)	0.44	02/01/04	03/01/04	113,564.84	113,564.84		(25,957.89)			87,606.95	87,606.95	-	0.00
id	1996 A-D M/F (Harbors/Plumtree)	0.44	02/01/04	03/01/04	113,237.03	113,237.03	76,933.63				190,170.66	190,170.66	-	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1996 A-D M/F (Harbors/Plumtree)	6.25	11/12/96	07/01/26	250,855.55	250,855.55	20,001.00	(39,436.63)			211,418.92	211,418.92	-	0.00
1996 A-D M/F (Harbors/Plumtree)	0.44	02/01/04	03/01/04	86,956.84	86,956.84	833.32				106,957.84	106,957.84	-	0.00
1996 A-D M/F (Harbors/Plumtree)	0.44	02/01/04	03/01/04	0.01	0.01					833.33	833.33	-	0.00
1996 A-D M/F (Harbors/Plumtree)	6.75	11/05/96	07/01/26	86,743.95	86,743.95	0.00				86,743.95	86,743.95	-	0.00
1996 A-D M/F (Harbors/Plumtree)	6.75	11/05/96	07/01/26	777,671.25	777,671.25	0.00				777,671.25	777,671.25	-	0.00
1996 A-D M/F (Harbors/Plumtree)	6.75	11/05/96	07/01/26	177,500.00	177,500.00	0.00				177,500.00	177,500.00	-	0.00
1996 A-D M/F (Harbors/Plumtree)	5.90	11/12/96	07/01/26	336,746.98	336,746.98		(191,642.43)			145,104.55	145,104.55	-	0.00
1996 A-D M/F (Harbors/Plumtree)	5.90	11/12/96	07/01/26	39,857.65	39,857.65		(21,532.07)			18,325.58	18,325.58	-	0.00
1996 A-D M/F (Harbors/Plumtree)	5.90	11/12/96	07/01/26	80,297.60	80,297.60		(47,541.30)			32,756.30	32,756.30	-	0.00
<b>1996 A-D M/F (Harbors/Plumtree) Total</b>				<b>2,063,431.70</b>	<b>2,063,431.70</b>	<b>97,767.95</b>	<b>(326,110.32)</b>	<b>0.00</b>	<b>0.00</b>	<b>1,835,089.33</b>	<b>1,835,089.33</b>	<b>0.00</b>	<b>0.00</b>
1996 A&B M/F (NHP Project)				56,261.91	56,261.91		(56,261.91)			-	-	-	0.00
1996 A&B M/F (NHP Project)				118,561.32	118,561.32		(118,561.32)			-	-	-	0.00
1996 A&B M/F (NHP Project)				8.13	8.13		(8.13)			-	-	-	0.00
1996 A&B M/F (NHP Project)				202,885.00	202,885.00		(202,885.00)			-	-	-	0.00
1996 A&B M/F (NHP Project)				219,079.37	219,079.37		(219,079.37)			-	-	-	0.00
1996 A&B M/F (NHP Project)				2,000.00	2,000.00		(2,000.00)			-	-	-	0.00
1996 A&B M/F (NHP Project)				508,840.98	508,840.98		(508,840.98)			-	-	-	0.00
1996 A&B M/F (NHP Project)	0.44	02/01/04	03/01/04	0.02	0.02					0.02	0.02	-	0.00
1996 A&B M/F (NHP Project)	6.70	11/21/96	01/01/27	1.00	1.00		(0.02)			1.00	1.00	-	0.00
1996 A&B M/F (NHP Project)				2,069,749.00	2,069,749.00		(2,069,749.00)			-	-	-	0.00
1996 A&B M/F (NHP Project)				0.27	0.27		(0.27)			-	-	-	0.00
1996 A&B M/F (NHP Project)				859,931.00	859,931.00		(859,931.00)			-	-	-	0.00
1996 A&B M/F (NHP Project)				4,037,319.78	4,037,319.78		(4,037,318.76)			1.02	1.02	-	0.00
<b>1996 A&amp;B M/F (NHP Project) Total</b>													
1997 M/F (Meadow Ridge)	0.44	02/01/04	03/01/04	76,973.15	76,973.15	249.46	(76,973.15)			249.46	249.46	-	0.00
1997 M/F (Meadow Ridge)	5.45	12/18/97	07/31/18	228,337.29	228,337.29		(146,548.32)			81,788.97	81,788.97	-	0.00
1997 M/F (Meadow Ridge)	0.44	02/01/04	03/01/04	3.38	3.38					3.38	3.38	-	0.00
1997 M/F (Meadow Ridge) Total				305,313.82	305,313.82	249.46	(223,521.47)			82,041.81	82,041.81	-	0.00
1998 M/F (Pebble Brook)	0.44	02/01/04	03/01/04	26,307.72	26,307.72		(7,183.00)			19,124.72	19,124.72	-	0.00
1998 M/F (Pebble Brook)	5.20	04/30/98	12/01/20	64,788.56	64,788.56		(64,788.56)			-	-	-	0.00
1998 M/F (Pebble Brook)	0.44	02/01/04	03/01/04	292,765.63	292,765.63		(100,056.01)			192,709.62	192,709.62	-	0.00
1998 M/F (Pebble Brook) Total				39,440.94	39,440.94	33.51	(172,027.57)			39,474.45	39,474.45	-	0.00
1998 M/F (Pebble Brook)				423,302.85	423,302.85	33.51	(172,027.57)			251,308.79	251,308.79	-	0.00
1998 M/F (Residence Oaks Proj)	0.55	02/01/04	03/01/04	219,412.12	219,412.12	15.63				219,427.75	219,427.75	-	0.00
1998 M/F (Residence Oaks Proj)	0.55	02/01/04	03/01/04	15.15	15.15	0.00				15.15	15.15	-	0.00
1998 M/F (Residence Oaks Proj)	0.55	02/01/04	03/01/04	75,738.31	75,738.31		(66,137.48)			9,600.83	9,600.83	-	0.00
1998 M/F (Residence Oaks Proj)	0.55	02/01/04	03/01/04	110,424.82	110,424.82	17,674.79				128,099.61	128,099.61	-	0.00
1998 M/F (Residence Oaks Proj)	0.55	02/01/04	03/01/04	9,835.65	9,835.65	21,343.34				31,178.99	31,178.99	-	0.00
1998 M/F (Residence Oaks Proj)	0.55	02/01/04	03/01/04	21,534.13	21,534.13	96,416.80				117,950.93	117,950.93	-	0.00
1998 M/F (Residence Oaks Proj)	0.55	02/01/04	03/01/04	153,114.73	153,114.73	135,450.56	(115,985.59)			37,129.14	37,129.14	-	0.00
1998 M/F (Residence Oaks Proj) Total				590,074.91	590,074.91	135,450.56	(182,123.07)			543,402.40	543,402.40	-	0.00
1998 M/F (Volente Project)	0.44	02/01/04	03/01/04	22,920.98	22,920.98	3.29	(6,339.56)			16,581.42	16,581.42	-	0.00
1998 M/F (Volente Project)	5.22	05/14/98	01/01/31	317,139.23	317,139.23		(239,596.00)			77,543.23	77,543.23	-	0.00
1998 M/F (Volente Project)	0.44	02/01/04	03/01/04	3,873.93	3,873.93	4.43				3,878.36	3,878.36	-	0.00
1998 M/F (Volente Project)	0.44	02/01/04	03/01/04	1.24	1.24					1.24	1.24	-	0.00
1998 M/F (Volente Project)	0.44	02/01/04	03/01/04	13,408.55	13,408.55	59,519.36				72,927.91	72,927.91	-	0.00
1998 M/F (Volente Project) Total				357,343.93	357,343.93	59,527.08	(245,935.56)			170,936.45	170,936.45	-	0.00

Account Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
nd	1998 M/F (Greens-Hickory Trail)	0.44	02/01/04	03/01/04	109,421.53	109,421.53		(80,605.62)			28,815.91	28,815.91	-	0.00
nd	1998 M/F (Greens-Hickory Trail)	0.44	02/01/04	03/01/04	342,426.53	342,426.53		(298,366.73)			44,059.80	44,059.80	-	0.00
nd	1998 M/F (Greens-Hickory Trail)	0.44	02/01/04	03/01/04	1.97	1.97	6,188.77				6,190.74	6,190.74	-	0.00
nd	1998 M/F (Greens-Hickory Trail)	4.94	09/10/98	09/01/30	45,000.86	45,000.86					90,000.86	90,000.86	-	0.00
nd	1998 M/F (Greens-Hickory Trail)	4.94	09/10/98	09/01/30	175,070.38	175,070.38					350,137.63	350,137.63	-	0.00
nd	1998 M/F (Greens-Hickory Trail)	4.94	03/22/01	09/01/30	19,324.63	19,324.63	13,401.29	(378,972.35)			32,725.92	32,725.92	-	0.00
	<b>1998 M/F (Greens-Hickory Trail) Total</b>				691,245.90	691,245.90	239,657.31		0.00	0.00	551,930.86	551,930.86	0.00	0.00
nd	1999 M/F (Mayfield Apts)	0.55	02/01/04	03/01/04	203,339.47	203,339.47		(181,244.47)			22,095.00	22,095.00	-	0.00
nd	1999 M/F (Mayfield Apts)	0.55	02/01/04	03/01/04	1.78	1.78	0.00				1.78	1.78	-	0.00
nd	1999 M/F (Mayfield Apts)	5.46	07/02/99	01/02/01	102,766.59	102,766.59		(82,014.58)			20,752.01	20,752.01	-	0.00
nd	1999 M/F (Mayfield Apts)	0.55	02/01/04	03/01/04	51,910.22	51,910.22	1,282.17				53,192.39	53,192.39	-	0.00
nd	1999 M/F (Mayfield Apts)	0.55	02/01/04	03/01/04	14,208.68	14,208.68	42,500.01				56,708.69	56,708.69	-	0.00
nd	1999 M/F (Mayfield Apts)	0.55	02/01/04	03/01/04	52,511.25	52,511.25	157,533.75				210,045.00	210,045.00	-	0.00
nd	1999 M/F (Mayfield Apts)	0.55	02/01/04	03/01/04	0.16	0.16	0.00				0.16	0.16	-	0.00
	<b>1999 M/F (Mayfield Apts) Total</b>				424,738.15	424,738.15	201,315.93	(263,259.05)	0.00	0.00	362,795.03	362,795.03	0.00	0.00
nd	1999 M/F (Woodglen Village)	0.55	02/01/04	03/01/04	23,824.77	23,824.77		(1,450.92)			22,373.85	22,373.85	-	0.00
nd	1999 M/F (Woodglen Village)	0.44	02/01/04	03/01/04	81,251.63	81,251.63		(13,487.05)			67,764.58	67,764.58	-	0.00
nd	1999 M/F (Woodglen Village)	0.55	02/01/04	03/01/04	82.25	82.25	0.00				82.25	82.25	-	0.00
nd	1999 M/F (Woodglen Village)	0.55	02/01/04	03/01/04	1,405.02	1,405.02	521.81				1,926.83	1,926.83	-	0.00
nd	1999 M/F (Woodglen Village)	0.55	02/01/04	03/01/04	374,373.72	374,373.72		(290,432.22)			83,941.50	83,941.50	-	0.00
nd	1999 M/F (Woodglen Village)	0.55	02/01/04	03/01/04	13.63	13.63	26,148.08				26,161.71	26,161.71	-	0.00
	<b>1999 M/F (Woodglen Village) Total</b>				480,951.02	480,951.02	26,669.89	(305,350.19)	0.00	0.00	202,270.72	202,270.72	0.00	0.00
nd	2000 M/F (Timber Point Apts)	0.44	02/01/04	03/01/04	14,018.87	14,018.87		(2,506.22)			11,512.65	11,512.65	-	0.00
nd	2000 M/F (Timber Point Apts)	0.44	02/01/04	03/01/04	2.33	2.33	0.08				0.08	0.08	-	0.00
nd	2000 M/F (Timber Point Apts)	0.44	02/01/04	03/01/04	14,021.20	14,021.20	0.08	(2,506.22)			11,515.06	11,515.06	0.00	0.00
nd	2000 A&B M/F (Oaks at Hampton)	0.44	02/01/04	03/01/04	175,493.04	175,493.04		(125,265.96)			50,227.08	50,227.08	-	0.00
nd	2000 A&B M/F (Oaks at Hampton)	0.44	02/01/04	03/01/04	93,145.54	93,145.54	12,861.31				106,006.85	106,006.85	-	0.00
nd	2000 A&B M/F (Oaks at Hampton)	0.44	02/01/04	03/01/04	675.16	675.16	0.78				675.94	675.94	-	0.00
nd	2000 A&B M/F (Oaks at Hampton)	0.44	02/01/04	03/01/04	0.04	0.04	0.00				0.04	0.04	-	0.00
nd	2000 A&B M/F (Oaks at Hampton)	0.44	02/01/04	03/01/04	94,631.97	94,631.97		(784.45)			93,847.52	93,847.52	-	0.00
nd	2000 A&B M/F (Oaks at Hampton)	0.44	02/01/04	03/01/04	20,183.19	20,183.19	7,457.59				27,640.78	27,640.78	-	0.00
	<b>2000 A&amp;B M/F (Oaks at Hampton) Total</b>				384,128.94	384,128.94	20,319.68	(126,050.41)	0.00	0.00	278,388.21	278,388.21	0.00	0.00
nd	2000 M/F (Deerwood Apts)	0.44	02/01/04	03/01/04	0.02	0.02	0.00				0.02	0.02	-	0.00
nd	2000 M/F (Deerwood Apts)	6.15	05/23/00	06/01/32	2,805.86	2,805.86	76,948.40				79,754.26	79,754.26	-	0.00
	<b>2000 M/F (Deerwood Apts) Total</b>				2,805.88	2,805.88	76,948.40	0.00	0.00	0.00	79,754.28	79,754.28	0.00	0.00
nd	2000 M/F (Creek Point Apts)	0.55	02/01/04	03/01/04	7,958.84	7,958.84	1,424.79				9,383.63	9,383.63	-	0.00
nd	2000 M/F (Creek Point Apts)	0.55	02/01/04	03/01/04	0.96	0.96	0.74				1.70	1.70	-	0.00
nd	2000 M/F (Creek Point Apts)	0.55	02/01/04	03/01/04	0.30	0.30	0.00	(0.05)			0.25	0.25	-	0.00
nd	2000 M/F (Creek Point Apts)	0.55	02/01/04	03/01/04	226.17	226.17	0.00				226.17	226.17	-	0.00
	<b>2000 M/F (Creek Point Apts) Total</b>				8,186.27	8,186.27	1,425.55	(0.05)	0.00	0.00	9,611.75	9,611.75	0.00	0.00
nd	2000 M/F (Parks @ Westmoreld)	0.44	02/01/04	03/01/04	15,119.08	15,119.08	2,436.71				17,555.79	17,555.79	-	0.00
nd	2000 M/F (Parks @ Westmoreld)	0.44	02/01/04	03/01/04	91,024.08	91,024.08	12,858.88				103,882.96	103,882.96	-	0.00
nd	2000 M/F (Parks @ Westmoreld)	0.44	02/01/04	03/01/04	10.87	10.87	0.00				10.87	10.87	-	0.00
nd	2000 M/F (Parks @ Westmoreld)	0.44	02/01/04	03/01/04	259.42	259.42	0.30				259.72	259.72	-	0.00
nd	2000 M/F (Parks @ Westmoreld)	0.44	02/01/04	03/01/04	91,031.98	91,031.98		(112.59)			90,919.39	90,919.39	-	0.00
nd	2000 M/F (Parks @ Westmoreld)	0.44	02/01/04	03/01/04	152,291.25	152,291.25	15,295.89	(110,798.91)			41,492.34	41,492.34	-	0.00
	<b>2000 M/F (Parks @ Westmoreld) Total</b>				349,736.68	349,736.68	15,295.89	(110,911.50)	0.00	0.00	254,121.07	254,121.07	0.00	0.00

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
d	2000 M/F (Honey Creek)	0.55	02/01/04	03/01/04	229,403.88	80,587.62	3,075.71	(40,667.61)	0.00	0.00	191,812.92	83,663.33	0.00	0.00
d	2000 M/F (Honey Creek)	0.55	02/01/04	03/01/04	38,792.55	38,792.55		(15,659.61)			23,132.94	23,132.94	0.00	0.00
d	2000 M/F (Honey Creek)	0.55	02/01/04	03/01/04	110,023.53	110,023.53		(25,008.00)			85,015.53	85,015.53	0.00	0.00
d	2000 M/F (Honey Creek)	0.55	02/01/04	03/01/04	0.18	0.18	0.94				1.12	1.12	0.00	0.00
d	2000 M/F (Honey Creek) Total				229,403.88	229,403.88	3,076.65	(40,667.61)	0.00	0.00	191,812.92	191,812.92	0.00	0.00
d	2000 A-C MF Highland Meadows	0.55	02/01/04	03/01/04	143,657.90	143,657.90	0.00	(87,326.95)	0.00	0.00	56,330.95	56,330.95	0.00	0.00
d	2000 A-C MF Highland Meadows Total				143,657.90	143,657.90	0.00	(87,326.95)	0.00	0.00	56,330.95	56,330.95	0.00	0.00
d	2000 A/B MF Greenbridge	0.44	02/01/04	03/01/04	134,296.79	134,296.79		(134,292.84)			3.95	3.95	0.00	0.00
d	2000 A/B MF Greenbridge	0.44	02/01/04	03/01/04	43,333.29	43,333.29	13,333.32				56,666.61	56,666.61	0.00	0.00
d	2000 A/B MF Greenbridge	0.44	02/01/04	03/01/04	10,291.41	10,291.41		(10,291.41)					0.00	0.00
d	2000 A/B MF Greenbridge	0.44	02/01/04	03/01/04	463,403.00	463,403.00		(30,804.41)			432,598.59	432,598.59	0.00	0.00
d	2000 A/B MF Greenbridge Total	6.15	11/09/00	11/01/04	651,324.49	651,324.49	13,333.32	(175,388.66)	0.00	0.00	489,269.15	489,269.15	0.00	0.00
d	2000 A-C MF Collingham Park	0.55	02/01/04	03/01/04	206,500.86	206,500.86	201,459.27	0.00	0.00	0.00	407,960.13	407,960.13	0.00	0.00
d	2000 A-C MF Collingham Park Total				206,500.86	206,500.86	201,459.27	0.00	0.00	0.00	407,960.13	407,960.13	0.00	0.00
d	2000 A/B MF Williams Run	0.44	02/01/04	03/01/04	34,046.38	34,046.38	16,500.00				50,546.38	50,546.38	0.00	0.00
d	2000 A/B MF Williams Run	0.44	02/01/04	03/01/04	14.72	14.72	0.00				14.72	14.72	0.00	0.00
d	2000 A/B MF Williams Run	0.44	02/01/04	03/01/04	7,026.77	7,026.77		(5,450.34)			1,576.43	1,576.43	0.00	0.00
d	2000 A/B MF Williams Run	0.44	02/01/04	03/01/04	1,399.55	1,399.55	1.60				1,401.15	1,401.15	0.00	0.00
d	2000 A/B MF Williams Run	0.44	02/01/04	03/01/04	0.66	0.66	0.00				0.66	0.66	0.00	0.00
d	2000 A/B MF Williams Run Total	0.44	02/01/04	03/01/04	42,488.08	42,488.08	16,501.60	(5,450.34)	0.00	0.00	53,539.34	53,539.34	0.00	0.00
d	2000 A/B MF Red Hills Villas	0.44	02/01/04	03/01/04	11,661.21	11,661.21	719,015.32				730,676.53	730,676.53	0.00	0.00
d	2000 A/B MF Red Hills Villas	0.44	02/01/04	03/01/04	21,991.27	21,991.27		(5,052.80)			16,938.47	16,938.47	0.00	0.00
d	2000 A/B MF Red Hills Villas	0.44	02/01/04	03/01/04	49,252.02	49,252.02	8,854.40				58,106.42	58,106.42	0.00	0.00
d	2000 A/B MF Red Hills Villas	0.44	02/01/04	03/01/04	89,137.50	89,137.50		(89,134.25)			3.25	3.25	0.00	0.00
d	2000 A/B MF Red Hills Villas	0.44	02/01/04	03/01/04	173,959.52	173,959.52		(96,265.21)			77,694.31	77,694.31	0.00	0.00
d	2000 A/B MF Red Hills Villas Total	0.44	02/01/04	03/01/04	346,001.52	346,001.52	727,869.72	(190,452.26)	0.00	0.00	883,418.98	883,418.98	0.00	0.00
d	2001A MF Bluffview Sr. Apts.	0.44	02/01/04	03/01/04	1.33	1.33	0.00				1.33	1.33	0.00	0.00
d	2001A MF Bluffview Sr. Apts.	0.44	02/01/04	03/01/04	10,762.96	10,762.96	7,871.20				18,634.16	18,634.16	0.00	0.00
d	2001A MF Bluffview Sr. Apts.	0.44	02/01/04	03/01/04	155,514.55	155,514.55		(119,160.43)			36,354.12	36,354.12	0.00	0.00
d	2001A MF Bluffview Sr. Apts.	0.44	02/01/04	03/01/04	41,756.13	41,756.13	12,553.40				54,309.53	54,309.53	0.00	0.00
d	2001A MF Bluffview Sr. Apts.	0.44	02/01/04	03/01/04	99,390.97	99,390.97		(276.50)			99,114.47	99,114.47	0.00	0.00
d	2001A MF Bluffview Sr. Apts.	0.55	02/01/04	03/01/04	3,808.12	3,808.12	257,623.50				261,431.62	261,431.62	0.00	0.00
d	2001A MF Bluffview Sr. Apts. Total				311,234.06	311,234.06	278,048.10	(119,436.93)	0.00	0.00	469,845.23	469,845.23	0.00	0.00
d	2001A MF Knollwood Villas Apts	0.44	02/01/04	03/01/04	26,255.11	26,255.11	8,877.03				35,132.14	35,132.14	0.00	0.00
d	2001A MF Knollwood Villas Apts	0.44	02/01/04	03/01/04	187,106.54	187,106.54		(139,263.48)			47,843.06	47,843.06	0.00	0.00
d	2001A MF Knollwood Villas Apts	0.44	02/01/04	03/01/04	44,092.68	44,092.68	13,255.32				57,348.00	57,348.00	0.00	0.00
d	2001A MF Knollwood Villas Apts	0.44	02/01/04	03/01/04	129,833.42	129,833.42		(4,346.87)			125,486.55	125,486.55	0.00	0.00
d	2001A MF Knollwood Villas Apts	0.44	02/01/04	03/01/04	270,832.08	270,832.08	309.97				271,142.05	271,142.05	0.00	0.00
d	2001A MF Knollwood Villas Apts Total	0.44	02/01/04	03/01/04	668,119.83	668,119.83	22,442.32	(143,610.35)	0.00	0.00	536,951.80	536,951.80	0.00	0.00
d	2001A MF Skyway Villas	0.44	02/01/04	03/01/04	22,463.41	22,463.41	8,207.49				30,670.90	30,670.90	0.00	0.00
d	2001A MF Skyway Villas	0.44	02/01/04	03/01/04	55,717.87	55,717.87	2,539.91				58,257.78	58,257.78	0.00	0.00
d	2001A MF Skyway Villas	0.44	02/01/04	03/01/04	14,000.00	14,000.00	21,000.00				35,000.00	35,000.00	0.00	0.00
d	2001A MF Skyway Villas	0.44	02/01/04	03/01/04	13,693.85	13,693.85	0.00				13,693.85	13,693.85	0.00	0.00
d	2001A MF Skyway Villas	5.00	04/17/03	12/01/04	3,193.10	3,193.10	41,081.55				44,274.65	44,274.65	0.00	0.00
d	2001A MF Skyway Villas	0.44	02/01/04	03/01/04	143,692.20	143,692.20		(95,794.80)			47,897.40	47,897.40	0.00	0.00
d	2001A MF Skyway Villas	5.00	04/17/03	12/01/04	143,692.20	143,692.20	72,928.95	(49,920.50)	0.00	0.00	93,771.70	93,771.70	0.00	0.00
d	2001A MF Skyway Villas Total	5.00	04/17/03	12/01/04	396,452.63	396,452.63	72,928.95	(145,715.30)	0.00	0.00	323,566.28	323,566.28	0.00	0.00

Unit Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
nd	2001AB (Cobb Park)	0.44	02/01/04	03/01/04	11,993.19	11,993.19	13.73				12,006.92	12,006.92	-	0.00
nd	2001AB (Cobb Park)	0.44	02/01/04	03/01/04	7,846.45	7,846.45	2,436.30				10,282.75	10,282.75	-	0.00
nd	2001AB (Cobb Park)	0.44	02/01/04	03/01/04	113,696.64	113,696.64		(84,584.80)			29,111.84	29,111.84	-	0.00
nd	2001AB (Cobb Park)	0.44	02/01/04	03/01/04	25,846.96	25,846.96	8,632.76				34,479.72	34,479.72	-	0.00
nd	2001AB (Cobb Park)	0.44	02/01/04	03/01/04	9.84	9.84		(6.31)			3.53	3.53	-	0.00
nd	2001AB (Cobb Park)	0.44	02/01/04	03/01/04	51,235.24	51,235.24	58.64				51,293.88	51,293.88	-	0.00
nd	2001AB (Cobb Park)	0.44	02/01/04	03/01/04	25,565.36	25,565.36	29.26				25,594.62	25,594.62	-	0.00
	<b>2001AB (Cobb Park) Total</b>				<b>236,193.68</b>	<b>236,193.68</b>	<b>11,170.69</b>	<b>(84,591.11)</b>	<b>0.00</b>	<b>0.00</b>	<b>162,773.26</b>	<b>162,773.26</b>	<b>0.00</b>	<b>0.00</b>
nd	2001A MF Greens Road Apts	0.82	02/01/04	03/01/04	3,058.34	3,058.34		(1,105.00)			1,953.34	1,953.34	-	0.00
nd	2001A MF Greens Road Apts	0.44	02/01/04	03/01/04			141,952.13				141,952.13	141,952.13	-	0.00
nd	2001A MF Greens Road Apts	4.01	09/14/01	06/01/34	231,033.26	231,033.26		(230,877.80)			155.46	155.46	-	0.00
	<b>2001A MF Greens Road Apts Total</b>				<b>234,091.60</b>	<b>234,091.60</b>	<b>141,952.13</b>	<b>(231,982.80)</b>	<b>0.00</b>	<b>0.00</b>	<b>144,060.93</b>	<b>144,060.93</b>	<b>0.00</b>	<b>0.00</b>
nd	2001AB MF Meridian Apts	0.44	02/01/04	03/01/04	12.12	12.12	132.94				145.06	145.06	-	0.00
nd	2001AB MF Meridian Apts	0.55	02/01/04	03/01/04	0.01	0.01	0.00				0.01	0.01	-	0.00
nd	2001AB MF Meridian Apts				335,081.25	335,081.25		(335,081.25)					-	0.00
	<b>2001AB MF Meridian Apts Total</b>				<b>335,093.38</b>	<b>335,083.38</b>	<b>132.94</b>	<b>(335,081.25)</b>	<b>0.00</b>	<b>0.00</b>	<b>145.07</b>	<b>145.07</b>	<b>0.00</b>	<b>0.00</b>
nd	2001AB MF Wildwood Branch	0.55	02/01/04	03/01/04	13,925.93	13,925.93					13,925.93	13,925.93	-	0.00
nd	2001AB MF Wildwood Branch	0.55	02/01/04	03/01/04	0.02	0.02	0.00				0.02	0.02	-	0.00
nd	2001AB MF Wildwood Branch	0.55	02/01/04	03/01/04	61.64	61.64	117.86				179.50	179.50	-	0.00
nd	2001AB MF Wildwood Branch				329,807.50	329,807.50		(329,807.50)					-	0.00
	<b>2001AB MF Wildwood Branch Total</b>				<b>329,869.16</b>	<b>329,869.16</b>	<b>14,043.79</b>	<b>(329,807.50)</b>	<b>0.00</b>	<b>0.00</b>	<b>14,105.45</b>	<b>14,105.45</b>	<b>0.00</b>	<b>0.00</b>
nd	2001ABC MF Fallbrook Apts	0.82	02/01/04	03/01/04	92,582.18	92,582.18	100.02				92,682.20	92,682.20	-	0.00
nd	2001ABC MF Fallbrook Apts	0.55	02/01/04	03/01/04	14,801.31	14,801.31		(12,183.95)			2,617.36	2,617.36	-	0.00
nd	2001ABC MF Fallbrook Apts	0.82	02/01/04	03/01/04	31.59	31.59	0.03				31.62	31.62	-	0.00
	<b>2001ABC MF Fallbrook Apts Total</b>				<b>107,415.08</b>	<b>107,415.08</b>	<b>100.05</b>	<b>(12,183.95)</b>	<b>0.00</b>	<b>0.00</b>	<b>95,331.18</b>	<b>95,331.18</b>	<b>0.00</b>	<b>0.00</b>
nd	2001 MF Oak Hollow Apts	0.44	02/01/04	03/01/04	430,000.00	430,000.00	0.00				430,000.00	430,000.00	-	0.00
nd	2001 MF Oak Hollow Apts	0.44	02/01/04	03/01/04	18,891.67	18,891.67		(12,567.16)			6,324.51	6,324.51	-	0.00
nd	2001 MF Oak Hollow Apts	0.44	02/01/04	03/01/04	20,431.56	20,431.56	7,676.21				28,107.77	28,107.77	-	0.00
nd	2001 MF Oak Hollow Apts	0.44	02/01/04	03/01/04	83,974.97	83,974.97		(6,574.42)			77,400.55	77,400.55	-	0.00
nd	2001 MF Oak Hollow Apts	0.44	02/01/04	03/01/04	115,986.63	115,986.63		(98,800.24)			17,186.39	17,186.39	-	0.00
nd	2001 MF Oak Hollow Apts	0.44	02/01/04	03/01/04	163.62	163.62	2.39				166.01	166.01	-	0.00
	<b>2001 MF Oak Hollow Apts Total</b>				<b>669,448.45</b>	<b>669,448.45</b>	<b>7,678.60</b>	<b>(117,941.82)</b>	<b>0.00</b>	<b>0.00</b>	<b>559,185.23</b>	<b>559,185.23</b>	<b>0.00</b>	<b>0.00</b>
nd	2001AB MF Hillside Apts	0.44	02/01/04	03/01/04	100,000.00	100,000.00	0.00				100,000.00	100,000.00	-	0.00
nd	2001AB MF Hillside Apts	0.44	02/01/04	03/01/04	21,370.94	21,370.94		(13,242.03)			8,128.91	8,128.91	-	0.00
nd	2001AB MF Hillside Apts	0.44	02/01/04	03/01/04	31,515.32	31,515.32	11,840.41				43,355.73	43,355.73	-	0.00
nd	2001AB MF Hillside Apts	0.44	02/01/04	03/01/04	121,194.25	121,194.25	5,777.97				127,972.22	127,972.22	-	0.00
nd	2001AB MF Hillside Apts	0.44	02/01/04	03/01/04	196,219.39	196,219.39		(164,331.54)			31,887.85	31,887.85	-	0.00
nd	2001AB MF Hillside Apts	0.44	02/01/04	03/01/04	38.05	38.05		(0.29)			37.76	37.76	-	0.00
	<b>2001AB MF Hillside Apts Total</b>				<b>470,337.95</b>	<b>470,337.95</b>	<b>12,418.38</b>	<b>(177,573.86)</b>	<b>0.00</b>	<b>0.00</b>	<b>305,182.47</b>	<b>305,182.47</b>	<b>0.00</b>	<b>0.00</b>
nd	2002A MF Millstone Apts	0.12	02/01/04	03/01/04	1.03	1.03	0.00				1.03	1.03	-	0.00
nd	2002A MF Millstone Apts	0.12	02/01/04	03/01/04			15,003.26				15,003.26	15,003.26	-	0.00
nd	2002A MF Millstone Apts	0.12	02/01/04	03/01/04	0.52	0.52	0.00				0.52	0.52	-	0.00
nd	2002A MF Millstone Apts	0.12	02/01/04	03/01/04	13,223.83	13,223.83	3.81				13,227.64	13,227.64	-	0.00
	<b>2002A MF Millstone Apts Total</b>				<b>13,225.38</b>	<b>13,225.38</b>	<b>15,007.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>28,232.45</b>	<b>28,232.45</b>	<b>0.00</b>	<b>0.00</b>
nd	2002 MF SugarCreek Apts	0.12	02/01/04	03/01/04	42,682.99	42,682.99		(42,682.99)					-	0.00
nd	2002 MF SugarCreek Apts	0.12	02/01/04	03/01/04	1.63	1.63	0.00				1.63	1.63	-	0.00
nd	2002 MF SugarCreek Apts	0.12	02/01/04	03/01/04	44.74	44.74	0.00				44.74	44.74	-	0.00

Account Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
nd	2002 MF SugarCreek Apts	0.44	02/01/04	03/01/04	193,581.21	193,581.21	0.00	(193,507.73)			73.48	73.48	-	0.00
nd	2002 MF SugarCreek Apts	0.12	02/01/04	03/01/04	26.75	26.75	0.00				26.75	26.75	-	0.00
	<b>2002 MF SugarCreek Apts Total</b>				<b>236,337.32</b>	<b>236,337.32</b>	<b>0.00</b>	<b>(236,190.72)</b>	<b>0.00</b>	<b>0.00</b>	<b>146.60</b>	<b>146.60</b>	<b>0.00</b>	<b>0.00</b>
nd	2002 MF West Oaks Apts	0.44	02/01/04	03/01/04	11,206.46	11,206.46	8,415.93	(0.69)			19,622.39	19,622.39	-	0.00
nd	2002 MF West Oaks Apts				24.81	24.81		(24.81)					-	0.00
nd	2002 MF West Oaks Apts	0.44	02/01/04	03/01/04	84,856.39	84,856.39		(84,856.33)			1.06	1.06	-	0.00
nd	2002 MF West Oaks Apts	0.44	02/01/04	03/01/04	15,181.46	15,181.46		(9,804.01)			5,377.45	5,377.45	-	0.00
nd	2002 MF West Oaks Apts	0.44	02/01/04	03/01/04	71,196.99	71,196.99	54,362.83				125,559.82	125,559.82	-	0.00
	<b>2002 MF West Oaks Apts Total</b>				<b>182,466.80</b>	<b>182,466.80</b>	<b>62,778.76</b>	<b>(84,684.84)</b>	<b>0.00</b>	<b>0.00</b>	<b>150,560.72</b>	<b>150,560.72</b>	<b>0.00</b>	<b>0.00</b>
nd	2002 MF Park Meadows	0.55	02/01/04	03/01/04	150,237.00	150,237.00		(127,180.73)			23,056.27	23,056.27	-	0.00
nd	2002 MF Park Meadows	0.55	02/01/04	03/01/04	100,630.72	100,630.72	108.66				100,739.38	100,739.38	-	0.00
	<b>2002 MF Park Meadows Total</b>				<b>250,867.72</b>	<b>250,867.72</b>	<b>108.66</b>	<b>(127,180.73)</b>	<b>0.00</b>	<b>0.00</b>	<b>123,795.65</b>	<b>123,795.65</b>	<b>0.00</b>	<b>0.00</b>
nd	2002 MF Clarkridge Villas Apts	0.44	02/01/04	03/01/04	1,221,182.61	1,221,182.61		(1,221,182.61)					-	0.00
nd	2002 MF Clarkridge Villas Apts	0.44	02/01/04	03/01/04	276,050.29	276,050.29		(276,050.29)					-	0.00
nd	2002 MF Clarkridge Villas Apts	0.44	02/01/04	03/01/04	355.05	355.05	55,754.37				56,109.42	56,109.42	-	0.00
nd	2002 MF Clarkridge Villas Apts	0.44	02/01/04	03/01/04	20,637.72	20,637.72	8,419.53				29,057.25	29,057.25	-	0.00
	<b>2002 MF Clarkridge Villas Apts Total</b>				<b>1,727,342.58</b>	<b>1,727,342.58</b>	<b>64,173.90</b>	<b>(209,116.91)</b>	<b>0.00</b>	<b>0.00</b>	<b>85,166.67</b>	<b>85,166.67</b>	<b>0.00</b>	<b>0.00</b>
nd	2002 MF Hickory Trace Apts	0.44	02/01/04	03/01/04	5.61	5.61		(5.61)					-	0.00
nd	2002 MF Hickory Trace Apts	0.44	02/01/04	03/01/04	1,100,641.88	1,100,641.88	2,537,057.44				2,537,057.44	2,537,057.44	-	0.00
nd	2002 MF Hickory Trace Apts	1.32	11/08/02	01/01/05	5,307,214.78	5,307,214.78	19,851.30	(4,987,339.69)			319,875.09	319,875.09	-	0.00
nd	2002 MF Hickory Trace Apts	0.44	02/01/04	03/01/04	27,104.51	27,104.51		(13,206.07)			13,898.44	13,898.44	-	0.00
nd	2002 MF Hickory Trace Apts	1.32	11/08/02	01/01/05	457,135.02	457,135.02		(181,566.66)			275,568.36	275,568.36	-	0.00
	<b>2002 MF Hickory Trace Apts Total</b>				<b>5,791,454.31</b>	<b>5,791,454.31</b>	<b>2,556,908.74</b>	<b>(5,182,112.42)</b>	<b>0.00</b>	<b>0.00</b>	<b>3,166,250.63</b>	<b>3,166,250.63</b>	<b>0.00</b>	<b>0.00</b>
nd	2002 MF Green Crest Apts	1.32	11/08/02	10/01/04	5.61	5.61		(5.61)					-	0.00
nd	2002 MF Green Crest Apts	1.32	11/08/02	10/01/04	1,100,641.88	1,100,641.88		(47,612.20)			1,053,029.68	1,053,029.68	-	0.00
nd	2002 MF Green Crest Apts	1.32	11/08/02	10/01/04	972,301.06	972,301.06		(950,476.72)			21,824.34	21,824.34	-	0.00
	<b>2002 MF Green Crest Apts Total</b>				<b>258,373.96</b>	<b>258,373.96</b>	<b>0.00</b>	<b>(181,253.22)</b>	<b>0.00</b>	<b>0.00</b>	<b>77,120.74</b>	<b>77,120.74</b>	<b>0.00</b>	<b>0.00</b>
nd	2002 AB MF Iron Crossing	0.44	02/01/04	03/01/04	196.04	196.04	0.22				196.26	196.26	-	0.00
nd	2002 AB MF Iron Crossing	1.58	11/22/02	12/31/04	880,791.66	880,791.66		(17,807.21)			862,984.45	862,984.45	-	0.00
nd	2002 AB MF Iron Crossing	0.44	02/01/04	03/01/04	1,553.89	1,553.89	1.78				1,555.67	1,555.67	-	0.00
nd	2002 AB MF Iron Crossing	0.44	02/01/04	03/01/04	171.59	171.59	0.20				171.79	171.79	-	0.00
nd	2002 AB MF Iron Crossing	1.58	11/22/02	12/31/04	9,641,504.64	9,641,504.64	38,133.32				9,679,637.96	9,679,637.96	-	0.00
nd	2002 AB MF Iron Crossing	1.58	11/22/02	12/31/04	556,145.69	556,145.69	2,202.32				558,348.01	558,348.01	-	0.00
nd	2002 AB MF Iron Crossing	1.58	11/22/02	12/31/04	1,179,139.28	1,179,139.28		(328,379.46)			850,758.80	850,758.80	-	0.00
	<b>2002 AB MF Iron Crossing Total</b>				<b>197.30</b>	<b>197.30</b>	<b>0.22</b>	<b>(348,186.69)</b>	<b>0.00</b>	<b>0.00</b>	<b>197.52</b>	<b>197.52</b>	<b>0.00</b>	<b>0.00</b>
	<b>2002 AB MF Iron Crossing Total</b>				<b>12,259,699.09</b>	<b>12,259,699.09</b>	<b>40,338.06</b>	<b>(348,186.69)</b>	<b>0.00</b>	<b>0.00</b>	<b>11,953,850.46</b>	<b>11,953,850.46</b>	<b>0.00</b>	<b>0.00</b>
nd	2002 MF Woodway Village	0.44	02/01/04	03/01/04	1,024.98	1,024.98	0.00				1,024.98	1,024.98	-	0.00
nd	2002 MF Woodway Village	0.44	02/01/04	03/01/04	856,712.94	856,712.94		(856,704.74)			8.20	8.20	-	0.00
nd	2002 MF Woodway Village	0.44	02/01/04	03/01/04	55,670.69	55,670.69	32.93				55,703.62	55,703.62	-	0.00
nd	2002 MF Woodway Village	0.44	02/01/04	03/01/04	128,008.57	128,008.57		(119,413.85)			8,594.72	8,594.72	-	0.00
nd	2002 MF Woodway Village	0.44	02/01/04	03/01/04	665,164.05	665,164.05		(233,866.12)			431,297.93	431,297.93	-	0.00
	<b>2002 MF Woodway Village Total</b>				<b>10,281.47</b>	<b>10,281.47</b>	<b>32.93</b>	<b>(1,220,266.18)</b>	<b>0.00</b>	<b>0.00</b>	<b>496,629.45</b>	<b>496,629.45</b>	<b>0.00</b>	<b>0.00</b>
nd	2003 AB MF Reading Road	0.01	02/12/03	09/01/04	3,260,494.23	3,260,494.23		(3,250,537.37)			9,956.86	9,956.86	-	0.00
nd	2003 AB MF Reading Road	0.01	02/12/03	09/01/04	1,582,842.08	1,582,842.08		(1,064,494.71)			516,347.37	516,347.37	-	0.00

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Market Value 02/29/04	Change In Market Value	Recognized Gain
d	2003 AB MF Reading Road	0.55	02/01/04	03/01/04	180,206.63	180,206.63	126.43				180,333.06	180,333.06	0.00	0.00
d	2003 AB MF Reading Road Total				5,023,542.94	5,023,542.94	126.43	(4,315,032.08)		0.00	708,637.29	708,637.29	0.00	0.00
d	2003 AB MF North Vista Apts	0.55	02/01/04	03/01/04	703,051.32	703,051.32	1,090.29				704,141.61	704,141.61	-	0.00
d	2003 AB MF North Vista Apts	0.55	02/01/04	03/01/04	6,009,815.40	6,009,815.40	325.67	(2,523,013.04)			3,486,802.36	3,486,802.36	-	0.00
d	2003 AB MF North Vista Apts	0.55	02/01/04	03/01/04	60,975.27	60,975.27	25,246.68				61,300.94	61,300.94	-	0.00
d	2003 AB MF North Vista Apts	0.55	02/01/04	03/01/04	390,686.45	390,686.45	2,129.18	(299,475.56)			25,246.73	25,246.73	-	0.00
d	2003 AB MF North Vista Apts	0.55	02/01/04	03/01/04	13,144.46	13,144.46					91,210.89	91,210.89	-	0.00
d	2003 AB MF North Vista Apts	0.55	02/01/04	03/01/04	7,177,672.95	7,177,672.95	28,791.82	(2,822,488.60)			15,273.64	15,273.64	-	0.00
d	2003 AB MF North Vista Apts Total				9,458,220.34	9,458,220.34	41,352.55	(4,066,934.37)		0.00	4,383,976.17	4,383,976.17	0.00	0.00
d	2003 AB MF West Virginia Apts	0.44	02/01/04	03/01/04	41,637.39	41,637.39	25,562.25				82,989.94	82,989.94	-	0.00
d	2003 AB MF West Virginia Apts	0.55	02/01/04	03/01/04	0.02	0.02					25,562.27	25,562.27	-	0.00
d	2003 AB MF West Virginia Apts	0.55	02/01/04	03/01/04	214,737.35	214,737.35	4,628.43	(122,266.69)			92,470.66	92,470.66	-	0.00
d	2003 AB MF West Virginia Apts	0.55	02/01/04	03/01/04	7,804.45	7,804.45	0.00				12,432.88	12,432.88	-	0.00
d	2003 AB MF West Virginia Apts	0.55	02/01/04	03/01/04	43,393.46	43,393.46					43,393.46	43,393.46	-	0.00
d	2003 AB MF West Virginia Apts	0.55	02/01/04	03/01/04	9,765,793.01	9,765,793.01	71,543.23	(4,189,201.06)		0.00	5,648,135.18	5,648,135.18	0.00	0.00
d	2003 AB MF West Virginia Apts Total				15,904,845.28	15,904,845.28	1,489,418.21	(490,933.68)		0.00	16,903,329.81	16,903,329.81	0.00	0.00
id	2003AB MF Sphinx @ Murdeaux	0.44	02/01/04	03/01/04	4,131.93	4,131.93	1,320,112.57				1,324,244.50	1,324,244.50	-	0.00
id	2003AB MF Sphinx @ Murdeaux	1.22	05/13/03	12/31/04	15,077,827.44	15,077,827.44	0.00	(20,412.38)			50,556.16	50,556.16	-	0.00
id	2003AB MF Sphinx @ Murdeaux	0.44	02/01/04	03/01/04	70,968.54	70,968.54	169,305.64				170,320.36	170,320.36	-	0.00
id	2003AB MF Sphinx @ Murdeaux	0.44	02/01/04	03/01/04	1,014.72	1,014.72					280,381.35	280,381.35	-	0.00
id	2003AB MF Sphinx @ Murdeaux	1.22	05/13/03	12/31/04	750,902.65	750,902.65		(470,521.30)			16,903,329.81	16,903,329.81	0.00	0.00
id	2003AB MF Sphinx @ Murdeaux Total				15,904,845.28	15,904,845.28	1,489,418.21	(490,933.68)		0.00	16,903,329.81	16,903,329.81	0.00	0.00
id	2003 AB MF Primrose Houston	0.44	02/01/04	03/01/04	50.93	50.93	5.06				55.99	55.99	-	0.00
id	2003 AB MF Primrose Houston	0.44	02/01/04	03/01/04	24.15	24.15	1.44				25.59	25.59	-	0.00
id	2003 AB MF Primrose Houston	0.44	02/01/04	03/01/04	260,891.40	260,891.40		(256,497.36)			4,394.04	4,394.04	-	0.00
id	2003 AB MF Primrose Houston	1.35	05/23/03	04/15/05	11,977,485.18	11,977,485.18		(4,428,384.25)			7,549,100.90	7,549,100.90	-	0.00
id	2003 AB MF Primrose Houston	0.44	02/01/04	03/01/04	48,956.98	48,956.98		(43,393.83)			5,563.83	5,563.83	-	0.00
id	2003 AB MF Primrose Houston	1.35	05/23/03	04/15/05	625,905.98	625,905.98		(161,123.90)			464,782.08	464,782.08	-	0.00
id	2003 AB MF Primrose Houston	0.44	02/01/04	03/01/04	2,625.18	2,625.18	3.00				2,628.18	2,628.18	-	0.00
id	2003 AB MF Primrose Houston Total				12,915,939.80	12,915,939.80	9.50	(4,889,398.69)		0.00	8,026,550.61	8,026,550.61	0.00	0.00
id	2003 AB MF Timber Oaks Apts	1.10	08/15/03	04/01/05	1,500,611.00	1,500,611.00	0.00				1,500,611.00	1,500,611.00	-	0.00
id	2003 AB MF Timber Oaks Apts	0.44	02/01/04	03/01/04	1,123.83	1,123.83	1,157.50				2,281.33	2,281.33	-	0.00
id	2003 AB MF Timber Oaks Apts	1.10	08/15/03	04/01/05	425,027.00	425,027.00	315.00				425,027.00	425,027.00	-	0.00
id	2003 AB MF Timber Oaks Apts	0.44	02/01/04	03/01/04	8,518,652.00	8,518,652.00		(3,374,448.00)			315.00	315.00	-	0.00
id	2003 AB MF Timber Oaks Apts	1.10	08/15/03	04/01/05	30,702.50	30,702.50		(2,795.76)			5,144,204.00	5,144,204.00	-	0.00
id	2003 AB MF Timber Oaks Apts	0.44	02/01/04	03/01/04	850,544.45	850,544.45		(203,566.66)			27,906.74	27,906.74	-	0.00
id	2003 AB MF Timber Oaks Apts	1.10	08/15/03	04/01/05	11,326,660.78	11,326,660.78	1,472.50	(3,580,810.42)		0.00	646,977.79	646,977.79	-	0.00
id	2003 AB MF Timber Oaks Apts Total				239,679.82	239,679.82	1,472.50	(3,580,810.42)		0.00	7,747,322.86	7,747,322.86	0.00	0.00
id	2003 AB MF Ash Creek	0.44	02/01/04	03/01/04	32,487.19	32,487.19		(207,192.63)			32,487.19	32,487.19	-	0.00
id	2003 AB MF Ash Creek	1.31	09/17/03	04/15/05	1,061,020.00	1,061,020.00		(79,166.67)			981,853.33	981,853.33	-	0.00
id	2003 AB MF Ash Creek	0.44	02/01/04	03/01/04	12,567,169.75	12,567,169.75	78,534.06				78,534.06	78,534.06	-	0.00
id	2003 AB MF Ash Creek	1.31	09/17/03	04/15/05	14,130.89	14,130.89		(2,655,239.49)			9,911,930.26	9,911,930.26	-	0.00
id	2003 AB MF Ash Creek	0.44	02/01/04	03/01/04	13,194.44	13,194.44	92,361.11				106,492.00	106,492.00	-	0.00
id	2003 AB MF Ash Creek	0.44	02/01/04	03/01/04	10,991.29	10,991.29	10.81				13,205.25	13,205.25	-	0.00
id	2003 AB MF Ash Creek	0.44	02/01/04	03/01/04	13,906,186.19	13,906,186.19	170,905.98	(272.15)			10,719.14	10,719.14	-	0.00
id	2003 AB MF Ash Creek Total				13,906,186.19	13,906,186.19	170,905.98	(2,941,870.94)		0.00	11,135,221.23	11,135,221.23	0.00	0.00
nd	2003 AB MF Peninsula	1.10	10/03/03	01/15/05	450,943.08	450,943.08		(173,946.73)			276,996.35	276,996.35	-	0.00
nd	2003 AB MF Peninsula	1.10	10/03/03	01/15/05	11,403,400.00	11,403,400.00		(19,295.54)			9,440,244.97	9,440,244.97	-	0.00
nd	2003 AB MF Peninsula	1.10	10/03/03	01/15/05	11,403,400.00	11,403,400.00		(1,963,155.03)			9,440,244.97	9,440,244.97	-	0.00

Account Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
nd	2003 AB MF Peninsula	0.44	02/01/04	03/01/04	117.80	117.80	0.40				118.20	118.20	0.00	0.00
nd	2003 AB MF Peninsula	1.10	10/03/03	01/15/05	50.00	50.00	0.00				50.00	50.00	0.00	0.00
nd	2003 AB MF Peninsula	0.44	02/01/04	03/01/04	307,419.28	307,419.28	169,662.19				477,081.47	477,081.47	0.00	0.00
nd	2003 AB MF Peninsula	0.44	02/01/04	03/01/04	34,878.13	34,878.13	79.25				34,957.38	34,957.38	0.00	0.00
	<b>2003 AB MF Peninsula Total</b>				12,216,103.83	12,216,103.83	169,741.84	(2,156,397.30)	0.00	0.00	10,229,448.37	10,229,448.37	0.00	0.00
nd	2003 A MF Evergreen @ Mesquite	0.44	02/01/04	03/01/04	178,312.47	178,312.47		(178,311.88)			0.59	0.59	0.00	0.00
nd	2003 A MF Evergreen @ Mesquite	0.44	02/01/04	03/01/04	13.27	13.27	4.36				17.63	17.63	0.00	0.00
nd	2003 A MF Evergreen @ Mesquite	0.44	02/01/04	03/01/04	1,748.01	1,748.01	44,639.32				46,387.33	46,387.33	0.00	0.00
nd	2003 A MF Evergreen @ Mesquite	0.44	02/01/04	03/01/04	121,803.15	121,803.15	193,715.03				315,518.18	315,518.18	0.00	0.00
nd	2003 A MF Evergreen @ Mesquite	7.55	08/29/03	08/27/06	9,188,526.42	9,188,526.42		(1,079,949.00)			8,108,577.42	8,108,577.42	0.00	0.00
	<b>2003 A MF Evergreen @ Mesquite Total</b>				9,490,407.66	9,490,407.66	238,358.71	(1,258,265.22)	0.00	0.00	8,470,501.15	8,470,501.15	0.00	0.00
nd	2003 AB Arlington Villas	0.44	02/01/04	03/01/04	0.80	0.80	2,385.40				2,386.20	2,386.20	0.00	0.00
nd	2003 AB Arlington Villas	6.45	11/20/03	03/15/05	927,264.00	927,264.00		(308,038.19)			619,225.81	619,225.81	0.00	0.00
nd	2003 AB Arlington Villas	0.44	02/01/04	03/01/04	0.06	0.06	32,551.43				32,551.49	32,551.49	0.00	0.00
nd	2003 AB Arlington Villas	6.45	11/20/03	03/15/05	12,637,375.00	12,637,375.00		(1,627,540.40)			11,009,834.60	11,009,834.60	0.00	0.00
nd	2003 AB Arlington Villas	0.44	02/01/04	03/01/04	51,944.00	51,944.00		(47,572.78)			4,371.22	4,371.22	0.00	0.00
nd	2003 AB Arlington Villas	6.45	11/20/03	03/15/05	750,000.00	750,000.00	0.00				750,000.00	750,000.00	0.00	0.00
nd	2003 AB Arlington Villas	0.44	02/01/04	03/01/04	0.30	0.30	2,623.10				2,623.40	2,623.40	0.00	0.00
nd	2003 AB Arlington Villas	6.45	11/20/03	03/15/05	1,013,285.00	1,013,285.00	0.00				1,013,285.00	1,013,285.00	0.00	0.00
nd	2003 AB Arlington Villas	0.44	02/01/04	03/01/04	10,000.00	10,000.00		(1,169.11)			8,830.89	8,830.89	0.00	0.00
	<b>2003 AB Arlington Villas Total</b>				15,389,869.16	15,389,869.16	37,559.93	(1,984,320.48)	0.00	0.00	13,443,108.61	13,443,108.61	0.00	0.00
nd	2003 AB Parkview Twinhms	0.44	02/01/04	03/01/04			252,855.29				252,855.29	252,855.29	0.00	0.00
nd	2003 AB Parkview Twinhms	1.31	12/23/03	12/01/05	10,994,112.05	10,994,112.05					10,994,112.05	10,994,112.05	0.00	0.00
nd	2003 AB Parkview Twinhms	0.44	02/01/04	03/01/04	903.07	903.07					903.07	903.07	0.00	0.00
nd	2003 AB Parkview Twinhms	0.44	02/01/04	03/01/04			835,495.03				835,495.03	835,495.03	0.00	0.00
nd	2003 AB Parkview Twinhms	1.31	12/23/03	12/01/05	78,960.61	78,960.61					78,960.61	78,960.61	0.00	0.00
nd	2003 AB Parkview Twinhms	1.31	12/23/03	12/01/05	200,000.00	200,000.00					200,000.00	200,000.00	0.00	0.00
nd	2003 AB Parkview Twinhms	0.44	02/01/04	03/01/04	8.24	8.24					8.24	8.24	0.00	0.00
nd	2003 AB Parkview Twinhms	1.31	12/23/03	12/01/05	963,715.68	963,715.68					963,715.68	963,715.68	0.00	0.00
	<b>2003 AB Parkview Twinhms Total</b>				0.00	0.00	13,868,545.97	0.00	0.00	0.00	13,868,545.97	13,868,545.97	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.44	02/01/04	03/01/04			24,876.52				24,876.52	24,876.52	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.70	01/23/04	04/01/04			319,576.80				319,576.80	319,576.80	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.70	01/23/04	05/10/04			349,254.50				349,254.50	349,254.50	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.70	01/23/04	06/02/04			349,095.74				349,095.74	349,095.74	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.80	01/23/04	07/07/04			348,805.72				348,805.72	348,805.72	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.80	01/23/04	08/06/04			199,183.33				199,183.33	199,183.33	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.80	01/23/04	10/04/04			198,895.00				198,895.00	198,895.00	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.80	01/23/04	11/12/04			198,660.67				198,660.67	198,660.67	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.80	01/23/04	09/01/04			199,062.67				199,062.67	199,062.67	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	3.88	01/26/04	02/01/05			205,950.37				205,950.37	205,950.37	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	3.88	01/26/04	03/15/05			206,662.45				206,662.45	206,662.45	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	4.63	01/26/04	04/15/05			208,662.88				208,662.88	208,662.88	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	1.50	01/26/04	05/13/05			201,026.67				201,026.67	201,026.67	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	1.50	01/26/04	07/07/05			200,078.28				200,078.28	200,078.28	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.90	01/26/04	12/10/04			198,497.33				198,497.33	198,497.33	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.90	01/26/04	01/07/05			198,269.44				198,269.44	198,269.44	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	1.80	01/26/04	06/15/05			200,536.54				200,536.54	200,536.54	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.44	02/01/04	03/01/04			480,953.05				480,953.05	480,953.05	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.44	02/01/04	03/01/04			0.60				0.60	0.60	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	1.00	12/15/03	07/01/04			658,357.00				658,357.00	658,357.00	0.00	0.00

if Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Amortizations/Sales	Accretions/Purchases	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
	2003 MF NHP-Asmara-Ring	1.36	12/15/03	01/01/05	0.00	0.00	0.00	691,607.00			691,607.00	691,607.00	0.00	0.00
	2003 MF NHP-Asmara-Ring	1.73	12/15/03	07/01/05				704,233.00			704,233.00	704,233.00	0.00	0.00
	2003 MF NHP-Asmara-Ring	2.07	12/15/03	01/01/06				697,495.00			697,495.00	697,495.00	0.00	0.00
	2003 MF NHP-Asmara-Ring	2.35	12/15/03	07/01/06				712,029.00			712,029.00	712,029.00	0.00	0.00
	2003 MF NHP-Asmara-Ring	2.59	12/15/03	01/01/07				24,349,975.00			24,349,975.00	24,349,975.00	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.44	02/01/04	03/01/04				0.22			0.22	0.22	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.44	02/01/04	03/01/04				444,159.10			444,159.10	444,159.10	0.00	0.00
nd	2003 MF NHP-Asmara-Ring	0.44	02/01/04	03/01/04				86,409.41			86,409.41	86,409.41	0.00	0.00
	<b>2003 MF NHP-Asmara-Ring Total</b>				0.00	0.00	0.00	32,632,313.29	0.00	0.00	32,632,313.29	32,632,313.29	0.00	0.00
nd	2004 A&B Timber Ridge	0.44	02/01/04	03/01/04				1,083.34			1,083.34	1,083.34	0.00	0.00
nd	2004 A&B Timber Ridge	0.44	02/01/04	03/01/04				61,948.75			61,948.75	61,948.75	0.00	0.00
nd	2004 A&B Timber Ridge	0.44	02/01/04	03/01/04				178.22			178.22	178.22	0.00	0.00
nd	2004 A&B Timber Ridge	0.44	02/01/04	03/01/04				2,306.15			2,306.15	2,306.15	0.00	0.00
	2004 A&B Timber Ridge	0.90	01/28/04	06/01/05				500,000.00			500,000.00	500,000.00	0.00	0.00
	2004 A&B Timber Ridge	0.90	01/28/04	06/01/05				6,470,000.00			6,470,000.00	6,470,000.00	0.00	0.00
nd	2004 A&B Timber Ridge	0.44	02/01/04	03/01/04				7,713.95			7,713.95	7,713.95	0.00	0.00
nd	2004 A&B Timber Ridge	0.44	02/01/04	03/01/04				112.66			112.66	112.66	0.00	0.00
nd	2004 A&B Timber Ridge	0.90	01/28/04	06/01/05				244,389.58			244,389.58	244,389.58	0.00	0.00
nd	2004 A&B Timber Ridge	0.44	02/01/04	03/01/04				550.79			550.79	550.79	0.00	0.00
	<b>2004 A&amp;B Timber Ridge Total</b>				0.00	0.00	0.00	7,288,283.44	0.00	0.00	7,288,283.44	7,288,283.44	0.00	0.00
nd	2004 A&B Century Park	0.44	02/01/04	03/01/04				4,494.46			4,494.46	4,494.46	0.00	0.00
nd	2004 A&B Century Park	0.44	02/01/04	03/01/04				14,950.00			14,950.00	14,950.00	0.00	0.00
nd	2004 A&B Century Park	0.01	01/13/04	05/01/05				12,586,589.00			12,586,589.00	12,586,589.00	0.00	0.00
nd	2004 A&B Century Park	0.44	02/01/04	03/01/04				40.06			40.06	40.06	0.00	0.00
nd	2004 A&B Century Park	0.44	02/01/04	03/01/04				39,866.67			39,866.67	39,866.67	0.00	0.00
nd	2004 A&B Century Park	0.01	01/13/04	05/01/05				213,411.00			213,411.00	213,411.00	0.00	0.00
nd	2004 A&B Century Park	0.01	01/13/04	05/01/05				145,183.33			145,183.33	145,183.33	0.00	0.00
nd	2004 A&B Century Park	0.44	02/01/04	03/01/04				132,370.82			132,370.82	132,370.82	0.00	0.00
	<b>2004 A&amp;B Century Park Total</b>				0.00	0.00	0.00	13,136,905.34	0.00	0.00	13,136,905.34	13,136,905.34	0.00	0.00
nd	2004 A Addison Park	0.44	02/01/04	03/01/04				281,650.76			281,650.76	281,650.76	0.00	0.00
nd	2004 A Addison Park	0.44	02/01/04	03/01/04				402,294.31			402,294.31	402,294.31	0.00	0.00
nd	2004 A Addison Park	0.44	02/01/04	03/01/04				4.89			4.89	4.89	0.00	0.00
	<b>2004 A Addison Park Total</b>				0.00	0.00	0.00	683,949.96	0.00	0.00	683,949.96	683,949.96	0.00	0.00
nd	2004 A&B MF Veterans Memorial	0.44	02/01/04	03/01/04				213,388.00			213,388.00	213,388.00	0.00	0.00
nd	2004 A&B MF Veterans Memorial	0.44	02/01/04	03/01/04				12,224,788.78			12,224,788.78	12,224,788.78	0.00	0.00
nd	2004 A&B MF Veterans Memorial	0.44	02/01/04	03/01/04				34.04			34.04	34.04	0.00	0.00
nd	2004 A&B MF Veterans Memorial	1.27	02/03/04	10/03/05				697,751.22			697,751.22	697,751.22	0.00	0.00
nd	2004 A&B MF Veterans Memorial	0.44	02/01/04	03/01/04				1,283,917.00			1,283,917.00	1,283,917.00	0.00	0.00
nd	2004 A&B MF Veterans Memorial	0.44	02/01/04	03/01/04				0.39			0.39	0.39	0.00	0.00
	<b>2004 A&amp;B MF Veterans Memorial Total</b>				0.00	0.00	0.00	14,419,879.43	0.00	0.00	14,419,879.43	14,419,879.43	0.00	0.00
nd	2004 MF Rush Creek Apts	0.44	02/01/04	03/01/04				8,413,946.95			8,413,946.95	8,413,946.95	0.00	0.00
arket	2004 MF Rush Creek Apts	0.44	02/01/04	03/01/04				18,000.00			18,000.00	18,000.00	0.00	0.00
nd	2004 MF Rush Creek Apts	0.44	02/01/04	03/01/04				319,518.50			319,518.50	319,518.50	0.00	0.00
arket	2004 MF Rush Creek Apts	0.44	02/01/04	03/01/04				213,204.02			213,204.02	213,204.02	0.00	0.00
arket	2004 MF Rush Creek Apts	0.44	02/01/04	03/01/04				500.00			500.00	500.00	0.00	0.00
	<b>2004 MF Rush Creek Apts Total</b>				0.00	0.00	0.00	8,965,169.47	0.00	0.00	8,965,169.47	8,965,169.47	0.00	0.00
nd	2004 MF Humble Parkway	1.20	02/05/04	12/31/05				363,815.00			363,815.00	363,815.00	0.00	0.00
nd	2004 MF Humble Parkway	1.20	02/05/04	12/31/05				9,280,889.75			9,280,889.75	9,280,889.75	0.00	0.00
nd	2004 MF Humble Parkway	1.20	02/05/04	12/31/05				250,000.00			250,000.00	250,000.00	0.00	0.00
nd	2004 MF Humble Parkway	0.44	02/01/04	03/01/04				63,063.00			63,063.00	63,063.00	0.00	0.00

if Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
	2004 MF Humble Parkway	1.20	02/19/04	12/31/05	0.00	0.00	709,137.00	0.00	0.00	0.00	709,137.00	709,137.00	-	0.00
nd	2004 MF Humble Parkway	0.44	02/01/04	03/01/04	158,843,806.37	158,843,806.37	2,285.00	(49,561,721.92)	0.00	0.00	2,285.00	2,285.00	-	0.00
nd	2004 MF Humble Parkway	0.44	02/01/04	03/01/04	0.00	0.00	155,551.95	0.00	0.00	0.00	155,551.95	155,551.95	-	0.00
	<b>2004 MF Humble Parkway Total</b>				<b>158,843,806.37</b>	<b>158,843,806.37</b>	<b>109,377,450.91</b>	<b>(49,561,721.92)</b>	<b>0.00</b>	<b>0.00</b>	<b>218,659,535.36</b>	<b>218,659,535.36</b>	<b>0.00</b>	<b>0.00</b>

Total Multi-Family Investment Summary

Texas Department of Housing and Community Affairs  
Single Family Collateralized Home Mortgage Revenue Bonds Series 1993 Investment Summary  
For Period Ending February 29, 2004

if Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	7,392.29	7,392.29	19.28				7,411.57	7,411.57	-	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	111,195.17	111,195.17	166,843.09				278,038.26	278,038.26	-	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	127,239.56	127,239.56	62,644.26				189,883.82	189,883.82	-	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	159,825.12	159,825.12	57,458.63				217,283.75	217,283.75	-	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	426,160.20	426,160.20		(159,454.50)			266,705.70	266,705.70	-	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	425,308.28	425,308.28		(130,451.56)			294,856.72	294,856.72	-	0.00
nt	1993 SF MRB CHMRB	6.10	06/30/94	06/01/24	373,422.96	392,329.09			(60,013.34)		313,409.62	332,911.49	595.74	0.00
nt	1993 SF MRB CHMRB	6.90	08/17/94	08/01/24	434,638.37	463,560.04			(9,905.81)		424,782.56	455,824.04	2,169.81	0.00
nt	1993 SF MRB CHMRB	6.90	08/17/94	07/01/24	644,989.53	688,876.66			(68,581.20)		576,408.33	619,421.16	(674.30)	0.00
nt	1993 SF MRB CHMRB	7.06	08/17/94	07/01/24	448,448.96	480,384.91			(70,389.88)		378,089.08	406,900.12	(3,094.91)	0.00
nt	1993 SF MRB CHMRB	6.90	05/26/95	01/01/25	133,154.72	142,493.93			(58,971.07)		74,183.65	79,880.73	(3,642.13)	0.00
nt	1993 SF MRB CHMRB	7.10	08/15/95	05/01/25	212,534.47	229,269.93			(58,480.63)		154,053.84	166,826.01	(3,963.29)	0.00
nt	1993 SF MRB CHMRB	6.10	06/30/94	06/20/24	2,942,470.86	3,105,104.51			(138,011.95)		2,804,458.91	2,973,551.76	5,559.10	0.00
nt	1993 SF MRB CHMRB	6.90	08/17/94	08/20/24	2,751,143.22	2,951,939.43			(346,012.44)		2,405,130.78	2,588,631.82	(17,295.17)	0.00
nt	1993 SF MRB CHMRB	6.90	08/17/94	08/20/24	2,250,747.68	2,417,690.49			(234,798.66)		2,015,951.02	2,171,864.14	(11,029.69)	0.00
nt	1993 SF MRB CHMRB	7.06	08/17/94	08/20/24	1,005,754.52	1,005,754.52			(157,344.69)		782,161.26	842,057.73	(6,352.20)	0.00
nt	1993 SF MRB CHMRB	6.10	01/27/95	10/20/24	411,067.66	434,134.44			(2,513.06)		408,554.60	433,406.22	1,787.84	0.00
nt	1993 SF MRB CHMRB	6.90	02/19/95	12/20/24	791,097.19	850,530.12			(4,632.91)		786,464.28	848,042.56	2,145.35	0.00
nt	1993 SF MRB CHMRB	6.90	03/30/95	02/20/25	185,517.12	198,923.16			(983.07)		184,534.05	196,528.50	588.41	0.00
nt	1993 SF MRB CHMRB	7.06	03/30/95	12/20/24	194,646.42	208,475.27			(4,327.24)		190,319.18	204,995.23	847.20	0.00
nt	1993 SF MRB CHMRB	6.90	06/01/95	05/20/25	40,735.37	43,755.97			(310.93)		40,424.44	43,562.45	117.41	0.00
nt	1993 SF MRB CHMRB	6.90	08/15/95	02/20/25	54,512.85	58,487.34			(313.17)		54,199.68	58,345.14	170.97	0.00
nt	1993 SF MRB CHMRB	7.06	06/29/95	04/20/25	43,658.71	46,739.07			(244.34)		43,414.37	46,736.85	244.12	0.00
nt	1993 SF MRB CHMRB	7.10	06/29/95	05/20/25	578,175.39	618,748.14			(160,623.58)		417,551.81	449,338.83	(8,785.73)	0.00
nt	1993 SF MRB CHMRB	7.06	08/15/95	08/20/25	105,518.51	112,871.69			(69,850.69)		35,667.82	36,367.93	(4,653.07)	0.00
nt	1993 SF MRB CHMRB	7.10	08/15/95	08/20/25	839,237.81	898,818.54			(71,270.41)		767,967.40	827,063.86	(484.27)	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	1.47	1.47	3.35				4.82	4.82	-	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	5.48	5.48	0.30				5.78	5.78	-	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	354.86	354.86	1.11				355.97	355.97	-	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	3.13	3.13	0.16				3.29	3.29	-	0.00
nt	1993 SF MRB CHMRB	1.05	02/27/04	03/01/04	8.83	8.83	0.14				8.97	8.97	-	0.00
nt	1993 SF MRB CHMRB Total				15,632,768.14	16,607,381.84	286,970.32	(289,906.06)	(1,517,577.07)	0.00	14,112,255.33	15,040,920.22	(45,948.81)	0.00
nt	Total 1993 SF MRB CHMRB Investment Summary				15,632,768.14	16,607,381.84	286,970.32	(289,906.06)	(1,517,577.07)	0.00	14,112,255.33	15,040,920.22	(45,948.81)	0.00

Texas Department of Housing and Community Affairs  
 Single Family Collateralized Home Mortgage Revenue Bonds Series 1994 and 1995 Investment Summary  
 For Period Ending February 29, 2004

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1994 SF MRB CHMRB	1.05	02/27/04	03/01/04	14,038.33	14,038.33	36.42				14,074.75	14,074.75	-	0.00
1994 SF MRB CHMRB	1.05	02/27/04	03/01/04	7,103.62	7,103.62	18.51				7,122.13	7,122.13	-	0.00
1994 SF MRB CHMRB	1.05	02/27/04	03/01/04	466,711.38	466,711.38		(96,704.83)			370,006.55	370,006.55	-	0.00
1994 SF MRB CHMRB	1.05	02/27/04	03/01/04	16.61	16.61	383,298.04				383,314.65	383,314.65	-	0.00
1994 SF MRB CHMRB	1.05	02/27/04	03/01/04	7.43	7.43	134,602.22				134,609.65	134,609.65	-	0.00
1994 SF MRB CHMRB	6.42	04/26/95	11/01/26	558,883.18	558,883.18		(554,699.33)			4,183.85	4,183.85	-	0.00
1994 SF MRB CHMRB	6.05	06/27/96	11/01/26	263,435.20	263,435.20		(263,405.29)			29.91	29.91	-	0.00
1994 SF MRB CHMRB	7.10	06/29/95	04/01/25	890,839.03	890,839.03			(4,686.12)		821,377.59	889,226.88	3,053.97	0.00
1994 SF MRB CHMRB	7.10	07/28/95	05/01/25	178,185.54	192,025.70			(1,661.37)		176,504.17	190,948.11	603.78	0.00
1994 SF MRB CHMRB	6.70	08/30/95	07/01/25	447,042.40	475,985.53			(41,491.41)		405,550.99	434,571.16	77.04	0.00
1994 SF MRB CHMRB	6.70	09/19/95	08/01/25	462,017.91	491,931.28			(6,360.09)		455,667.82	488,274.88	2,693.69	0.00
1994 SF MRB CHMRB	6.70	01/12/96	11/01/25	477,928.99	508,739.44			(4,381.85)		473,547.14	507,300.92	2,943.33	0.00
1994 SF MRB CHMRB	7.10	01/30/96	09/01/25	71,287.42	76,804.07			(373.53)		70,913.89	76,696.61	266.07	0.00
1994 SF MRB CHMRB	7.10	02/28/96	09/01/25	133,242.98	142,898.89			(631.99)		132,610.99	142,770.09	503.19	0.00
1994 SF MRB CHMRB	6.70	03/28/96	10/01/25	116,087.36	124,829.87			(546.17)		115,541.19	124,827.81	544.11	0.00
1994 SF MRB CHMRB	6.70	07/30/96	07/01/25	159,793.88	169,086.09			(1,110.92)		158,682.96	168,988.59	1,013.42	0.00
1994 SF MRB CHMRB	7.10	08/29/96	08/01/26	83,668.07	89,649.30			(468.41)		83,197.66	89,435.59	254.70	0.00
1994 SF MRB CHMRB	6.70	09/16/96	06/01/26	117,155.58	123,572.58			(593.73)		116,561.85	123,735.68	756.83	0.00
1994 SF MRB CHMRB	6.70	11/14/96	07/01/26	167,137.21	176,745.75			(784.90)		166,352.31	177,052.41	1,091.56	0.00
1994 SF MRB CHMRB	6.72	02/13/97	11/01/26	70,535.97	74,615.91			(3,901.29)		66,634.68	71,133.77	219.15	0.00
1994 SF MRB CHMRB	7.10	03/27/97	01/01/26	103,163.16	110,546.77			(1,052.42)		102,344.36	110,092.70	364.73	0.00
1994 SF MRB CHMRB	6.72	05/15/97	12/01/26	230,883.48	246,517.64			(81,503.74)		229,831.06	246,971.59	1,506.37	0.00
1994 SF MRB CHMRB	7.10	06/29/95	05/20/25	3,059,253.37	3,272,332.56			(338,829.92)	1,550,937.14	2,977,749.63	3,202,871.02	12,042.20	0.00
1994 SF MRB CHMRB	7.10	07/28/95	07/20/25	958,885.78	1,026,599.20			(100,657.01)		858,228.77	923,945.59	1,996.60	0.00
1994 SF MRB CHMRB	6.70	08/30/95	08/20/25	2,854,985.69	3,048,616.77			(272,394.62)		2,854,985.69	2,797,724.71	(8,479.55)	0.00
1994 SF MRB CHMRB	6.70	12/01/99	06/20/25	359,015.36	383,198.86			(110,441.48)		248,573.88	266,277.83	(6,479.55)	0.00
1994 SF MRB CHMRB	7.10	08/30/95	07/20/25	863,027.82	924,347.21			(74,892.71)		788,135.11	848,829.16	(625.34)	0.00
1994 SF MRB CHMRB	6.70	08/30/95	08/20/25	684,637.18	731,415.95			(69,043.16)		615,594.02	660,034.57	(2,338.22)	0.00
1994 SF MRB CHMRB	7.10	08/30/95	08/20/25	419,700.96	449,500.31			(1,576.24)		417,419.46	449,543.79	2,324.98	0.00
1994 SF MRB CHMRB	7.10	09/19/95	08/20/25	238,930.81	255,806.92			(145,313.10)		237,354.57	255,533.02	1,302.34	0.00
1994 SF MRB CHMRB	6.70	09/19/95	09/20/25	510,684.77	545,996.96			(3,678.92)		365,371.67	392,049.17	(8,634.69)	0.00
1994 SF MRB CHMRB	6.70	09/28/95	08/20/25	13,708.66	14,676.03			(3,407.29)		10,029.74	10,797.24	(199.87)	0.00
1994 SF MRB CHMRB	6.70	09/28/95	09/20/25	665,225.01	711,199.98			(3,407.29)		661,817.72	710,116.99	2,324.30	0.00
1994 SF MRB CHMRB	6.72	09/18/97	11/01/26	61,742.80	65,999.27			(267.47)		61,475.33	66,132.51	400.71	0.00
1994 SF MRB CHMRB	6.70	07/30/96	06/20/26	126,678.66	135,068.58			(601.15)		125,977.51	134,985.04	497.61	0.00
1994 SF MRB CHMRB	6.70	01/12/96	11/20/25	1,192,525.97	1,274,831.76			(280,550.63)		931,975.34	999,432.23	(14,248.90)	0.00
1994 SF MRB CHMRB	7.10	01/30/96	10/20/25	507,324.54	542,929.75			(60,261.61)		447,063.03	481,011.79	(1,556.35)	0.00
1994 SF MRB CHMRB	7.10	02/28/96	07/01/25	172,026.11	183,915.61			(549.35)	118,148.33	117,598.98	126,683.10	9,084.12	0.00
1994 SF MRB CHMRB	7.10	02/28/96	12/20/25	327,063.79	349,009.64			(852.82)		171,173.29	184,021.90	959.11	0.00
1994 SF MRB CHMRB	6.70	08/15/96	07/20/26	274,205.20	292,265.76			(97,807.89)		229,255.90	245,617.83	(5,583.92)	0.00
1994 SF MRB CHMRB	6.70	05/30/96	11/20/25	421,999.31	449,895.68			(1,951.01)		272,254.19	291,347.47	1,032.72	0.00
1994 SF MRB CHMRB	7.10	08/15/96	08/20/26	519,493.97	555,224.46			(2,331.82)		393,682.87	421,225.79	(353.45)	0.00
1994 SF MRB CHMRB	6.70	09/16/96	08/20/26	528,741.11	565,223.64			(89,204.23)		517,162.15	555,957.10	3,064.92	0.00
1994 SF MRB CHMRB	6.70	11/14/96	10/20/26	324,292.06	346,262.04			(1,587.34)		322,704.72	345,945.99	1,271.29	0.00
1994 SF MRB CHMRB	6.70	12/01/99	06/20/26	59,788.54	63,751.43			(182,849.36)		59,521.41	63,720.56	236.26	0.00
1994 SF MRB CHMRB	6.72	11/18/96	10/20/26	2,783,135.23	2,972,878.89			(82,295.11)		2,603,285.87	2,788,833.36	(1,196.17)	0.00
1994 SF MRB CHMRB	6.72	01/16/97	12/20/26	629,647.51	671,910.19					547,352.40	686,416.86	(3,188.22)	0.00

Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
1994 SF MRB CHMRB	7.10	01/30/97	12/20/26	227,204.95	243,095.36			(1,151.17)		226,053.78	243,274.81	1,330.62	0.00
1994 SF MRB CHMRB	7.10	03/27/97	03/20/27	265,222.86	272,593.20			(1,069.95)		254,152.71	273,285.97	1,762.72	0.00
1994 SF MRB CHMRB	6.72	05/15/97	01/20/27	464,780.38	495,407.41			(3,795.62)		460,984.76	483,938.77	1,726.98	0.00
1994 SF MRB CHMRB	6.70	07/30/97	06/20/27	571,095.77	608,799.65			(148,301.65)		422,794.12	452,542.58	(7,955.42)	0.00
1994 SF MRB CHMRB	6.72	09/18/97	09/20/27	616,763.95	657,302.73			(2,928.95)		613,835.00	656,813.50	2,439.72	0.00
1994 SF MRB CHMRB	6.05	06/27/96	11/01/26	74,426.45	74,426.45	0.00				74,426.45	74,426.45	-	0.00
1994 SF MRB CHMRB	1.05	02/27/04	03/01/04	553.21	553.21	999.36				1,552.57	1,552.57	-	0.00
1994 SF MRB CHMRB	1.05	02/27/04	03/01/04	422.58	422.58	0.69				423.27	423.27	-	0.00
1994 SF MRB CHMRB	1.05	02/27/04	03/01/04	79.90	79.90	0.00				79.90	79.90	-	0.00
<b>1994 SF MRB CHMRB Total</b>				<b>26,338,623.30</b>	<b>28,043,770.06</b>	<b>518,955.24</b>	<b>(914,809.45)</b>	<b>(2,224,384.86)</b>	<b>1,668,085.47</b>	<b>25,387,469.70</b>	<b>27,180,799.85</b>	<b>88,163.39</b>	<b>0.00</b>
1995 A/B SF MR Ring Bonds	1.05	02/27/04	03/01/04	20,209.42	20,209.42		(20,209.41)			0.01	0.01	-	0.00
1995 A/B SF MR RtdgBonds				1,550,937.14	1,660,067.17			(1,550,937.14)				(109,130.03)	0.00
1995 A/B SF MR RtdgBonds				118,148.33	126,570.77			(118,148.33)				(8,422.44)	0.00
1995 A/B SF MR RtdgBonds				995.08	995.08		(995.08)					-	0.00
<b>1995 A/B SF MR RtdgBonds Total</b>				<b>1,690,289.97</b>	<b>1,807,842.44</b>	<b>0.00</b>	<b>(21,204.49)</b>	<b>0.00</b>	<b>(1,669,085.47)</b>	<b>0.00</b>	<b>0.00</b>	<b>(117,562.47)</b>	<b>0.00</b>
<b>Total 1994/1995 SF MRB CHMRB Investment Summary</b>				<b>28,028,913.27</b>	<b>29,851,612.50</b>	<b>518,955.24</b>	<b>(936,013.94)</b>	<b>(2,224,384.86)</b>	<b>0.00</b>	<b>25,387,469.71</b>	<b>27,180,799.86</b>	<b>(29,369.08)</b>	<b>0.00</b>

Texas Department of Housing and Community Affairs  
Comm Paper Investment Summary  
For Period Ending February 29, 2004

Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
Commercial Paper		1.05	02/27/04	03/01/04	185,427.81	185,427.81	0.00	(26,562.53)			158,865.28	158,865.28	-	0.00
Commercial Paper		2.00	10/23/03	04/14/04	4,000,000.00	4,000,000.00	0.00				4,000,000.00	4,000,000.00	-	0.00
Commercial Paper		1.97	10/23/03	04/14/04	50,000,000.00	50,000,000.00	0.00				50,000,000.00	50,000,000.00	-	0.00
Commercial Paper		1.97	10/23/03	04/14/04	7,470,000.00	7,470,000.00	0.00				7,470,000.00	7,470,000.00	-	0.00
Commercial Paper		2.05	12/10/03	04/14/04			13,530,000.00				13,530,000.00	13,530,000.00	-	0.00
Commercial Paper		1.19	12/18/03	05/03/04			107,046,000.00				107,046,000.00	107,046,000.00	-	0.00
Commercial Paper		1.09	02/17/04	05/03/04			15,370,000.00				15,370,000.00	15,370,000.00	-	0.00
Commercial Paper Total					61,655,427.81	61,655,427.81	135,946,000.00	(26,562.53)	0.00	0.00	197,574,865.28	197,574,865.28	0.00	0.00
<b>Total Commercial Paper Investment Summary</b>														
					61,655,427.81	61,655,427.81	135,946,000.00	(26,562.53)	0.00	0.00	197,574,865.28	197,574,865.28	0.00	0.00

Texas Department of Housing and Community Affairs  
 General Fund Investment Summary  
 For Period Ending February 29, 2004

It Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in In Market Value	Recognized Gain
It	General Fund	1.05	02/27/04	03/01/04	2,515,103.82	2,515,103.82	6,532.36				2,521,636.18	2,521,636.18	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	2,536,025.47	2,536,025.47	6,586.68				2,542,612.15	2,542,612.15	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	2,167,731.71	2,167,731.71	5,630.16				2,173,361.87	2,173,361.87	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	346,602.96	346,602.96		(105,800.07)			240,802.89	240,802.89	-	0.00
It	General Fund	1.05	02/27/04	03/01/04			1,007.89				1,007.89	1,007.89	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	308,176.33	308,176.33	800.42				308,976.75	308,976.75	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	140,252.80	140,252.80	364.26				140,617.06	140,617.06	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	491,859.19	491,859.19		(28,760.64)			463,098.55	463,098.55	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	100,109.37	100,109.37	260.02				100,369.39	100,369.39	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	67,931.28	67,931.28	8,844.07				76,775.35	76,775.35	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	620,480.20	620,480.20					622,091.75	622,091.75	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	1,672,887.54	1,672,887.54		(1,624,834.50)			48,053.04	48,053.04	-	0.00
It	General Fund	1.05	02/27/04	03/01/04	620,973.86	620,973.86	73,209.57				694,183.43	694,183.43	-	0.00
It	General Fund Total				11,588,134.53	11,588,134.53	104,846.98	(1,759,395.21)	0.00	0.00	9,933,586.30	9,933,586.30	0.00	0.00
Total General Fund Investment Summary														
					11,588,134.53	11,588,134.53	104,846.98	(1,759,395.21)	0.00	0.00	9,933,586.30	9,933,586.30	0.00	0.00

Texas Department of Housing and Community Affairs  
Housing Trust Fund Investment Summary  
For Period Ending February 29, 2004

Asset Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
it	Housing Assistance Fund	1.05	02/27/04	03/01/04	539,068.63	539,068.63	13,248.46				552,317.09	552,317.09	-	0.00
it	Housing Trust Fund	1.05	02/27/04	03/01/04	796,358.05	796,358.05	8,013.01	(183,177.16)			613,180.87	613,180.87	-	0.00
it	Housing Trust Fund	1.05	02/27/04	03/01/04	148,547.80	148,547.80	4,919.51				156,560.81	156,560.81	-	0.00
it	Housing Trust Fund	1.05	02/27/04	03/01/04	1,926,616.64	1,926,616.64		(66,188.70)			1,931,536.15	1,931,536.15	-	0.00
it	Housing Trust Fund	1.05	02/27/04	03/01/04	1,076,116.40	1,076,116.40	19,736.14				1,009,927.70	1,009,927.70	-	0.00
it	Housing Trust Fund	1.05	02/27/04	03/01/04	403,128.12	403,128.12	905.67				422,864.26	422,864.26	-	0.00
it	Housing Trust Fund	1.05	02/27/04	03/01/04	361,063.78	361,063.78	1,990.34				361,969.45	361,969.45	-	0.00
it	Housing Trust Fund	1.05	02/27/04	03/01/04	780,790.58	780,790.58	5,134.79				782,780.92	782,780.92	-	0.00
it	Housing Trust Fund	1.05	02/27/04	03/01/04	2,002,027.09	2,002,027.09	53,947.92	(249,365.88)			2,007,161.88	2,007,161.88	-	0.00
	<b>Housing Trust Fund Total</b>				<b>8,033,717.09</b>	<b>8,033,717.09</b>	<b>53,947.92</b>	<b>(249,365.88)</b>	<b>0.00</b>	<b>0.00</b>	<b>7,838,299.13</b>	<b>7,838,299.13</b>	<b>0.00</b>	<b>0.00</b>

Total Housing Trust Fund Investment Summary

					8,033,717.09	8,033,717.09	53,947.92	(249,365.88)	0.00	0.00	7,838,299.13	7,838,299.13	0.00	0.00
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Texas Department of Housing and Community Affairs  
 Administration Investment Summary  
 For Period Ending February 29, 2004

Investment Type	Issue Date	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value	Beginning Market Value	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value	Ending Market Value	Change in Market Value	Recognized Gain
		1.05	02/27/04	03/01/04	133,908.18	133,908.18	1,188.82	0.00	0.00	0.00	135,097.00	135,097.00	0.00	0.00
					133,908.18	133,908.18	1,188.82	0.00	0.00	0.00	135,097.00	135,097.00	0.00	0.00
					133,908.18	133,908.18	1,188.82	0.00	0.00	0.00	135,097.00	135,097.00	0.00	0.00
Total Administration Investment Summary														

Texas Department of Housing and Community Affairs  
 Compliance Investment Summary  
 For Period Ending February 29, 2004

nt Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
mt	RTC	1.05	02/27/04	03/01/04	432,110.92	432,110.92		(383,640.07)			48,470.85	48,470.85	-	0.00
mt	Multi Family	1.05	02/27/04	03/01/04	462,443.01	462,443.01		(63,511.05)			398,931.96	398,931.96	-	0.00
mt	Low Income Tax Credit Prog.	1.05	02/27/04	03/01/04	419,563.15	419,563.15		(374,935.84)			44,627.31	44,627.31	-	0.00
	<b>Compliance Prog. Total</b>				1,314,117.08	1,314,117.08	0.00	(822,086.96)	0.00	0.00	492,030.12	492,030.12	0.00	0.00
	<b>Total Compliance Investment Summary</b>				1,314,117.08	1,314,117.08	0.00	(822,086.96)	0.00	0.00	492,030.12	492,030.12	0.00	0.00

Texas Department of Housing and Community Affairs  
Housing Initiatives Investment Summary  
For Period Ending February 29, 2004

nt Type	Issue	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/Purchases	Amortizations/Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in Market Value	Recognized Gain
nt	S/F Interim Construction	1.05	02/27/04	03/01/04	434,905.71	434,905.71	1,094.98				436,000.69	436,000.69	-	0.00
nt	S/F Interim Construction	1.05	02/27/04	03/01/04	362.48	362.48		(19.40)			343.08	343.08	-	0.00
nt	S/F Interim Construction	1.05	02/27/04	03/01/04	194.42	194.42		(19.61)			174.81	174.81	-	0.00
nt	Mig. Credit Certificate	1.05	02/27/04	03/01/04	65,453.48	65,453.48	337.73				65,791.21	65,791.21	-	0.00
nt	Low Income Tax Credit Prog.	1.05	02/27/04	03/01/04	475,943.16	475,943.16		(204,463.73)			271,479.43	271,479.43	-	0.00
nt	Low Income Tax Credit Prog.	1.05	02/27/04	03/01/04	1,135,804.37	1,135,804.37		(301,879.79)			833,924.58	833,924.58	-	0.00
nt	Low Income Tax Credit Prog.	1.05	02/27/04	03/01/04	263,845.32	263,845.32		(202,126.02)			61,719.30	61,719.30	-	0.00
	Housing Initiatives Total				2,376,508.94	2,376,508.94	1,432.71	(708,508.55)	0.00	0.00	1,669,433.10	1,669,433.10	0.00	0.00
	Total Housing Initiatives Investment Summary				2,376,508.94	2,376,508.94	1,432.71	(708,508.55)	0.00	0.00	1,669,433.10	1,669,433.10	0.00	0.00
	Total Investment Summary				1,241,811,181.32	1,267,902,210.79	320,195,750.77	(149,527,800.22)	(34,625,006.19)	0.00	1,377,854,125.68	1,408,197,313.74	4,252,158.59	0.00

**EXECUTIVE SESSION**

If permitted by law, the Board may discuss any item listed on this agenda in Executive Session

**OPEN SESSION**

Action in Open Session on Items Discussed in Executive Session

**REPORT ITEMS**

Executive Directors Report

2. Bethel Senior Housing – HOME Rental CHDO Contract
2. Joint Hearing of the Senate Intergovernmental Relations Committee and the House Urban Affairs Committee and Hearing of the House Urban Affairs Committee on March 24, 2004
3. Ex Parte Explanatory Document for the Department's Website
4. Pricing of Mortgage Revenue Bond Program 61A

**ADJOURN**