District of Columbia Housing Finance Agency

Financial Statements With

Independent Auditor's Report

Years Ended September 30, 2010 and 2009

TCBA

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FINANCIAL STATEMENTS WITH INDEPENDENT AUDITOR'S REPORT
YEARS ENDED SEPTEMBER 30, 2010 AND 2009

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
District of Columbia Housing Finance Agency

We have audited the accompanying basic financial statements, as listed in the table of contents, of the District of Columbia Housing Finance Agency (the "Agency"), a component unit of the Government of the District of Columbia, as of and for the years ended September 30, 2010 and 2009. These financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audits.

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of September 30, 2010 and 2009, and the changes in its financial position and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

The Management's Discussion and Analysis on pages 3 through 10 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audits were conducted for the purpose of forming an opinion on the Agency's basic financial statements. The combining financial statements and the supplementary schedules on pages 55 through 81 are presented for the purpose of additional analysis and are not a required part of the basic financial statements. The combining financial statements have been subjected to the auditing procedures applied in the audits of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Washington, D.C. Thompson, Cobb, Bazilio & Associates, P.C.
December 31, 2010

Our discussion and analysis of the District of Columbia Housing Finance Agency's financial performance provides an overview of the Agency's financial activities for the years ended September 30, 2010 and 2009. The financial statements, accompanying notes, and additional information should be read in conjunction with the following discussion.

Overview

The District of Columbia Housing Finance Agency (the "Agency") was established in 1979 to stimulate and expand homeownership and rental housing opportunities for low and moderate-income families in the District of Columbia (the District). The Agency issues taxable and tax-exempt mortgage revenue bonds to lower the financing costs for single family homebuyers and multifamily developers acquiring, constructing, and rehabilitating rental housing in the District. In addition, the Agency administers the issuance of 4 percent low-income housing tax credits to achieve its affordable housing preservation, rehabilitation, and development objectives on behalf of the District of Columbia Department of Housing and Community Development (DHCD).

The Agency accounts for its financial activities using funds for its single family and multifamily bond programs and general operations. The General Fund is used to record the receipt of income not directly pledged for repayment of debt securities, to pay expenses related to the Agency's administrative functions and operations, including bond program administration, mortgage servicing, the United States Department of Housing and Urban Development (HUD) Risk-Share insurance program and the McKinney Act savings program. The other funds include Single Family Program, Multifamily (Conduit Bond) Program and DC Building Finance Corporation. These funds are used to account for bond proceeds, revenue and debt service and bond administration expenses related to single family mortgage revenue bonds, multifamily housing revenue bonds and certificates of participation of the Building Finance Corporation.

Basic Financial Statements

The accompanying financial statements include: Balance Sheet, Statement of Revenues, Expenses and Changes in Net Assets and Statement of Cash Flows. The Balance Sheet shows the financial position of the Agency and its programs as of the end of the reporting period, while the Statement of Revenues, Expenses and Changes in Net Assets shows the results of operations for the reporting period. The Statement of Cash Flows shows sources and uses of cash in the operating, investing and financing activities of the Agency and its programs.

Financial Highlights for the Year Ended September 30, 2010

The following information is an analysis of the Agency's financial statements for the year ended September 30, 2010.

Significant Macroeconomic Factors and Program Updates

During fiscal year 2010, there were new economic and political developments directly affecting the Agency' bond programs. On October 19, 2009, the Obama Administration announced the Initiative for

State and Local Housing Finance Agencies (HFA(s)), which is designed to expand resources for working families to access affordable housing. Under this initiative, the Agency received $193.10 million in bond issuance allocation under the New Issue Bond Program (NIBP). The NIBP provides a temporary financing mechanism for HFAs to issue new mortgage revenue bonds. Using authority under the Housing and Economic Recovery Act of 2008 (HERA), the U.S. Treasury purchases securities of Fannie Mae and Freddie Mac backed by these new mortgage revenue bonds. The bonds issued under the NIBP can have maturity dates of up to 42 years for Federal Housing Administration (FHA)-insured and FHA Risk-Share deals and up to 34 years for Fannie Mae and Freddie Mac enhanced deals. The interest rates for these bonds are based on the 10-year Constant Maturity Treasury (CMT) rates plus credit spread of as low as 0.60% for a Aaa-, 0.75% for Aa- and 1.10% for A-rated deals.

The Agency's total debt portfolio increased by $52.04 million from $896.77 million to $948.81 million in fiscal year 2010 compared to the net decrease of $262.09 million in fiscal year 2009, when the debt portfolio went down from $1,158.86 million to $896.77 million. The total amount of bonds issued during fiscal year 2010 was $330.36 million, comprised of $305.36 million in multifamily and $25.00 million in single family mortgage revenue bond issuances. Included in these issuance numbers are $168.10 million in multifamily and $25.00 million in single family NIBP bonds originally issued in December 2009 and delivered in January 2010. The proceeds from the NIBP bonds were deposited in non-negative arbitrage escrow accounts to be used through the end of calendar year 2011 according to the respective indentures. As of September 30, 2010, the Agency used $88.18 million in NIBP multifamily bonds for financing six multifamily projects by modifying the original NIBP bonds through respective supplemental indentures. The current $25 million in NIBP single family bond proceeds are available to be used for program purposes through the end of calendar year 2011 or for redemption of underlying bonds in accordance with the indenture terms.

During fiscal year 2010, the Agency secured two committed credit lines with the PNC Bank, National Association (PNC Bank), in the total amount of $53.00 million: one for $3.00 million to be used for acquiring ownership of and making improvements to the Agency's headquarters building; the other for $50.00 million to be used for providing interim financing of the costs of extending multi- and single family mortgages and/or mortgage-backed securities under the United States Treasury New Issue Bond Program or any subsequent bond program of the Agency as approved by PNC Bank. As of September 30, 2010, the Agency did not request and receive any advances under any of the credit lines with PNC Bank.

Comparative Financial Highlights for the Years Ended September 30, 2009 and 2008

In fiscal years 2009 and 2008, the Agency issued $79.99 million and $35.97 million, respectively, in mortgage revenue bonds for multifamily projects. While there were no single family bond issuances in fiscal year 2009, in fiscal year 2008 the Agency issued $50.00 million in single family bonds for lendable, $50.00 million in short-term escrow issuances and $18.80 million in single family draw down bonds to preserve tax-exempt volume cap. All of lendable and escrowed single family bond proceeds issued in fiscal year 2008 were used to fund mortgage loans to homebuyers in the District, or redeem bonds as permitted by respective series resolutions.

Financial Analysis

Condensed Balance Sheets
As of September 30, 2010, 2009 and 2008

	2010	Net Change	2009	Net Change	2008
Current assets	$ 296,474,625	119.3%	$ 135,173,705	55.9%	$ 86,702,231
Non-current other assets	828,578,130	-11.7%	937,881,438	-24.7%	1,245,388,991
Non-current capital assets	2,379,246	-7.1%	2,562,203	-3.2%	2,647,138
Total assets	**$ 1,127,432,001**	**4.8%**	**$ 1,075,617,346**	**-19.4%**	**$ 1,334,738,360**
Current liabilities	$ 92,164,926	-25.3%	$ 123,408,621	-29.3%	$ 174,638,147
Non-current liabilities	923,545,963	9.0%	847,562,420	-20.7%	1,068,958,511
Total liabilities	**1,015,710,889**	**4.6%**	**970,971,041**	**-21.9%**	**1,243,596,658**
Net assets:					
Invested in capital assets, net of related debt	1,204,246	-5.3%	1,272,205	2.0%	1,247,139
Restricted for:					
Bond fund and Risk Share Program	64,114,012	6.7%	60,111,331	6.4%	56,512,995
McKinney Act Fund	8,714,922	2.1%	8,532,925	1.4%	8,413,903
Total Restricted	72,828,934	6.1%	68,644,256	5.7%	64,926,898
Unrestricted	37,687,933	8.5%	34,729,844	39.1%	24,967,665
Total Net Assets	**111,721,112**	**6.8%**	**104,646,305**	**14.8%**	**91,141,702**
Total Liabilities and Net Assets	**$ 1,127,432,001**	**4.8%**	**$ 1,075,617,346**	**-19.4%**	**$ 1,334,738,360**

In fiscal year 2010, the Agency' combined assets increased by 4.8%, marking a reversal of the downward trend from fiscal year 2009, when the total assets decreased by 19.4%. Similarly, non-current liabilities followed suit with a 9.0% increase in fiscal year 2010, compared to a 20.7% decrease in fiscal year 2009. The main reason for these increases was new issuance of multifamily, and to an extent, single family mortgage revenue bonds primarily as a result of the New Issue Bond Program. The 119.3% increase in the current assets comes from the investment of proceeds from the increased issuance in the money market funds generating no negative arbitrage. The two-year downward trend in the non-current assets and current liabilities is a reflection of the regular scheduled principal pay down on loans and mortgage-backed securities, as well as payoff and resulting bond redemption activity which took place during this extended period of low interest rates. The reduction in capital net assets in fiscal years 2010 and 2009 is due to low acquisition activity and regular amortization and depreciation of these assets.

Operating Results

During fiscal year 2010, the Agency's combined net assets increased by $7.07 million, which comprises a net revenue of $5.75 million from operations and a non-operating revenue of $1.32 million due to an increase in the fair value of mortgage-backed securities. For fiscal year 2009, net assets increased by $13.50 million, consisting of $0.60 million loss from operations offset by the $14.10 million non-operating revenue due to an increase in the fair value of mortgage-backed securities.

During fiscal year 2010, combined operating revenues decreased by $12.08 million or 16% from fiscal year 2009 primarily due to a 39% decline in investment interest income and 11% decline in interest revenue on mortgage-backed securities. Combined operating expenses in fiscal year 2010 decreased by $18.44 million, or 24% from fiscal year 2009, primarily due to a continuing hands-on debt portfolio management. The fiscal year 2010 operating income was $5.75 million, compared to an operating loss of $0.60 million in fiscal year 2009.

During fiscal year 2009, operating revenues decreased by $4.77 million or 6% from fiscal year 2008, primarily due to a 69.4% decline in investment earnings. Operating expenses in fiscal year 2009 decreased by $1.18 million or 1.5% from fiscal year 2008. This was due to a decrease in interest expense in fiscal year 2009 offset by the increase in other expenses as a result of a one-time change in accounting treatment of the unamortized cost of issuance. In fiscal year 2009, the operating loss was $0.60 million compared to operating income of $2.98 million in fiscal year 2008.

Condensed Statements of Revenues, Expenses,
and Changes in Net Assets
Years Ended September 30, 2010, 2009 and 2008

	2010	Net Change	2009	Net Change	2008
Operating Revenues					
Investment interest income	$ 4,092,589	-39.4%	$ 6,752,586	-69.4%	$ 22,040,323
Mortgage-backed security interest income	13,753,058	-10.5%	15,366,924	6.3%	14,457,485
Interest on mortgage and construction loans	28,056,241	-0.1%	28,092,842	28.3%	21,889,031
McKinney Act interest revenue	51,757	-71.7%	182,634	-18.1%	223,027
Application and commitment fees	164,972	244.2%	47,923	-36.7%	75,685
HUD Section 8 housing assistance receipts	-	-100.0%	10,264	-80.9%	53,815
Service project receipts	6,934,081	1.5%	6,828,403	6.3%	6,425,565
Other	10,747,036	-42.2%	18,584,574	20.2%	15,467,560
Total operating revenues	**63,799,735**	**-15.9%**	**75,866,150**	**-5.9%**	**80,632,491**
Non-operating revenues	1,323,558	-90.6%	14,104,199	412.5%	2,752,208
Total revenue	**65,123,293**	**-27.6%**	**89,970,349**	**7.9%**	**83,384,699**
Operating Expenses					
General and administrative	3,458,697	-51.3%	7,106,049	-5.6%	7,525,221
Personnel and related costs	3,574,126	-9.1%	3,932,732	4.6%	3,760,497
Interest expense	41,393,059	-17.1%	49,943,907	-14.4%	58,320,535
Depreciation and amortization	200,016	23.8%	161,597	-19.7%	201,275
Service project payments	6,943,433	3.2%	6,731,294	4.7%	6,428,175
Bond cost of issuance amortization	633,289	11.1%	570,241	-6.0%	606,833
Trustee fees and other expenses	1,845,867	-77.0%	8,019,926	895.0%	806,038
Total operating expenses	**58,048,486**	**-24.1%**	**76,465,746**	**-1.5%**	**77,648,574**
Operating Income (Loss)	**5,751,249**	**-1059.2%**	**(599,596)**	**-120.1%**	**2,983,917**
Change in Net Assets	**7,074,807**	**-47.6%**	**13,504,603**	**135.4%**	**5,736,125**
Net assets, beginning of year	**104,646,305**	**14.8%**	**91,141,702**	**6.7%**	**85,405,577**
Net assets, end of year	**$ 111,721,112**	**6.8%**	**$ 104,646,305**	**14.8%**	**$ 91,141,702**

In fiscal year 2010, the Agency recorded a $3.63 million operating profit in its General Fund, increasing General Fund net assets from $46.04 million at the beginning of the year to $49.67 million at year end. In fiscal years 2009 and 2008, the General Fund net operating profit amounted to $1.33 and $2.13 million, respectively.

Debt Administration

Debt activity, including certificates of participation, for the years ended September 30, 2010, 2009 and 2008 was as follows:

	2010	2009	2008
Beginning balance	$ 896,766,099	$ 1,158,855,495	$ 1,129,751,080
New issuance	330,364,925	79,989,608	154,760,807
Redemptions/maturities	(278,324,576)	(342,079,004)	(125,656,392)
Ending balance	$ 948,806,448	$ 896,766,099	$ 1,158,855,495

In fiscal year 2010, the Agency's combined outstanding debt increased by $52.04 million from fiscal year 2009. The Certificates of Participation outstanding balance decreased by $115,000 from $1.29 million at the beginning of the year to $1.175 million at year end. Total single family revenue bonds were reduced by $6.01 million, which represents $31.01 million in regular redemptions and maturing principal offset by $25.00 million in NIBP single family escrow bond issuance. The Agency issued $168.10 million in NIBP multifamily escrow bonds, of which as of September 30, 2010, $81.18 million have been modified through supplemental indentures in financing six multifamily projects. The release of the $81.18 million of NIBP escrow bonds was done concurrently with the issuance of $19.49 million in non-NIBP bonds. The Agency also issued draw down bonds to finance two additional multifamily projects, bringing the total fiscal year 2010 multifamily project issuances to eight. A number of multifamily revenue bonds, closed in fiscal years 2007-2010, were issued in a draw-down mode, where out of the total amount of bonds closed, only a portion may get drawn during any given reporting period. The amount of such draws during fiscal year 2010 was $29.59 million. The amount of outstanding multifamily bonds from new issuance and draws on the existing draw down bonds during fiscal year 2010 was offset by matured and redeemed bonds and resulted in the net increase in multifamily bonds outstanding of $58.17 million, compared to $9.64 million in fiscal year 2009.

In fiscal year 2009, the Agency's outstanding debt decreased by $262.1 million. The Certificates of Participation outstanding balance went down by $110,000 from $1.4 million to $1.29 million. Total single family revenue bonds were reduced by $271.62 million, which represented $80.20 million in regular redemptions and maturing principal and $191.42 million in redeemed draw down bonds used to preserve tax exempt issuing authority. The Agency issued two new multifamily bond series during fiscal year 2009 for a total of $28.26 million

Capital Assets

The Agency issued $2.4 million of Certificates of Participation in 1998 to finance the acquisition of its headquarters building at 815 Florida Avenue, N.W., Washington, D.C. and entered into a lease agreement with the D. C. Building Finance Corporation to lease the office space. The lease term is through June 2018; however, the Agency has an annual right to terminate the lease in the event that the Agency fails to budget sufficient amounts due under the lease terms for the ensuing fiscal year. The Agency has the option to purchase the building at any time during the lease at an amount necessary to discharge the outstanding Certificates of Participation. As of September 30, 2010, both the Certificates of Participation and the lease agreement had approximately eight years remaining, and an outstanding balance of $1.18 million. The Agency redeemed $115,000 of the Certificates of Participation in fiscal year 2010 in addition to $110,000 and $125,000 redeemed in fiscal years 2009 and 2008, respectively.

Capital assets, net of accumulated depreciation and amortization, were $2,379,246 and $2,562,203 as of September 30, 2010 and 2009, respectively, and $2,647,138 as of September 30, 2008. The detailed analysis of changes in capital assets is in Note 6.

Key Bond Programs

Multifamily New Issue Bond Program (Multifamily NIBP)
The Multifamily NIBP started in fiscal year 2010 with the issuance of $168.10 million in taxable escrow bonds. As of September 30, 2010, $81.18 million of escrow bonds have been released in the form of tax-exempt bonds to finance six multifamily projects. Concurrently with the release of NIBP escrow bonds, the Agency issued $19.49 million in market bonds. All six transactions using NIBP bonds were structured as stand-alone pass-through financings with no direct economic recourse to the Agency as the issuer. As of September 30, 2010, the total bonds outstanding under the Multifamily NIBP, including the balance of NIBP escrow bonds, were $187.59 million.

Single Family New Issue Bond Program (Single Family NIBP)
The Single Family NIBP started in fiscal year 2010 with the issuance of $25.00 million in taxable escrow bonds. All of the Single Family NIBP bonds remained in escrow as of September 30, 2010.

Multifamily (Conduit Bond) Program:
All mortgage revenue bond multifamily projects financed to date under the Multifamily Program have been issued by the Agency as stand-alone pass-through financings with no direct economic recourse to the Agency as the issuer. In fiscal year 2010, the Agency closed two project financings involving $21.56 million in mortgage revenue bonds issued in a draw down mode. In fiscal year 2009, the Agency issued two new multifamily bond series for a total of $28.26 million. The total amount of outstanding multifamily bonds from new issuances increased by $28.99 million in fiscal year 2010 in the form of the draws on the newly issued and existing draw-down bonds, compared to $79.99 million in fiscal year 2009. When offset by $159.01 million in redeemed and matured bonds, the fiscal year 2010 net decrease in total Multifamily Program bonds outstanding was $130.02 million, compared to a net increase of $9.64 million in fiscal year 2009.

Single Family Program:
During fiscal year 2010, consistent with 2009, the Agency did not issue new bonds under this program and instead used proceeds from the bonds previously issued under the 1996 Single Family general indenture to the extent of existing demand. The demand for the Agency's single family loans generally subsided throughout the year caused by interest rate compression compared to the market interest rates. Following the prudent financial management practice of minimizing costs and increasing revenues, the Agency elected to carry out a $2.78 million unused proceeds bond redemption in November 2010, due to extremely low reinvestment rates for bond proceeds combined with a macroeconomic slowdown in

home purchasing activity at the beginning of fiscal year 2010. In fiscal year 2009 the Agency carried out a $20.21 million unused proceeds call and redeemed additional $241.42 million in short–term and draw down bonds originally issued to preserve tax exempt bond issuing authority.

HUD Risk-Sharing Program

The Agency has entered into a risk-sharing agreement with HUD, where HUD pays 100% of the amount needed to retire bonds issued in connection with a defaulted project at the time of the initial claim. Any loss at the time of final claim on a defaulted multifamily project is shared between FHA at 90% and the Agency at 10%. In order to participate in this program, the Agency has set aside an initial deposit of $500,000 in a separate HUD Risk-Share Reserve account. In addition, with every risk-share project, an FHA placement fee of 1% of the mortgage balance is collected and deposited into the reserve account. The Agency also collects under its General Fund monthly mortgage insurance premiums commensurate with the risk exposure on its HUD Risk-Share portfolio of outstanding mortgage loans. As of September 30, 2010 and 2009, the HUD Risk-Share Reserve funds had a balance of $2.45 million and $1.96 million, respectively, and the outstanding principal balance of the risk-share insured loans on 22 active projects was $158.63 million and $113.81 million, respectively.

During fiscal year 2010, the Agency added one $46.10 million HUD Risk-Share mortgage loan to its existing portfolio. In fiscal year 2010, one risk-share deal, the Elsinore Courts Apartments project defaulted. The Agency filed the initial claim and paid off the underlying bonds. The project is currently occupied and is covering its operating expenses with limited Agency support. As of September 30, 2010, based on the most recent appraisal of the property, the Agency does not anticipate any loss on its disposition and, correspondingly, did not record any contingent liability. The Agency's exposure to a loss on this property may change depending on how quickly the property's disposition takes place. In addition, in 2007 Parkway Overlook East & West (the Parkway Overlook Property) had its Section 8 HAP subsidies abated by HUD due to successive REAC failures. The Agency took over the ownership of the Parkway Overlook Property as a mortgagee in possession and is working on its disposition. The Agency's financial exposure as joint insurer of the Parkway Overlook Property depends upon how soon the disposition of the property is carried out and how much can be realized from the disposition. Given the real estate market in the District, the Agency estimates the loss exposure as of September 30, 2010 to be $704,781, and accordingly, has established a contingent liability under the General Fund.

Future Significant Events

Under the Initiative for State and Local Housing Finance Agencies (HFA(s)), announced by the Obama Administration on October 19, 2009, the Agency issued $193.10 million of NIBP bonds as escrow bonds in December 2009. The total bond allocation received by the Agency was $168.10 million for multifamily program and $25.00 million for single family program. During fiscal year 2010, the Agency used $81.18 million for multifamily project issuance of the $193.10 million of the NIBP bond allocation. Based on the changes introduced by the Obama Administration in September 2010, the Agency has the opportunity to relock the interest rates and use the remaining balance of the NIBP escrow bonds by releasing them through the end of calendar year 2011 up to 4 times for multifamily bonds and up to 6 times for single family bonds. Any escrowed bonds unused at the end of 2011 will be redeemed at par in 2012.

Conclusion

The above discussion and analysis is presented to provide additional information regarding the activities of the Agency and also to meet the disclosure requirements of GASB Statement No. 34. If you have questions about the report or need additional financial information, contact the Chief Financial Officer, Sergei Kuzmenchuk, District of Columbia Housing Finance Agency, (202) 777-1620, 815 Florida Avenue, N.W. Washington DC 20001, skuzmenchuk@dchfa.org or go to our website at www.dchfa.org.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
REQUIRED SUPPLEMENTAL INFORMATION
BALANCE SHEETS
SEPTEMBER 30, 2010 AND 2009

ASSETS	2010	2009
CURRENT ASSETS		
Unrestricted current assets:		
Cash and cash equivalents	$ 20,348,115	$ 25,435,434
Other receivables	7,756,218	6,391,318
Total unrestricted current assets	**28,104,333**	**31,826,752**
Restricted current assets:		
Cash and cash equivalents	227,777,976	62,093,229
Mortgage-backed securities at fair value	13,866,818	24,034,179
Mortgage and construction loans receivable	21,835,805	11,833,005
Accrued interest receivable	4,828,740	5,386,540
Other receivables	60,954	-
Total restricted current assets	**268,370,293**	**103,346,953**
TOTAL CURRENT ASSETS	**296,474,625**	**135,173,705**
NON-CURRENT ASSETS		
Unrestricted non-current assets:		
Investments	8,970,801	4,843,169
Loans receivable	-	140,000
Prepaid expenses	14,686	138,926
Total unrestricted non-current assets	**8,985,487**	**5,122,095**
Restricted non-current assets:		
Investments held in trust	65,685,354	94,077,508
Mortgage-backed securities at fair value	226,407,266	270,110,182
Mortgage and construction loans receivable	520,137,092	561,716,984
Loans receivable	2,276,709	2,276,709
McKinney Act loans receivable	2,907,448	2,340,254
Other receivables	109,509	174,951
Bond issue costs, net	2,069,266	2,062,755
Total restricted non-current assets	**819,592,643**	**932,759,343**
Capital assets:		
Land	573,000	573,000
Property and equipment	3,720,751	3,709,208
Leasehold improvements	1,533,810	1,528,294
Less accumulated depreciation and amortization	(3,448,315)	(3,248,299)
Total capital assets, net	**2,379,246**	**2,562,203**
TOTAL NON-CURRENT ASSETS	**830,957,376**	**940,443,641**
TOTAL ASSETS	**$1,127,432,001**	**$1,075,617,346**

(Continued)

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
REQUIRED SUPPLEMENTAL INFORMATION
BALANCE SHEETS - CONTINUED
SEPTEMBER 30, 2010 AND 2009

LIABILITIES AND NET ASSETS	2010	2009
CURRENT LIABILITIES		
Current liabilities payable from unrestricted assets:		
Accounts payable and accrued liabilities	$ 990,822	$ 833,111
Accrued salary and vacation payable	181,501	196,849
Deferred revenue	735,019	1,092,997
Total current liabilities payable from unrestricted assets	**1,907,342**	**2,122,957**
Current liabilities payable from restricted assets:		
Accounts payable and accrued liabilities	1,152,329	1,489,735
Tenant subsidy funds	-	542,927
Escrow deposits	22,001,896	5,862,976
Deferred credits	24,518,621	44,365,572
Deferred revenue	668,762	901,377
Interest payable	9,243,038	10,712,813
Bonds payable	32,552,938	57,295,264
Certificates of participation	120,000	115,000
Total current liabilities payable from restricted assets	**90,257,583**	**121,285,664**
TOTAL CURRENT LIABILITIES	**92,164,926**	**123,408,621**
NON-CURRENT LIABILITIES		
Non-current liabilities payable from restricted assets:		
Loans payable	454,048	457,027
Bonds payable	922,036,915	845,930,393
Certificates of participation	1,055,000	1,175,000
Total non-current liabilities payable from restricted assets	**923,545,963**	**847,562,420**
TOTAL LIABILITIES	**1,015,710,889**	**970,971,041**
NET ASSETS		
Invested in capital assets, net of related debt	**1,204,246**	**1,272,205**
Restricted for:		
Bond Fund and Risk Share	64,114,012	60,111,331
McKinney Act Fund	8,714,922	8,532,925
Total restricted net assets	**72,828,934**	**68,644,256**
Unrestricted net assets	**37,687,933**	**34,729,844**
TOTAL NET ASSETS	**111,721,112**	**104,646,305**
TOTAL LIABILITIES AND NET ASSETS	**$ 1,127,432,001**	**$ 1,075,617,346**

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
YEARS ENDED SEPTEMBER 30, 2010 AND 2009

	2010	2009
OPERATING REVENUES		
Investment interest income	$ 4,092,589	$ 6,752,586
Mortgage-backed security interest income	13,753,058	15,366,924
Interest on mortgage and construction loans	28,056,241	28,092,842
McKinney Act interest revenue	51,757	182,634
Application and commitment fees	164,972	47,923
HUD Section 8 housing assistance receipts	-	10,264
Service project receipts	6,934,081	6,828,403
Other	10,747,036	18,584,574
Total operating revenues	**63,799,735**	**75,866,150**
OPERATING EXPENSES		
General and administrative	3,458,697	7,106,049
Personnel and related costs	3,574,126	3,932,732
Interest expense	41,393,059	49,943,907
Depreciation and amortization	200,016	161,597
Service project payments	6,943,433	6,731,294
Bond cost of issuance amortization	633,289	570,241
Trustee fees and other expenses	1,845,867	8,019,926
Total operating expenses	**58,048,486**	**76,465,746**
OPERATING INCOME (LOSS)	**5,751,249**	**(599,596)**
NON-OPERATING REVENUES/EXPENSES		
Increase in fair value of mortgage-backed securities	1,323,558	14,104,199
CHANGE IN NET ASSETS	**7,074,807**	**13,504,603**
Net assets, beginning of year	104,646,305	91,141,702
Net assets, end of year	**$111,721,112**	**$104,646,305**

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

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
STATEMENTS OF CASH FLOWS
YEARS ENDED SEPTEMBER 30, 2010 AND 2009

	2010	2009
Cash Flows From Operating Activities		
Interest received on loans	$ 28,219,640	$ 20,497,050
Other cash receipts	18,396,377	24,755,484
Payments to vendors	(3,428,357)	(7,356,741)
Payments to employees	(3,589,291)	(3,937,740)
Net mortgage and construction loans (disbursements) receipts	30,858,166	(47,888,190)
Receipts of service project income	6,934,081	6,838,667
Payments of service project expenses	(6,943,433)	(6,732,794)
Principal and interest received on mortgage-backed securities	81,788,313	26,652,209
Purchase of mortgage-backed securities	(12,580,647)	(39,648,177)
Other cash payments	(7,041,908)	(6,541,596)
Net cash provided by / (used in) operating activities	132,612,942	(33,361,828)
Cash Flows from Capital and Related Financing Activities		
Acquisition of fixed assets	(17,059)	(82,202)
Payments of bonds and long-term debt	(115,000)	(110,000)
Net cash used in capital and related financing activities	(132,059)	(192,202)
Cash Flows From Non-Capital Financing Activities		
Funds disbursed for multi-family projects	(50,661,319)	(59,242,089)
Interest paid on bonds	(43,653,944)	(51,211,864)
Proceeds from tax credit equity and other sources	42,876,432	48,878,648
Proceeds from bond issuances	337,765,110	79,328,778
Principal payments on issued debt	(285,609,804)	(341,971,756)
Bond cost of issuance	(639,800)	-
Net cash provided by / (used in) non-capital financing activities	76,675	(324,218,283)
Cash Flows From Investing Activities		
Interest received on investments	4,525,133	10,143,320
Sale of investments	64,337,863	453,527,071
Purchase of investments	(40,480,337)	(94,479,828)
Arbitrage rebate paid	(342,789)	-
Net cash provided by investing activities	28,039,870	369,190,563
NET INCREASE IN CASH AND CASH EQUIVALENTS	160,597,428	11,418,250
Cash and cash equivalents, beginning of year	87,528,663	76,110,413
Cash and cash equivalents, end of year	$ 248,126,091	$ 87,528,663

(Continued)

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

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
STATEMENTS OF CASH FLOWS - CONTINUED
YEARS ENDED SEPTEMBER 30, 2010 AND 2009

	2010	2009
Reconciliation of Operating Income (Loss) to Net Cash Provided by / (Used in) Operating Activities		
Operating income (loss)	$ 5,751,249	$ (599,596)
Depreciation	200,016	167,137
Amortization	(617,199)	568,326
Interest on bonds	43,653,944	49,943,907
Amortization of discount on investments	43,189	-
Provision for uncollectible other revenue	15,027	-
Provision for uncollectible interest revenue	275,038	-
Contingent loss expense	375,391	-
Decrease (increase) in mortgage and construction loans	31,129,638	(47,888,190)
Decrease in mortgage-backed securities	67,774,482	13,580,440
Purchase of mortgage-backed securities	(12,580,647)	(39,648,177)
Arbitrage rebate paid	342,789	-
Decrease (increase) in fair value of investments	12,986	-
Interest received on investments	(4,524,910)	(6,752,586)
Asset / (liability) adjustment	316,229	
Decrease (increase) in assets:		
Receivables	390,510	(2,321,106)
Other current assets	(639,800)	57,056
Other receivables	(2,136,254)	10,781
Increase (decrease) in liabilities:		
Accounts payables and accrued liabilities	(219,095)	1,165,989
Deferred revenue and credits	487,450	2,013,616
Accrued interest payable	(1,469,775)	(2,301,502)
Escrow deposits	4,032,683	(1,357,923)
Net cash provided by / (used in) operating activities	**$ 132,612,942**	**$ (33,361,828)**

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

NOTE 1: ORGANIZATION AND PURPOSE

The District of Columbia Housing Finance Agency (the Agency or DCHFA) was created as a corporate body which has a legal existence separate from the Government of the District of Columbia (the District) but which is an instrumentality of the District, created to effectuate certain public purposes. The Agency is empowered to, among other activities, generate funds from public and private sources to increase the supply and lower the cost of funds available for residential mortgages and notes and for the construction of permanent multifamily rental properties.

In 1991, the Governmental Accounting Standards Board (GASB) issued Statement No. 14, *The Financial Reporting Entity*. The definition of the reporting entity is based primarily on the notion of financial accountability. In determining financial accountability for legally separate organizations, the Agency considered whether its officials appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or if there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the Agency. The Agency also considered whether there are organizations that are fiscally dependent on it. It was determined that there are no component units of the Agency.

These financial statements present only financial information about the Agency, an enterprise fund of the District. The enterprise fund qualifies for inclusion in the District's reporting entity pursuant to GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*. These financial statements do not purport to, and do not, present fairly the financial position of the District and the changes in its financial position and cash flows, in conformity with accounting principles generally accepted in the United States of America. The Agency is included in the District's Comprehensive Annual Financial Report as a discretely presented component unit.

The Agency established the D.C. Building Finance Corporation (the Building Finance Corporation) as a nonprofit corporation under the laws of the District of Columbia in July 1998. The Building Finance Corporation's financial transactions are included in these financial statements as a separate fund of the Agency.

The accompanying combined financial statements include DCHFA's General Fund and Revenue Obligation Funds: D.C. Building Finance Corporation Fund, Single Family Program Funds, Multifamily (Conduit Bond) Program Funds. Within each Revenue Obligation Fund are separate accounts maintained for each obligation in accordance with the respective indentures.

NOTE 1: ORGANIZATION AND PURPOSE (Continued)

The bonds and notes issued by the Agency and the Building Finance Corporation are special obligations of the Agency and the Building Finance Corporation payable principally from revenue and repayments of mortgage loans and mortgage-backed securities and investments, financed by or purchased from the proceeds of such bonds under applicable indentures and are not a debt of the District. Neither the faith and credit nor the taxing power of the District is pledged for the repayment of the bonds.

The following is a description of the funds maintained by the Agency (Funds):

General Fund - The General Fund is used to record the receipt of income not directly pledged for repayment of debt securities, to pay expenses related to the Agency's administrative functions and operations, including mortgage servicing, HUD Risk-Share insurance program and McKinney Act program.

D.C. Building Finance Corporation Fund - The D.C. Building Finance Corporation Fund is used to account for the building located at 815 Florida Avenue, N.W., Washington, D.C., and the related lease payments and debt service on Certificates of Participation issued by the Building Finance Corporation to finance the purchase of the Agency headquarters building.

Single-Family Program Funds - The Single Family Program Funds are used to account for the proceeds of single family mortgage revenue bond issues, investments, mortgage loans and mortgage-backed securities held pursuant to the indentures authorizing the issuance of the bonds, the debt service requirements on the bonds, and debt service collected from mortgage loans purchased for the financing of owner-occupied single family residences in the District. Single Family Program Funds include the following indentures: 1986 Whole Loan Program, 1988 Collateralized Single Family Mortgage Revenue Bonds, 1996 Taxable Residential Mortgage Residual Revenue Bonds, 1996 Single Family Mortgage Revenue Bonds General Indenture of Trust and 2009 Single Family New Issue Bond Program (Single Family NIBP).

Multifamily (Conduit Bond) Program Funds - The Multifamily (Conduit Bond) Program Funds are used to account for the proceeds of multifamily mortgage revenue bond issues, investments held pursuant to the indenture authorizing the issuance of the bonds, the debt service requirements on the bonds, and the related mortgage loan financing for newly constructed or rehabilitated multifamily rental housing in the District. The Multifamily (Conduit Bond) Program Funds combine multifamily housing revenue bond series issued on a pass-through conduit basis with no direct or indirect recourse to the Agency as the issuer. The Multifamily New Issue Bond Program (Multifamily NIBP) bonds have also been issued as standalone pass-

NOTE 1: ORGANIZATION AND PURPOSE (Continued)

Multifamily (Conduit Bond) Program Funds (continued)

through bonds. The Agency elected to include these conduit financings in the accompanying financial statements for fiscal year 2010. These bonds are secured solely by the properties, financial assets and related revenues of the projects and the applicable credit enhancements or the Department of Housing and Urban Development (HUD) receipts. Neither the faith and credit of the Agency nor the assets of any other Fund have been pledged as security for these bonds.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following is a summary of the Agency's significant accounting policies:

Basis of Accounting and Measurement Focus - For financial reporting purposes only, the Agency is a component unit of the District. The Agency's General Fund and Revenue Obligation Funds are accounted for as enterprise funds. Accordingly, the accompanying combined financial statements have been prepared using the accrual method of accounting and on the basis of accounting principles generally accepted in the United States of America (GAAP).

The Agency reports its financial activities by applying Standards of the Governmental Accounting and Financial Reporting as promulgated by the Governmental Accounting Standards Board (GASB). Under GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Agency has elected not to adopt the Financial Accounting Standards Board (FASB) pronouncements issued after November 30, 1989, unless the GASB specifically adopts the FASB Statements or Interpretations, APB Opinions, and ARB of the AICPA Committee on Accounting Procedure.

The Agency has adopted GASB Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*. Under GASB Statement No. 34, net assets should be reported as restricted when constraints placed on the net asset use are either: externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or are imposed by law through constitutional provisions or enabling legislation. Accordingly, all net assets of the Revenue Obligation Funds are restricted as to their use as substantially all net assets within each indenture are pledged to bondholders.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Operating Revenues and Expenses - The Agency distinguishes operating revenues and expenses from non-operating items in conformity with GASB Statement No. 34. Operating revenue and expenses are identified as those activities that are directly related to financing affordable housing in the District. The Agency's activities are considered to be operating except for changes in the fair value of mortgage-backed securities. Operating revenues primarily consist of interest on mortgage-backed securities, interest on mortgage and construction loans and investment of bond proceeds, HUD Section 8 housing assistance receipts, issuer fees, construction monitoring fees, servicing fees and other revenues. Operating expenses primarily consist of bond interest, personnel costs, depreciation, amortization of bond cost of issuance, discounts and premiums, housing assistance payments, bond administrative fees, trustee, legal and financial advisory fees and other operating expenses.

Cash and Cash Equivalents - Cash and cash equivalents consist of cash, collateralized demand deposits, collateralized or FDIC-insured certificates of deposit, money market funds and investments in highly liquid short-term instruments with original maturities of three months or less at the time of purchase.

Investments – Investments consist of debt obligations of the U.S. Treasury and U.S. Government Agencies, government-sponsored enterprises (GSEs), corporate debt securities, and investment agreements. Investments are reported at fair value as determined by financial services providers, except for certain non-participating fixed interest investment contracts which are valued using cost based measures. Debt securities are stated at fair value, based on the quoted market prices. Investments of the General Fund are made in accordance with the Agency's investment policy. Investments in the Revenue Obligation Funds consist of those permitted by the respective trust indentures adopted by the Agency providing for the issuance of notes and bonds. Investments are reported at fair value in the balance sheet and changes in the fair value of investments are recognized in the Statements of Revenues, Expenses and Changes in Net Assets as part of operating income.

Mortgage-Backed Securities - Mortgage-backed securities represent certificates issued by the Government National Mortgage Association (Ginnie Mae or GNMA), the Federal National Mortgage Association (Fannie Mae or FNMA) and the Federal Home Loan Mortgage Corporation (Freddie Mac or FHLMC), which guarantee the receipt by the Agency's trustee of monthly principal and interest from mortgages originated with proceeds from the Agency's Single Family and Multifamily (Conduit Bond) Programs. These securities are stated at fair value, as determined by financial services providers or financial publications. These guaranteed securities are issued in connection with single family mortgage loans and mortgage loans on multifamily projects. Each of these securities is intended

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

to be held to maturity or until the payoff of the related loans. The repayment and prepayments of the mortgage-backed securities are at par value based on the guarantees embedded in these securities. Mortgage-backed securities are reported at fair value on the balance sheet and changes in the fair value of mortgage-backed securities are recognized in the Statements of Revenues, Expenses and Changes in Net Assets as part of non-operating income.

Mortgage and Construction Loans Receivable - Mortgage loans are carried at their unpaid principal balances and construction loans are carried at amounts advanced, net of collections and allowances for potential loan losses. As of September 30, 2010 and 2009, no allowance for potential loan losses was necessary.

Property, Furniture and Equipment - Property, furniture and equipment purchases are recorded in the General Fund, capitalized at cost and depreciated using the straight-line method over the estimated useful lives ranging from five to seven years.

Leasehold Improvements - Capital improvements to leased space are recorded as leasehold improvements under the General Fund and amortized over the shorter of the applicable lease term or the useful life of the improvement.

Bond Issuance Costs - Except for the bond series issued under the Multifamily (Conduit Bond) Program, where costs of issuing bonds and originating mortgage loans are recognized as an outright pass-through expense of the borrower under the respective indentures, costs related to the issuance of bonds and certificates of participation are capitalized and amortized over the life of the related debt on a straight-line basis, which approximates the effective yield method. When the debt is redeemed early with mortgage prepayments, a proportionate share of the remaining unamortized costs is recognized as a loss in the Statements of Revenues, Expenses and Changes in Net Assets.

Bond Discounts and Premiums - Bond discounts or premiums arising from the sale of serial or term bonds are amortized using the straight-line method which approximates the effective yield method, over the life of the bond issue.

Net Assets - Net assets are reported in three separate categories:

- **Invested in capital assets, net of related debt -** Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction or improvement of those assets.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- **Restricted -** Net assets whose use by the Agency is subject to externally imposed stipulations (such as bond covenants) that can be fulfilled by actions of the Agency pursuant to those stipulations or that expire with the passage of time. Such net assets include all Revenue Obligation Funds, HOME Program funds under the Single Family Program, the McKinney Act Program funds and HUD Risk-Share Reserve under the General Fund.

- **Unrestricted -** Net assets that are not subject to externally imposed stipulations. Unrestricted net assets may be designated for specific purposes by action of management or the Board of Directors or may otherwise be limited by contractual agreements with outside parties.

Financing and Other Fee Revenue – Under the Single Family Program, the Agency originates single family mortgage loans which are pooled into mortgage-backed securities used as direct collateral for the respective bonds. As part of this securitization, the Agency earns servicing release fees net of originating lender fees. Under the Multifamily (Conduit Bond) Program, the Agency also charges application and financing fees to developers for structuring mortgage revenue bond financings, allocation of Low Income Housing Tax Credits, legal counsel, and construction monitoring fees. These fees are recognized as revenue when the services have been performed.

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

Combined Totals - The totals of similar accounts of the various Funds in the accompanying financial statements are presented for information purposes only. The totals represent an aggregation of the Funds and do not represent consolidated financial information, as inter-fund balances and transactions are not eliminated. Individual amounts may not add up to the total amount due to rounding.

New Accounting Pronouncements - Adopted

In June 2008, GASB issued Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments.* This Statement addresses the recognition, measurement, and disclosure of information regarding derivative instruments entered into by state and local governments. This Statement improves financial reporting by requiring governments to measure and report derivative instruments, with the exception of synthetic guaranteed investment contracts (SGICs) that are

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

fully benefit-responsive, at fair value in their financial statements. Changes in fair value of hedging derivative instruments are reported in the balance sheet as deferrals while changes in fair value of investment derivative instruments are reported within the investment revenue classification. This Statement is effective for financial statements for periods beginning after June 15, 2009. As of September 30, 2010, the Agency did not have any derivative instruments which are subject to this Statement.

In June 2007, GASB issued Statement No. 51, *Accounting and Financial Reporting for Intangible Assets.* This statement requires that an intangible asset be recognized in the balance sheet only if it is considered identifiable. Additionally, this Statement establishes a specified-conditions approach to recognizing intangible assets that are internally generated. The requirements in this Statement improve financial reporting by reducing inconsistencies that have developed in accounting and financial reporting for intangible assets. The requirements of this Statement became effective for financial statements for periods beginning after June 15, 2009 and were required to be applied retroactively. This Statement did not have an impact on the Agency's financial statements.

New Accounting Pronouncements – To Be Adopted

In March 2009, GASB issued Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions.* The objective of this Statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund type definition. This Statement is effective for periods beginning after June 15, 2010. Management of the Agency will consider the impact, if any, on its financial statements upon adoption.

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES

Bond proceeds and revenues from mortgages, mortgage-backed securities and investments are invested in authorized investments as defined in the respective indentures and, for the General Fund, in accordance with the Agency's Investment Policy, until required for purchasing mortgage-backed securities or originating mortgage loans, funding reserves, paying debt service or redeeming outstanding bonds and notes, and funding program and administrative and operating expenses.

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)

The following assets, reported at fair value and held by the Funds at September 30, 2010, were evaluated in accordance with GASB Statement No. 40 for interest rate risk, credit risk, concentration of credit risk and custodial credit risk.

		Single Family Program Funds				Multifamily Program Funds			
Asset	General Fund	1986, 1996 Single Family Whole Loan Bond Program	1988 Colalteralized Single Family Mortgage Revenue Bonds	1996 Single Family Mortgage Revenue Bonds	NIB Program	Multifamily (Conduit Bond) Program	NIB Program	DC Building Finance Corporation	Total
Cash and Cash Equivalents									
Demand Money Market Deposits	$ 33,350,374	$ -	$ -	$ 10,513	$ -	$ 1,589,540	$ 986	$ -	$ 34,951,414
Money Market Funds	427,280	599,338	81,379	5,345,229	25,021,179	30,287,589	151,203,945	208,738	213,174,677
Total Cash and Cash Equivalents	33,777,654	599,338	81,379	5,355,742	25,021,179	31,877,129	151,204,931	208,738	248,126,091
Investments									
Certificates of Deposits	400,434	-	-	-	-	-	-	-	400,434
Collateralized Certificates of Deposits	5,624,000	-	-	-	-	-	-	-	5,624,000
U.S. Treasury Obligations	1,253,661	-	-	-	-	-	-	-	1,253,661
U.S. Agency Obligations	51,197	-	-	-	-	-	-	-	51,197
Investment Agreements	-	126,017	9,645,641	11,987,668	-	40,745,507	2,780,081	-	65,284,914
Corporate Obligations	1,297,522	-	-	-	-	-	-	-	1,297,522
GSE Obligations	744,420	-	-	-	-	-	-	-	744,420
Total Investments	9,371,234	126,017	9,645,641	11,987,668	-	40,745,507	2,780,081	-	74,656,148
Mortgage-Backed Securities									
Ginnie Mae	-	-	3,342,776	40,160,377	-	103,965,323	-	-	147,468,476
Fannie Mae	-	-	-	34,374,627	-	7,112,283	-	-	41,486,910
Freddie Mac	-	-	-	51,318,697	-	-	-	-	51,318,697
Total Mortgage-Backed Securities	-	-	3,342,776	125,853,701	-	111,077,605	-	-	240,274,083
Total Cash, Investments and Mortgage-Backed Securities	**$ 43,148,888**	**$ 725,355**	**$ 13,069,797**	**$ 143,197,112**	**$ 25,021,179**	**$ 183,700,242**	**$ 153,985,012**	**$ 208,738**	**$563,056,322**

(continued)

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)

The following assets, reported at fair value and held by the Funds at September 30, 2009, were evaluated in accordance with GASB Statement No. 40 for interest rate risk, credit risk, concentration of credit risk and custodial credit risk.

			Single Family Program Funds				
Asset	General Fund	DC Building Finance Corporation	1986, 1996 Single Family Whole Loan Bond Program	1988 Colalteralized Single Family Mortgage Revenue Bonds	1996 Single Family Mortgage Revenue Bonds	Multi-Family (Conduit Bond) Program	Total
Cash and Cash Equivalents							
Demand Money Market Deposits	$ 34,840,680	$ -	$ -	$ -	$ -	$ -	$ 34,840,680
Money Market Funds	1,159,718	278,308	442,807	111,309	4,788,072	45,907,770	52,687,984
Total Cash and Cash Equivalents	36,000,398	278,308	442,807	111,309	4,788,072	45,907,770	87,528,665
Investments							
Certificates of Deposits	594,692	-	-	-	-	-	594,692
U.S. Treasury Obligations	1,058,712	-	-	-	-	-	1,058,712
Investment Agreements	-	-	87,583	8,736,259	25,453,919	59,799,748	94,077,509
Corporate Obligations	2,272,332	-	-	-	-	-	2,272,332
GSE Obligations	917,433	-	-	-	-	-	917,433
Total Investments	4,843,168	-	87,583	8,736,259	25,453,919	59,799,748	98,920,677
Mortgage-Backed Securities							
Ginnie Mae	-		-	3,817,997	44,867,800	139,664,328	188,350,125
Fannie Mae	-		-	-	41,616,797	7,486,448	49,103,245
Freddie Mac	-		-	-	56,690,990	-	56,690,990
Total Mortgage-Backed Securities	-	-	-	3,817,997	143,175,587	147,150,776	294,144,361
Total Cash, Investments and Mortgage-Backed Securities	**$ 40,843,566**	**$ 278,308**	**$ 530,390**	**$ 12,665,566**	**$ 173,417,578**	**$ 252,858,294**	**$480,593,702**

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Under the Revenue Obligation Funds, the terms of the investments are set to allow for no market value loss at the time the invested funds are drawn for uses authorized under the respective indentures. As a means of limiting its exposure to fair value losses from rising interest rates under the General Fund, the Agency's Investment Policy requires that the maturities of the investment portfolio are structured to be concurrent with cash needs in order to minimize losses that may be incurred from sale of investments prior to maturity. The money market funds operate in accordance with Rule 2a-7 of the Investment Company Act of 1940, as amended. These funds can reasonably be expected to have a fair value that will be unaffected by interest rate changes because the interest rates are variable and the principal can be recovered on demand. The cost of the money market mutual funds approximated fair value.

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)

As of September 30, 2010, the amortized cost, fair value and maturities for the cash, cash equivalents, investments and mortgage-backed securities for the General Fund are as follows:

Asset	Cost	Fair Value	Maturities (in years) Less than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Demand Money Market Deposits	$ 33,350,374	$ 33,350,374	$ 33,350,374	$ -	$ -	$ -	$ -
Money Market Funds	427,280	427,280	427,280	-	-	-	-
Total Cash and Cash Equivalents	33,777,654	33,777,654	33,777,654	-	-	-	-
Investments							
Certificates of Deposits	400,434	400,434	400,434		-	-	-
Collateralized Certificates of Deposits	5,624,000	5,624,000	-	5,624,000	-	-	-
U.S. Treasury Obligations	1,235,330	1,253,661	155,357	1,098,304	-	-	-
U.S. Agency Obligations	50,511	51,197	-	51,197	-	-	-
Corporate Obligations	1,266,174	1,297,522	583,606	713,917	-	-	-
Government Sponsored Enterprises	732,736	744,420	76,043	668,377	-	-	-
Total Investments	9,309,184	9,371,234	1,215,440	8,155,794	-	-	-
General Fund Total Cash and Investments	**$ 43,086,839**	**$ 43,148,888**	**$ 34,993,094**	**$ 8,155,794**	**$ -**	**$ -**	**$ -**

As of September 30, 2009, the amortized cost, fair value and maturities for the cash, cash equivalents, investments and mortgage-backed securities for the General Fund were as follows:

Asset	Cost	Fair Value	Maturities (in years) Less Than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Demand Money Market Deposits	$ 34,840,680	$ 34,840,680	$ 34,840,680	$ -	$ -	$ -	$ -
Money Market Funds	1,159,718	1,159,718	1,159,718	-	-	-	-
Total Cash and Cash Equivalents	36,000,398	36,000,398	36,000,398	-	-	-	-
Investments							
Certificates of Deposits	594,120	594,692	495,436	99,255	-	-	-
U.S. Treasury Obligations	1,050,346	1,058,712	-	1,058,712	-	-	-
Corporate Obligations	2,233,544	2,272,332	1,096,383	1,175,948	-	-	-
Government Sponsored Enterprises	904,464	917,433	204,219	713,214	-	-	-
Total Investments	4,782,474	4,843,168	1,796,039	3,047,129	-	-	-
General Fund Total Cash, Investments	**$ 40,782,873**	**$ 40,843,566**	**$ 37,796,437**	**$ 3,047,129**	**$ -**	**$ -**	**$ -**

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)

As of September 30, 2010, the amortized cost, fair value and maturities for the cash, cash equivalents, investments and mortgage-backed securities for the combined Revenue Obligation Funds are as follows:

Asset	Cost	Fair Value	Maturities (in years) Less than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Demand Money Market Deposits	$ 1,601,040	$ 1,601,040	$ 1,601,040	$ -	$ -	$ -	$ -
Money Market Funds	212,747,397	212,747,397	212,747,397	-	-	-	-
Total Cash and Cash Equivalents	214,348,436	214,348,436	214,348,436	-	-	-	-
Investments							
Investment Agreements	65,284,914	65,284,914	5,100,000	29,420,712	1,241,639	-	29,534,156
Total Investments	65,284,914	65,284,914	5,100,000	29,420,712	1,241,639	-	29,534,156
Mortgage-Backed Securities							
Ginnie Mae	137,147,414	147,468,476	-	-	3,748,300	6,485,355	137,234,822
Fannie Mae	41,666,184	41,486,910	-	-	-	85,928	41,400,982
Freddie Mac	47,941,458	51,318,697	-	-	-	-	51,318,697
Total Mortgage-Backed Securities	226,755,056	240,274,083	-	-	3,748,300	6,571,283	229,954,501
Combined Revenue Obligation Funds Total Cash, Investments and Mortgage-Backed Securities	**$ 506,388,406**	**$ 519,907,433**	**$ 219,448,436**	**$ 29,420,712**	**$ 4,989,939**	**$ 6,571,283**	**$ 259,488,657**

As of September 30, 2009, the amortized cost, fair value and maturities for the cash, cash equivalents, investments and mortgage-backed securities for the combined Revenue Obligation Funds were as follows:

Asset	Cost	Fair Value	Maturities (in years) Less Than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Money Market Funds	$ 51,528,267	$ 51,528,267	$ 51,528,267	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	51,528,267	51,528,267	51,528,267	-	-	-	-
Investments							
Investment Agreements	94,077,509	94,077,509	17,356,629	38,766,325	-	-	37,954,555
Total Investments	94,077,509	94,077,509	17,356,629	38,766,325	-	-	37,954,555
Mortgage-Backed Securities							
Ginnie Mae	168,265,164	188,350,125	-	2,433,389	1,294,334	6,627,219	177,995,185
Fannie Mae	47,704,173	49,103,245	-	-	-	-	49,103,245
Freddie Mac	53,704,957	56,690,990	-	-	-	-	56,690,990
Total Mortgage-Backed Securities	269,674,294	294,144,361	-	2,433,389	1,294,334	6,627,219	283,789,420
Combined Revenue Obligation Funds Total Cash, Investments and Mortgage-Backed Securities	**$415,280,070**	**$ 439,750,136**	**$ 68,884,896**	**$ 41,199,713**	**$ 1,294,334**	**$ 6,627,219**	**$321,743,975**

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)

As of September 30, 2010 and 2009, the amortized cost, fair value and maturities for the cash, cash equivalents, investments and mortgage-backed securities for each Revenue Obligation Fund are included as Supplemental Information to these financial statements.

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a bank failure, the Agency will not be able to recover its deposits or the value of its collateral securities that are in the possession of an outside party. As of September 30, 2010 and 2009, the Agency's cash and cash equivalents and investments were not subject to custodial credit risk under GASB Statement No. 40. The investments held by the trustees under the Revenue Obligation Funds are kept separate from the assets of the trustee bank and from other trust accounts and are titled in the name of respective bond indentures. The demand deposit and money market accounts and certificates of deposits under the General Fund are collateralized through a tri-party collateral agreement with an independent collateral agent bank or Federal Reserve Bank. The investments under the General Fund are held by Merrill Lynch and are titled in the Agency's name. Additionally, demand deposits and investments in certificates of deposit are FDIC-insured up to applicable amounts.

Credit Risk and Concentration of Credit Risk – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. All of General Fund cash and investments are either collateralized, FDIC-insured, or invested in the U.S. Government, U.S. Government Agency or government-sponsored enterprises (GSEs) or highly rated corporate debt securities. In general all investment securities under the Revenue Obligation Funds must be at a rating not adversely affecting the rating of the respective bonds; and financial institutions who are counterparty to the Agency must be rated at least comparable to the existing rating on the Agency's bonds, unless counterparty ratings lower than the bond ratings are permitted in a specific indenture and do not affect the ratings on the bonds as determined at the time the investment securities are acquired or investment agreements are executed. The ratings on the 1996 Single Family Mortgage Revenue Bonds and 1988 Collateralized Single Family Mortgage Revenue Bonds as of September 30, 2010 and 2009 were AAA by Standard and Poor's. 1996 Taxable Residential Mortgage Residual Revenue Bonds did not have any bonds outstanding as of September 30, 2010. The 1986 indenture had a credit rating of AAA by Standard and Poor's. All conduit multifamily bond indentures under the Multifamily (Conduit Bond) Program were rated by Moody's or Standard and Poor's at various levels depending on the credit quality of the underlying collateral or were unrated private placements where investment ratings conformed to the specific bond investor requirements.

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)

As of September 30, 2010, the credit quality and percentages of the total portfolio of cash equivalents and investments under the Agency's General Fund are as follows:

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Demand Money Market Deposits	$ 27,485,174	63.7%		S&P	Federal Reserve-Held AAA Colalteral
Demand Money Market Deposits	5,865,197	13.6%		S&P	Third Party-Held AAA Colalteral
Money Market Funds	427,283	1.0%	Not Rated		Uncollateralized, Uninsured
Total Cash and Cash Equivalents	33,777,654	78.3%			
Investments					
Certificates of Deposits	400,434	0.9%			FDIC Insurance
Collateralized Certificates of Deposits	5,624,000	13.0%			Federal Reserve-Held AAA Colalteral
U.S. Treasury Obligations	1,253,661	2.9%	AAA	S&P	
U.S. Agency Obligations	51,197	0.1%	AAA	S&P	
Corporate Obligations	181,664	0.4%	AAA	S&P	
Corporate Obligations	627,779	1.5%	AA+	S&P	
Corporate Obligations	25,220	0.1%	Aa1	Moody's	
Corporate Obligations	359,792	0.8%	AA	S&P	
Corporate Obligations	77,759	0.2%	A	S&P	
Corporate Obligations	25,309	0.1%	A3	Moody's	
GSE Obligations	744,420	1.7%	AAA	S&P	
Total Investments	9,371,234	21.7%			
General Fund Total Cash, Investments	**$ 43,148,888**	**100.0%**			

As of September 30, 2009, the credit quality and percentages of the total portfolio of cash equivalents and investments under the Agency's General Fund were as follows:

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Demand Money Market Deposits	$ 26,507,749	64.9%		S&P	Federal Reserve-Held AAA Colalteral
Demand Money Market Deposits	8,332,932	20.4%		S&P	Third Party-Held AAA Colalteral
Money Market Funds	1,159,718	2.8%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	36,000,398	88.1%			
Investments					
Certificates of Deposits	594,692	1.5%			FDIC Insurance
U.S. Treasury Obligations	1,058,712	2.6%	AAA	S&P	
Corporate Obligations	181,355	0.4%	AAA	S&P	
Corporate Obligations	1,635,450	4.0%	AA	S&P	
Corporate Obligations	25,068	0.1%	Aa1	Moody's	
Corporate Obligations	430,458	1.1%	A	S&P	
GSE Obligations	917,433	2.2%	AAA	S&P	
Total Investments	4,843,168	11.9%			
General Fund Total Cash, Investments	**$ 40,843,566**	**100.0%**			

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)

As of September 30, 2010, the credit quality and percentages of the total portfolio of cash equivalents, investments and mortgage-backed securities under the Revenue Obligation Funds are as follows:

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Demand Money Market Deposits	$ 1,611,553	0.3%	Not Rated		Uncollateralized, Uninsured
Money Market Funds	212,747,397	40.7%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	214,358,950	41.0%			
Investments					
Investment Agreements	126,017	0.0%	AAA	S&P	
Investment Agreements	3,872,327	0.7%	Aaa	Moody's	
Investment Agreements	16,978,525	3.2%	AA+	S&P	
Investment Agreements	11,983,419	2.3%	AA-	S&P	
Investment Agreements	24,143,683	4.6%	A+	S&P	
Investment Agreements	3,260,454	0.6%	A1	Moody's	
Investment Agreements	5,792,612	1.1%	A	S&P	
Investment Agreements	1,907,959	0.4%	A-	S&P	
Total Investments	68,064,995	13.0%			
Mortgage-Backed Securities					
Ginnie Mae	147,468,476	28.2%	AAA	S&P	
Fannie Mae	41,486,910	7.9%	AAA	S&P	
Freddie Mac	51,318,697	9.8%	AAA	S&P	
Total Mortgage-Backed Securities	240,274,083	46.0%			
Combined Revenue Obligation Funds Total Cash, Investments and Mortgage-Backed Securities	**$ 522,698,028**	**100.0%**			

As of September 30, 2009, the credit quality and percentages of the total portfolio of cash equivalents, investments and mortgage-backed securities under the Revenue Obligation Funds were as follows:

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 51,528,267	11.7%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	51,528,267	11.7%			
Investments					
Investment Agreements	87,583	0.0%	AAA	S&P	
Investment Agreements	8,724,235	2.0%	Aaa	Moody's	
Investment Agreements	45,932,572	10.4%	AA	S&P	
Investment Agreements	38,945,812	8.9%	A	S&P	
Investment Agreements	387,308	0.1%	A	Moody's	
Total Investments	94,077,509	21.4%			
Mortgage-Backed Securities					
Ginnie Mae	188,350,125	42.8%	AAA	S&P	
Fannie Mae	49,103,245	11.2%	AAA	S&P	
Freddie Mac	56,690,990	12.9%	AAA	S&P	
Total Mortgage-Backed Securities	294,144,361	66.9%			
Combined Revenue Obligation Funds Total Cash, Investments and Mortgage-Backed Securities	**$439,750,136**	**100.0%**			

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)

The cash and cash equivalents, investment and mortgage-backed security portfolio with breakdown by credit quality and percentage of total portfolio for each of the Revenue Obligation Funds at September 30, 2010 and 2009, are listed as Supplemental Information to these financial statements.

Cash and Cash Equivalents - The Agency's combined cash and cash equivalents balance as of September 30, 2010 and 2009, consists primarily of amounts held in fully collateralized demand deposit bank accounts, collateralized certificates of deposit under the General Fund and in highly rated money market fund trust accounts set up for each revenue bond indenture and Certificates of Participation and administered by the Agency's bond trustees. The collateral for the demand deposits is held by either the Federal Reserve Bank or a third party, as a collateral agent under the tri-party agreements.

Investments – The Agency follows the Investment Policy approved by its Board of Directors with regard to its General Fund financial assets. The policy states that investment securities shall be of investment grade rating and offer reasonable returns. Under the bond programs and Certificates of Participation the permitted investments are stipulated in the respective covenants of the indentures of trust.

Investments of proceeds from bond issuances in investment agreements are governed by the covenants of the respective indentures of trust entered between the Agency, the trustee and the investment agreement provider. All investment agreements are fixed interest rate investment contracts with rated financial institutions. In case of a downgrade beyond a preset threshold, the investment providers are required to collateralize both principal and interest with qualifying securities to be held by a designated collateral agent with mark to market and undervalue cure provisions.

Investments in money market funds are short-term in nature and are held by bond trustees for the benefit of the respective indentures. They carry the highest short-term credit ratings by nationally recognized statistical rating agencies, such as Standard & Poor's and Moody's Investors Service. Investments in the U.S. Treasury securities are guaranteed by the full faith and credit of the United States Government.

Mortgage-backed Securities - Ginnie Mae mortgage-backed securities are guaranteed by the Government National Mortgage Association (Ginnie Mae or GNMA), an instrumentality of the United States Government. GNMA securities are "fully modified pass-through" mortgage-backed securities which require monthly payments by an FHA lender, as the issuer of the Guaranteed Security to the Agency. GNMA guarantees timely payment of principal and interest on Guaranteed Securities.

NOTE 3: CASH/CASH EQUIVALENTS, INVESTMENTS AND MORTGAGE-BACKED SECURITIES (CONTINUED)

Fannie Mae and Freddie Mac mortgage-backed pass-through securities are top-rated by Standard & Poor’s and Moody’s Investors Service. The principal and interest payment on these mortgage-backed securities are guaranteed by Fannie Mae and Freddie Mac, accordingly. Though there is no explicit guarantee that Fannie Mae and Freddie Mac mortgage-backed securities are backed by the full faith and credit of the U.S. government, there is, however, an implicit guarantee, as government-sponsored enterprises are chartered by the U.S. Congress. In 2008 both Freddie Mac and Fannie Mae were placed into the U.S. Government receivership. The rating agencies continue to assign the highest credit rating to both of these entities.

Ginnie Mae, Fannie Mae and Freddie Mac mortgage-backed securities are reported at their market values in accordance with GASB Statement No. 31. It is the intention of the Agency to hold these mortgage-backed securities until the underlying loans are paid in full.

For the years ended September 30, 2010 and 2009, the Agency’s single family indentures recorded as non-operating revenue increases in unrealized fair value of mortgage-backed securities of $1,765,865 and $7,949,507, respectively, in the Statement of Revenues, Expenses and Changes in Net Assets.

For the year ended September 30, 2010, the Agency’s Multifamily (Conduit Bond) Program recorded a $442.306 non-operating loss from decreases in unrealized fair value of mortgage-backed securities, and a $6,154,692 unrealized gain for the year ended September 30, 2009, in the Statements of Revenues, Expenses and Changes in Net Assets.

NOTE 4: MORTGAGE AND CONSTRUCTION LOANS RECEIVABLE

Multifamily mortgage and construction loans receivable are assets under the Multifamily (Conduit Bond) Program secured by deeds of trust evidencing first mortgage liens on related real property. These loans are either insured by the FHA, FHA and the Agency through the Risk-Share Program, credit enhanced through letters of credit from private banks, or unenhanced in cases when the Agency privately places the bonds with the interested banks, and the risk of default and loss of principal and interest rest exclusively with respective bond holders. Fixed and variable interest rates on the loans as of September 30, 2010, range from 4.66% to 8.625%, and the loans have a repayment period of up to 42 years.

All single family mortgage loans are secured by first liens on the related property under the Single Family Whole Loan Indentures. Interest rates on first lien single

NOTE 4: MORTGAGE AND CONSTRUCTION LOANS RECEIVABLE (Continued)

family loans range from 8.5% to 11.10%, with remaining loan terms ranging from 1 to 7 years. Substantially all single family loans originally were enhanced

through the FHA or the Veteran Administration ("VA") mortgage insurance programs or by private mortgage insurance policies. The VA is a U.S. Government Agency. The outstanding loans have very low loan-to-value ratios due to short remaining terms.

Combined restricted mortgage and construction loans as of September 30, 2010 and 2009, were $541,972,896 and $573,549,989, respectively. For the years ended September 30, 2010 and 2009, there was no allowance for loan losses under the Agency Revenue Obligation Funds.

As part of its General Fund operations, the Agency performs loan servicing under the risk-sharing agreement with HUD, where HUD pays 100% of the amount needed to retire bonds issued in connection with a defaulted risk-share loan at the time of the initial claim. Any loss at the time of final claim on a defaulted multifamily project is risk-shared between FHA at 90% and the Agency at 10%. As of September 30, 2010, the HUD Risk-Share Reserve funds had a balance of $2.45 million and the outstanding principal balance of the risk-share insured loans on 22 active projects was $158.63 million. As of September 30, 2009, the HUD Risk-Share Reserve funds had a balance of $1.96 million and the outstanding principal balance of the risk-share insured loans on 23 active projects was $119.58 million.

As of September 30, 2010, the Agency's risk-share portfolio had two debentures on defaulted risk-share loans. The Agency does not anticipate any loss on one of them while it set up and maintains within the General Fund an allowance for bad debt on the other. See Note 13.

For the years ended September 30, 2010 and 2009, the respective balances and changes in the provision for bad debt under the risk share loans under the General Fund were as follows:

	2010	2009
Beginning balance	$329,390	$246,326
Net increase in allowance for bad debt	375,391	83,064
Ending balance	$704,781	$329,390

The Agency's exposure to a loss on these properties may change depending on market conditions and timing of disposition.

NOTE 4: MORTGAGE AND CONSTRUCTION LOANS RECEIVABLE (Continued)

In addition to its bond programs, within its General Fund the Agency administers the McKinney Act Program. Under its McKinney Act Program, the Agency originates predevelopment McKinney Act bridge loans to finance acquisition, predevelopment and rehabilitation costs associated with multifamily housing developments applying for the bond financing with the Agency. These loans are typically unenhanced loans repaid at the time the bond financing is put in place. At September 30, 2010, the balance of total loans outstanding was $2,907,448, including $1,044,010 in loans at various stages of default process. At September 30, 2009, the balance of total loans outstanding was $2,340,255, of which $1,078,230 were attributed to loans at various stages of default process. The Agency did not set up an allowance for principal loss at either September 30, 2010 or 2009. For the years ended September 30, 2010 and 2009, the respective balances and changes in the provision for uncollectible interest on the McKinney Act loans under the General Fund were as follows:

	2010	2009
Beginning balance	$285,557	$232,085
Net increase in provision for uncollectible interest	275,038	53,472
Ending balance	$560,595	$285,557

NOTE 5: CAPITAL ASSETS

The following is the detail of changes in capital assets during the year ended September 30, 2010:

	September 30, 2009	Additions / Dispositions	September 30, 2010
Non-depreciable capital assets			
Land	$ 573,000	$ -	$ 573,000
Total non-depreciable capital assets	573,000	-	573,000
Depreciable capital assets			
Building	1,795,238	-	1,795,238
Less: accumulated depreciation	(749,860)	(60,952)	(810,812)
Building net of accumulated depreciation	1,045,378	(60,952)	984,426
Furniture and equipment	1,570,262	8,293	1,578,555
Less: accumulated depreciation	(1,497,465)	(37,741)	(1,535,206)
Furnitre and equipment net of accumulated depreciation	72,797	(29,449)	43,349
Total building, furniture and equipment	3,365,500	8,293	3,373,793
Less: accumulated depreciation	(2,247,325)	(98,693)	(2,346,018)
Total building, furniture and equipment, net of accmulated depreciation	1,118,175	(90,401)	1,027,775
Amortizable capital assets			
Leasehold improvements	1,528,292	5,516	1,533,808
Less: accumulated amortization	(768,620)	(66,897)	(835,517)
Leasehold improvement net of accumulated amortization	759,672	(61,381)	698,291
Software	343,708	3,250	346,958
Less: accumulated amortization	(232,352)	(34,426)	(266,778)
Software net of accumulated amortization	111,356	(31,176)	80,180
Total leasehold improvements and sotware	1,872,000	8,766	1,880,766
Less: accumulated amortization	(1,000,972)	(101,323)	(1,102,295)
Total leasehold improvements and sotware, net of accumulated amortization	871,028	(92,557)	778,471
Total depreciable and amortizable capital assets	5,237,500	17,059	5,254,559
Total capital assets	5,810,500	17,059	5,827,559
Less accumulated depreciation and amortization	(3,248,297)	(200,016)	(3,448,313)
Total capital assets	$ 2,562,203	$ (182,958)	$ 2,379,246

NOTE 5: CAPITAL ASSETS (Continued)

The following is the detail of changes in capital assets during the year ended September 30, 2009:

	September 30, 2008	Additions / Dispositions	September 30, 2009
Non-depreciable capital assets			
Land	$ 573,000	$ -	$ 573,000
Total Non-depreciable capital assets	573,000	-	573,000
Depreciable and amortizable capital assets			
Building	1,795,238	-	1,795,238
Less: accumulated depreciation	(677,830)	(72,030)	(749,860)
Building net of accumulated depreciation	1,117,408	(72,030)	1,045,378
Furniture and equipment	1,566,501	3,761	1,570,262
Less: accumulated depreciation	(1,447,499)	(49,966)	(1,497,465)
Furniture and equipment net of accumulated depreciation	119,002	(46,205)	72,797
Total building, furniture and equipment	3,361,739	3,761	3,365,500
Less: accumulated depreciation	(2,125,329)	(121,996)	(2,247,325)
Total building, furniture and equipment, net of accmulated depreciation	1,236,410	(118,235)	1,118,175
Amortizable capital assets			
Leasehold improvements	1,524,389	3,903	1,528,292
Less: accumulated amortization	(724,436)	(44,183)	(768,620)
Total leasehold improvements and sotware, net of accumulated amortization	799,953	(40,280)	759,672
Software	269,170	74,538	343,708
Less: accumulated amortization	(231,394)	(958)	(232,352)
Software net of accumulated amortization	37,776	73,580	111,356
Total leasehold improvements and sotware	1,793,559	78,441	1,872,000
Less: accumulated amortization	(955,831)	(45,141)	(1,000,972)
Total leasehold improvements and sotware, net of accumulated amortization	837,728	33,300	871,028
Total depreciable and amortizable capital assets	5,155,298	82,202	5,237,500
Total capital assets	5,728,298	82,202	5,810,500
Less accumulated depreciation and amortization	(3,081,160)	(167,137)	(3,248,297)
Total capital assets	$ 2,647,138	$ (84,935)	$ 2,562,203

There were no disposals during the years ended September 30, 2010 and 2009. Depreciation and amortization expenses for fiscal years 2010 and 2009 were $200,016 and $167,137, respectively.

NOTE 6: BONDS PAYABLE

The bonds and notes issued by the Agency are special obligations of the Agency and are payable from the revenue and special funds of the applicable indentures. The bonds and notes do not constitute debt of and are not guaranteed by the District or any other program of the District. All mortgage revenue bond multifamily projects financed to date have been issued by the Agency as stand-alone pass-through financings with no direct economic recourse to the Agency as the issuer.

The provisions of the various bond indentures require or allow for the special redemption of bonds at par through the use of unexpended bond proceeds and

NOTE 6: BONDS PAYABLE (Continued)

excess funds accumulated primarily through prepayment of mortgage loans and mortgage-backed securities. All outstanding bonds are subject to redemption at the option of the Agency or the borrower, in whole or in part at any time, after certain dates, as specified in the respective bond indentures and bond resolutions, at prescribed redemption prices. The redemption premiums range up to 5%. Under the Multifamily (Conduit Bond) Program, this option generally cannot be exercised until the bonds have been outstanding for ten years as provided in the various indentures. Term bonds are generally subject to redemption, without premium, from mandatory sinking fund payments.

Bonds issued to provide financing for the Agency's housing programs are collateralized by:

- Mortgage-backed securities made in connection with underlying loans.
- Mortgage loans made on the related multifamily developments or single family residential mortgage loans purchased.
- Investments of bond proceeds, debt service reserves and escrow accounts, all revenues, mortgage payments, and recovery payments received by the Agency from investments, mortgage loans and mortgage-backed securities made on the related developments.

The following is a summary of the bond activity for the year ended September 30, 2010 and the debt outstanding and bonds and certificates of participation payable as of September 30, 2010.

				Bond Activity						
	Range of Interst Rates	Range of Maturities	Debt Outstanding at 9/30/2009	New Bonds Issued	Scheduled Maturity Payments	Bond Redeemed	Debt Outstanding at 9/30/2010	Premium (+) / Discount (-)	Bond Payable at 9/30/2010	Due Within One Year
1998 DC Building Finance Corporation Certificates of Participation										
1998 Series	5.35%	2010 ~ 2018	$ 1,290,000	$ -	$ -	$ 115,000	$ 1,175,000	$ -	$ 1,175,000	$ 120,000
Total			$ 1,290,000	$ -	$ -	$ 115,000	$ 1,175,000	$ -	$ 1,175,000	$ 120,000

(continued)

NOTE 6: BONDS PAYABLE (Continued)

Single Family Indentures

	Range of Interst Rates	Range of Maturities	Debt Outstanding at 9/30/2009	Bond Activity: New Bonds Issued	Bond Activity: Scheduled Maturity Payments	Bond Activity: Bond Redeemed	Debt Outstanding at 9/30/2010	Premium (+) / Discount (-)	Bond Payable at 9/30/2010	Due Within One Year
1986 Single Family Whole Loan Bonds										
1986 Series A	7.75%	2016	$ 1,165,000	$ -	$ -	$ 85,000	$ 1,080,000	$ -	$ 1,080,000	$ -
Total			1,165,000	-	-	85,000	1,080,000	-	1,080,000	-
1988 Single Family Mortgage Revenue Bonds										
1988 Series E-4	6.375%	2015 ~ 2026	4,195,000	-		180,000	4,015,000	(139,466)	3,875,534	-
Total			4,195,000	-	-	180,000	4,015,000	(139,466)	3,875,534	-
1996 Single Family Mortgage Revenue Bonds										
1996 Series A	5.40% ~ 6.15%	2008 ~ 2028	4,960,000	-	75,000	4,885,000	-	-	-	-
1997 Series B	5.25% ~ 5.90%	2008 ~ 2028	3,825,000	-	135,000	235,000	3,455,000	413,909	3,868,909	105,000
1998 Series A	4.90% ~ 5.35 %	2008 ~ 2029	7,310,000	-	195,000	1,070,000	6,045,000	422,218	6,467,218	240,000
1999 Series A	4.95% ~ 5.45%	2008 ~ 2030	6,540,000	-	170,000	900,000	5,470,000	668,021	6,138,021	170,000
2000 Series A	5.65% ~ 6.30%	2008 ~ 2031	3,465,000	-	70,000	925,000	2,470,000	684,956	3,154,956	80,000
2000 Series C	5.75% ~ 6.25%	2008 ~ 2031	780,000	-	20,000	-	760,000	-	760,000	20,000
2000 Series D	5.65% ~ 6.15%	2008 ~ 2031	2,950,000	-	65,000	725,000	2,160,000	694,293	2,854,293	50,000
2001 Series A	4.95% ~ 6.85%	2008 ~ 2032	4,330,000	-	90,000	685,000	3,555,000	277,633	3,832,633	90,000
2005 Series A	5.50%	2008 ~ 2025	5,245,000	-	255,000	270,000	4,720,000	236,134	4,956,134	275,000
2005 Series B	4.75% ~ 5.625%	2006 ~ 2035	14,300,000	-	260,000	1,965,000	12,075,000	331,868	12,406,868	245,000
2006 Series A	4.95%	2008 ~ 2026	3,480,000	-	125,000	305,000	3,050,000	-	3,050,000	125,000
2006 Series B	5.1% ~ 5.35%	2008 ~ 2037	22,675,000	-	315,000	2,375,000	19,985,000	388,140	20,373,140	310,000
2006 Series D	4.60%	2008 ~ 2020	1,610,000	-	120,000	100,000	1,390,000	-	1,390,000	115,000
2006 Series E	4.65%	2008 ~ 2037	47,740,000	-	855,000	6,330,000	40,555,000	-	40,555,000	785,000
2007 Series A	5.15%	2008 ~ 2038	28,430,000	-	275,000	6,950,000	21,205,000	326,669	21,531,669	305,000
Total			157,640,000	-	3,025,000	27,720,000	126,895,000	4,443,841	131,338,841	2,915,000
Single Family New Issue Bond Program										
2009 Series A	Variable	2041	-	25,000,000	-	-	25,000,000	-	25,000,000	-
Total			-	25,000,000	-	-	25,000,000	-	25,000,000	-
Combined Single Family Indentures Total			**$ 163,000,000**	**$ 25,000,000**	**$ 3,025,000**	**$ 27,985,000**	**$ 156,990,000**	**$ 4,304,374**	**$ 161,294,374**	**$ 2,915,000**

(continued)

NOTE 6: BONDS PAYABLE (Continued)

	Project Name	Range of Interest Rates	Range of Maturities	Debt Outstanding at 9/30/2009	Bond Activity: New Bonds Issued	Bond Activity: Scheduled Maturity Payments	Bond Activity: Bonds Redeemed	Debt Outstanding at 9/30/2010	Discount (-) / Premium (+)	Bonds Payable at 9/30/2010	Due Within One Year
Multifamily Conduit Bonds											
1994 Series D	Oak Street	7.00%	2010 ~ 2023	$ 1,445,000	$ -	$ -	$ 70,000	$ 1,375,000	$ -	$ 1,375,000	$ 70,000
1995 Series	Tyler House	7.52%	2025	24,200,000	-	-	-	24,200,000	-	24,200,000	-
1995 Series	Benning Rd	6.30%	2010 ~ 2012	1,395,000	-	-	435,000	960,000	(6,287)	953,713	465,000
1997 Series A	Colorado Avenue	5.85% ~ 5.95%	2009 ~ 2027	815,000	-	-	25,000	790,000	10,750	800,750	25,000
1998 Series	Burke, Randolph, Ft.Stephens, 7th Str.	5.15%	2010 ~ 2026	7,480,000	-	-	250,000	7,230,000	-	7,230,000	270,000
1998 Series A-3	Parcel 13	6.50%	2010	1,260,000	-	-	1,260,000	-	-	-	-
1999 Series	Rockburne Estates	5.75%	2010 ~ 2041	7,970,000	-	-	90,000	7,880,000	-	7,880,000	95,000
1999 Series	Garfield Park Apts	7.25%	2009 ~ 2031	2,921,349	-	-	56,937	2,864,412	-	2,864,412	61,205
1999 Series A	Walbraff Apts	6.10%	2009 ~ 2039	1,870,000	-	-	20,000	1,850,000	-	1,850,000	20,000
1999 Series	Barnaby Manor	7.375%	2009 ~ 2032	4,095,998	-	-	73,331	4,022,667	-	4,022,667	78,926
1999 Series	Ft. Chapin	6.90%	2009 ~ 2035	23,693,160	-	-	331,772	23,361,388	-	23,361,388	355,402
1999 Series	Staton Glenn Apt	5.60% ~ 6.28%	2009 ~ 2042	22,305,000	-	-	185,000	22,120,000	-	22,120,000	200,000
2000 Series	Widrich Court Apt	7.30%	2009 ~ 2032	3,268,841	-	-	57,379	3,211,461	-	3,211,461	61,711
2000 Series A	Congress Park Plaza	5.95% ~ 6.25%	2009 ~ 2036	3,235,000	-	-	40,000	3,195,000	35,886	3,230,886	50,000
2000 Series C	636 Coop	6.50%	2010 ~ 2040	575,000	-	-	-	575,000	-	575,000	10,000
2000 Series	Aspen Court	6.15%	2010 ~ 2033	3,775,000	-	-	60,000	3,715,000	-	3,715,000	70,000
2000 Series A	Haven House	6.50%	2009 ~ 2042	790,000	-	-	10,000	780,000	-	780,000	-
2000 Series D	Chesapeake / Hartford / Knox	6.10%	2009 ~ 2041	4,380,000	-	-	40,000	4,340,000	-	4,340,000	45,000
2000 Series	Carver Terrace	5.70% ~ 6.05%	2010 ~ 2033	14,230,000	-	-	230,000	14,000,000	-	14,000,000	255,000
2001 Series A	Douglas Knoll	5.90%	2009 ~ 2043	9,604,000	-	-	80,000	9,524,000	-	9,524,000	90,000
2001 Series D	Meridian Manor	5.70%	2009 ~ 2037	2,270,000	-	-	30,000	2,240,000	-	2,240,000	30,000
2001 Series	Woodmont Crossing	5.70%	2010 ~ 2022	9,750,000	-	-	160,000	9,590,000	-	9,590,000	170,000
2001 Series	Clifton Terrace	5.99%	2009 ~ 2033	5,072,425	-	-	93,994	4,978,431	-	4,978,431	99,781
2001 Series E	Huntwood Apts	5.45%	2009 ~ 2038	6,445,000	-	-	80,000	6,365,000	-	6,365,000	90,000
2000 Series	WDC I LP (Regency)	Variable	2009 ~ 2032	7,820,000	-	-	195,000	7,625,000	-	7,625,000	200,000
2001 Series A&B	Columbia Heights	6.00% ~ 7.00%	2009 ~ 2043	33,345,000	-	-	295,000	33,050,000	-	33,050,000	315,000
2002 Series	Jeffery Gardens	5.65% ~ 5.80%	2010 ~ 2043	11,660,000	-	-	110,000	11,550,000	-	11,550,000	110,000
2002 Series	Trenton Park Apts	Variable	2010 ~ 2035	6,035,000	-	-	80,000	5,955,000	-	5,955,000	90,000
2002 Series A	DCCH Pool: Euclid Street	5.75%	2009 ~ 2039	1,405,000	-	-	10,000	1,395,000	-	1,395,000	10,000
2002 Series C	DCCH Pool: Chapin Street	5.75%	2009 ~ 2039	1,180,000	-	-	10,000	1,170,000	-	1,170,000	10,000
2002 Series G	Trinity Towers Apts	4.65% ~ 5.55%	2009 ~ 2038	8,240,000	-	-	100,000	8,140,000	-	8,140,000	110,000
2002 Series E	Golden Rule Plaza	4.75% ~ 5.70%	2009 ~ 2044	6,170,000	-	-	50,000	6,120,000	-	6,120,000	55,000
2002 Series	Capitol Park Plaza & Twin Towers Apts	5.35%	2009	30,000,000	-	-	30,000,000	-	-	-	-
2002 Series I	Henson Ridge	5.40%	2009 ~ 2045	3,960,000	-	-	30,000	3,930,000	-	3,930,000	30,000
2002 Series J	Fairmont I & II	4.50% ~ 5.30%	2009 ~ 2040	15,470,000	-	-	185,000	15,285,000	-	15,285,000	195,000

(continued)

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2010 AND 2009

NOTE 6: BONDS PAYABLE (Continued)

	Project Name	Range of Interest Rates	Range of Maturities	Debt Outstanding at 9/30/2009	Bond Activity: New Bonds Issued	Bond Activity: Scheduled Maturity Payments	Bond Activity: Bonds Redeemed	Debt Outstanding at 9/30/2010	Discount (-) / Premium (+)	Bonds Payable at 9/30/2010	Due Within One Year
Multifamily Conduit Bonds (Continued)											
2003 Series A	Elsinore Courtyard	4.95% ~ 5.15%	2010	$ 5,765,000	$ -	$ -	$ 5,765,000	$ -	$ -	$ -	$ -
2003 Series	Bowling Green	4.50% ~ 4.70%	2009 ~ 2044	10,335,000	-	-	110,000	10,225,000	-	10,225,000	110,000
2003 Series B	Urban Village	5.25%	2009 ~ 2044	6,100,000	-	-	60,000	6,040,000	-	6,040,000	60,000
2003 Series C	St. Paul Sr. Living @ Wayne Place	5.40% ~ 5.60%	2009 ~ 2045	3,485,000	-	-	30,000	3,455,000	-	3,455,000	30,000
2003 Series	Wingate Towers	5.30% ~ 5.50%	2010	43,730,000	-	-	43,730,000	-	-	-	-
2004 Series A	1330 7th Street	3.00% ~ 5.00%	2009 ~ 2045	12,420,000	-	-	200,000	12,220,000	-	12,220,000	210,000
2004 Series A	Congress Park II	6.70%	2009 ~ 2041	4,758,471	-	-	45,930	4,712,541	-	4,712,541	49,104
2004 Series B&C	JW King Seniors Center	4.25% ~ 5.15%	2009 ~ 2045	5,150,000	-	-	45,000	5,105,000	-	5,105,000	50,000
2004 Series	Savannah Heights	4.10% ~ 5.10%	2009 ~ 2045	7,725,000	-	-	45,000	7,680,000	-	7,680,000	65,000
2004 Series D	Henson Ridge Phase II	4.65% ~ 4.90%	2009 ~ 2047	5,765,000	-	-	50,000	5,715,000	-	5,715,000	55,000
2004 Series E	Henson Ridge Phase II	4.10% ~ 5.10%	2009 ~ 2037	7,325,000	-	-	120,000	7,205,000	-	7,205,000	130,000
2005 Series A	Faircliff Plaza - West	6.50%	2009 ~ 2047	11,118,683	-	-	72,238	11,046,444	-	11,046,444	77,076
2005 Series B	Faircliff Plaza - West	6.50%	2010 ~ 2025	546,747	-	-	20,971	525,777	-	525,777	22,375
2005 Series	DCHA Modernization Program	3.375% ~ 5.00	2010 ~ 2025	66,075,000	-	2,880,000	-	63,195,000	2,837,101	66,032,101	2,985,000
2005 Series	Shipley Park Apts	3.75% ~ 4.80	2009 ~ 2038	11,725,000	-	-	165,000	11,560,000	-	11,560,000	170,000
2006 Series	Hunter Pines	6.25%	2009 ~ 2048	10,528,156	-	-	68,339	10,459,817	-	10,459,817	72,735
2006 Series	GW Carver Senior Apts	5.875%	2009 ~ 2049	8,741,270	-	-	1,300,835	7,440,435	-	7,440,435	48,952
2006 Series	Garfield Hills Apts	4.70% ~ 5.00%	2010 ~ 2036	3,930,000	-	-	60,000	3,870,000	-	3,870,000	65,000
2006 Series	Galen Terrace	6.00%	2009 ~ 2048	4,500,077	-	-	30,109	4,469,968	-	4,469,968	31,966
2006 Series A	Southview I & II	6.25%	2009 ~ 2048	11,118,259	-	-	70,137	11,048,121	-	11,048,121	74,649
2006 Series	Golden Rule Apts	5.25%	2009 ~ 2048	12,600,000	-	-	370,000	12,230,000	-	12,230,000	205,000
2006 Series A	Wesley House	4.80%	2010 ~ 2049	9,305,000	-	-	75,000	9,230,000	-	9,230,000	75,000
2006 Series	Azeeze Bates Apts	4.80%	2009 ~ 2036	3,895,000	-	100,000	-	3,795,000	-	3,795,000	115,000
2006 Series	Eastgate Family Rental	4.66%	2009	11,000,000	-	11,000,000	-	-	-	-	-
2007 Series	Cavalier Apts	5.60%	2009 ~ 2049	15,337,785	-	-	106,723	15,231,062	-	15,231,062	112,855
2007 Series	Residences at Georgia Avenue Apts	5.80%	2010 ~ 2050	9,000,000	-	-	1,348,529	7,651,471	-	7,651,471	51,338
2007 Series	R Street Apts	5.60%	2011 ~ 2056	12,300,000	-	-	-	12,300,000	-	12,300,000	-
2007 Series	Mayfair Mansions Apts	5.70%	2010	40,515,469	857,495	-	41,372,964	(0)	-	(0)	-
2007 Series A	Parkside Terrace Apts	Variable	2010 ~ 2045	22,800,000	-	-	800,000	22,000,000	-	22,000,000	222,425
2007 Series B	Parkside Terrace Apts	2.15%	2010	14,000,000	-	14,000,000		-	-	-	-
2008 Series	Henson Ridge UFAS Rentals	6.00%	2011 ~ 2050	5,500,000	-	-	-	5,500,000	-	5,500,000	56,005
2008 Series	Longfellow Arms Apts	5.70%	2010 ~ 2040	2,000,000	-	-	5,000	1,995,000	-	1,995,000	15,000
2008 Series	Arthur Capper ACC Townhomes Phase I	4.25%	2011	5,100,000	-	-	-	5,100,000	-	5,100,000	5,100,000
2008 A Series	Fairmont I and II Apts	5.70%	2009 ~ 2040	3,220,000	-	-	30,000	3,190,000	-	3,190,000	35,000
2008 Series A	Wheeler Terrace	Variable	2010 ~ 2050	188,039	7,971,961	-	9,389	8,150,611	-	8,150,611	58,216
2008 Series B	Wheeler Terrace	1.93%	2011	7,100,000	-	-	-	7,100,000	-	7,100,000	7,100,000
2008 Series A&B	St. Martin's Apts	5.40%	2011 ~ 2046	1,387,373	17,295,470	-	-	18,682,842	-	18,682,842	8,348,218
2008 Series	Pentacle Apartments	Variable	2038	11,560,000	-	-	190,000	11,370,000	-	11,370,000	-
2009 Series	Georgia Commons	2.50% ~ 5.875%	2012 ~ 2051	16,695,000	-	-	-	16,695,000	(223,415)	16,471,585	-
2010 Series A	Sheridan Station	Variable	2040	-	1,710,000	-	-	1,710,000	-	1,710,000	-
2010 Series B	Sheridan Station	Variable	2012	-	-	-	-	-	-	-	-
2010 Series A	Mathews Memorial	Variable	2042	-	60,000	-	-	60,000	-	60,000	-
2010 Series B	Mathews Memorial	Variable	1012	-	1,700,000	-	-	1,700,000	-	1,700,000	-
Combined Multifamily Conduit Bonds Total				$ 732,476,100	$ 29,594,925	$ 27,980,000	$ 131,039,576	$ 603,051,449	$ 2,654,034	$ 605,705,483	$ 29,537,938

(continued)

NOTE 6: BONDS PAYABLE (Continued)

	Project Name	Range of Interest Rates	Range of Maturities	Debt Outstanding at 9/30/2009	Bond Activity: New Bonds Issued	Bond Activity: Scheduled Maturity Payments	Bond Activity: Bonds Redeemed	Debt Outstanding at 9/30/2010	Discount (-) / Premium (+)	Bonds Payable at 9/30/2010	Due Within One Year
Multifamily New Issue Bond Program											
Series 2009 A	NIB Program (Program Bonds - Taxable)		2051	$ -	$ 168,100,000	$ -	$ 88,180,000	$ 79,920,000		$ 79,920,000	$ -
Series 2009 A-1	Villages at Chesapeake	4.09%	2010 ~ 2042	-	10,960,000	-	-	10,960,000		10,960,000	100,000
Series 2010	Fort Stevens	2.15%	2012	-	3,730,000	-	-	3,730,000		3,730,000	-
Series 2009 A-2	Fort Stevens	4.09%	2013 ~ 2042	-	5,310,000	-	-	5,310,000		5,310,000	-
Series 2010	Webster Gardens	2.15%	2012	-	2,780,000	-	-	2,780,000		2,780,000	-
Series 2009 A-3	Webster Gardens	4.09%	2013 ~ 2042	-	3,280,000	-	-	3,280,000		3,280,000	-
Series 2010	SOME	1.80%	2012	-	10,200,000	-	-	10,200,000		10,200,000	-
Series 2009 A-4	SOME	4.09%	2015 ~ 2044	-	8,100,000	-	-	8,100,000		8,100,000	-
Series 2010	King Towers	Variable	2012	-	2,780,000	-	-	2,780,000		2,780,000	-
Series 2009 A-5	King Towers	4.09%	2015 ~ 2042	-	12,830,000	-	-	12,830,000		12,830,000	-
Series 2009 A-6	The Yards - Foundry Lofts (RS)	4.09%	2014 ~ 2051	-	47,700,000	-	-	47,700,000		47,700,000	-
Combined Multifamily New Issue Bond Program Total				-	275,770,000	-	88,180,000	187,590,000	-	187,590,000	100,000
Combined Multi-Family Indentures Total				**$ 732,476,100**	**$ 305,364,925**	**$ 27,980,000**	**$ 219,219,576**	**$ 790,641,449**	**$ 2,654,034**	**$ 793,295,483**	**$ 29,637,938**

The following is a summary of the bond activity for the year ended September 30, 2009 and the debt outstanding and bonds and certificates of participation payable as of September 30, 2009:

	Range of Interest Rates	Range of Maturities	Debt Outstanding at 9/30/2008	Bond Activity: New Bonds Issued	Bond Activity: Scheduled Maturity Payments	Bond Activity: Bonds Redeemed	Debt Outstanding at 9/30/2009	Discount (-) / Premium (+)	Bonds Payable at 9/30/2009	Due Within One Year
1998 DC Building Finance Corporation Certificates of Participation										
1998 Series	5.35%	2010 ~ 2018	$ 1,400,000	$ -	$ 110,000	$ -	$ 1,290,000	$ -	$ 1,290,000	$ 115,000
Total			$ 1,400,000	$ -	$ 110,000	$ -	$ 1,290,000	$ -	$ 1,290,000	$ 115,000

(continued)

NOTE 6: BONDS PAYABLE (Continued)

	Range of Interest Rates	Range of Maturities	Debt Outstanding at 9/30/2008	Bond Activity: New Bonds Issued	Bond Activity: Scheduled Maturity Payments	Bond Activity: Bonds Redeemed	Debt Outstanding at 9/30/2009	Discount (-) / Premium (+)	Bonds Payable at 9/30/2009	Due Within One Year
1986 Single Family Whole Loan Bonds										
1986 Series A	7.75%	2016	$ 1,335,000	$ -	$ -	$ 170,000	$ 1,165,000	$ -	$ 1,165,000	$ -
Total			1,335,000	-	-	170,000	1,165,000	-	1,165,000	-
1988 Collateralized Single Family Mortgage Revenue Bonds										
1988 Series E-4	6.38%	2015 ~ 2026	4,520,000			325,000	4,195,000	(148,182)	4,046,818	-
Total			4,520,000	-	-	325,000	4,195,000	(148,182)	4,046,818	-
1996 Single Family Mortgage Revenue Bonds										
1996 Series A	5.40% ~ 6.15%	2008 ~ 2028	5,220,000	-	190,000	70,000	4,960,000	288,065	5,248,065	150,000
1997 Series B	5.25% ~ 5.90%	2008 ~ 2028	4,225,000	-	90,000	310,000	3,825,000	436,693	4,261,693	140,000
1998 Series A	4.90% ~ 5.35 %	2008 ~ 2029	7,880,000	-	210,000	360,000	7,310,000	444,837	7,754,837	205,000
1999 Series A	4.95% ~ 5.45%	2008 ~ 2030	7,230,000	-	160,000	530,000	6,540,000	701,146	7,241,146	175,000
2000 Series A	5.65% ~ 6.30%	2008 ~ 2031	3,550,000	-	75,000	10,000	3,465,000	718,099	4,183,099	70,000
2000 Series C	5.75% ~ 6.25%	2008 ~ 2031	800,000	-	20,000	-	780,000	-	780,000	20,000
2000 Series D	5.65% ~ 6.15%	2008 ~ 2031	3,010,000	-	60,000	-	2,950,000	727,888	3,677,888	65,000
2001 Series A	4.95% ~ 6.85%	2008 ~ 2032	4,760,000	-	95,000	335,000	4,330,000	290,447	4,620,447	90,000
2005 Series A	5.50%	2008 ~ 2025	5,790,000	-	265,000	280,000	5,245,000	251,703	5,496,703	260,000
2005 Series B	4.75% ~ 5.625%	2006 ~ 2035	15,470,000	-	255,000	915,000	14,300,000	345,055	14,645,055	265,000
2006 Series A	4.95%	2008 ~ 2026	3,815,000	-	135,000	200,000	3,480,000	-	3,480,000	130,000
2006 Series B	5.1% ~ 5.35%	2008 ~ 2037	24,695,000	-	450,000	1,570,000	22,675,000	402,695	23,077,695	330,000
2006 Series D	4.60%	2008 ~ 2020	1,845,000	-	90,000	145,000	1,610,000	-	1,610,000	120,000
2006 Series E	4.65%	2008 ~ 2037	49,385,000	-	850,000	795,000	47,740,000	-	47,740,000	870,000
2007 Series A	5.15%	2008 ~ 2038	49,665,000	-	700,000	20,535,000	28,430,000	453,510	28,883,510	320,000
2007 Series B	3.55%	2008	50,000,000	-	50,000,000	-	-	-	-	-
2005 Draw Down Series	Variable	2008	191,420,000	-	-	191,420,000	-	-	-	-
Total			428,760,000	-	53,645,000	217,475,000	157,640,000	5,060,138	162,700,138	3,210,000
Combined Single Family Indentures Total			$434,615,000	$ -	$53,645,000	$217,970,000	$ 163,000,000	$ 4,911,956	$167,911,956	$3,210,000

(continued)

NOTE 6: BONDS PAYABLE (Continued)

					Bond Activity						
	Project Name	Range of Interest Rates	Range of Maturities	Debt Outstanding at 9/30/2008	New Bonds Issued	Scheduled Maturity Payments	Bonds Redeemed	Debt Outstanding at 9/30/2009	Discount (-) / Premium (+)	Bonds Payable at 9/30/2009	Due Within One Year
Multi-Family Conduit Bonds											
1989 Series A	Fort Lincoln	Variable	2008 ~ 2019	$ 6,145,000	$ -	$ -	$ 6,145,000	$ -		$ -	$ -
1994 Series D	Oak Street	7.00%	2009 ~ 2023	1,505,000	-	-	60,000	1,445,000		1,445,000	70,000
1995 Series	Tyler House	7.52%	2025	24,200,000	-	-	-	24,200,000		24,200,000	-
1995 Series	Benning Rd	6.30%	2009 ~ 2012	1,805,000	-	-	410,000	1,395,000	(11,317)	1,383,683	435,000
1997 Series A	Colorado Avenue	5.85%	2008 ~ 2027	840,000	-	-	25,000	815,000	12,250	827,250	25,000
1998 Series	Burke, Randolph, Ft.Stephens, 7th Str.	5.15%	2009 ~ 2026	7,715,000			235,000	7,480,000		7,480,000	250,000
1998 Series A-1	Benning Heights	5.20%	2009	5,750,000	-	-	5,750,000	-		-	-
1998 Series A-2	Temple Courts	6.50%	2009	3,435,000	-	-	3,435,000	-		-	-
1998 Series A-3	Parcel 13	6.50%	2009 ~ 2028	1,285,000	-	-	25,000	1,260,000		1,260,000	25,000
1999 Series	Rockburne Estates	5.20% ~ 5.75%	2009 ~ 2041	8,055,000	-	-	85,000	7,970,000		7,970,000	90,000
1999 Series	Garfield Park Apts	7.25%	2008 ~ 2031	2,974,315	-	-	52,967	2,921,349		2,921,349	56,937
1999 Series A	Walbraff Apts	6.10%	2008 ~ 2039	1,890,000	-	-	20,000	1,870,000		1,870,000	20,000
1999 Series	Barnaby Manor	7.375%	2008 ~ 2032	4,164,131	-	-	68,133	4,095,998		4,095,998	73,331
1999 Series	Ft. Chapin	6.90%	2008 ~ 2035	24,002,871	-	-	309,711	23,693,160		23,693,160	331,772
1999 Series	Staton Glenn Apt	5.60% ~ 6.28%	2008 ~ 2042	22,480,000	-	-	175,000	22,305,000		22,305,000	185,000
2000 Series	Widrich Court Apt	7.30%	2008 ~ 2032	3,322,192	-	-	53,352	3,268,841		3,268,841	57,379
2000 Series A	Congress Park Plaza	5.95% ~ 6.25%	2008 ~ 2036	3,275,000	-	-	40,000	3,235,000	37,257	3,272,257	40,000
2000 Series C	636 Coop	6.50%	2009 ~ 2040	580,000	-	-	5,000	575,000		575,000	-
2000 Series	Aspen Court	6.15%	2009 ~ 2033	3,835,000	-	-	60,000	3,775,000		3,775,000	60,000
2000 Series A	Haven House	6.50%	2009 ~ 2042	790,000	-	-	-	790,000		790,000	10,000
2000 Series D	Chesapeake / Hartford / Knox	6.10%	2008 ~ 2041	4,420,000	-	-	40,000	4,380,000		4,380,000	40,000
2000 Series	Carver Terrace	5.70% ~ 6.05%	2009 ~ 2033	14,450,000	-	-	220,000	14,230,000		14,230,000	230,000
2001 Series A	Douglas Knoll	5.90%	2008 ~ 2043	9,679,000	-	-	75,000	9,604,000		9,604,000	80,000
2001 Series D	Parkway Overlook	5.00%	2008	80,000	-	80,000	-	-		-	-
2001 Series D	Meridian Manor	5.70%	2008 ~ 2037	2,300,000	-	-	30,000	2,270,000		2,270,000	30,000
2001 Series	Woodmont Crossing	5.70%	2009 ~ 2022	9,900,000	-	-	150,000	9,750,000		9,750,000	160,000
2001 Series	Clifton Terrace	5.99%	2008 ~ 2033	5,160,966	-	-	88,542	5,072,425		5,072,425	93,994
2001 Series E	Huntwood Apts	5.45%	2008 ~ 2038	6,525,000	-	-	80,000	6,445,000		6,445,000	80,000
2000 Series	WDC I LP (Regency)	Variable	2008 ~ 2032	8,005,000	-	-	185,000	7,820,000		7,820,000	195,000
2001 Series A&B	Columbia Heights	5.60% ~ 7.00%	2008 ~ 2043	33,620,000	-	-	275,000	33,345,000		33,345,000	295,000
2002 Series	Jeffery Gardens	5.65% ~ 5.80%	2009 ~ 2043	11,760,000	-	-	100,000	11,660,000		11,660,000	110,000
2002 Series	Trenton Park Apts	Variable	2009 ~ 2035	6,110,000	-	-	75,000	6,035,000		6,035,000	80,000
2002 Series	Faircliff Plaza East	7.20%	2008 ~ 2039	6,764,528	-	-	6,764,528	-		-	-
2002 Series A	DCCH Pool: Euclid Street	5.75%	2008 ~ 2039	1,415,000	-	-	10,000	1,405,000		1,405,000	10,000
2002 Series C	DCCH Pool: Chapin Street	5.75%	2008 ~ 2039	1,190,000	-	-	10,000	1,180,000		1,180,000	10,000
2002 Series G	Trinity Towers Apts	4.65% ~ 5.55%	2008 ~ 2038	8,335,000	-	-	95,000	8,240,000		8,240,000	100,000
2002 Series E	Golden Rule Plaza	4.75% ~ 5.70%	2008 ~ 2044	6,220,000	-	-	50,000	6,170,000		6,170,000	50,000
2002 Series	Capitol Park Plaza & Twin Towers Apts	5.35%	2021 ~ 2035	30,000,000	-	-	-	30,000,000		30,000,000	-
2002 Series I	Henson Ridge	5.40%	2009 ~ 2045	3,990,000	-	-	30,000	3,960,000		3,960,000	30,000
2002 Series J	Fairmont I & II	4.50% ~ 5.30%	2008 ~ 2040	15,645,000	-	-	175,000	15,470,000		15,470,000	185,000

(continued)

NOTE 6: BONDS PAYABLE (Continued)

	Project Name	Range of Interest Rates	Range of Maturities	Debt Outstanding at 9/30/2008	Bond Activity New Bonds Issued	Bond Activity Scheduled Maturity Payments	Bond Activity Bonds Redeemed	Debt Outstanding at 9/30/2009	Discount (-) / Premium (+)	Bonds Payable at 9/30/2009	Due Within One Year
Multi-Family Conduit Bonds (Continued)											
2003 Series A	Elsinore Courtyard	4.95% ~ 5.15%	2008 ~ 2044	$ 5,815,000	$ -	$ -	$ 50,000	$ 5,765,000		$ 5,765,000	$ 55,000
2003 Series	Bowling Green	4.50% ~ 4.70%	2008 ~ 2044	10,435,000	-	-	100,000	10,335,000		10,335,000	110,000
2003 Series B	Urban Village	5.25%	2008 ~ 2044	6,150,000	-	-	50,000	6,100,000		6,100,000	60,000
2003 Series C	St. Paul Sr. Living @ Wayne Place	5.40% ~ 5.60%	2008 ~ 2045	3,515,000	-	-	30,000	3,485,000		3,485,000	30,000
2003 Series	Wingate Towers	5.30% ~ 5.50%	2009 ~ 2045	44,085,000	-	-	355,000	43,730,000		43,730,000	375,000
2004 Series A	1330 7th Street	3.00% ~ 5.00%	2008 ~ 2045	12,615,000	-	-	195,000	12,420,000		12,420,000	200,000
2004 Series A	Congress Park II	6.70%	2008 ~ 2041	4,801,433	-	-	42,962	4,758,471		4,758,471	45,930
2004 Series B&C	JW King Seniors Center	4.25% ~ 5.15%	2008 ~ 2045	5,195,000	-	-	45,000	5,150,000		5,150,000	45,000
2004 Series	Savannah Heights	4.10% ~ 5.10%	2008 ~ 2045	7,755,000	-	-	30,000	7,725,000		7,725,000	45,000
2004 Series D	Henson Ridge Phase II	4.65% ~ 4.90%	2008 ~ 2047	5,815,000	-	-	50,000	5,765,000		5,765,000	50,000
2004 Series E	Henson Ridge Phase II	4.10% ~ 5.10%	2008 ~ 2037	7,440,000	-	-	115,000	7,325,000		7,325,000	120,000
2005 Series	Capitol Gateway	3.91%	2008	11,125,000		11,125,000	-	-		-	-
2005 Series A	Faircliff Plaza - West	6.50%	2008 ~ 2047	11,186,387			67,704	11,118,683		11,118,683	72,238
2005 Series B	Faircliff Plaza - West	6.50%	2008 ~ 2025	566,402		-	19,654	546,747		546,747	20,971
2005 Series	DCHA Modernization Program	3.50% ~ 5.00	2009 ~ 2025	68,840,000	-	2,765,000	-	66,075,000	3,029,447	69,104,447	2,880,000
2005 Series	Shipley Park Apts	3.75% ~ 4.80	2008 ~ 2038	11,880,000	-	-	155,000	11,725,000		11,725,000	165,000
2005 Series	Arthur Capper Senior II	3.90%	2009	9,070,000			9,070,000	-		-	-
2006 Series	Hunter Pines	6.25%	2008 ~ 2048	10,592,365	-	-	64,209	10,528,156		10,528,156	68,339
2006 Series	GW Carver Senior Apts	5.875%	2008 ~ 2048	8,811,910			70,641	8,741,270		8,741,270	105,098
2006 Series	Garfield Hills Apts	4.70% ~ 5.00%	2009 ~ 2036	3,990,000	-	-	60,000	3,930,000		3,930,000	60,000
2006 Series	Galen Terrace	6.00%	2008 ~ 2048	4,528,436	-	-	28,360	4,500,077		4,500,077	30,109
2006 Series A	Southview I & II	6.25%	2008 ~ 2048	13,184,157	-	2,000,000	65,899	11,118,259		11,118,259	70,137
2006 Series	Golden Rule Apts	5.25%	2009 ~ 2048	12,600,000	-	-	-	12,600,000		12,600,000	370,000
2006 Series A	Wesley House	4.80%	2009 ~ 2049	10,340,000	-	1,000,000	35,000	9,305,000		9,305,000	75,000
2006 Series	Azeeze Bates Apts	4.80%	2008 ~ 2036	3,995,000	-	100,000	-	3,895,000		3,895,000	100,000
2006 Series	Eastgate Family Rental	4.66%	2009	11,000,000	-	-	-	11,000,000		11,000,000	11,000,000
2007 Series	Cavalier Apts	5.60%	2009 ~ 2049	26,000,000	-	-	10,662,215	15,337,785		15,337,785	106,723
2007 Series	Residences at Georgia Avenue Apts	5.80%	2009 ~ 2051	13,000,000	-	4,000,000	-	9,000,000		9,000,000	-
2007 Series	R Street Apts	5.60%	2011 ~ 2056	12,300,000	-	-	-	12,300,000		12,300,000	-
2007 Series	Mayfair Mansions Apts	5.70%	2008 ~ 2051	24,435,595	16,280,004	-	200,130	40,515,469		40,515,469	11,811,039
2007 Series A	Parkside Terrace Apts	Variable	2010 ~ 2045	6,435,000	16,365,000	-	-	22,800,000		22,800,000	34,191
2007 Series B	Parkside Terrace Apts	Variable	2010	3,102,530	10,897,470			14,000,000		14,000,000	14,000,000
2008 Series	Henson Ridge UFAS Rentals	6.00%	2011 ~ 2050	5,500,000	-	-	-	5,500,000		5,500,000	-
2008 Series	Longfellow Arms Apts	5.70%	2010 ~ 2040	4,300,000			2,300,000	2,000,000		2,000,000	-
2008 Series	Arthur Capper ACC Townhomes Phase I	4.25%	2011	5,100,000	-	-	-	5,100,000		5,100,000	-
2008 A Series	Fairmont I and II Apts	5.70%	2009 ~ 2040	3,235,000			15,000	3,220,000		3,220,000	30,000
2008 Series A	Wheeler Terrace	Variable	2010 ~ 2050	-	188,039	-	-	188,039		188,039	4,705
2008 Series B	Wheeler Terrace	Variable	2010	433,276	6,666,724	-	-	7,100,000		7,100,000	7,100,000
2008 Series A&B	St. Martin's Apts	5.40%	2010 ~ 2046	50,001	1,337,372	-	-	1,387,373		1,387,373	1,337,372
2008 Series	Pentacle Apartments	Variable	2038	-	11,560,000	-	-	11,560,000		11,560,000	-
2009 Series	Georgia Commons	2.875% ~ 5.875%	2012 ~ 2051		16,695,000	-	-	16,695,000	(230,073)	16,464,927	-
Combined Multi-Family Indentures Total				$722,840,495	$79,989,608	$21,070,000	$ 49,284,004	$732,476,100	$ 2,837,564	$735,313,664	$54,085,264

NOTE 6: BONDS PAYABLE (Continued)

During fiscal years 2007 - 2010, the Agency issued certain multifamily revenue bonds in a draw-down mode. Out of the total amount of bonds closed, only a portion may get drawn during any given reporting period. The following is the detail of draw-down bond activity for fiscal year 2010. Total bonds issued may be different from the debt outstanding due to redemption and maturity activity.

Bond Series	Project Name	Total Draw Down Bond Amounts	Total Bonds Issued at September 30, 2009	Draw Down Bonds Issued, Fiscal Year 2010	Total Bonds Issued at September 30, 2010
2007 Series	Mayfair Mansions*	$ 42,000,000	$ 40,890,004	$ 857,495	$ 41,747,498
2008 Series A	St. Martin Apts	12,000,000	50,001	10,293,341	10,343,342
2008 Series B	St. Martin Apts	8,339,500	1,337,372	7,002,128	8,339,500
2008 Series A	Wheeler Terrace	8,160,000	188,039	7,971,961	8,160,000
2008 Series B	Wheeler Terrace	7,100,000	7,100,000	-	7,100,000
2010 Series A	Sheridan Station	3,385,000	-	1,710,000	1,710,000
2010 Series B	Sheridan Station	10,615,000	-	-	-
2010 Series A	Mathews Memorial	2,720,000	-	60,000	60,000
2010 Series B	Mathews Memorial	7,560,000	-	1,700,000	1,700,000
Total		**$ 101,879,500**	**$ 49,565,415**	**$ 29,594,925**	**$ 79,160,341**

Note: * All bonds have been redeemed during fiscal year 2010

As of September 30, 2010, the required principal payments for all Agency debt outstanding (including mandatory sinking fund payments but excluding special and optional redemptions) that occurred subsequent to September 30, 2010 and excluding the effect of unamortized discounts/premiums (which are listed as an adjustment to totals) and interest payments for each of the next five years and in 5-year increments thereafter, are as follows:

For the Year Ending September 30,	DC Building Finance Corporation Interest	DC Building Finance Corporation Principal	1986 Family Whole Loan Bond Program Interest	1986 Family Whole Loan Bond Program Principal	1988 Collateralized Single Family Mortgage Revenue Bonds Interest	1988 Collateralized Single Family Mortgage Revenue Bonds Principal	1996 Single Family Mortgage Revenue Bonds Interest	1996 Single Family Mortgage Revenue Bonds Principal	Multi-Family (Conduit Bond) Program Interest	Multi-Family (Conduit Bond) Program Principal
2011	$ 60,740	$ 120,000	$ 83,700	$ -	$ 255,956	$ -	$ 6,404,841	$ 2,915,000	$ 31,856,992	$ 29,537,938
2012	54,143	130,000	83,700	-	255,956	-	6,253,113	2,985,000	30,619,592	14,810,589
2013	47,100	135,000	83,700	-	255,956	-	6,094,305	3,150,000	30,104,409	9,783,416
2014	39,789	140,000	83,700	-	255,956	-	5,927,084	3,285,000	29,581,305	10,342,845
2015	32,122	150,000	83,700	-	253,322	125,000	5,752,189	3,455,000	29,024,030	10,950,405
2016-2020	45,460	500,000	68,239	1,080,000	1,015,528	1,445,000	25,838,593	19,865,000	135,661,720	63,369,908
2021-2025	-	-	-	-	470,293	1,975,000	20,100,868	23,890,000	114,943,597	113,271,258
2026-2030	-	-	-	-	12,249	470,000	13,458,510	26,835,000	84,656,061	67,770,620
2031-2035	-	-	-	-	-	-	6,617,739	26,475,000	63,853,418	79,820,208
2036-2040	-	-	-	-	-	-	889,746	14,040,000	39,996,869	102,451,521
2041-2045	-	-	-	-	-	-	-	-	16,703,043	70,399,001
2046-2050	-	-	-	-	-	-	-	-	3,881,459	27,153,489
2051-2055	-	-	-	-	-	-	-	-	494,215	2,822,971
2056-2060	-	-	-	-	-	-	-	-	16,145	567,284
Totals	**$ 279,355**	**1,175,000**	**$ 486,739**	**1,080,000**	**$ 2,775,217**	**4,015,000**	**$ 97,336,989**	**126,895,000**	**$ 611,392,855**	**603,051,449**
Unamortized Premium / (Discount)		-		-		(139,466)		4,443,841		2,654,034
Bonds and Certificates of Participation Payable		**$ 1,175,000**		**$ 1,080,000**		**$ 3,875,534**		**$ 131,338,841**		**$ 605,705,483**

(continued)

NOTE 6: BONDS PAYABLE (Continued)

For the Year Ending September 30,	Single Family New Issue Bond Program (1) Interest	Single Family New Issue Bond Program (1) Principal	Multifamily New Issue Bond Program (2) Interest	Multifamily New Issue Bond Program (2) Principal
2011	$ 46,258	$ -	$ 4,137,665	$ 100,000
2012	46,258	-	4,092,798	13,090,000
2013	46,258	-	3,741,962	6,660,000
2014	46,258	-	3,732,380	240,000
2015	46,258	-	3,656,762	2,450,000
2016-2020	231,289	-	17,588,967	5,470,000
2021-2025	231,289	-	16,309,964	7,040,000
2026-2030	231,289	-	14,667,135	9,030,000
2031-2035	231,289	-	12,560,949	11,525,000
2036-2040	231,289	-	9,862,868	14,890,000
2041-2045	54,096	25,000,000	5,740,195	21,905,000
2046-2050	-	-	2,812,313	10,315,000
2051-2055	-	-	350,066	84,875,000
2056-2060	-	-	-	-
Totals	**$ 1,441,832**	**25,000,000**	**$ 99,254,024**	**187,590,000**
Unamortized Premium / (Discount)		-		-
Bonds and Certificates of Participation Payable		**$ 25,000,000**		**$ 187,590,000**

NOTES:
(1) $25.00 million of bonds with the stated maturity date of 2041 will be subject to mandatory redemption during the year ending September 30, 2012, unless redelivered in whole or in part as tax-exempt bonds before December 31, 2011
(2) $79.92 million of bonds with the stated maturity date of 2051 will be subject to mandatory redemption during the year ending September 30, 2012 redelivered in whole or in part as tax-exempt bonds before December 31, 2011

The interest calculations on outstanding variable rate bonds under the Multifamily (Conduit Bond) Program, Single Family New Issue Bond Program and the Multifamily New Issue Bond Program are based on the variable rates in effect on September 30, 2010 and are not indicative of the actual interest expense that will be incurred in future years. As rates vary, variable rate bond interest payments will vary.

During fiscal year 2010, the Agency secured two committed credit lines with the PNC Bank, National Association (PNC Bank), in the total amount of $53.00 million: one for $3.00 million to be used for acquiring ownership for and making improvements to the Agency's headquarters building; the other of $50.00 million to be used for providing interim financing of the costs of extending multi- and single family mortgages and/or mortgage-backed securities under the United States Treasury New Issue Bond Program or any subsequent bond program of the Agency as approved by PNC Bank. As of September 30, 2010, the Agency did not request and receive any advances under any of the credit lines with PNC Bank.

NOTE 7: REBATE LIABILITY

In accordance with the Internal Revenue Service Code (the Code), the Agency has recorded as rebate liability for excess investment earnings in connection with tax-exempt bonds and notes issued after 1981. The excess investment earnings arise due to actual investment yields earned by the bond series being greater than yields permitted to be retained by the indentures under the Code. The Code requires 90% of such excess investment earnings to be remitted to the United States Treasury every five years and in full at the final redemption of the bonds. Interest income on the Statements of Revenues, Expenses and Changes in Net Assets is reduced by the rebate liability due to excess investment earnings. The increase/decrease in fair value of investments on the Statements of Revenues, Expenses and Changes in Net Assets is adjusted by the change in the estimated rebate liability due to the change in fair value of investments. The Revenue Obligation Funds had no rebate liability from interest income or from unrealized gains on investments.

Rebate liability activity for the year ended September 30, 2010 was as follows:

	DC Building Finance Corporation	1986 Family Whole Loan Bond Program	1988 Collateralized Single Family Mortgage Revenue Bonds	1996 Single Family Mortgage Revenue Bonds	Multi-Family (Conduit Bond) Program	Multifamily New Issue Bond Program
Rebate Liability as of September 30, 2009	$ -	$ -	$ -	$ 1,476,830	$ -	$ -
Change in estimated liability due to excess investment earnings	-	-	-	(47,330)	-	-
Change in estimated liability due to change in fair value of investments	-	-	-	-	-	-
Less - payments made				(342,789)		
Rebate Liability as of September 30, 2010	$ -	$ -	$ -	$ 1,086,711	$ -	$ -

Total rebate liability as of September 30, 2010 was allocated as follows:

	DC Building Finance Corporation	1986 Family Whole Loan Bond Program	1988 Collateralized Single Family Mortgage Revenue Bonds	1996 Single Family Mortgage Revenue Bonds	Multi-Family (Conduit Bond) Program	Multifamily New Issue Bond Program
Estimated liability due to excess investment earnings	$ -	$ -	$ -	$ 1,086,711	$ -	$ -
Estimated liability due to change in fair value of investments	-	-	-	-	-	-
Rebate Liability as of September 30, 2010	$ -	$ -	$ -	$ 1,086,711	$ -	$ -

NOTE 7: REBATE LIABILITY (Continued)

Rebate liability activity for the year ended September 30, 2009 was as follows:

	DC Building Finance Corporation	1986 Family Whole Loan Bond Program	1988 Collateralized Single Family Mortgage Revenue Bonds	1996 Single Family Mortgage Revenue Bonds	Multi-Family (Conduit Bond) Program
Rebate Liability as of September 30, 2008	$ -	$ -	$ -	$ -	$ -
Change in estimated liability due to excess investment earnings	-	-	-	1,476,830	-
Change in estimated liability due to change in fair value of investments	-	-	-	-	-
Rebate Liability as of September 30, 2009	$ -	$ -	$ -	$ 1,476,830	$ -

Total rebate liability as of September 30, 2009 was allocated as follows:

	DC Building Finance Corporation	1986 Family Whole Loan Bond Program	1988 Collateralized Single Family Mortgage Revenue Bonds	1996 Single Family Mortgage Revenue Bonds	Multi-Family (Conduit Bond) Program
Estimated liability due to excess investment earnings	$ -	$ -	$ -	$ 1,476,830	$ -
Estimated liability due to change in fair value of investments	-	-	-	-	-
Rebate Liability as of September 30, 2009	$ -	$ -	$ -	$ 1,476,830	$ -

NOTE 8: CERTIFICATES OF PARTICIPATION

On July 1, 1998, the Agency entered into a lease agreement with the District of Columbia Building Finance Corporation (the Building Finance Corporation) to lease office space at 815 Florida Avenue, NW, Washington, D.C. (the Building). The Building was financed by proceeds from the Agency's issuance of Certificates of Participation, Series 1998 (the Certificates) evidencing assignments of interest in rights to receive payments under the lease.

The lease term is through June 2018; however, the Agency has an annual right to terminate the lease in the event that the Agency fails to budget sufficient amounts due under the lease terms for the ensuing fiscal year. The Agency also has the

NOTE 8: CERTIFICATES OF PARTICIPATION (Continued)

option to purchase the Building at any time during the lease at an amount necessary to discharge the Certificates.

The Board of Directors of the Building Finance Corporation is comprised fully of members of the Agency's management. Since the Corporation is controlled by the Agency and it is the Agency's intention to continue the lease until title to the Building is acquired by the Agency, the Building and Certificates are presented in the financial statements as if the Agency owned and financed the Building. This activity is recorded in a separate fund, the D.C. Building Finance Corporation Fund. Inter-fund transactions are recorded between the General Fund and the Building Finance Corporation Fund to reflect the lease activity. Rental income for the year ended September 30, 2010 and 2009, amounted to $115,000 and 186,227, respectively and is included in the Building Finance Fund revenue. Rental expense for these amounts is reflected in the General Fund expenses. Improvements are funded by and recorded in the General Fund. Leasehold improvements are amortized over the shorter of the estimated useful life or the lease term.

The Certificates were issued in an original principal amount of $2,400,000, with a balance at September 30, 2010 and 2009, of $1,175,000 and $1,290,000, respectively. Interest is payable semi-annually at 5.35% per annum for Certificates due through June 1, 2018.

NOTE 9: DEFERRED CREDITS

The deferred credit balance represents funds contributed by the owners of the projects and/or funds received from low income housing tax credit equity providers; District agencies; and the Department of Housing and Community Development. In fiscal years 2010 and 2009, the Agency included, in the financial statements, funds received from these providers to the extent of unexpended monies in the project accounts (See Note 3).

Under the 1996 Single Family Mortgage Revenue Bonds, the Agency administers grant funds received from the District's Department of Housing and Community Development (DHCD) under the U.S. Department of Housing and Urban Development's Home Investment Partnership Program (HOME). These funds were either blended with the bond proceeds to yield interest rate subsidy on mortgage loans securitized into mortgage-backed securities or were used to help homebuyers with closing costs, including down-payment assistance. Under the respective grant agreements the Agency may recycle repayments of HOME funds into its bond programs. As of September 30, 2010 and 2009 total HOME Program restricted assets were $2,773,285 and $3,423,285, respectively.

NOTE 10: DEFERRED REVENUE

Deferred revenue represents funds received in advance from lenders and borrowers and unearned at year-end. Deferred revenue also includes funds related to non-refundable fees and costs associated with financing activities. The deferred fees are deferred and recognized over the life of the mortgage.

NOTE 11: NET ASSETS

Investments in Capital Assets, Net of Related Debt – Capital Assets include non-depreciable land as well as building, net of related debt and accumulated depreciation, furniture and equipment net of related accumulated depreciation, leasehold improvements and software net of related accumulated amortization. Capital assets at September 30, 2010 and 2009 were $2,379,239 and $2,562,203, respectively.

Revenue Obligations Funds - The Revenue Obligation Funds net assets are restricted through debt covenants as collateral for the respective bond issues. Combined restricted net assets related to the Revenue Obligation Funds as of September 30, 2010 and 2009 were $61,678,867 and $58,153,222, respectively.

Risk Share Program - Under the General Fund, the initial deposit made to participate in the Risk Sharing Program and the contributions of 1% of the FHA-insured mortgage balances in the Risk Sharing Program reserve account are also restricted. The Agency maintained restricted net assets related to the HUD Risk-Share Program as of September 30, 2010 and 2009 at $2,451,863 and $1,958,109, respectively.

McKinney Act Fund - The Agency qualifies for 50% of the savings resulting from Financing Adjustment Factors (FAF) on Section (11)(b) bond refunding transactions. These funds are programmatically restricted as they are only to be used to benefit very low-income persons. As a result, the Agency established a revolving loan fund for non-profit developers to provide credit enhancement or loan guarantees, and finance certain special need projects, such as, shelter for the District's homeless and facilities for individuals who have contracted AIDS. Restricted net assets related to the McKinney Act Fund as of September 30, 2010 and 2009 were $8,714,922 and $8,532,925, respectively.

Unrestricted Net Assets – As of September 30, 2010 and 2009, under the General Fund and DC Building Finance Corporation there were $37,687,933 and $34,729,844 in unrestricted net assets. The unrestricted net assets are used to support the Agency's issuer credit rating.

NOTE 12: RETIREMENT PLAN

The Agency established a defined contribution Retirement Plan, a Money Purchase Pension Plan (the Retirement Plan), effective October 1, 1982, covering all eligible Agency employees. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Agency does not have any current or post-retirement obligations toward the Retirement Plan.

The Agency amended the Retirement Plan effective August 10, 2002. Due to the amendment, future Agency contributions to the Retirement Plan ceased effective August 10, 2002. The amendment also provides that each participant and former participant with an account balance under the Retirement Plan as of such date shall be 100% vested in his or her account. Concurrent with the amendment, the Agency commenced participating in the Social Security and Medicare programs.

NOTE 13: OTHER INCOME

The Agency's other income for fiscal year 2010 is comprised of the following:

		Single Family Program Funds				Multifamily Program Funds			
Description	General Fund	1986, 1996 Single Family Whole Loan Program	1988 Colalterized Single Family Mortgage Revenue Bonds	1996 Single Family Mortgage Revenue Bonds	Single Family New Issue Bond Program	Multifamily (Conduit Bond) Program	Multifamily New Issue Bond Program	DC Building Finance Corporation Fund	Total
Owner's contribution	$ -	$ -	$ -	$ -	$ -	$ 595,841	$ -	$ -	$ 595,841
Transfer in from other funds	-	-	-	-	232,850	-	426,450	-	659,300
Amortization income	-	-	-	101,520	-	-	-	-	101,520
Financing fees	2,255,656	-	-	-	-	-	-	-	2,255,656
Annual administrative fees	4,026,563	-	-	-	-	-	-	-	4,026,563
Permitted spread	8,244	-	-	-	-	-	-	-	8,244
Construction and development monitoring fees	494,570	-	-	-	-	-	-	-	494,570
FHA placement fee	461,000	-	-	-	-	-	-	-	461,000
Tax credit fees	297,818	-	-	-	-	-	-	-	297,818
Rental income	-	-	-	-	-	-	-	115,000	115,000
Legal fees	350,000	-	-	-	-	-	-	-	350,000
Mortgage servicing fees	181,733	-	-	-	-	-	-	-	181,733
MIP Risk Share Program	79,768	-	-	-	-			-	79,768
Interest reduction payment subsidy	-	-	-	-	-	43,599	-	-	43,599
HAP contract adminstration	542,927	-	-	-	-	-	-	-	542,927
Other	181,226	-	-	150,000	-	10,515	167,919	5,804	515,464
Total	$ 8,879,505	$ -	$ -	$ 251,520	$ 232,850	$ 649,955	$ 594,369	$ 120,804	$ 10,729,003

NOTE 13: OTHER INCOME (Continued)

The Agency's other income for fiscal year 2009 was comprised of the following:

Description	General Fund	Single Family Program Funds: 1986, 1996 Single Family Whole Loan Program	Single Family Program Funds: 1988 Colalteralized Single Family Mortgage Revenue Bonds	Single Family Program Funds: 1996 Single Family Mortgage Revenue Bonds	Multifamily (Conduit Bond) Program	DC Building Finance Corporation Fund	Total
Owner's contribution	$ -	$ -	$ -	$ -	$ 10,060,314	$ -	$ 10,060,314
Amortization income	-	-	-	370,680	435,787	-	806,467
Financing fees	415,688	-	-	-	-	-	415,688
Annual administrative fees	3,344,117	-	-	-	-	-	3,344,117
Permitted spread	56,817	-	-	-	-	-	56,817
Construction and development monitoring fees	851,840	-	-	-	-	-	851,840
Tax credit fees	292,051	-	-	-	-	-	292,051
Service acquisition fee	637,133	-	-	-	-	-	637,133
Rental income	-	-	-	-	-	186,227	186,227
Legal fees	75,000	-	-	-	-	-	75,000
Mortgage servicing fees	171,184	-	-	-	-	-	171,184
MIP Risk Share Program	59,988	-	-	-		-	59,988
Interest reduction payment subsidy	-	-	-	-	1,477,708	-	1,477,708
Other	150,040	-	-	-	-	-	150,040
Total	$ 6,053,858	$ -	$ -	$ 370,680	$ 11,973,809	$ 186,227	$ 18,584,574

NOTE 14: CONTINGENT LIABILITY

As of September 30, 2010, the Agency has two debentures set up with regard to two defaulted HUD risk-share projects. One of the projects, Elsinore Courts defaulted in 2010, is currently occupied and is covering its operating expenses with limited Agency support. Based on the most recent appraisal of the property, the Agency does not anticipate any loss on its disposition and, correspondingly, did not record any contingent liability. The Agency's exposure to a loss on this property may change depending on how quickly the property's disposition takes place. The other project, Parkway Overlook East & West, had its Section 8 HAP subsidies abated by HUD due to successive REAC failures in 2007. The Agency took over the ownership of the Parkway Overlook Property as a mortgagee in possession and is working on its disposition. The Agency's financial exposure as joint insurer of the Parkway Overlook Property depends upon how soon the disposition of the property is carried out and how much can be realized from the disposition. Given the real estate market in the District, the Agency estimates the loss exposure as of September 30, 2010 to be $704,781, and accordingly, has established a contingent liability under the General Fund.

NOTE 15: SUBSEQUENT EVENTS

The following subsequent events have occurred:

Multifamily New Issue Bond Program Issuances:

- On December 16, 2010, $5,040,000 of District of Columbia Housing Finance Agency Multifamily Housing Revenue Bonds, Series 2009 A-7 (NIB Program) were issued to finance the Avalon Courts project.

- On December 16, 2010, $13,000,000 of District of Columbia Housing Finance Agency Multifamily Housing Revenue Bonds, Series 2009 A-8 (NIB Program) were issued to finance Samuel J. Simmons Estates project.

- On December 16, 2010, $8,000,000 of District of Columbia Housing Finance Agency Multifamily Housing Revenue Bonds, Series 2010 were issued to finance Samuel J. Simmons Estates project.

- On December 16, 2010, $5,000,000 of District of Columbia Housing Finance Agency Multifamily Housing Revenue Bonds, Series 2010 A were issued to finance Samuel J. Simmons Estates project.

- On December 16, 2010, $3,640,000 of District of Columbia Housing Finance Agency Multifamily Housing Revenue Bonds, Series 2009 A-9 (NIB Program) were issued to finance the Avenue project.

Multifamily (Conduit Bond) Program, New Issuances:

- On October 22, 2010, $5,700,000 of District of Columbia Housing Finance Agency Multifamily Housing Revenue Bonds, Series 2010 was issued in a draw down mode to finance the Arthur Capper II project.

- Between October 1, 2010 and December 31, 2010, the following multifamily mortgage revenue bonds were issued through draws on the draw down bonds.

Series	Project Name	Draw Date	New Issue Draw Amount	
2008 Series A	St. Martin's Apts	10/28/2010	$	385,859
2010 Series A	Sheridan Station	11/1/2010		855,000
2010 Series B	Mathews Memorial	12/8/2010		300,000
2010 Series	Arthurt Capper II	10/22/2010		500,000
Total			**$**	**2,040,859**

NOTE 15: SUBSEQUENT EVENTS (Continued)

1996 Single Family Mortgage Revenue Bonds Redemptions and Maturities:

- On October 1, 2010, the following Single Family Mortgage Revenue Bonds were redeemed:

Series	Maturing Principal	Principal Redemptions	Total
1997 Series B	$ 50,000	$ -	$ 50,000
1998 Series A	145,000	55,000	200,000
1999 Sereis A	145,000	235,000	380,000
2000 Series A	45,000	145,000	190,000
2000 Series C	10,000	-	10,000
2000 Series D	25,000	60,000	85,000
2001 Series A	45,000	190,000	235,000
2005 Series A	135,000	100,000	235,000
2005 Series B	120,000	1,230,000	1,350,000
2006 Series A	60,000	-	60,000
2006 Series B	150,000	2,660,000	2,810,000
2006 Series D	55,000	-	55,000
2006 Series E	390,000	1,360,000	1,750,000
2007 Series A	150,000	1,150,000	1,300,000
Total	**$ 1,525,000**	**$ 7,185,000**	**$ 8,710,000**

- On December 1, 2010, the following Single Family Mortgage Revenue Bonds were redeemed:

Series	Maturing Principal	Principal Redemptions	Total
1997 Series B	$ -	$ 15,000	$ 15,000
1998 Series A	-	30,000	30,000
1999 Sereis A	-	25,000	25,000
2000 Series A	-	10,000	10,000
2000 Series C	-	5,000	5,000
2000 Series D	-	15,000	15,000
2001 Series A	-	10,000	10,000
2005 Series A	-	215,000	215,000
2005 Series B	-	40,000	40,000
2006 Series A	-	30,000	30,000
2006 Series B	-	195,000	195,000
2006 Series D	-	15,000	15,000
2006 Series E	-	765,000	765,000
2007 Series A	-	555,000	555,000
Total	**$ -**	**$ 1,925,000**	**$ 1,925,000**

NOTE 15: SUBSEQUENT EVENTS (Continued)

Multifamily New Issue Bond Program Redemptions and Maturities:

- On October 1, 2010, $50,000 in Multifamily Housing Revenue Bonds Series 2009 A-1 were redeemed through a sinking fund maturity.

Multifamily (Conduit Bond) Program, Redemptions and Maturities:

- Between October 1, 2010 and December 31, 2010, the following multifamily mortgage revenue bonds were redeemed or matured:

Series	Project Name	Redemption / Maturity Date	Principal Redeemed
1997 Series A	Colorado Avenue	12/1/2010	$ 10,000
2000 Series	Garfield Park Apts	10/1/2010-12/1/2010	14,889
1999 Series A	Walbraff Apts	12/1/2010	10,000
1999 Series	Barnaby Manor	10/1/2010-12/1/2010	19,191
1999 Series	Ft. Chaplin	10/1/2010-12/1/2010	86,572
1999 Series	Staton Glenn Apt	11/1/2010	100,000
2000 Series	Widrich Court Apt	10/1/2010	30,294
2000 Series A	Congress Park Plaza	11/20/2010	25,000
2000 Series C	636 Coop (RS)	12/1/2010	5,000
2000 Series D	Chesapeake (Madison)	12/1/2010	20,000
2001 Series A	Douglas Knoll	12/1/2010	45,000
2001 Series D	Meridian Manor	12/1/2010	15,000
2001 Series	Clifton Terrace	12/1/2010	49,145
2001 Series E	Huntwood Apts	12/1/2010	45,000
2000 Series	WDC I LP (Regency)	12/1/2010	200,000
2001 Series	Columbia Heights	11/20/2010	155,000
2002 Series A&B	DCCH Pool: Euclid Street	12/1/2010	5,000
2002 Series C&D	DCCH Pool: Chapin Street	12/1/2010	5,000
2002 Series G	Trinity Towers Apts	12/1/2010	55,000
2002 Series E&F	Golden Rule Plaza	12/1/2010	25,000
2002 Series I	Henson Ridge	12/1/2010	15,000
2002 Series J	Fairmont I & II	12/1/2010	100,000
2003 Series	Bowling Green	12/20/2010	55,000
2003 Series B	Urban Village	12/1/2010	30,000
2003 Series A	St. Paul Sr. Living @ Wayne Place	12/1/2010	15,000
2004 Series A	1330 7th Street	12/1/2010	105,000
2004 Series A, B, C	Congress Park II	10/15/2010-12/15/2010	11,970
2004 Series B&C	JW King Seniors Center	12/1/2010	25,000
2004 Series	Savannah Heights	12/20/2010	30,000
2004 Series D	Henson Ridge Phase II	12/1/2010	25,000
2004 Series E	Henson Ridge Phase II	12/1/2010	65,000
2005 Series A&B	Faircliff Plaza - West	10/1/2010-12/1/2010	24,262
2005 Series	Shipley Park Apts	12/1/2010	85,000
2006 Series	Hunter Pines	10/1/2010-12/1/2010	17,761
2006 Series	GW Carver Senior Apts	10/1/2010-12/1/2010	11,970
2006 Series	Galen Terrace	10/1/2010-12/1/2010	7,813
2006 Series A&B	Southview I & II	10/1/2010-12/1/2010	18,228
2006 Series	Golden Rule Apts	11/1/2010	100,000
2006 Series	Azeeze Bates Apts	11/1/2010	55,000
2007 Series	Cavalier Apts	10/1/2010-12/1/2010	27,625
2007 Series	Residences at Georgia Avenue Apts	10/1/2010-12/1/2010	12,557
2007 Series A&B	Parkside Terrace Apts (DD)	10/1/2010-12/1/2010	54,478
2008 Series A	Fairmont I and II Apts	12/1/2010	15,000
2008 Series A&B	Wheeler Terrace (DD)	10/1/2010-12/1/2010	14,249
Total			**$ 1,841,005**

SUPPLEMENTAL INFORMATION

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
COMBINING BALANCE SHEET
SEPTEMBER 30, 2010
(WITH COMPARATIVE TOTALS FOR 2009)

ASSETS	General Fund	Single Family Program Fund	Single Family NIBP Fund	Multifamily (Conduit Bond) Program Fund	Multifamily NIBP Fund	DC Building Finance Corporation	2010	2009
CURRENT ASSETS								
Unrestricted current assets:								
Cash and cash equivalents	$ 20,348,115	$ -	$ -	$ -	$ -	$ -	$ 20,348,115	$ 25,435,434
Other receivables	7,449,117	-	-	-	-	-	7,449,117	6,391,318
Accrued interest receivable	167,673	-	-	-	-	-	167,673	-
Prepaid expenses	139,428						139,428	-
Total unrestricted current assets	28,104,333	-	-	-	-	-	28,104,333	31,826,752
Restricted current assets:								
Cash and cash equivalents	13,429,539	6,036,459	25,021,179	31,877,129	151,204,931	208,738	227,777,976	62,093,229
Mortgage-backed securities at fair value	-	12,640,885	-	1,225,933	-	-	13,866,818	24,034,179
Mortgage and construction loans receivable	-	163,642	-	21,572,163	100,000	-	21,835,805	11,833,005
Accrued interest receivable	34,775	898,866	3,802	3,478,231	413,067	-	4,828,740	5,386,540
Other receivables	-	-	-	-	-	60,954	60,954	-
Total restricted current assets	13,464,314	19,739,853	25,024,981	58,153,455	151,717,998	269,692	268,370,293	103,346,953
TOTAL CURRENT ASSETS	41,568,647	19,739,853	25,024,981	58,153,455	151,717,998	269,692	296,474,625	135,173,705
NON-CURRENT ASSETS								
Unrestricted non-current assets:								
Investments	8,970,801	-	-	-	-	-	8,970,801	4,843,169
Loans receivable	-	-	-	-	-	-	-	140,000
Prepaid expenses	-	-	-	-	-	14,686	14,686	138,926
Due from (to) other funds	2,684,066	(2,684,066)	-	-	-	-	-	-
Total unrestricted non-current assets	11,654,867	(2,684,066)	-	-	-	14,686	8,985,487	5,122,095
Restricted non-current assets:								
Investments held in trust	400,434	21,759,326	-	40,745,507	2,780,087	-	65,685,354	94,077,508
Mortgage-backed securities at fair value	-	116,555,593	-	109,851,673	-	-	226,407,266	270,110,182
Mortgage and construction loans receivable	-	926,204	-	470,370,591	48,840,296	-	520,137,092	561,716,984
Loans receivable	-	-	-	2,276,709	-	-	2,276,709	2,276,709
McKinney Act loans receivable	2,907,448	-	-	-	-	-	2,907,448	2,340,254
Other receivables	76,413	-	-	33,095	-	-	109,509	174,951
Bond issue costs, net	-	1,748,332	145,531	-	122,975	52,428	2,069,266	2,062,755
Total restricted non-current assets	3,384,295	140,989,456	145,531	623,277,575	51,743,358	52,428	819,592,643	932,759,343
Capital assets:								
Land	-	-	-	-	-	573,000	573,000	573,000
Property and equipment	1,925,513	-	-	-	-	1,795,238	3,720,751	3,709,208
Leasehold improvements	1,533,810	-	-	-	-	-	1,533,810	1,528,294
Less accumulated depreciation and amortization	(2,637,503)	-	-	-	-	(810,812)	(3,448,315)	(3,248,299)
Total capital assets, net	821,820	-	-	-	-	1,557,426	2,379,246	2,562,203
TOTAL NON-CURRENT ASSETS	15,860,982	138,305,390	145,531	623,277,575	51,743,358	1,624,539	830,957,376	940,443,641
TOTAL ASSETS	**$ 57,429,629**	**$ 158,045,242**	**$ 25,170,512**	**$ 681,431,030**	**$ 203,461,356**	**$ 1,894,232**	**$ 1,127,432,001**	**$ 1,075,617,346**

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
COMBINING BALANCE SHEET – (CONTINUED)
SEPTEMBER 30, 2010
(WITH COMPARATIVE TOTALS FOR 2009

LIABILITIES AND NET ASSETS	General Fund	Single Family Program Fund	Single Family NIBP Fund	Multifamily (Conduit Bond) Program Fund	Multifamily NIBP Fund	DC Building Finance Corporation	2010	2009
CURRENT LIABILITIES								
Current liabilities payable from unrestristed assets:								
Accounts payable and accrued liabilities	$ 990,822	$ -	$ -	$ -	$ -	$ -	$ 990,822	$ 833,111
Accrued salary and vacation payable	181,501	-	-	-	-	-	181,501	196,849
Deferred revenue	735,019	-	-	-	-	-	735,019	1,092,997
Total current liabilities payable from unrestricted assets	1,907,342	-	-	-	-	-	1,907,342	2,122,957
Current liabilities payable from restricted assets:								
Accounts payable and accrued liabilities	-	1,099,616	-	32,795		19,918	1,152,329	1,489,735
Tenant subsidy funds	-	-	-	-	-	-	-	542,927
Escrow deposits	5,845,749	-	-	4,157,000	11,810,787	188,360	22,001,896	5,862,976
Deferred credits	-	2,773,285	-	18,298,720	3,446,616	-	24,518,621	44,365,572
Deferred revenue	-	619,075	-	-	-	49,687	668,762	901,377
Interest payable	-	2,256,712	24,976	6,471,269	469,126	20,954	9,243,038	10,712,813
Current portion of bonds payable	-	2,915,000	-	29,537,938	100,000	-	32,552,938	57,295,264
Current portion of certificates of participation	-	-	-	-	-	120,000	120,000	115,000
Total current liabilities payable from restricted assets	**5,845,749**	**9,663,688**	**24,976**	**58,497,722**	**15,826,529**	**398,919**	**90,257,583**	**121,285,664**
Total current liabilities	**7,753,092**	**9,663,688**	**24,976**	**58,497,722**	**15,826,529**	**398,919**	**92,164,926**	**123,408,621**
NON-CURRENT LIABILITIES								
Non-current liabilities payable from restristed assets:								
Loans payable	-	-	-	454,048	-	-	454,048	457,027
Bonds payable—less current portion	-	133,379,374	25,000,000	576,167,541	187,490,000	-	922,036,915	845,930,393
Certificates of participation—less current portion	-	-	-	-	-	1,055,000	1,055,000	1,175,000
Total non-current liabilities payable from restricted assets	-	133,379,374	25,000,000	576,621,589	187,490,000	1,055,000	923,545,963	847,562,420
TOTAL LIABILITEIS	**7,753,092**	**143,043,063**	**25,024,976**	**635,119,310**	**203,316,529**	**1,453,919**	**1,015,710,889**	**970,971,041**
NET ASSETS								
Invested in capital assets—net of related debt	821,820	-	-	-	-	382,426	1,204,246	1,272,205
Restricted for:								
Bond Fund and Risk Share	2,451,863	15,002,180	145,536	46,311,720	144,826	57,887	64,114,012	60,111,331
McKinney Act Fund	8,714,922	-	-	-	-	-	8,714,922	8,532,925
Total restricted net assets	11,166,785	15,002,180	145,536	46,311,720	144,826	57,887	72,828,934	68,644,256
Unrestricted net assets	37,687,933	-	-	-	-	-	37,687,933	34,729,844
TOTAL NET ASSETS	**49,676,537**	**15,002,180**	**145,536**	**46,311,720**	**144,826**	**440,313**	**111,721,112**	**104,646,305**
TOTAL LIABILITIES AND NET ASSETS	**$ 57,429,629**	**$ 158,045,242**	**$ 25,170,512**	**$ 681,431,030**	**$ 203,461,356**	**$ 1,894,232**	**$1,127,432,001**	**$1,075,617,346**

See Accompanying Independent Auditor’s Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
SEPTEMBER 30, 2010
(WITH COMPARATIVE TOTALS FOR 2009)

	General Fund	Single Family Program Fund	Single Family NIBP Fund	Multifamily (Conduit Bond) Program Fund	Multifamily NIBP Fund	DC Building Finance Corporation	2010	2009
OPERATING REVENUES								
Investment interest income	$ 489,743	$ 1,236,011	$ 24,981	$ 2,182,644	$ 159,211	$ -	$ 4,092,589	$ 6,752,586
Mortgage-backed security interest income	-	6,990,418	-	6,762,640	-	-	13,753,058	15,366,924
Interest on mortgage and construction loans	-	100,656	-	27,539,264	416,321	-	28,056,241	28,092,842
McKinney Act interest revenue	51,757	-	-	-	-	-	51,757	182,634
Application and commitment fees	164,972	-	-	-	-	-	164,972	47,923
HUD Section 8 housing assistance receipts	-	-	-	-	-	-	-	10,264
Service project receipts	6,934,081	-	-	-	-	-	6,934,081	6,828,403
Other	8,879,505	251,520	232,850	667,989	594,369	120,804	10,747,036	18,584,574
Total operating revenues	16,520,058	8,578,605	257,831	37,152,536	1,169,900	120,804	63,799,735	75,866,150
OPERATING EXPENSES								
General and administrative	1,495,044	162,513	-	1,635,724	165,416	-	3,458,697	7,106,049
Personnel and related costs	3,574,126	-	-	-	-	-	3,574,126	3,932,732
Interest expense	-	6,748,953	24,976	33,998,983	553,182	66,964	41,393,059	49,943,907
Depreciation and amortization	139,064	-	-	-	-	60,952	200,016	161,597
Service project payments	6,943,433	-	-	-	-	-	6,943,433	6,731,294
Bond cost of issuance amortization	-	261,995	87,319	-	283,975	-	633,289	570,241
Trustee fees and other expenses	736,790	373,524	-	712,331	22,500	722	1,845,867	8,019,926
Total operating expenses	12,888,457	7,546,985	112,295	36,347,038	1,025,073	128,638	58,048,486	76,465,746
OPERATING INCOME (LOSS)	3,631,601	1,031,621	145,536	805,499	144,826	(7,834)	5,751,249	(599,596)
NON-OPERATING REVENUES/EXPENSES								
Increase in fair value of mortgage-backed securities	-	1,765,865	-	(442,306)	-	-	1,323,558	14,104,199
CHANGE IN NET ASSETS	3,631,601	2,797,486	145,536	363,192	144,826	(7,834)	7,074,807	13,504,603
Net assets, beginning of year	46,044,936	12,204,694	-	45,948,528	-	448,147	104,646,305	91,141,702
Net assets, end of year	$ 49,676,537	$ 15,002,180	$ 145,536	$ 46,311,720	$ 144,826	$ 440,313	$ 111,721,112	$ 104,646,305

See Accompanying Independent Auditor’s Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
COMBINING STATEMENT OF CASH FLOWS
YEARS ENDED SEPTEMBER 30, 2010
(WITH COMPARATIVE TOTALS FOR 2009)

	General Fund	Single Family Program Fund	Single Family NIBP Fund	Multifamily (Conduit Bond) Program Fund	Multifamily NIBP Fund	DC Building Finance Corporation	2010	2009
Cash Flows From Operating Activities:								
Interest received on loans	$ 96,600	$ 375,281	$ -	$ 27,720,721	$ 27,037	$ -	$ 28,219,640	$ 20,497,050
Other cash receipts	11,747,621.94	-	-	6,533,755	-	115,000	18,396,377	24,755,484
Payments to vendors	(1,029,257)	(225,554)	-	(1,985,631)	(187,916)	-	(3,428,357)	(7,356,741)
Payments to employees	(3,589,291)	-	-	-	-	-	(3,589,291)	(3,937,740)
Net mortgage and construction loans (disbursements) / receipts	(587,454)	(90,000)	-	80,475,915	(48,940,296)	-	30,858,166	(47,888,190)
Receipts of service project income	6,934,081	-	-	-	-	-	6,934,081	6,838,667
Payments of service project expenses	(6,943,433)	-	-	-	-	-	(6,943,433)	(6,732,794)
Principal and interest received on mortgage-backed securities	-	29,947,331	-	51,840,982	-	-	81,788,313	26,652,209
Payment for the purchase of mortgage-backed securities	-	(3,302,209)	-	(9,278,438)	-	-	(12,580,647)	(39,648,177)
Other cash payments	(4,026,830)	(500,000)	-	(2,514,521)	-	(557)	(7,041,908)	(6,541,596)
Net cash provided by / (used in) operating activities	2,602,039	26,204,850	-	152,792,785	(49,101,174)	114,443	132,612,942	(33,361,828)
Cash Flows from Capital and Related Financing Activities								
Acquisition of fixed assets	(17,059)	-	-	-	-	-	(17,059)	(82,202)
Payments of bonds and long-term debt	-	-	-	-	-	(115,000)	(115,000)	(110,000)
Net cash used in capital and related financing activities	(17,059)	-	-	-	-	(115,000)	(132,059)	(192,202)
Cash Flows From Non-Capital Financing Activities								-
Funds disbursed for multi-family projects	-	-	-	(50,661,319)	-	-	(50,661,319)	(59,242,089)
Interest paid on bonds	-	(7,918,476)	-	(35,582,397)	(84,056)	(69,015)	(43,653,944)	(51,211,864)
Proceeds from tax credit equity and other sources	-	-	-	27,451,111	15,425,321	-	42,876,432	48,878,648
Transfer (to) from other funds	(659,300)	-	232,850	-	426,450	-	-	-
Proceeds from bond issuances	-	-	25,000,000	36,995,110	275,770,000	-	337,765,110	79,328,778
Principal payments on issued debt	-	(31,010,000)	-	(166,419,804)	(88,180,000)	-	(285,609,804)	(341,971,756)
Bond issuance cost		-	(232,850)	-	(406,950)		(639,800)	-
Net cash provided by / (used in) non-capital financing activities	(659,300)	(38,928,476)	25,000,000	(188,217,299)	202,950,765	(69,015)	76,675	(324,218,283)
							-	
Cash Flows From Investing Activities							-	
Interest received on investments	478,334	1,550,558	21,179	2,339,633	135,427	2	4,525,133	10,143,320
Sale of investments	2,784,458	28,075,411	-	33,477,993	-	-	64,337,863	453,527,071
Purchase of investments	(7,411,215)	(15,865,283)	-	(14,423,753)	(2,780,087)	-	(40,480,337)	(94,479,828)
Arbitrage rebate paid	-	(342,789)	-	-	-	-	(342,789)	-
Net cash provided by / (used in) investing activities	(4,148,422)	13,417,898	21,179	21,393,873	(2,644,660)	2	28,039,870	369,190,563
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(2,222,743)	694,272	25,021,179	(14,030,641)	151,204,931	(69,570)	160,597,428	11,418,250
Cash and cash equivalents, beginning of year	36,000,397	5,342,188	-	45,907,770	-	278,308	87,528,663	76,110,413
Cash and cash equivalents, end of year	$ 33,777,654	$ 6,036,460	$ 25,021,179	$ 31,877,129	$ 151,204,931	$ 208,738	$ 248,126,091	$ 87,528,663

(Continued)

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
COMBINING STATEMENT OF CASH FLOWS – (CONTINUED)
YEARS ENDED SEPTEMBER 30, 2010
(WITH COMPARATIVE TOTALS FOR 2009)

	General Fund	Single Family Program Fund	Single Family NIBP Fund	Multi-Family (Conduit Bond) Program Fund	Multifamily NIBP Fund	DC Building Finance Corporation	2010	2009
Reconciliation of Operating Income to Net Cash Provided by / (Used In) Operating Activities								
Operating income (loss)	$ 3,631,601	$ 1,031,621	$ 145,536	$ 805,499	$ 144,826	$ (7,834)	$ 5,751,249	$ (599,596)
Depreciation	139,064	-	-	-	-	60,952	200,016	167,137
Amortization	(334,483)	(447,105)	87,319	(206,905)	283,975	-	(617,199)	568,326
Interest on bonds	-	7,918,476	-	35,582,397	84,056	69,015	43,653,944	49,943,907
Amortization of discount on investments	43,189	-	-	-	-	-	43,189	-
Provision for uncollectible other revenue	15,027	-	-	-	-	-	15,027	-
Provision for uncollectible interest revenue	275,038	-	-	-	-	-	275,038	-
Contingent loss expense	375,391	-	-	-	-	-	375,391	-
Decrease (increase) in mortgage and construction loans	(587,454)	181,473	-	80,475,916	(48,940,296)	-	31,129,638	(47,888,190)
Decrease in mortgage-backed securities	-	22,865,180	-	44,909,302	-	-	67,774,482	13,580,440
Purchases of mortgage-backed securities	-	(3,302,209)	-	(9,278,438)	-	-	(12,580,647)	(39,648,177)
Arbitrage rebate paid	-	342,789	-	-	-	-	342,789	-
Decrease (Increase) in fair value of investments	12,986	-	-	-	-	-	12,986	-
Interest received on investments	(478,334)	(1,550,558)	(21,179)	(2,339,633)	(135,427)	221	(4,524,910)	(6,752,586)
Asset / (Liability) adjustment	31,291	310,484	-	(25,546)	-	-	316,229	-
Decrease (increase) in assets:							-	
Accrued interest receivable	(113,654)	456,760	(3,802)	463,888	(413,067)	384	390,510	(2,321,106)
Other current assets	-	-	(232,850)	-	(406,950)	-	(639,800)	57,056
Other receivables	(2,152,588)		-	16,335	-	-	(2,136,254)	10,781
Accrued interest received	-	-	-	-	-	-	-	-
Increase (decrease) in liabilities:								
Accounts payables and accrued liabilities	201,855	(390,119)	-	(24,588)		(6,243)	(219,095)	1,165,989
Deferred revenue and credits	681,508	(650,000)	-	455,942	-	-	487,450	2,013,616
Accrued interest payable	-	(561,942)	24,976	(1,399,884)	469,126	(2,051)	(1,469,775)	(2,301,502)
Escrow deposits	861,602	-	-	3,358,500	(187,419)	-	4,032,683	(1,357,923)
Net cash provided by / (used in) operating activities	$ 2,602,039	$ 26,204,850	$ 0	$ 152,792,785	$ (49,101,174)	$ 114,443	$ 132,612,942	$ (33,361,828)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND
SEPTEMBER 30, 2010 AND 2009

DC Building Finance Corporation as of September 30, 2010

Asset	Cost	Fair Value	Maturities (in years) Less than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Money Market Funds	$ 208,738	$ 208,738	$ 208,738	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	208,738	208,738	208,738	-	-	-	-
DC Building Finance Corporation Total Cash	**$ 208,738**	**$ 208,738**	**$ 208,738**	**$ -**	**$ -**	**$ -**	**$ -**

DC Building Finance Corporation As Of September 30, 2009

Asset	Cost	Fair Value	Maturities (in years) Less Than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Money Market Funds	$ 278,308	$ 278,308	$ 278,308	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	278,308	278,308	278,308	-	-	-	-
DC Building Finance Corporation Total Cash, Investments	**$ 278,308**	**$ 278,308**	**$ 278,308**	**$ -**	**$ -**	**$ -**	**$ -**

(Continued)

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DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1986, 1996 Single Family Whole Loan Program as of September 30, 2010

Asset	Cost	Fair Value	Maturities (in years) Less than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Money Market Funds	$ 599,338	$ 599,338	$ 599,338	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	599,338	599,338	599,338	-	-	-	-
Investments							
Investment Agreements	126,017	126,017	-		126,017	-	-
Total Investments	126,017	126,017	-	-	126,017	-	-
1986, 1996 Single Family Whole Loan Program Total Cash and Investments	**$ 725,355**	**$ 725,355**	**$ 599,338**	**$ -**	**$ 126,017**	**$ -**	**$ -**

1986, 1996 Single Family Whole Loan Program As Of September 30, 2009

Asset	Cost	Fair Value	Maturities (in years) Less Than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Money Market Funds	$ 442,807	$ 442,807	$ 442,807	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	442,807	442,807	442,807	-	-	-	-
Investments							
Investment Agreements	87,583	87,583	-	87,583	-	-	-
Total Investments	87,583	87,583	-	87,583	-	-	-
1986, 1996 Single Family Whole Loan Program Total Cash, Investments	**$ 530,390**	**$ 530,390**	**$ 442,807**	**$ 87,583**	**$ -**	**$ -**	**$ -**

(Continued)

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DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1988 Collateralized Single Family Mortgage Revenue Bonds as of September 30, 2010

			Maturities (in years)				
Asset	**Cost**	**Fair Value**	**Less than 1**	**From 1 Up To 5**	**From 5 Up To 10**	**From 10 Up To 15**	**15 and More**
Cash and Cash Equivalents							
Money Market Funds	$ 81,379	$ 81,379	$ 81,379	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	81,379	81,379	81,379	-	-	-	-
Investments							
Investment Agreements	9,645,641	9,645,641	-	-	-	-	9,645,641
Total Investments	9,645,641	9,645,641	-	-	-	-	9,645,641
Mortgage-Backed Securities							
Ginnie Mae	2,909,742	3,342,776	-	-	3,097,021	245,756	-
Total Mortgage-Backed Securities	2,909,742	3,342,776	-	-	3,097,021	245,756	-
1988 Collateralized Single Family Mortgage Revenue Bonds Total Cash, Investments and Mortgage-Backed Securities	**$ 12,636,762**	**$ 13,069,797**	**$ 81,379**	**$ -**	**$ 3,097,021**	**$ 245,756**	**$ 9,645,641**

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1988 Collateralized Single Family Mortgage Revenue Bonds As Of September 30, 2009

			Maturities (in years)				
Asset	**Cost**	**Fair Value**	**Less Than 1**	**From 1 Up To 5**	**From 5 Up To 10**	**From 10 Up To 15**	**15 and More**
Cash and Cash Equivalents							
Money Market Funds	$ 111,309	$ 111,309	$ 111,309	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	111,309	111,309	111,309	-	-	-	-
Investments							
Investment Agreements	8,736,259	8,736,259	-	-	-	-	8,736,259
Total Investments	8,736,259	8,736,259	-	-	-	-	8,736,259
Mortgage-Backed Securities							
Ginnie Mae	3,393,622	3,817,997	-	-	1,275,031	2,542,966	-
Total Mortgage-Backed Securities	3,393,622	3,817,997	-	-	1,275,031	2,542,966	-
1988 Collateralized Single Family Mortgage Revenue Bonds Total Cash, Investments and Mortgage-Backed Securities	**$ 12,241,191**	**$ 12,665,566**	**$ 111,309**	**$ -**	**$ 1,275,031**	**$ 2,542,966**	**$ 8,736,259**

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1996 Single Family Mortgage Revenue Bonds as of September 30, 2010

			Maturities (in years)				
Asset	**Cost**	**Fair Value**	**Less than 1**	**From 1 Up To 5**	**From 5 Up To 10**	**From 10 Up To 15**	**15 and More**
Cash and Cash Equivalents							
Demand Money Market Deposits	$ 10,513	$ 10,513	$ 10,513	$ -	$ -	$ -	$ -
Money Market Funds	5,345,229	5,345,229	5,345,229	-	-	-	-
Total Cash and Cash Equivalents	5,355,742	5,355,742	5,355,742	-	-	-	-
Investments							
Investment Agreements	11,987,668	11,987,668	-	2,264,498	-	-	9,723,170
Total Investments	11,987,668	11,987,668	-	2,264,498	-	-	9,723,170
Mortgage-Backed Securities							
Ginnie Mae	37,208,421	40,160,377	-	-	651,279	6,239,599	33,269,499
Fannie Mae	32,616,184	34,374,627	-	-	-	85,928	34,288,699
Freddie Mac	47,941,458	51,318,697	-	-	-	-	51,318,697
Total Mortgage-Backed Securities	117,766,063	125,853,701	-	-	651,279	6,325,527	118,876,895
1996 Single Family Mortgage Revenue Bonds Total Cash, Investments and Mortgage-Backed Securities	**$ 135,109,473**	**$ 143,197,112**	**$ 5,355,742**	**$ 2,264,498**	**$ 651,279**	**$ 6,325,527**	**$ 128,600,066**

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1996 Single Family Mortgage Revenue Bonds As Of September 30, 2009

			Maturities (in years)				
Asset	**Cost**	**Fair Value**	**Less Than 1**	**From 1 Up To 5**	**From 5 Up To 10**	**From 10 Up To 15**	**15 and More**
Cash and Cash Equivalents							
Money Market Funds	$ 4,788,072	$ 4,788,072	$ 4,788,072	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	4,788,072	4,788,072	4,788,072	-	-	-	-
Investments							
Investment Agreements	25,453,919	25,453,919	6,395,629	1,170,408	-	-	17,887,881
Corporate Obligations	-	-	-	-	-	-	-
Government Sponsored Enterprises	-	-	-	-	-	-	-
Total Investments	25,453,919	25,453,919	6,395,629	1,170,408	-	-	17,887,881
Mortgage-Backed Securities							
Ginnie Mae	42,764,255	44,867,800	-	-	19,303	4,084,252	40,764,246
Fannie Mae	40,375,942	41,616,797	-	-	-	-	41,616,797
Freddie Mac	53,704,957	56,690,990	-	-	-	-	56,690,990
Total Mortgage-Backed Securities	136,845,154	143,175,587	-	-	19,303	4,084,252	139,072,032
1996 Single Family Mortgage Revenue Bonds Total Cash, Investments and Mortgage-Backed Securities	**$167,087,145**	**$ 173,417,578**	**$ 11,183,702**	**$ 1,170,408**	**$ 19,303**	**$ 4,084,252**	**$156,959,914**

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

Single Family NIB Program as of September 30, 2010

Asset	Cost	Fair Value	Maturities (in years) Less than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Money Market Funds	$ 25,021,179	$ 25,021,179	$ 25,021,179	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	25,021,179	25,021,179	25,021,179	-	-	-	-
Single Family NIB Program Total Cash	**$ 25,021,179**	**$ 25,021,179**	**$ 25,021,179**	**$ -**	**$ -**	**$ -**	**$ -**

Multifamily NIB Program as of September 30, 2010

Asset	Cost	Fair Value	Maturities (in years) Less than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Demand Money Market Deposits	$ 985.93	$ 985.93	$ 985.93	$ -	$ -	$ -	$ -
Money Market Funds	151,203,945	151,203,945	151,203,945	-	-	-	-
Total Cash and Cash Equivalents	151,204,931	151,204,931	151,204,931	-	-	-	-
Investments							
Investment Agreements	2,780,081	2,780,081	-	2,780,081	-	-	-
Total Investments	2,780,081	2,780,081	-	2,780,081	-	-	-
Single Family NIB Program Total Cash	**$ 153,985,012**	**$ 153,985,012**	**$ 151,204,931**	**$ 2,780,081**	**$ -**	**$ -**	**$ -**

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

Multifamily (Conduit Bond) Program as of September 30, 2010

			Maturities (in years)				
Asset	**Cost**	**Fair Value**	**Less than 1**	**From 1 Up To 5**	**From 5 Up To 10**	**From 10 Up To 15**	**15 and More**
Cash and Cash Equivalents							
Demand Money Market Deposits	$ 1,589,540	$ 1,589,540	$ 1,589,540	$ -	$ -	$ -	$ -
Money Market Funds	30,287,589	30,287,589	30,287,589	-	-	-	-
Total Cash and Cash Equivalents	31,877,129	31,877,129	31,877,129	-	-	-	-
Investments							
Investment Agreements	40,745,507	40,745,507	5,100,000	24,376,133	1,115,622	-	10,165,344
Total Investments	40,745,507	40,745,507	5,100,000	24,376,133	1,115,622	-	10,165,344
Mortgage-Backed Securities							
Ginnie Mae	97,029,251	103,965,323	-	-	-	-	103,965,323
Fannie Mae	9,050,000	7,112,283	-	-	-	-	7,112,283
Total Mortgage-Backed Securities	106,079,251	111,077,605	-	-	-	-	111,077,605
Multifamily (Conduit Bond) Program Total Cash, Investments and Mortgage-Backed Securities	**$ 178,701,887**	**$ 183,700,242**	**$ 36,977,129**	**$ 24,376,133**	**$ 1,115,622**	**$ -**	**$ 121,242,950**

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

Multifamily (Conduit Bond) Program As Of September 30, 2009

Asset	Cost	Fair Value	Maturities (in years) Less Than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Money Market Funds	$ 45,907,770	$ 45,907,770	$ 45,907,770	$ -	$ -	$ -	$ -
Total Cash and Cash Equivalents	45,907,770	45,907,770	45,907,770	-	-	-	-
Investments							
Investment Agreements	59,799,748	59,799,748	10,961,000	37,508,333	-	-	11,330,415
Total Investments	59,799,748	59,799,748	10,961,000	37,508,333	-	-	11,330,415
Mortgage-Backed Securities							
Ginnie Mae	122,107,287	139,664,328	-	2,433,389	-	-	137,230,939
Fannie Mae	7,328,231	7,486,448	-	-	-	-	7,486,448
Total Mortgage-Backed Securities	129,435,518	147,150,776	-	2,433,389	-	-	144,717,388
Multifamily (Conduit Bond) Program Total Cash, Investments and Mortgage-Backed Securities	**$235,143,036**	**$ 252,858,294**	**$ 56,868,770**	**$ 39,941,722**	**$ -**	**$ -**	**$156,047,802**

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

Combined Revenue Obligation Funds and General Fund as of September 30, 2010

			Maturities (in years)				
Asset	**Cost**	**Fair Value**	**Less than 1**	**From 1 Up To 5**	**From 5 Up To 10**	**From 10 Up To 15**	**15 and More**
Cash and Cash Equivalents							
Demand Money Market Deposits	$ 34,951,414	$ 34,951,414	$ 34,951,414	$ -	$ -	$ -	$ -
Money Market Funds	213,174,677	213,174,677	213,174,677	-	-	-	-
Total Cash and Cash Equivalents	248,126,091	248,126,091	248,126,091	-	-	-	-
Investments							
Certificates of Deposits	400,434	400,434	400,434	-	-	-	-
Collateralized Certificates of Deposits	5,624,000	5,624,000	-	5,624,000	-	-	-
U.S. Treasury Obligations	1,235,330	1,253,661	155,357	1,098,304	-	-	-
U.S. Agency Obligations	50,511	51,197	-	51,197	-	-	-
Investment Agreements	65,284,914	65,284,914	5,100,000	29,420,712	1,241,639	-	29,534,156
Corporate Obligations	1,266,174	1,297,522	583,606	713,917	-	-	-
Government Sponsored Enterprises	732,736	744,420	76,043	668,377	-	-	-
Total Investments	74,594,098	74,656,148	6,315,440	37,576,506	1,241,639	-	29,534,156
Mortgage-Backed Securities							
Ginnie Mae	137,147,414	147,468,476	-	-	3,748,300	6,485,355	137,234,822
Fannie Mae	41,666,184	41,486,910	-	-	-	85,928	41,400,982
Freddie Mac	47,941,458	51,318,697	-	-	-	-	51,318,697
Total Mortgage-Backed Securities	226,755,056	240,274,083	-	-	3,748,300	6,571,283	229,954,501
Combined General Fund and Revenue Obligation Funds Total Cash, Investments and Mortgage-Backed Securities	**$ 549,475,245**	**$ 563,056,322**	**$ 254,441,530**	**$ 37,576,506**	**$ 4,989,939**	**$ 6,571,283**	**$ 259,488,657**

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

Combined Revenue Obligation Funds and General Fund As Of September 30, 2009

Asset	Cost	Fair Value	Maturities (in years) Less Than 1	From 1 Up To 5	From 5 Up To 10	From 10 Up To 15	15 and More
Cash and Cash Equivalents							
Demand Money Market Deposits	$ 34,840,680	$ 34,840,680	$ 34,840,680	$ -	$ -	$ -	$ -
Money Market Funds	52,687,984	52,687,984	52,687,984	-	-	-	-
Total Cash and Cash Equivalents	87,528,665	87,528,665	87,528,665	-	-	-	-
Investments							
Certificates of Deposits	594,120	594,692	495,436	99,255	-	-	-
U.S. Treasury Obligations	1,050,346	1,058,712	-	1,058,712	-	-	-
U.S. Agency Obligations	-	-	-	-	-	-	-
Investment Agreements	94,077,509	94,077,509	17,356,629	38,766,325	-	-	37,954,555
Corporate Obligations	2,233,544	2,272,332	1,096,383	1,175,948	-	-	-
Government Sponsored Enterprises	904,464	917,433	204,219	713,214	-	-	-
Total Investments	98,859,984	98,920,677	19,152,668	41,813,453	-	-	37,954,555
Mortgage-Backed Securities							
Ginnie Mae	168,265,164	188,350,125	-	2,433,389	1,294,334	6,627,219	177,995,185
Fannie Mae	47,704,173	49,103,245	-	-	-	-	49,103,245
Freddie Mac	53,704,957	56,690,990	-	-	-	-	56,690,990
Total Mortgage-Backed Securities	269,674,294	294,144,361	-	2,433,389	1,294,334	6,627,219	283,789,420
Combined General Fund and Revenue Obligation Funds Total Cash, Investments and Mortgage-Backed Securities	**$456,062,942**	**$ 480,593,702**	**$106,681,333**	**$ 44,246,842**	**$ 1,294,334**	**$ 6,627,219**	**$321,743,975**

Individual amounts may not add up to the total amount due to rounding.

(Continued)

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

DC Building Finance Corporation as of September 30, 2010

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 208,738	100.0%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	208,738	100.0%			
DC Building Finance Corporation Total Cash	**$ 208,738**	**100.0%**			

DC Building Finance Corporation As Of September 30, 2009

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 278,308	100.0%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	278,308	100.0%			
DC Building Finance Corporation Total Cash and Cash Equivalents	**$ 278,308**	**100.0%**			

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1986, 1996 Single Family Whole Loan Program as of September 30, 2010

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 599,338	82.6%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	599,338	82.6%			
Investments					
Investment Agreements	126,017	17.4%	AAA	S&P	
Total Investments	126,017	17.4%			
1986, 1996 Single Family Whole Loan Program Total Cash and Investments	**$ 725,355**	**100.0%**			

1986, 1996 Single Family Whole Loan Program As Of September 30, 2009

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 442,807	83.5%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	442,807	83.5%			
Investments					
Investment Agreements	87,583	16.5%	AAA	S&P	
Total Investments	87,583	16.5%			
1986, 1996 Single Family Whole Loan Program Total Cash, Investments	**$ 530,390**	**100.0%**			

(Continued)
See Accompanying Independent Auditor’s Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1988 Collateralized Single Family Mortgage Revenue Bonds as of September 30, 2010

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 81,379	0.6%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	81,379	0.6%			
Investments					
Investment Agreements	9,645,641	73.8%	AA+	S&P	
Total Investments	9,645,641	73.8%			
Mortgage-Backed Securities					
Ginnie Mae	3,342,776	25.6%	AAA	S&P	
Total Mortgage-Backed Securities	3,342,776	25.6%			
1988 Collateralized Single Family Mortgage Revenue Bonds Total Cash, Investments and Mortgage-Backed Securities	**$ 13,069,797**	**100.0%**			

(Continued)

See Accompanying Independent Auditor’s Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1988 Collateralized Single Family Mortgage Revenue Bonds As Of September 30, 2009

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 111,309	0.9%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	111,309	0.9%			
Investments					
Investment Agreements	8,736,259	69.0%	AA	S&P	
Total Investments	8,736,259	69.0%			
Mortgage-Backed Securities					
Ginnie Mae	3,817,997	30.1%	AAA	S&P	
Total Mortgage-Backed Securities	3,817,997	30.1%			
1988 Collateralized Single Family Mortgage Revenue Bonds Total Cash, Investments and Mortgage-Backed Securities	**$ 12,665,566**	**100.0%**			

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1996 Single Family Mortgage Revenue Bonds as of September 30, 2010

Asset	Fair Value	Percentage of Total	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Demand Money Market Deposits	$ 10,513	0.0%	No rated		Uncollateralized
Money Market Funds	5,345,229	3.7%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	5,355,742	3.7%			
Investments					
Investment Agreements	1,102,799	0.8%	AA+	S&P	
Investment Agreements	8,976,910	6.3%	AA-	S&P	
Investment Agreements	1,907,959	1.3%	A-	S&P	
Total Investments	11,987,668	8.4%			
Mortgage-Backed Securities					
Ginnie Mae	40,160,377	28.0%	AAA	S&P	
Fannie Mae	34,374,627	24.0%	AAA	S&P	
Freddie Mac	51,318,697	35.8%	AAA	S&P	
Total Mortgage-Backed Securities	**125,853,701**	**87.9%**			
1996 Single Family Mortgage Revenue Bonds Total Cash, Investments and Mortgage-Backed Securities	**$ 143,197,112**	**100.0%**			

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

1996 Single Family Mortgage Revenue Bonds As Of September 30, 2009

Asset	Fair Value	Percentage of Total	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 4,788,072	2.8%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	4,788,072	2.8%			
Investments					
Investment Agreements	1,561,857	0.9%	Aaa	Moody's	
Investment Agreements	17,354,582	10.0%	AA	S&P	
Investment Agreements	6,537,479	3.8%	A	S&P	
Total Investments	25,453,919	14.7%			
Mortgage-Backed Securities					
Ginnie Mae	44,867,800	25.9%	AAA	S&P	
Fannie Mae	41,616,797	24.0%	AAA	S&P	
Freddie Mac	56,690,990	32.7%	AAA	S&P	
Total Mortgage-Backed Securities	143,175,587	82.6%			
1996 Single Family Mortgage Revenue Bonds Total Cash, Investments and Mortgage-Backed Securities	**$173,417,578**	**100.0%**			

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

Single Family NIB Program as of September 30, 2010

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 25,021,179	100.0%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	25,021,179	100.0%			
Single Family NIB Program Total Cash	**$ 25,021,179**	**100.0%**			

Multifamily NIB Program as of September 30, 2010

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Demand Money Market Deposits	$ 986	0.0%	Not rated		Uncollateralized, Uninsured
Money Market Funds	151,203,945	98.2%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	151,204,931	98.2%			
Investments					
Investment Agreements	2,780,081	1.8%	A+	S&P	
Total Investments	2,780,081	0			
Multifamily NIB Program Total Cash and Investments	**$ 153,985,012**	**100.0%**			

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

Multifamily (Conduit Bond) Program as of September 30, 2010

Asset	Fair Value	Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Demand Money Market deposit	$ 1,589,540	0.9%	Not Rated		Uncollateralized, Uninsured
Money Market Funds	30,287,589	16.5%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	31,877,129	17.4%			
Investments					
Investment Agreements	3,872,327	2.1%	Aaa	Moody's	
Investment Agreements	6,230,085	3.4%	AA+	S&P	
Investment Agreements	3,006,508	1.6%	AA-	S&P	
Investment Agreements	3,260,454	1.8%	A1	Moody's	
Investment Agreements	18,583,521	10.1%	A+	S&P	
Investment Agreements	5,792,612	3.2%	A	S&P	
Total Investments	40,745,507	22.2%			
Mortgage-Backed Securities					
Ginnie Mae	103,965,323	56.6%	AAA	S&P	
Fannie Mae	7,112,283	3.9%	AAA	S&P	
Total Mortgage-Backed Securities	111,077,605	60.5%			
Multifamily (Conduit Bond) Program Total Cash, Investments and Mortgage-Backed Securities	**$ 183,700,242**	**100.0%**			

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

Multifamily (Conduit Bond) Program As Of September 30, 2009

Asset	Fair Value	Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Money Market Funds	$ 45,907,770	18.2%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	45,907,770	18.2%			
Investments					
Investment Agreements	7,162,377	2.8%	Aaa	Moody's	
Investment Agreements	19,841,730	7.8%	AA	S&P	
Investment Agreements	32,408,333	12.8%	A	S&P	
Investment Agreements	387,308	0.2%	A	Moody's	
Total Investments	59,799,748	23.6%			
	-				
Mortgage-Backed Securities					
Ginnie Mae	139,664,328	55.2%	AAA	S&P	
Fannie Mae	7,486,448	3.0%	AAA	S&P	
Total Mortgage-Backed Securities	147,150,776	58.2%			
Multifamily (Conduit Bond) Program Total Cash, Investments and Mortgage-Backed Securities	**$252,858,294**	**100.0%**			

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND (CONTINUED)
SEPTEMBER 30, 2010 AND 2009

Combined Revenue Obligation Funds and General Fund as of September 30, 2010

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Demand Money Market Deposits	$ 27,485,174	4.9%		S&P	Federal Reserve-Held AAA Colalteral
Demand Money Market Deposits	5,865,197	1.0%		S&P	Third Party-Held AAA Colalteral
Demand Money Market Deposits	1,601,040	0.3%	Not Rated		Uncollateralized, Unisured
Money Market Funds	212,747,397	37.8%	AAAm	S&P	Uncollateralized, Uninsured
Money Market Funds	427,283	0.1%	Not Rated		Uncollateralized, Unisured
Total Cash and Cash Equivalents	248,126,091	44.1%			
Investments					
Certificates of Deposits	400,434	0.1%			FDIC Insurance
Collateralized Certificates of Deposits	5,624,000	1.0%		S&P	Federal Reserve-Held AAA Colalteral
U.S. Treasury Obligations	1,253,661	0.2%	AAA	S&P	
U.S. Agency Obligations	51,197	0.0%	AAA	S&P	
Corporate Obligations	181,664	0.0%	AAA	S&P	
Corporate Obligations	627,779	0.1%	AA+	S&P	
Corporate Obligations	25,220	0.0%	Aa1	Moody's	
Corporate Obligations	359,792	0.1%	AA	S&P	
Corporate Obligations	77,759	0.0%	A	S&P	
Corporate Obligations	25,309	0.0%	A3	Moody's	
GSE Obligations	744,420	0.1%	AAA	S&P	
Investment Agreements	126,017	0.1%	AAA	S&P	
Investment Agreements	3,872,327	2.1%	Aaa	Moody's	
Investment Agreements	16,978,525	9.2%	AA+	S&P	
Investment Agreements	11,983,419	6.5%	AA-	S&P	
Investment Agreements	21,363,602	11.6%	A+	S&P	
Investment Agreements	3,260,454	1.8%	A1	Moody's	
Investment Agreements	5,792,612	3.2%	A	S&P	
Investment Agreements	1,907,959	1.0%	A-	S&P	
Total Investments	74,656,148	13.3%			
Mortgage-Backed Securities					
Ginnie Mae	147,468,476	26.2%	AAA	S&P	
Fannie Mae	41,486,910	7.4%	AAA	S&P	
Freddie Mac	51,318,697	9.1%	AAA	S&P	
Total Mortgage-Backed Securities	240,274,083	42.7%			
Combined General Fund and Revenue Obligation Funds Total Cash, Investments and Mortgage-Backed Securities	**$ 563,056,322**	**100.0%**			

(Continued)

See Accompanying Independent Auditor's Report.

DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
SCHEDULE OF CASH/CASH EQUIVALENTS, MORTGAGE-BACKED SECURITIES AND INVESTMENTS BY FUND
SEPTEMBER 30, 2010 AND 2009

Combined Revenue Obligation Funds and General Fund As Of September 30, 2009

Asset	Fair Value	Percentage of Total Investments	Credit Rating	Rating Agency	Underlying Securities Credit Rating / Supporting Collateral
Cash and Cash Equivalents					
Demand Money Market Deposits	$ 26,507,749	5.5%		S&P	Federal Reserve-Held AAA Colalteral
Demand Money Market Deposits	8,332,932	1.7%		S&P	Third Party-Held AAA Colalteral
Money Market Funds	52,687,984	11.0%	AAAm	S&P	Uncollateralized, Uninsured
Total Cash and Cash Equivalents	87,528,665	18.2%			
Investments					
Certificates of Deposits	594,692	0.1%			FDIC Insurance
U.S. Treasury Obligations	1,058,712	0.2%	AAA	S&P	
Corporate Obligations	181,355	0.0%	AAA	S&P	
Corporate Obligations	1,635,450	0.3%	AA	S&P	
Corporate Obligations	25,068	0.0%	Aa1	Moody's	
Corporate Obligations	430,458	0.1%	A	S&P	
GSE Obligations	917,433	0.2%	AAA	S&P	
Investment Agreements	87,583	0.0%	AAA	S&P	
Investment Agreements	8,724,235	3.5%	Aaa	Moody's	
Investment Agreements	45,932,572	18.2%	AA	S&P	
Investment Agreements	38,945,812	15.4%	A	S&P	
Investment Agreements	387,308	0.2%	A	Moody's	
Total Investments	98,920,677	20.6%			
Mortgage-Backed Securities					
Ginnie Mae	188,350,125	39.2%	AAA	S&P	
Fannie Mae	49,103,245	10.2%	AAA	S&P	
Freddie Mac	56,690,990	11.8%	AAA	S&P	
Total Mortgage-Backed Securities	294,144,361	61.2%			
Combined General Fund and Revenue Obligation Funds Total Cash, Investments and Mortgage-Backed Securities	**$480,593,702**	**100.0%**			

Individual amounts may not add up to the total amount due to rounding.

See Accompanying Independent Auditor's Report.