

In the opinion of Bond Counsel, interest on the Bonds is excludable from gross income for purposes of federal income tax, assuming continuing compliance with the requirements of the federal tax laws. Interest on the Bonds is a tax preference item that is subject to the federal alternative minimum tax imposed on individuals and corporations. Under existing law, the interest on the Bonds is exempt from income taxation by the Commonwealth of Virginia. See "TAX EXEMPTION" herein.

\$13,200,000

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
Multifamily Housing Revenue Bonds
(FHA-Insured Mortgage – Cedar Ridge Project)
Series 2007**

Dated: Date of Delivery

Due: April 1 and October 1, as set forth below

The Bonds will be issued pursuant to a Trust Indenture dated as of March 1, 2007 between Fairfax County Redevelopment and Housing Authority (the "Issuer") and The Bank of New York, New York, New York, as trustee (the "Trustee") and will bear interest at the rates set forth below. Interest on the Bonds is payable on each April 1 and October 1, commencing October 1, 2007. The Bonds will be issued as fully registered bonds in the denomination of \$5,000 principal amount or any integral multiple thereof. Purchasers of the Bonds will not receive certificates representing their interests in the Bonds purchased. Bonds will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company, New York, New York. Principal of, premium, if any, and interest on the Bonds will be payable by the Trustee to DTC, which will remit such payment in accordance with its normal procedures, as described herein.

MATURITY SCHEDULE

\$3,000,000 4.70% Term Bonds due April 1, 2027; Price 100%
\$3,775,000 4.75% Term Bonds due April 1, 2038; Price 100%
\$6,425,000 4.85% Term Bonds due October 1, 2048; Price 100%

The Bonds are being issued by the Issuer (i) to make a loan to FCRHA Cedar Ridge, LP, a Virginia limited partnership (the "Owner") to be used to finance a portion of the costs for the acquisition and rehabilitation of a 198-unit multifamily residential rental project (which consists of 194 residential rental units) located in Reston, Fairfax County, Virginia (the "Project"), (ii) to fund certain reserves, and (iii) to pay a portion of the costs of issuing the Bonds. The Project is to be occupied by persons of low and moderate income, as provided in Section 42(g) and Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code").

The Loan is evidenced by a Loan Agreement (the "Loan Agreement"), dated as of March 1, 2007, between the Owner and the Issuer and by a Deed of Trust Note and Rider to Deed of Trust Note (collectively, the "Note") from the Owner to the Issuer. The Loan Agreement (subject to certain Reserved Rights) and all of the Issuer's rights to receive payments under the Note from the Owner (subject to the Mortgage Servicing Agreement, as defined herein), from FHA pursuant to the Contract of Insurance (defined herein) and from any other party have been pledged and assigned by the Issuer to the Trustee as security for the Bonds. The Note is insured by the United States Department of Housing and Urban Development ("HUD") pursuant to Section 542(c) of the Housing and Community Development Act of 1992, as amended, and a Risk-Sharing Agreement dated July 13, 1994, as amended (the "HUD Risk-Sharing Agreement") between the Issuer and HUD. Pursuant to the HUD Risk-Sharing Agreement, the Issuer has agreed to reimburse HUD for fifty percent of any losses incurred by FHA as a result of a default under the Note, as more fully described herein. The Note is secured by a Deed of Trust and Rider to Deed of Trust (collectively, the "Mortgage") from the Owner to a certain named trustee for the benefit of the Issuer.

The Bonds are subject to optional and mandatory redemption, prior to the maturity thereof, as more fully described herein. See "THE BONDS -- Redemption" herein.

THE BONDS, PREMIUM, IF ANY, AND INTEREST THEREON ARE LIMITED OBLIGATIONS OF THE ISSUER, PAYABLE SOLELY FROM REVENUES, RECEIPTS AND SECURITY PLEDGED THEREFOR UNDER THE INDENTURE. NEITHER THE COMMISSIONERS OF THE ISSUER NOR ANY PERSON EXECUTING THE BONDS SHALL BE LIABLE PERSONALLY ON THE BONDS BY REASON OF THE ISSUANCE THEREOF. THE BONDS OF THE ISSUER SHALL NOT BE A DEBT OF FAIRFAX COUNTY, VIRGINIA (THE "COUNTY"), THE COMMONWEALTH OF VIRGINIA (THE "STATE") OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE ISSUER) AND NEITHER THE COUNTY NOR THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE ISSUER) SHALL BE LIABLE THEREON, NOR IN ANY EVENT SHALL SUCH BONDS BE PAYABLE OUT OF ANY FUNDS OR PROPERTIES OTHER THAN THOSE OF THE ISSUER PLEDGED THEREFOR PURSUANT TO THE INDENTURE. THE BONDS SHALL NOT CONSTITUTE AN INDEBTEDNESS WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY DEBT LIMITATION OR RESTRICTION. THE BONDS ARE NOT A DEBT OF THE UNITED STATES OF AMERICA, HUD, FHA, OR ANY OTHER AGENCY THEREOF AND ARE NOT GUARANTEED BY THE FULL FAITH AND CREDIT OF THE UNITED STATES OF AMERICA. THE ISSUER HAS NO TAXING POWER.

The Bonds are offered when, as and if issued and received by the Underwriter subject to the approval of legality by Ballard Spahr Andrews & Ingersoll, LLP, Washington, D.C., Bond Counsel. Certain legal matters will be passed upon for the Underwriter by its counsel, Squire, Sanders & Dempsey L.L.P., Washington, D.C. Certain legal matters will be passed upon for the Issuer by Alan M. Weiss, Esq., Office of the County Attorney for Fairfax County, Virginia. Certain legal matters will be passed upon for the Owner by its counsel, Ballard Spahr Andrews & Ingersoll, LLP, Washington, D.C. It is expected that the Bonds will be available on or about March 29, 2007, through the facilities of DTC in New York, New York.

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