

**NEW ISSUE**

*This Official Statement has been prepared by the North Carolina Housing Finance Agency to provide information on the Series 36 Bonds. Selected information is presented on this cover page for the convenience of the user. To make an informed decision regarding the Series 36 Bonds, a prospective investor should read this Official Statement in its entirety. Unless indicated, capitalized terms used on this cover page have the meanings given in the Official Statement.*



**\$66,000,000**  
**North Carolina Housing Finance Agency**  
**Home Ownership Revenue Refunding Bonds, Series 36**  
**(Taxable Interest)**  
**(1998 Trust Agreement)**

**Dated: Date of Delivery**

**Due: as shown on inside front cover**

<i>Tax Treatment</i>	In the opinion of Bond Counsel and subject to the qualifications described herein, interest on the Series 36 Bonds is <u>not</u> excluded from the gross income of the owners thereof for federal income tax purposes and is exempt from all income taxes of the State of North Carolina. See "TAX TREATMENT" herein for additional information.
<i>Redemption</i>	The Series 36 Bonds are subject to optional redemption, special redemption and sinking fund redemption as described herein.
<i>Security</i>	The Series 36 Bonds are payable from and secured by a pledge of all Program Obligations, Revenues and Prepayments and certain other assets, on a parity with outstanding Bonds heretofore or hereafter issued under the Trust Agreement. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE SERIES 36 BONDS." <i>The Series 36 Bonds do not constitute a debt, liability or obligation of the State of North Carolina or of any political subdivision thereof nor is the faith and credit or taxing power of the State of North Carolina or of any political subdivision thereof pledged to payment of the Series 36 Bonds.</i>
<i>Interest Payment Dates</i>	January 1 and July 1, commencing January 1, 2016
<i>Denominations</i>	\$5,000 or any whole multiple thereof.
<i>Closing/Settlement</i>	October 27, 2015
<i>Bond Counsel</i>	Womble Carlyle Sandridge & Rice, LLP, Raleigh, North Carolina
<i>Underwriters' Counsel</i>	Bode & Harrell, LLP, Raleigh, North Carolina
<i>Trustee and Paying Agent</i>	The Bank of New York Mellon Trust Company, National Association, Jacksonville, Florida

The Series 36 Bonds are offered, when, as and if issued and received by the Underwriters, subject to prior sale and the opinion of Bond Counsel as to the validity and certain other matters.

**BofA Merrill Lynch**

**RBC Capital Markets**

**Citigroup**

**Raymond James**

**Wells Fargo Securities**

*The date of this Official Statement is October 20, 2015.*

NORTH CAROLINA HOUSING FINANCE AGENCY

\$66,000,000

North Carolina Housing Finance Agency  
Home Ownership Revenue Refunding Bonds, Series 36  
(Taxable Interest)  
(1998 Trust Agreement)

MATURITY SCHEDULE

Series 36 Bonds  
\$29,370,000 Serial Bonds

<u>Maturity</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Price</u>	<u>CUSIP</u>
January 1, 2016	\$95,000	0.473%	100%	658207QY4
July 1, 2016	815,000	0.890%	100%	658207QZ1
January 1, 2017	815,000	0.917%	100%	658207RA5
July 1, 2017	835,000	1.201%	100%	658207RB3
January 1, 2018	950,000	1.341%	100%	658207RC1
July 1, 2018	970,000	1.541%	100%	658207RD9
January 1, 2019	990,000	1.844%	100%	658207RE7
July 1, 2019	1,010,000	1.944%	100%	658207RF4
January 1, 2020	1,030,000	2.094%	100%	658207RG2
July 1, 2020	1,045,000	2.194%	100%	658207RH0
January 1, 2021	1,075,000	2.478%	100%	658207RJ6
July 1, 2021	1,150,000	2.628%	100%	658207RK3
January 1, 2022	1,260,000	2.728%	100%	658207RL1
July 1, 2022	1,855,000	2.878%	100%	658207RM9
January 1, 2023	1,885,000	3.032%	100%	658207RN7
July 1, 2023	1,925,000	3.132%	100%	658207RP2
January 1, 2024	1,865,000	3.232%	100%	658207RQ0
July 1, 2024	1,905,000	3.332%	100%	658207RR8
January 1, 2025	1,940,000	3.432%	100%	658207RS6
July 1, 2025	1,980,000	3.482%	100%	658207RT4
January 1, 2026	2,020,000	3.532%	100%	658207RU1
July 1, 2026	1,955,000	3.582%	100%	658207RV9

\$9,250,000 3.907% Term Bonds maturing July 1, 2029 at 100% CUSIP 658207RW7

\$27,380,000 3.000% Term Bonds maturing January 1, 2033 at 102.305% CUSIP 658207RX5

The Underwriters have provided the following sentence for inclusion in this Official Statement: The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information.

No dealer, broker, salesman or other person has been authorized by the North Carolina Housing Finance Agency or the Underwriters to give any information or to make any representations other than those contained herein and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy nor shall there be any sale of the Series 36 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The information set forth herein has been provided by the North Carolina Housing Finance Agency and other sources believed to be reliable. Quotations from and summaries and explanations of provisions of laws and documents herein do not purport to be complete and reference is made to such laws and documents for full and complete statements of their provisions. Any statements made in this Official Statement involving estimates or matters of opinion, whether or not expressly stated, are intended merely as estimates or opinions and not as representations of fact.

The CUSIP numbers on the inside cover of this Official Statement are provided for convenience of reference only. Neither the North Carolina Housing Finance Agency nor the Underwriters make any representation to the correctness of the CUSIP numbers either as printed on the Series 36 Bonds or as contained in this Official Statement.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the North Carolina Housing Finance Agency since the dates as of which information is given herein.

THE SECURITIES OFFERED HEREBY HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 OR THE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES. THE SECURITIES OFFERED HEREBY HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION, NOR HAVE ANY OF THE FOREGOING AUTHORITIES PASSED UPON OR ENDORSED THE MERITS OF THIS OFFERING OR THE ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITERS MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE SERIES 36 BONDS OFFERED HEREBY AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

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

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**OFFICIAL STATEMENT**  
**OF**  
**NORTH CAROLINA HOUSING FINANCE AGENCY**  
  
**\$66,000,000**  
**North Carolina Housing Finance Agency**  
**Home Ownership Revenue Refunding Bonds, Series 36**  
**(Taxable Interest)**  
**(1998 Trust Agreement)**

**INTRODUCTION AND PURPOSE**

This Official Statement (including the cover page and appendices hereto) has been prepared and is being distributed by the North Carolina Housing Finance Agency (the "Agency") in order to furnish information in connection with the sale of \$66,000,000 of the Agency's Home Ownership Revenue Refunding Bonds, Series 36 (Taxable Interest) (1998 Trust Agreement) (the "Series 36 Bonds"), pursuant to the North Carolina Housing Finance Agency Act, being Chapter 122A of the General Statutes of North Carolina, as amended (the "Act"), a Trust Agreement, dated as of May 1, 1998 (the "Trust Agreement"), between the Agency and The Bank of New York Mellon Trust Company, National Association (hereinafter the "Trustee") and a Thirty-Sixth Supplemental Trust Agreement, dated as of October 1, 2015, between the Agency and the Trustee (the "Thirty-Sixth Supplemental Trust Agreement"), authorizing the issuance of the Series 36 Bonds.

The Series 36 Bonds are being issued to provide funds, together with other available funds, to refund certain of the Agency's Home Ownership Revenue Bonds heretofore issued under the Trust Agreement as described in the "PLAN OF REFUNDING" herein (the "Bonds to be Refunded"). See "PLAN OF REFUNDING" below.

Except for bonds issued under the Trust Agreement that by the terms thereof are subordinate to the other bonds issued under the Trust Agreement, all bonds issued under the Trust Agreement will be equally and ratably secured by the pledges and covenants contained therein. All such bonds that are equally and ratably secured, including the prior series of bonds issued in the respective aggregate principal amounts and on the respective dates as described in "THE PROGRAM - Experience to Date Under Trust Agreement" herein, and the Series 36 Bonds are herein referred to as the "Bonds." Information descriptive of the Series 36 Bonds which is included on the cover page hereof is part of this Official Statement.

All capitalized terms used in this Official Statement which are defined in the Trust Agreement shall have the same meanings as are set forth therein (see Appendix C – "SUMMARY OF CERTAIN PROVISIONS OF THE TRUST AGREEMENT AND THE THIRTY-SIXTH SUPPLEMENTAL TRUST AGREEMENT – Definitions"). The summaries of and references to the Act, the Trust Agreement and the other statutes and documents referred to herein and the description of the Series 36 Bonds which are included in or attached to this Official Statement do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to each such document or statute, copies of which are available from the Agency upon request.

The Agency is a body politic and corporate constituting a public agency and instrumentality of the State of North Carolina (the "State") which was created for the purpose of providing financing for residential housing for low and moderate income households. Pursuant to the Act, the Agency has established a housing program under the Trust Agreement (hereinafter referred to as the "Program") under which the Agency is authorized to enter into agreements for the purchase of mortgage loans and other obligations made for the purpose of assisting in providing housing to low and moderate income households in the State. Under the Act the interest rate or

rates, sale price or prices and manner of sale of bonds issued by the Agency must be approved by the Local Government Commission (the "Commission") of the State.

The Trust Agreement authorizes the issuance of Bonds thereunder for the purpose of paying the costs of the Program and for refunding certain bonds of the Agency. Generally, Bonds issued to pay the costs of the Program are issued to finance the making or purchase by the Agency of "Program Loans" or "Program Securities." Under the Trust Agreement, and as used herein, a "Program Loan" is an obligation made or purchased by the Agency in order to finance or otherwise provide housing principally on behalf of households of low and moderate income, and a "Program Security" is an obligation representing an interest in a pool of Program Loans, which obligations are guaranteed or insured by a mortgage agency authorized by the Trust Agreement. As defined in the Trust Agreement and used herein, a "Program Obligation" is a Program Loan or a Program Security. See "Definitions" and "The Program Fund" in Appendix C hereto. The Trust Agreement further provides that the Supplemental Trust Agreement authorizing the issuance of a Series of Bonds shall direct whether the proceeds of such Series will be used to purchase Program Loans or Program Securities and, if Program Loans are to be purchased, the requirements therefor, including any insurance or guarantee requirements for the Program Loans that may be purchased.

Under the Plan of Refunding developed in connection with the issuance of the Series 36 Bonds, upon the issuance of the Series 36 Bonds and the deposit of the proceeds thereof with the Trustee, the Trustee shall deposit to the credit of the Optional Redemption Account of the Redemption Fund created pursuant to the Trust Agreement proceeds of the Series 36 Bonds in an amount sufficient, together with other available funds, to redeem the Bonds to be Refunded. See "PLAN OF REFUNDING" and "SOURCES AND USES OF FUNDS."

The Series 36 Bonds and the interest thereon are payable solely from the Revenues and other moneys and assets pledged therefor under the Trust Agreement. The Series 36 Bonds are additionally secured by a Debt Service Reserve Fund, as more fully described below in "SECURITY FOR AND SOURCES OF PAYMENT OF THE SERIES 36 BONDS – Debt Service Reserve Fund" and losses on Program Loans are additionally secured by an Insurance Reserve Fund, as more fully described below in "SECURITY FOR AND SOURCES OF PAYMENT OF THE SERIES 36 BONDS – Insurance Reserve Fund."

The Series 36 Bonds do not constitute a debt, liability or obligation of the State or any political subdivision thereof, nor is the faith and credit or the taxing power of the State or any political subdivision thereof pledged to payment of the Series 36 Bonds. The Agency has no taxing power.

#### **PLAN OF REFUNDING**

\$66,000,000 of the proceeds of the Series 36 Bonds, together with other available Agency funds, will be transferred to the Optional Redemption Account of the Trust Agreement and used to redeem certain of the Home Ownership Revenue Bonds, Series 23, 24 and 26 (collectively, the "Bonds to be Refunded") issued pursuant to the Trust Agreement. The proceeds of the Series 36 Bonds, together with other available funds, will be used to pay the Redemption Price of the Series 23 Bonds on October 28, 2015. The remaining proceeds of the Series 36 Bonds, together with other available funds, will be used to pay the Redemption Price of the remaining Bonds to be Refunded on January 1, 2016.

The Thirty-Sixth Supplemental Trust Agreement creates a special account of the Program Fund designated as the "Series 36 Program Account." In connection with the refunding transaction, Program Loans in the approximate aggregate amount of \$76,690,152 financed with the proceeds of the Bonds to be Refunded with an approximate Weighted Average Interest Rate of 5.66% and Weighted Average Maturity of 259 months will be transferred from the various Program Accounts under the Trust Agreement to the Series 36 Program Account (the "Series 36 Program Loans").



Information concerning individual series delinquency rates and mortgage loan rates is contained in "THE PROGRAM – Experience to Date Under Trust Agreement."

Mortgage insurance on the Series 36 Program Loans is as follows:

Insurance or Guarantee Program	Estimated Loan Balance as of August 31, 2015	Percentage of Loan Balance
FHA Mortgage Insurance	\$17,973,251	23.4%
VA Guarantee	2,752,218	3.6%
USDA Guarantee	7,981,981	10.4%
Private Mortgage Insurance		
Genworth	19,150,392	25.0%
RMIC	4,147,060	5.4%
AIG-UGIC	5,437,206	7.1%
Radian Guaranty Inc.	542,278	0.7%
MGIC	9,709,862	12.7%
PMI	1,452,528	1.9%
TRIAD	147,148	0.2%
CMG	328,490	0.4%
Uninsured and Non-Guaranteed Loans* (Loan to Value less than 80%)	7,067,738	9.2%
Total	\$76,690,152	100.0%

\* In the tables in this Official Statement, "Uninsured and Non-Guaranteed Loans" includes Program Loans that were not initially insured or guaranteed because the loan to value ratio for the property was less than 80% and Program Loans that were originally covered by private mortgage insurance, but such mortgage insurance has terminated. See "THE PROGRAM – Insurance and Guaranty Programs – Private Mortgage Insurance."

In addition, available Trust Agreement reserves in the amount of \$1,320,000.00 will be deposited in the Debt Service Reserve Fund and \$1,237,443.57 will be deposited to the Insurance Reserve Fund. These amounts, together with amounts currently on deposit in the Debt Service Reserve Fund and Insurance Reserve Fund, will be sufficient to meet the required deposits to the Debt Service Reserve Fund and Insurance Reserve Fund.

## SOURCES AND USES OF FUNDS

The proceeds to be received from the sale of the Series 36 Bonds, together with other available moneys, shall be applied approximately as follows:

### Sources of Funds:

Principal Amount of Series 36 Bonds.....	\$66,000,000
Original Issue Premium .....	631,109
Transfer from Trust Agreement Reserves.....	3,993,290
Transfer from Other Available Agency Funds * .....	<u>4,040,901</u>
<b>Total Sources</b> .....	<b><u>\$74,665,300</u></b>

### Uses of Funds:

Redemption of the Bonds to be Refunded .....	\$71,440,000
Debt Service Reserve Fund.....	1,320,000
Insurance Reserve Fund.....	1,237,443
Costs of Issuance ** .....	<u>667,857</u>
<b>Total Uses</b> .....	<b><u>\$74,665,300</u></b>

\* Other Agency funds includes certain prepayments on the Series 36 Program Loans as described below under "DESCRIPTION OF THE SERIES 36 BONDS – Special Redemption – *Series 36 Prepayments*," surplus reserves and other funds available under the Trust Agreement.

\*\* Costs of Issuance include underwriters' fee, legal fees and expenses, printing costs, fees and expenses of the Trustee and other miscellaneous expenses.

## SECURITY FOR AND SOURCES OF PAYMENT OF THE SERIES 36 BONDS

### Pledge Created Under the Trust Agreement

The Series 36 Bonds are special obligations of the Agency payable from the following moneys and assets of the Agency, which are pledged in the manner and to the extent provided under the Trust Agreement for the payment of the Bonds:

1. All Program Obligations, Revenues, Program Obligation Accrued Interest, Financing Fees and Prepayments (as such terms are defined in the Trust Agreement), and all moneys, securities and Funds and Accounts held or set aside pursuant to the Trust Agreement; and
2. All money and securities held by or on behalf of the Trustee in all of the funds, accounts or subaccounts established pursuant to the Trust Agreement, except those funds, accounts and subaccounts that are expressly pledged in a Supplemental Trust Agreement as security only for a specified Series of Bonds and a Special Debt Service Reserve Account (as defined in the Trust Agreement).

For further information, see the subcaptions "Pledge" and "Application of Revenues and Other Moneys" in Appendix C.

### Debt Service Reserve Fund

The Trust Agreement creates a Debt Service Reserve Fund for the additional security of the Bonds issued thereunder. The Trust Agreement provides that each Supplemental Trust Agreement providing for the issuance of Bonds shall specify whether the Bonds authorized thereby will be entitled to the benefit of the Debt Service Reserve Fund and shall specify the portion of the Debt Service Reserve Requirement with respect to such Bonds. The Debt Service Reserve Requirement under the Trust Agreement is the sum of amounts established by each Supplemental Trust Agreement as the portion of the requirement with respect to the Bonds

issued under that Supplemental Trust Agreement. The Trust Agreement does not provide a minimum requirement for the portion of the Debt Service Reserve Requirement in connection with a particular issue of Bonds. All Bonds secured by the Debt Service Reserve Fund will be secured equally and ratably by the Debt Service Reserve Fund, regardless of the amount of the Debt Service Reserve Requirement with respect to a particular Series of Bonds set forth in the Supplemental Trust Agreement authorizing the issuance thereof. As of June 30, 2015, there was on deposit in the Debt Service Reserve Fund \$11,681,000.

To date, each Supplemental Trust Agreement has provided that the portion of the Debt Service Reserve Requirement related to the series of bonds authorized thereby be equal to two percent (2%) of the outstanding principal amount of such authorized bonds. The Thirty-Sixth Supplemental Trust Agreement provides that the portion of the Debt Service Reserve Requirement in connection with the Series 36 Bonds is the amount as calculated from time to time equal to two percent (2%) of the outstanding principal amount of the Series 36 Bonds. The portion of the Debt Service Reserve Requirement related to the Series 36 Bonds will be \$1,320,000 to be funded by \$1,320,000 already on deposit in the Debt Service Reserve Fund and available on account of the refunding.

The Debt Service Reserve Fund consists of three accounts: the Proceeds Reserve Account, which is funded with the proceeds of Bonds, the Contribution Reserve Account, which is funded with the moneys attributable to appropriations by the State of North Carolina to the Agency, and the Equity Reserve Account, which is funded from funds of the Agency other than funds appropriated to the Agency by the State.

Under the Trust Agreement, moneys held in the Debt Service Reserve Fund may be used to pay when due principal of and interest on the Bonds if, at any time, the moneys otherwise available for such payment or retirement are insufficient for such purpose. Any deficiency in the Debt Service Reserve Fund may be made up from Revenues in excess of Revenues necessary to pay debt service on the Bonds and any other moneys available to the Agency for such purpose. Moneys in the Debt Service Reserve Fund in excess of the Debt Service Reserve Requirement due to a decrease in the Debt Service Reserve Requirement shall either be retained in such Fund or, except for amounts in the Contribution Reserve Account, transferred to the Optional Redemption Account or a Special Redemption Account, as shall be determined in an Officer's Certificate.

The Trust Agreement also provides that all or any portion of the Debt Service Reserve Requirement may be met by cash, Investment Obligations or a Reserve Alternative Instrument (See Appendix C – "Definitions").

The Trust Agreement also provides that any Supplemental Trust Agreement may provide for the creation thereunder of a Special Debt Service Reserve Account, which shall secure only the Bonds authorized by such Supplemental Trust Agreement.

No transfers from the Debt Service Reserve Fund to pay debt service on the Bonds issued under the Trust Agreement have ever been required.

Neither the Act nor any other statute provides for any appropriations or payments by the North Carolina General Assembly to restore moneys withdrawn from the Debt Service Reserve Fund to pay principal of or interest on the Bonds.

### **Revenue Reserve Fund**

To the extent that Revenues are not needed for debt service, to fund or make up a deficiency in the Debt Service Reserve Fund or for the other purposes provided for by the Trust Agreement, they are required to be deposited to the credit of the Revenue Reserve Fund. As of June 30, 2015, there was on deposit in the Revenue Reserve Fund \$3,388,000 in cash and investments derived from Revenues.

Moneys held in the Revenue Reserve Fund are pledged to secure the payment of the Bonds and may be used to pay when due the principal of and interest on the Bonds if at any time the moneys otherwise available for such payment or retirement, other than moneys held in the Debt Service Reserve Fund, are insufficient for

such purpose. Any moneys so used can only be restored from Revenues in excess of Revenues necessary to pay debt service on the Bonds and not necessary to make up any deficiency in the Debt Service Reserve Fund.

Under certain circumstances, moneys in the Revenue Reserve Fund may be (i) used to fund any required payments under an interest rate swap agreement, including termination payments, in the event that the Revenues are not sufficient for such purpose, (ii) used to make any payments required to be made to comply with applicable covenants made by the Agency regarding the exclusion of interest on certain series of the Bonds from federal income taxation, (iii) transferred, at the option of the Agency, to a Special Redemption Account, (iv) used to pay Operating Expenses of the Program, (v) transferred to the Optional Redemption Account or any Special Redemption Account created by a Supplemental Trust Agreement, (vi) used to pay costs of issuance of a new series of bonds or to purchase additional Program Obligations, (vii) used for any other purpose authorized by the Trust Agreement or (viii) transferred to the Agency's General Fund. See the subcaptions "Application of Revenues and Other Moneys" and "Revenue Reserve Fund" in Appendix C.

In addition, the Agency has also deposited to the credit of the Revenue Reserve Fund additional funds made available to the Agency from the refunding of Bonds of the Agency issued under other Resolutions or Trust Agreements, following the discharge of all obligations under such other Resolutions or Trust Agreements. While in the Revenue Reserve Fund, such amounts may be used for any purpose described in the preceding paragraph (including transfer to the Agency's General Fund under certain conditions), other than for transfer to a Special Redemption Account for the redemption of Bonds from surplus Revenues in the Revenue Reserve Fund. In addition, the Agency has established within the Revenue Reserve Fund a special account called the "TBA Loan Administration Account" to which the Agency may deposit or withdraw from time to time cash or investments of cash in connection with the administration by the Agency of the single family homeownership program being carried out by the Agency utilizing mortgage pass-through securities issued by Freddie Mac, Fannie Mae and Ginnie Mae and sold in the "TBA market." Cash or other assets held in the TBA Loan Administration Account are not pledged to secure payment of any Bonds issued under the Trust Agreement and the amounts received thereunder do not constitute Revenues under the Trust Agreement. Such funds do not provide security for the Bonds and the Owners of the Bonds shall have no rights in respect thereto.

### **Insurance Reserve Fund**

The Trust Agreement creates an Insurance Reserve Fund for the additional security of the Bonds issued thereunder. The Trust Agreement provides that each Supplemental Trust Agreement providing for the issuance of Bonds shall specify the Insurance Reserve Requirement with respect to such Bonds and the manner in which such requirement is to be funded. Generally, the Insurance Reserve Requirement is calculated based upon the composition of the portfolio of the Program Loans, in light of the rates of interest on the Program Loans, the age of the Program Loans and the insurance or guaranty program insuring or guaranteeing the payment of those Program Loans. As of June 30, 2015, there was on deposit in the Insurance Reserve Fund \$16,961,000.

Moneys deposited in the Insurance Reserve Fund shall be used for the purpose of paying the portion of any loss with respect to a Program Loan in default that is not paid from any public or private insuring or guaranteeing agency. To the extent the loss is attributable to a deficiency in payment of scheduled principal and interest on a Program Loan, the amount of such loss shall be transferred to the Revenue Fund. To the extent the loss is attributable to a deficiency in the loss payment over the principal amount of a Program Loan, the amount of such loss shall be transferred to the Special Redemption Account for the Series of Bonds that financed the purchase of the Program Loan (or that refunded the Bonds that financed such purchase). The Agency is not required to replenish the amounts used for the purpose of paying such loss.

If the amount on deposit in the Insurance Reserve Fund shall be in excess of the Insurance Reserve Requirement, the Trustee shall leave such excess in the Insurance Reserve Fund or, if the Agency directs, in writing, transfer such excess as follows: (i) if the source of such excess is proceeds of the Bonds, the excess shall be transferred to the Special Redemption Account for the Series of Bonds that provided the deposit to the Insurance Reserve Fund and applied as set forth in the Trust Agreement; (ii) if the source of such excess is Revenues transferred from the Revenue Fund or Revenue Reserve Fund, the excess shall be transferred to the

Revenue Fund; and (iii) if the source of such excess is Agency funds, the excess shall be transferred to the General Fund.

The Trust Agreement also provides that all or any portion of the Insurance Reserve Requirement may be met by cash, Investment Obligations or a Reserve Alternative Instrument, such as a surety bond policy. The portion of the Insurance Reserve Requirement with respect to the Series 36 Bonds shall be deposited to the credit of the Insurance Reserve Fund on or prior to the purchase of the Program Loans creating such portion of the requirement. The Insurance Reserve Requirement with respect to the Series 36 Bonds will decrease as the principal amount of the corresponding Program Loans financed with the proceeds thereof decreases. Initially, the Insurance Reserve Requirement with respect to the Series 36 Bonds shall be met by a deposit of cash. See Appendix C – "Definitions."

### **1974 Appropriation Reserve Fund**

In the Twelfth Supplemental Trust Agreement, the Agency created an additional fund under the Trust Agreement designated the "1974 Appropriation Reserve Fund" and deposited \$4,000,000 to the 1974 Appropriation Reserve Fund. The 1974 Appropriation Reserve Fund represents certain funds appropriated to the Agency by the North Carolina General Assembly in 1974. Pursuant to the terms of the Twelfth Supplemental Trust Agreement, the Agency may withdraw amounts in the 1974 Appropriation Reserve Fund for application for a number of purposes of the Agency, including the provision for reserves for Bonds of the Agency other than Bonds issued under the Trust Agreement. However, while funds are on deposit in the 1974 Appropriation Reserve Fund, such amounts are available to make up deficiencies in the Bond Service Fund. See "1974 Appropriation Reserve Fund" in Appendix C.

### **Additional Bonds**

The Trust Agreement authorizes the issuance of additional Bonds by the Agency, under the circumstances set forth in the Trust Agreement. Such additional Bonds may be issued to finance additional costs of the Program, to refund outstanding bonds issued under the Trust Agreement or issued under other resolutions or indentures other than the Trust Agreement, or for other purposes set forth in the Trust Agreement. In order to issue additional Bonds under the Trust Agreement, the Agency must comply with the provisions of a Supplemental Trust Agreement executed in connection with the issuance of additional Bonds, which Supplemental Trust Agreement must be authorized by the Commission and must contain the terms and provisions of the additional Bonds. The additional Bonds must not materially and adversely affect the ability of the Agency to pay the principal of, Sinking Fund Requirements on account of, and interest on the Bonds then outstanding. Such additional Bonds, together with the Bonds issued and outstanding under the Trust Agreement, including the Series 36 Bonds, would be equally and ratably secured by the moneys and assets which are pledged for the payment of all of the Bonds issued under the Trust Agreement and would be entitled to the equal benefit and protection of the provisions, covenants and agreements of the Trust Agreement.

### **Interest Rate Swap Agreements**

The Agency entered into interest rate swap agreements with respect to its variable rate debt, for which current notional amounts of the swaps are listed as of June 30, 2015 in the table below. Pursuant to the Swap Agreements, the Agency receives payments, computed at a variable rate intended to approximate the variable interest rate on the Series 15-C Bonds, the Series 16-C Bonds, the Series 17-C Bonds and the Series 18-C Bonds, respectively, on a notional amount corresponding to the principal amount of the Series 15-C Bonds, the Series 16-C Bonds, the Series 17-C Bonds and the Series 18-C Bonds. The Agency makes payments to its Swap Counterparty computed at fixed rates on the same notional amount. Payments under the Swap Agreements are subordinate to payments of principal and interest on the Series 15-C Bonds, the Series 16-C Bonds, the Series 17-C Bonds and the Series 18-C Bonds. The Series 16-C Swap Agreement includes provisions permitting the Agency an option to terminate portions of the notional amounts covered by the Series 16-C Swap Agreement without paying a termination payment. The Agency previously exercised the remaining cancellation options for Series 15-C Bonds and Series 18-C Bonds in fiscal years 2014 and 2015, respectively, in each case without incurring a termination fee. Termination other than the optional cancellation provisions prior to expected

amortization of the remaining notional amounts from the Swap Agreements could require the Agency to make a termination payment which could be substantial in amount depending on market conditions.

<u>Bond Series</u>	<u>Swap Notional</u>	<u>Swap Counterparty</u>	<u>Fixed Rate</u>	<u>Floating Rate Basis</u>	<u>Liquidity Provider</u>	<u>Expiration Date on Liquidity Facility</u>
15-C (AMT)	\$6,320,000	UBS	3.445%	63% of 1M LIBOR + .30%	TD Bank, N.A.	5/1/2017
16-C (AMT)	\$11,120,000	Bank of America	3.810%	63% of 1M LIBOR + .30%	TD Bank, N.A.	5/1/2017
17-C (AMT)	\$13,530,000	Bank of America	3.725%	63% of 1M LIBOR + .30%	TD Bank, N.A.	5/1/2017
18-C (AMT)	<u>\$6,220,000</u>	Goldman Sachs	3.251%	63% of 1M LIBOR + .30%	TD Bank, N.A.	5/1/2017
<u>Total</u>	<u>\$37,190,000</u>					

The federal tax laws require that under certain circumstances the Agency must apply Prepayments on Program Loans financed by the Bonds set forth in the table above to redeem such Bonds. In connection with certain recent redemptions from Prepayments, a corresponding reduction of the interest rate swap agreement notional amount would have required a significant payment, and the Agency determined not to reduce the notional amount, and instead continue making the scheduled payments under the interest rate swap agreement on a notional amount higher than the principal amount of the Bonds being hedged thereby. The Agency monitors the interest rate swap agreements on a regular basis, and expects that it will reduce the notional amount of the swap to the corresponding bond amount if and when the related termination payment is a lower amount.

#### **Investment of Funds Under the Trust Agreement**

The Trust Agreement provides that funds held thereunder may be invested in investments permitted by the Trust Agreement. For a complete description of investments that are permitted, see the definition of "Investment Obligations" in Appendix C – "SUMMARY OF CERTAIN PROVISIONS OF THE TRUST AGREEMENT AND THE THIRTY-SIXTH SUPPLEMENTAL TRUST AGREEMENT."

Historically, the Agency utilized investment agreements and repurchase agreements for the investment of a significant amount of Program Funds, Revenues and Prepayments and Reserve Funds under the Trust Agreement. More recently, on account of current market conditions, the Agency has been unable to enter into such agreements that provided for rates of returns and other provisions acceptable to the Agency. In addition, as the Agency has refunded or otherwise retired entire Series of Bonds previously issued under the Trust Agreement, the investment agreements and repurchase agreements entered in connection with such issues have expired in accordance with their terms. As a result, at present the Agency only has investment agreement arrangements in place for the investment of Revenues, Prepayments, Interest, Principal and Revenue Reserve Funds associated with the Series 15 Bonds, Series 16 Bonds and Series 18 Bonds, all of which are with FSA Capital Management Services LLC. Other funds held under the Trust Agreement are currently invested in other investments, principally consisting of Government Obligations and a commingled short-term Investment Fund maintained by North Carolina State Treasurer.

Should market conditions result in a return of investment rates to more attractive levels, the Agency may return to a broader use of investment and repurchase agreements permitted by the Trust Agreement.

### **DESCRIPTION OF THE SERIES 36 BONDS**

#### **General**

The Series 36 Bonds will be dated the date of delivery thereof and will bear interest payable on January 1, 2016 and semiannually thereafter on July 1 and January 1 at the rates per annum corresponding to those principal amounts maturing as set forth on the inside front cover page of this Official Statement. Interest

payable on each January 1 and July 1 shall be paid to the registered owner who appears as such on the bond registration books of the Agency at the close of business on the Record Date for such interest payment date, which shall be the 15th calendar day of the month preceding the interest payment date (or, if such day is not a business day, as of such date).

The Series 36 Bonds will be issuable only in book-entry form as fully registered bonds and will be subject to the provisions of the book-entry-only system as described in Appendix D – "BOOK-ENTRY-ONLY SYSTEM." Purchases of the Series 36 Bonds will be made in the denominations of \$5,000 or any whole multiple thereof.

The Trustee, The Bank of New York Mellon Trust Company, National Association, Jacksonville, Florida, will perform, with respect to the Series 36 Bonds, the fiduciary duties for the Owners, such as maintaining the Funds and Accounts established under the Trust Agreement. In addition, the Trustee shall perform the duties of bond registrar, including the keeping of the registration books, the authentication of the Series 36 Bonds upon original issuance and upon subsequent exchange or transfer, the exchange and transfer of the Series 36 Bonds, and the payment of the principal or redemption price of and interest on the Series 36 Bonds subject to the provisions relating to the book-entry-only system, as described below.

### **Special Redemption**

*General.* The Series 36 Bonds may be redeemed pursuant to an Officer's Certificate in whole or in part on any date at a redemption price of 100% of the principal amount thereof, plus accrued interest to the date of redemption, from amounts on deposit in the Series 36 Special Redemption Account representing (i) Prepayments on Series 36 Program Loans, including Agency Mortgage Loan Default Advances as described below ("Series 36 Prepayments"), (ii) excess Revenues transferred from the Revenue Reserve Fund, (iii) moneys withdrawn from the Proceeds Reserve Account of the Debt Service Reserve Fund in connection with an excess over the Debt Service Reserve Requirement, and (iv) Prepayments of Program Loans other than the Series 36 Program Loans if such Program Loans were financed by Bonds issued under the Trust Agreement ("Non-Series 36 Prepayments").

The Thirty-Sixth Supplemental Trust Agreement provides that in the event that the payment on a Series 36 Program Loan is delinquent for the lesser of ninety (90) calendar days or a sufficient time for the Agency to file a claim for the benefits of any insurance or guaranty insuring or guaranteeing the payment of such Series 36 Program Loan, the Agency may at its option and in its discretion, advise the Trustee that it will advance to the Series 36 Special Redemption Account from any funds available to the Agency for such purpose an amount equal to the principal balance of the Series 36 Program Loan in default (an "Agency Mortgage Loan Default Advance"). Upon the advancement of such amount by the Agency, the amount advanced shall be treated as a Series 36 Prepayment for all purposes of the Thirty-Sixth Supplemental Trust Agreement and the Trust Agreement.

If the Agency advances funds to the Series 36 Special Redemption Account pursuant to the above paragraph, then any funds realized upon the foreclosure on the delinquent Series 36 Program Loan or under any insurance policy or guarantee with respect to the payment of the delinquent Series 36 Program Loan shall be deposited, upon receipt, to the credit of the fund or account from which the Agency advanced the funds and upon such deposit shall not be treated as a Series 36 Prepayment under the Thirty-Sixth Supplemental Trust Agreement. Upon such deposit, the funds realized may be used for any purpose for which funds in the Revenue Reserve Fund may be used, and may be withdrawn from the Trust Agreement as provided in the Trust Agreement.

*Series 36 Prepayments.* The Thirty-Sixth Supplemental Trust Agreement provides that up to \$4,004,154 of prepayments on the Series 36 Program Loans received after August 31, 2015 and prior to January 1, 2016 will be used to redeem a portion of the Bonds to be Refunded. Series 36 Prepayments in excess of this amount or received after January 1, 2016 will be applied as set forth below. Series 36 Prepayments up to the amounts for each period set forth below, shall be deposited by the Trustee to the Series 36 Special Redemption Account and shall be applied to the redemption of the Term Bonds maturing January 1, 2033 (the "2033 Term

Bonds") during the period indicated (the amount of Series 36 Prepayments set forth below for a specific period is defined as the "Series 36 Scheduled Principal Amount" for such period):

Period (Both Dates Inclusive)	Series 36 Scheduled Principal Amount
October 27, 2015 to January 1, 2016	\$370,000
January 2, 2016 to July 1, 2016	2,175,000
July 2, 2016 to January 1, 2017	2,085,000
January 2, 2017 to July 1, 2017	2,000,000
July 2, 2017 to January 1, 2018	1,910,000
January 2, 2018 to July 1, 2018	1,825,000
July 2, 2018 to January 1, 2019	1,745,000
January 2, 2019 to July 1, 2019	1,665,000
July 2, 2019 to January 1, 2020	1,590,000
January 2, 2020 to July 1, 2020	1,515,000
July 2, 2020 to January 1, 2021	1,440,000
January 2, 2021 to July 1, 2021	1,370,000
July 2, 2021 to January 1, 2022	1,305,000
January 2, 2022 to July 1, 2022	1,235,000
July 2, 2022 to January 1, 2023	1,175,000
January 2, 2023 and thereafter	320,000

If less than the Series 36 Scheduled Principal Amount is available to be applied to the special redemption of 2033 Term Bonds in any period, the deficiency shall be added to the Series 36 Scheduled Principal Amount for the succeeding period, subject to reduction as described below under *"Special Provisions for the 2033 Term Bonds"*.

After the amount of Series 36 Prepayments required to be received and applied to the redemption of 2033 Term Bonds during any period as described above is so applied, additional Series 36 Prepayments on Series 36 Program Loans received during such period may be applied by the Agency to (a) redeem Series 36 Bonds, other than the 2033 Term Bonds, except as described below under *"Special Provisions for the 2033 Term Bonds"*; (b) redeem Bonds other than Series 36 Bonds, to the extent the Supplemental Trust Agreement authorizing the issuance of such Bonds allows for such Bonds to be redeemed from Series 36 Prepayments; or (c) the Series 36 Program Account to purchase additional Program Obligations that meet the requirements of the Thirty-Sixth Supplemental Trust Agreement. If the Prepayments are to be applied to redeem Series 36 Bonds, the Series 36 Bonds to be so redeemed shall be the Series 36 Bonds, selected pro rata by maturity (excluding the 2033 Term Bonds) among such Series 36 Bonds in proportion to the principal amount of each maturity outstanding, unless the Agency files with the Trustee prior to the date of redemption, a notice of intent to redeem such Series 36 Bonds on other than a pro rata basis, together with a Cash Flow Certificate indicating the proposed form of redemption and prepared assuming that the Series 36 Bonds to be redeemed are selected in the manner proposed by the Agency.

*Projected Weighted Average Life of the 2033 Term Bonds.* The following information is provided in order to enable potential investors to evaluate the 2033 Term Bonds which are subject to special redemption from Prepayments described above.

The weighted average life of identical bonds of the same maturity refers to the average of the length of time that will elapse from the date of issuance of such bonds to the date each installment of principal is paid to the bondholders weighted by the amount of each such installment. The weighted average life of the 2033 Term Bonds will be influenced by, among other things, the rate at which principal payments (including scheduled payments and principal prepayments) are made on the Series 36 Program Loans. An investor owning a specific 2033 Term Bond may experience redemption at a rate which varies from the average life of the 2033 Term Bonds.



Prepayments of Program Loans are commonly projected in accordance with a prepayment standard model. The following table, entitled "Projected Weighted Average Lives for the 2033 Term Bonds" assumes, among other things, that (i) the Program Loans prepay at the indicated percentage of The Securities Industry and Financial Markets Association ("SIFMA")<sup>1</sup> prepayment experience, (ii) all scheduled principal and interest payments on Series 36 Program Loans and Prepayments thereof are received thirty days after the date on which due and there are no foreclosure losses experienced on such Program Loans, (iii) the 2033 Term Bonds are not redeemed pursuant to optional redemption or excess Revenues, (iv) the 2033 Term Bonds (to the extent not completely retired from Series 36 Prepayments pursuant to the special redemption provisions described in this Section) are redeemed in accordance with the mandatory sinking fund redemption requirements therefor set forth below under "Sinking Fund Redemption" and (v) Series 36 Prepayments received are applied during the applicable period in the amounts necessary to redeem the 2033 Term Bonds up to the Series 36 Scheduled Principal Amounts. See "*Special Provisions for Series 36 Term Bonds*" below regarding the special redemption of Series 36 Term Bonds from Series 36 Prepayments in excess of the amounts set forth above if no other Series 36 Bonds are outstanding. In addition, in projecting the average life of the 2033 Term Bonds, the computation assumes that approximately \$4,004,154 of prepayments on the Mortgage Loans financed with the proceeds of the Bonds to be Refunded (\$76,690,152 mortgage loan balance as of August 31, 2015) received after August 31, 2015 and before January 1, 2016 will be used to redeem the Bonds to be Refunded on the dates such Bonds are called for redemption (and will not be available to redeem the 2033 Term Bonds). Based on such assumptions, some or all of which are unlikely to reflect actual experience, the following table provides certain projected weighted average life information for the 2033 Term Bonds.

**Projected Weighted Average Lives for the 2033 Term Bonds  
(in years)**

<u>Prepayment Experience</u>	<u>2033 Term Bonds Average Life</u>
0%	12.40
25%	9.15
50%	6.31
75%	4.38
100%	3.44
200%	3.44
300%	3.44
400%	3.44
500%	3.13

**No assurance can be given that Prepayments of the Series 36 Program Loans will conform to any level of a particular prepayment projection, schedule or model or that Prepayments will be available to be applied to redemptions of any of the Bonds, including the 2033 Term Bonds. The rates of Prepayments on Series 36 Program Loans are generally influenced by a variety of economic, geographical, social and other factors, including servicing decisions, changing property values, prevailing interest rates and the time within which such Program Loans are originated. In general, if prevailing interest rates fall significantly below the interest rates on the Series 36 Program Loans, such Program Loans may be likely to prepay at higher rates than if prevailing interest rates remain at or above the interest rates on such Program Loans. Conversely, if prevailing interest rates rise above the interest rates on the Series 36 Program Loans, the rate of Prepayments might be expected to decrease. The rates of delinquencies and foreclosures on Program Loans will also affect the expected special redemption schedules. The Agency**

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<sup>1</sup> The SIFMA Prepayment Model is based on an assumed rate of prepayment each month of the then unpaid principal balance of a pool of mortgage loans. The SIFMA Prepayment Model starts with 0.2% prepayment rate in the first month, increases the prepayment rate by 0.2% in each succeeding month until the thirtieth month (when a 6.0% annualized prepayment rate is reached) and then assumes a constant prepayment rate of 6.0% per annum of the unpaid principal balance for the remaining life of the mortgage loans.

**cannot predict the number of Series 36 Program Loans that may become delinquent or subject to foreclosure proceedings.**

*Excess Revenues.* Revenues transferred from the Revenue Reserve Fund to the Series 36 Special Redemption Account pursuant to the Trust Agreement may be applied to the special redemption of the Series 36 Bonds, in any manner directed by the Agency, provided that the 2033 Term Bonds may not be redeemed from such transfers except as described below under "*Special Provisions for 2033 Term Bonds.*"

*Excess Debt Service Reserve Funds.* Moneys in the Debt Service Reserve Fund in excess of the Debt Service Reserve Requirement to be withdrawn from the Debt Service Reserve Fund, as provided in an Officer's Certificate, may be applied to the special redemption of the Series 36 Bonds selected in any manner directed by the Agency, provided that the 2033 Term Bonds may not be redeemed from such transfers, except as described below under "*Special Provisions for 2033 Term Bonds.*"

*Cross Call Redemption.* Non-Series 36 Prepayments may be used to redeem Series 36 Bonds, other than the 2033 Term Bonds, to the extent permitted by the Supplemental Trust Agreement in which the Program Loan being prepaid was held, provided that the Agency delivers to the Trustee a Cash Flow Certificate. The Series 36 Bonds to be redeemed shall be selected in any manner directed by the Agency.

*Special Provisions for 2033 Term Bonds.* Except as hereinafter described, the 2033 Term Bonds may not be redeemed from excess Revenues or excess moneys in the Debt Service Reserve Fund. If Series 36 Prepayments during any period specified in the table set forth in the first paragraph under "*Prepayments*" are less than the Series 36 Scheduled Principal Amount for such period such that a deficiency would be carried over to the succeeding period set forth in the table, then the Agency may redeem 2033 Term Bonds up to the amount of such deficiency from the sources described in the first sentence of this paragraph. If the Agency so redeems any 2033 Term Bonds, the amount of the deficiency that would have been carried over to the Scheduled Principal Amount for the subsequent period shall be disregarded.

If all Series 36 Bonds other than the 2033 Term Bonds have been redeemed from Series 36 Prepayments and moneys transferred from the Proceeds Reserve Account (and not from any other source, such as excess Revenues transferred from the Revenue Reserve Fund or Non-Series 36 Prepayments), and thereafter the Agency receives Series 36 Prepayments in any period set forth in the table above that are in excess of the Series 36 Scheduled Principal Amount for the period, then the excess amount may be applied to redeem additional 2033 Term Bonds up to the amount of the excess. Upon such a special redemption, the Series 36 Scheduled Principal Amounts for future periods will be reduced pro rata in the amount of the 2033 Term Bonds redeemed pursuant to this paragraph.

### **Sinking Fund Redemption**

The Series 36 Term Bonds maturing on July 1, 2029 are subject to mandatory sinking fund redemption by lot on January 1, 2027 and each July 1 and January 1 thereafter in the principal amounts set forth below from moneys deposited to the credit of the Sinking Fund Account, at a Redemption Price equal to 100% of the principal amount of such Series 36 Term Bonds to be redeemed plus accrued interest to the redemption date.

<u>Date</u>	<u>Amount</u>
January 1, 2027	\$1,905,000
July 1, 2027	1,860,000
January 1, 2028	1,795,000
July 1, 2028	1,750,000
January 1, 2029	1,700,000
July 1, 2029*	240,000

\*Final Maturity

The Series 36 Term Bonds maturing on January 1, 2033 are subject to mandatory sinking fund redemption by lot on January 1, 2016 and each July 1 and January 1 thereafter in the principal amounts set forth below from moneys deposited to the credit of the Sinking Fund Account, at a Redemption Price equal to 100% of the principal amount of such Series 36 Term Bonds to be redeemed plus accrued interest to the redemption date.

<u>Date</u>	<u>Amount</u>
January 1, 2016	\$ 50,000
July 1, 2016	495,000
January 1, 2017	495,000
July 1, 2017	500,000
January 1, 2018	510,000
July 1, 2018	520,000
January 1, 2019	535,000
July 1, 2019	545,000
January 1, 2020	555,000
July 1, 2020	565,000
January 1, 2021	580,000
July 1, 2021	530,000
January 1, 2022	460,000
July 1, 2022	-
January 1, 2023	-
July 1, 2023	-
January 1, 2024	-
July 1, 2024	-
January 1, 2025	-
July 1, 2025	-
January 1, 2026	-
July 1, 2026	110,000
January 1, 2027	205,000
July 1, 2027	290,000
January 1, 2028	405,000
July 1, 2028	500,000
January 1, 2029	595,000
July 1, 2029	2,105,000
January 1, 2030	2,395,000
July 1, 2030	2,445,000
January 1, 2031	2,495,000
July 1, 2031	2,550,000
January 1, 2032	2,605,000
July 1, 2032	2,665,000
January 1, 2033*	1,675,000

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\*Final Maturity

### **Optional Redemption**

The Series 36 Bonds are each subject to redemption prior to their maturity, at the option of the Agency, either in whole or in part, on any date on or after January 1, 2025. Any such optional redemption shall be from any moneys on hand held for the credit of the Optional Redemption Account, on or before the date fixed for redemption, including, without limitation, the proceeds of any refunding Bonds issued pursuant to the Trust Agreement, upon receipt of an Officer's Certificate as provided in the Trust Agreement, in such manner as the Agency in its discretion may determine, and upon notice as provided in Article III of the Trust Agreement at a Redemption Price equal to the principal amount of the Series 36 Bonds to be redeemed, plus accrued interest to the redemption date.

## **General Provisions as to Purchase or Redemption of Series 36 Bonds**

Any Series 36 Bonds or portions of Series 36 Bonds to be purchased or redeemed other than by operation of the Sinking Fund Account shall be purchased or redeemed by the Trustee only upon receipt by the Trustee of an Officer's Certificate determining the following: (a) the Series from which the Series 36 Bonds are to be purchased or redeemed; (b) the maturities within such Series from which the Series 36 Bonds are to be purchased or redeemed; (c) the principal amount of Series 36 Bonds or portion of Series 36 Bonds within such maturities to be purchased or redeemed; and (d) if any of the Series 36 Bonds to be purchased or redeemed are Term Bonds, the years in which Sinking Fund Requirements are to be reduced and the amount by which such Sinking Fund Requirements are to be reduced. Pursuant to the Trust Agreement, the Agency shall not cause Series 36 Bonds to be purchased or redeemed unless, after such purchase or redemption, there shall be no material adverse effect on the ability of the Agency to pay when due the principal of and interest on the Series 36 Bonds then Outstanding. If less than all the Series 36 Bonds of a single maturity shall be redeemed, the Series 36 Bonds shall be redeemed by lot.

So long as DTC or its nominee is the owner of the Series 36 Bonds, if less than all of the Series 36 Bonds of any one maturity shall be called for redemption, the particular Series 36 Bonds or portions of Series 36 Bonds of such maturity to be redeemed shall be selected by DTC and its Participants in such manner as DTC and its Participants may determine. If a Series 36 Bond is of a denomination in excess of \$5,000, portions of the principal amount in the amount of \$5,000 or any whole multiple thereof may be redeemed.

### **Notice to Bondholders**

At least thirty (30) days but not more than sixty (60) days before the redemption date of any Series 36 Bond, whether such redemption shall be in whole or in part, the Trustee shall cause a notice of any such redemption, signed by the Trustee, to be mailed, postage prepaid, to all Owners of Series 36 Bonds to be redeemed at their addresses as they appear on the registration books maintained by the Trustee, but failure to mail any such notice to one or more Owners or any defect in such notice shall not affect the validity of the proceedings for such redemption with respect to any other Owner. Each such notice shall set forth the CUSIP numbers of the Series 36 Bonds to be redeemed, the interest rate of the Series 36 Bonds to be redeemed, the dated date of the Series 36 Bonds to be redeemed, the date fixed for redemption, the Redemption Price to be paid, the portion of the principal amount thereof to be redeemed, the address and phone number of the Trustee, the date of the redemption notice, that on the redemption date the Series 36 Bonds called for redemption will be payable at the principal corporate trust office of the Trustee and that from the redemption date interest will cease to accrue and be payable. In case any Series 36 Bond is to be redeemed in part only, the notice of redemption which relates to such Series 36 Bond shall state also that on or after the redemption date, upon surrender of such Series 36 Bond, a new Bond or Bonds of the same Series and maturity, bearing interest at the same rate and in principal amount equal to the unredeemed portion of such Series 36 Bond will be issued.

Any notice of redemption at the option of the Agency may state that the redemption to be effected is conditioned upon the receipt by the Trustee on or prior to the redemption date of moneys sufficient to pay the principal of and premium, if any, and interest on the Series 36 Bonds to be redeemed and that if such moneys are not so received such notice shall be of no force or effect and such Series 36 Bonds shall not be required to be redeemed. In the event that such notice contains such a condition and moneys sufficient to pay the principal of and premium, if any, and interest on such Series 36 Bonds are not received by the Trustee on or prior to the redemption date, the redemption shall not be made and the Trustee shall within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

So long as DTC or its nominee is the owner of the Series 36 Bonds, the Agency and the Trustee will recognize DTC or its nominee as the registered owner of the Series 36 Bonds for all purposes, including notices and voting. Conveyance of notices and other communications by DTC to Participants and by Participants to beneficial owners will be governed by arrangements among them, subject to any statutory and regulatory requirements as may be in effect from time to time. Any failure on the part of DTC or failure on the part of a nominee of a beneficial owner (having received notice from a Participant or otherwise) to notify the beneficial owner so affected shall not affect the validity of the redemption.

## THE AGENCY

### Organization and Purposes

The Agency was created in 1973 by the Act as a body politic and corporate and as an instrumentality of the State. It is positioned within the Office of State Budget and Management for financial reporting and budgetary purposes, and it is managed solely by its Board of Directors (the "Board"). The Executive Director is appointed by the Board subject to the approval of the Governor. The Executive Director appoints all other employees subject to an organization chart which is approved by the Board. All employees of the Agency are exempt from the State Personnel Act, but they are considered State employees for certain purposes. They receive the State employee benefits package and participate in the Teachers' and State Employees' Retirement System of North Carolina.

The Agency, like all other State agencies, is required to submit its operating budget to the Office of State Budget and Management. Appropriations, if any, from the North Carolina General Assembly to the Agency are credited to the Agency by the Office of State Budget and Management.

The Agency makes available annual audited financial statements to the Governor, the State Treasurer, the State Auditor, the Finance Committee of the Senate, the Finance Committee of the House of Representatives, the Commission, the Advisory Budget Commission, and the Office of State Budget and Management.

### Board of Directors

The Board is constituted with thirteen members. The General Assembly appoints eight directors, four upon the recommendation of the Speaker of the House of Representatives (at least one of whom has had experience with a mortgage-servicing institution and one of whom is experienced as a licensed real estate broker), and four upon the recommendation of the President of the Senate (at least one of whom is experienced with a savings and loan institution and one of whom is experienced in home building). The Governor appoints four of the directors of the Agency (one of such appointees is required to be experienced in community planning, one in subsidized housing management, one in public housing policy, and one in the manufactured housing industry). The twelve members so selected elect a thirteenth member. The Governor designates a chairman from among the members of the Board. Members of the Board and officers of the Agency continue in office until their successors are appointed.

The current members of the Agency's Board are the following:

<u>Name and Position</u>	<u>Term Expires</u>	<u>Occupation</u>
Stancil Barnes, Chairman	6/30/17	Retired Businessman, Tarboro
J. Dean Carpenter	6/30/17	President, Carpenter's Real Estate, Dallas
Joseph D. Crocker	11/14/15	Director, Poor & Needy Division, Kate B. Reynolds Charitable Trust, Winston-Salem
R. Gene Davis, Jr.	6/30/17	Attorney, Raleigh
Elizabeth P. Foley	6/30/18	Attorney, Winston-Salem
Patricia G. Garrett	6/30/18	Retired Businesswoman, Surf City

<u>Name and Position</u>	<u>Term Expires</u>	<u>Occupation</u>
Paul S. Jaber	6/30/17	Executive Vice President, First South Bank, Rocky Mount
Paul L. Kennedy	6/30/17	Sr. Vice President, Carolina Bank, Greensboro
M. Charles Mullen	6/30/17	President, Mullen & Company, Inc., Rocky Mount
James E. Nance, Vice Chairman	6/30/17	Private Businessman, Albemarle
James W. Oglesby	6/30/17	Owner, Oglesby Insurance, Asheville
Christopher C. Parrish	6/30/17	Co-Owner, Parrish Manor, Inc., Garner
Tom E. Smith	6/30/17	Berkshire Hathaway Homeservices York Simpson Underwood Realty

### Agency Staff

The Agency currently employs approximately 106 persons. The following persons have been appointed as the principal staff officers of the Agency:

<u>Name and Position</u>	<u>Experience</u>
A. Robert Kucab Executive Director	Executive Director, North Carolina Housing Finance Agency, 1988 to present; Executive Director, Idaho Housing Agency, Boise, ID, 1982-1987; Executive Director, Flint Neighborhood Improvement and Preservation Project, Flint, MI, 1977-1982. Mr. Kucab is a Past President and a former Member of the Board of Directors of the National Council of State Housing Agencies
Elizabeth I. Rozakis Chief Financial Officer	Chief Financial Officer, North Carolina Housing Finance Agency, 2004 to present; Manager of Financial Services, 2000-2004; Supervisor, Management Reporting; Supervisor, Tax; Project Business Analyst, Carolina Power & Light, 1994-2000; Tax Manager, Senior Tax Accountant, Deloitte & Touche, 1989-1994
Sharon K. Drewyor Director of Quality Control	Director of Quality Control, North Carolina Housing Finance Agency, 2010-present; Director of Home Ownership Lending, North Carolina Housing Finance Agency, 1992 to 2010; Manager of Loan Production, 1991-1992, Senior Underwriter, 1990-1991, Quality Control Officer, 1989-1990; Corporate Underwriter, Branch Manager, Loan Originator, Pope Mortgage Company, Raleigh, NC, 1986-1989

Name and Position	Experience
Bill Dowse Director of Strategic Investment and Home Ownership Lending	Director of Strategic Investment and Home Ownership Lending, North Carolina Housing Finance Agency, 1993-present; Director of Program Development, North Carolina Housing Finance Agency 1986-1993; Executive Director, Durham Neighborhood Housing Services, 1983-1985; Executive Director, Neighborhood Housing Services of Elgin, Illinois, 1981-1983; Program Manager, Planning Specialist, Florida Department of Community Affairs, 1977-1979; Assistant Director, Housing Rehab Specialist, Department of Planning and Development, Burlington, Iowa, 1972-1977
Patricia L. Amend Director of Policy, Planning and Technology	Director of Policy, Planning and Technology, North Carolina Housing Finance Agency, 2004 to present; Chief Financial Officer, 1997-2004; Contoller, 1995-1997, Senior Accountant, 1994-1995; Senior Accountant, Deloitte & Touche, LLP, Raleigh, NC, 1992-1994
Carrie Freeman Manager of Bond Financing	Manager of Bond Financing, North Carolina Housing Finance Agency, 2007 to present; Tax Manager, Visa International Service Association, 2002-2005; Senior Tax Analyst and Tax Manager, The Gap, Inc., 2000-2001; Supervisor—Tax, Senior Business Analyst, Business Analyst, Analyst, Carolina Power & Light, 1996-2000; Senior, Staff, Arthur Andersen LLP, 1992-1996.

The Agency is located at 3508 Bush Street, Raleigh, North Carolina 27609, its mailing address is P.O. Box 28066, Raleigh, North Carolina 27611-8066, and its telephone number is (919) 877-5700. The Agency's web site is [www.nchfa.com](http://www.nchfa.com). Elizabeth I. Rozakis is the contact person at the Agency for questions regarding the Agency's bond programs. Her telephone number is 919-877-5687 and her e-mail address is [eirozakis@nchfa.com](mailto:eirozakis@nchfa.com).

## THE PROGRAM

### General

Under the Trust Agreement, the type of low and moderate income housing financing that will be provided, and the security for the Program Obligations to be financed by a given Series of Bonds, is determined and set forth in the Supplemental Trust Agreement authorizing that Series of Bonds entered into by the Agency at the time such Bonds are issued. Program Loans may involve financing for purposes of, among others, home ownership, home improvement and residential rental housing.

Generally, proceeds of Bonds have been and are used by the Agency to purchase Program Loans originated by Lenders specifically for sale to the Agency for the purpose of providing financing for residential housing for low and moderate income households in North Carolina. Under the Thirty-Sixth Supplemental Trust Agreement, the Agency will refund certain of the Agency's Single Family Revenue Bonds heretofore issued under the Trust Agreement and pay a portion of the costs of issuance of the Series 36 Bonds.

Pursuant to the Program, the Agency entered into master mortgage loan origination and sale agreements (the "Program Purchase Agreements") with Lenders providing for delivery to the Agency, on a first-come, first-served basis, of Program Loans originated by Lenders. The Program Purchase Agreements provide that all Program Loans to be purchased thereunder shall constitute interest bearing obligations secured by mortgages that are a first lien on the mortgaged property. The Agency entered into master servicing agreements with various servicers (who may be Lenders) for the servicing of Program Loans to be purchased by the Agency under the Program (the "Servicing Agreements"). Certain provisions of the Servicing Agreements are summarized below under "Servicing Agreements."

## **The Series 36 Program Account and Program Loans**

Upon the issuance of the Series 36 Bonds and the application of the proceeds thereof as described above under "Plan of Refunding," the Agency shall cause the Series 36 Program Loans to be transferred to the Series 36 Program Account.

Series 36 Prepayments in excess of the amount required to redeem Series 36 Bonds pursuant to the Thirty-Sixth Supplemental Trust Agreement may be used to purchase new Program Loans. Such new Program Loans shall consist of thirty-year loans, incurred by the Borrower for permanent single family home ownership (not a construction loan or land development loan) secured by a mortgage on a permanent structure containing no more than one dwelling unit, including an individual condominium or townhouse for households of low and moderate income. The combination of the interest rate or rates and discount points shall be determined from time to time by the Agency and communicated to the Lenders. Each such Program Loan purchased with Series 36 Prepayments shall be secured by a Mortgage on the property financed thereby. The unpaid principal amount of a Program Loan purchased with Series 36 Prepayments shall not exceed, at the time of the purchase thereof by the Agency, 80% of the Market Value of the property subject to the Mortgage unless the Program Loan is insured or guaranteed in one of the following ways:

- (1) if the Program Loan is an FHA Insured Program Loan, a VA Guaranteed Program Loan, or a USDA Guaranteed Program Loan, the applicable insurance or guaranty of the agency or instrumentality administering the insurance or guarantee program in an amount equal to the maximum coverage permitted for such Program Loan under the regulations of such agency or instrumentality; or
- (2) if the Program Loan is a Private Mortgage Insured Program Loan, a private mortgage insurance policy issued by a qualified insurer in an amount so that the principal amount of the Program Loan is not greater than 80% of the Market Value of the property secured thereby plus the maximum amount payable under such private mortgage insurance policy in the event of a default by the Borrower thereunder.

Each private mortgage insurance policy described in (2) above shall be issued by a private mortgage insurance company approved by Fannie Mae or Freddie Mac to insure mortgage loans purchased by them. The Agency shall not purchase a Program Loan insured by a private mortgage insurance company if the purchase of a Program Loan insured by such insurer would have an adverse effect on the ratings then in effect on the Series 36 Bonds.

The Agency will require that each of the Series 36 Program Loans will be continuously secured by a Mortgage on the property financed thereby. The Agency will require that each Series 36 Program Loan remains insured or guaranteed in one of the following ways:

- (1) if the Series 36 Program Loan is an FHA Insured Program Loan, a VA Guaranteed Program Loan, or a USDA Guaranteed Program Loan, the applicable insurance or guaranty of the agency or instrumentality administering the insurance or guarantee program in an amount equal to the maximum coverage permitted for such Program Loan under the regulations of such agency or instrumentality; or
- (2) if the Series 36 Program Loan is a Private Mortgage Insured Program Loan, unless the unpaid principal amount of the Series 36 Program Loan exceeds 80% of the Market Value of the property subject to the Mortgage, or the private mortgage insurance policy is otherwise required by law to terminate, a private mortgage insurance policy issued by a qualified insurer in an amount so that the principal amount of the Series 36 Program Loan is not greater than 80% of the Market Value of the property secured thereby plus the maximum amount payable under such private mortgage insurance policy in the event of a default by the Borrower thereunder.



Except as hereinafter provided, the Agency shall require that the insurance or guarantee of Program Loans required shall remain in effect for so long as the Series 36 Program Loan is held under the Trust Agreement and insurance or guaranty coverage is available with respect to such Series 36 Program Loan under the insurance or guaranty program or policy with respect to such Series 36 Program Loans. The insurance policy on a Private Mortgage Insured Program Loan may be cancelled or permitted to terminate as required by applicable law.

Insurance Reserve Requirement. The portion of the Insurance Reserve Requirement with respect to the Series 36 Bonds shall be an amount computed for each Series 36 Program Loan determined as follows:

- (1) if the Series 36 Program Loan is an FHA Insured Program Loan: 0.9000% of the principal amount thereof;
- (2) if the Series 36 Program Loan is a VA Guaranteed Program Loan and:
  - (A) if the mortgage interest rate on the Series 36 Program Loan is greater than 6.00%, 2.8125% of the principal amount thereof; and
  - (B) if the mortgage interest rate on the Series 36 Program Loan is greater than 5.00% and less than or equal to 6.00%, 2.5875% of the principal amount thereof.
- (3) if the Series 36 Program Loan is a USDA Guaranteed Program Loan and:
  - (A) if the mortgage interest rate on the Series 36 Program Loan is greater than 6.00%, 2.5875% of the principal amount thereof; and
  - (B) if the mortgage interest rate on the Series 36 Program Loan is greater than 5.00% and less than or equal to 6.00%, 2.3625% of the principal amount thereof.
- (4) if the Series 36 Program Loan is a Private Mortgage Insured Program Loan with 40% coverage: 0.9000% of the principal amount thereof;
- (5) if the Series 36 Program Loan is not an FHA Insured Program Loan, a VA Guaranteed Program Loan, a USDA Guaranteed Program Loan or a Private Mortgage Insured Program Loan: 1.6875% of the principal amount thereof.

The initial portion of the Insurance Reserve Requirement with respect to the Series 36 Bonds shall be deposited to the credit of the Insurance Reserve Fund on the date of issuance of the Series 36 Bonds. The Insurance Reserve Requirement with respect to the Series 36 Bonds will decrease as the principal amount of the Series 36 Program Loans financed with the proceeds thereof decreases.

To the extent any amounts in the Insurance Reserve Fund are required to be applied to the payment of the Bonds pursuant to the Trust Agreement, the Insurance Reserve Requirement shall be correspondingly reduced by the amount so applied and the Agency shall not be required to replenish such amounts.

### **Experience to Date Under Trust Agreement**

The Agency has issued \$2,078,530,000 of bonds under the Trust Agreement (excluding refunding Bonds) for the purposes of the Program.

The following table summarizes as of June 30, 2015, the origination history and delinquency rate of Program Loans purchased by the Agency under the Trust Agreement.

The bond series below denoted by an asterisk are being refunded in whole by proceeds of the Series 36 Bonds, as described herein.

Series	Date of Issue	<u>Bonds Payable (000's)</u>		<u>Program Loans Receivable (000's)</u>			
		Original Principal Amount	Amount Outstanding	Outstanding Principal Balance	Interest Rate(s) On Mortgage <sup>1</sup> (%)	Type of Mortgage Insurance	Delinquency Rate <sup>2</sup> (%)
15	5/8/03	\$50,060	\$5,240	\$6,549	4.950-5.375	FHA, VA, USDA, PMI	3.07
16	9/16/03	50,000	10,365	12,218	5.125-5.625	FHA, VA, USDA, PMI	0.59
17	12/11/03	53,280	13,560	12,989	5.125-5.375	FHA, VA, USDA, PMI	1.11
18	4/20/04	50,000	7,515	16,548	4.625-5.750	FHA, VA, USDA, PMI	1.10
22CE	10/1/07	80,000	38,465	35,858	5.500-5.750	FHA, VA, USDA, PMI	2.36
23*	3/30/06	65,000	22,780	21,472	5.125-6.125	FHA, VA, USDA, PMI	2.81
24*	6/29/06	85,000	32,715	32,184	3.950-6.375	FHA, VA, USDA, PMI	4.92
25	9/26/06	65,000	24,605	25,915	5.125-6.375	FHA, VA, USDA, PMI	1.86
26*	12/20/06	65,000	25,045	24,692	5.125-6.125	FHA, VA, USDA, PMI	2.62
27	6/26/08	65,000	10,080	30,580	5.750-6.500	FHA, VA, USDA, PMI	6.37
28	4/25/07	65,000	27,905	28,500	5.500-5.990	FHA, VA, USDA, PMI	2.94
29	6/13/07	100,000	38,945	38,456	5.625-6.250	FHA, VA, USDA, PMI	1.42
30	10/23/07	65,000	29,965	28,031	5.500-6.250	FHA, VA, USDA, PMI	2.61
31	1/10/08	65,000	31,745	30,138	4.625-6.375	FHA, VA, USDA, PMI	3.93
32	11/17/11	136,160	77,300	86,942	4.950-8.600	FHA, VA, USDA, PMI	3.82
33	7/19/12	121,670	83,125	78,127	4.750-8.375	FHA, VA, USDA, PMI	4.55
34	11/21/13	66,150	52,110	57,166	4.950-5.750	FHA, VA, USDA, PMI	2.87
35	5/6/14	54,335	<u>46,560</u>	<u>50,787</u>	5.125-6.125	FHA, VA, USDA, PMI	2.99
Total			<u>\$578,025</u>	<u>\$617,152</u>			

<sup>1</sup> The Agency may determine from time to time to purchase program loans at rates higher or lower than the initial rates.

<sup>2</sup> Program Loans that are 60/90+ days delinquent, as a percentage of the total number of Program Loans in such series outstanding as of June 30, 2015.

The overall 60/90+ day delinquency rate for the Program Loans issued pursuant to the Trust Agreement was 3.22% as of June 30, 2015, which includes the Mortgage Loans held in Revenue Reserves. At June 30, 2015, as reported in the National Delinquency Survey prepared by the Research Division of the Mortgage Bankers Association of America, the delinquency rate for the State of North Carolina was 2.87%; the South Atlantic Region, 3.04%; and the United States, 2.74%.

As of June 30, 2015, the Trust Agreement had 111 properties in foreclosure with a total principal balance of \$8,522,000 and 34 conventional and USDA real estate owned properties with a total principal balance of \$3,330,000. These figures include the Mortgage Loans held in Revenue Reserves.

The following table summarizes as of June 30, 2015, certain information with respect to all insurance and guarantee programs for the Program Loans held by the Agency under the Trust Agreement:

Insurance or Guarantee Program	Number of Program Loans Outstanding	Percentage of Total Number
FHA Mortgage Insurance	4,149	49.28%
VA Guarantee	196	2.33%
USDA Guarantee	812	9.64%
Private Mortgage Insurance*		
Genworth	1,328	15.77%
RMIC	223	2.65%
MGIC	507	6.02%
UGI	249	2.96%
Triad	14	0.17%
Radian	46	0.55%
PMI	103	1.22%
CMG	10	0.12%
Uninsured and Non-Guaranteed loans (Loan to Value less than 80%)	782	9.29
<b>Total</b>	<b>8,419</b>	<b>100.00%</b>

\* See the discussion below regarding certain of the insurance companies that issued policies of private mortgage insurance.

### Insurance and Guarantee Programs

The Trust Agreement provides that the Supplemental Trust Agreement authorizing the issuance of a Series of Bonds for the Program shall specify any requirements for the Program Obligations to be purchased with the proceeds of the Bonds of such Series, including how such Program Obligations must be insured, guaranteed or otherwise secured.

The Thirty-Sixth Supplemental Trust Agreement provides that the Series 36 Program Loans must be secured by a mortgage on the property financed thereby and must be insured or guaranteed in one of the following ways: (a) if the Program Loan is an FHA Insured Program Loan, a VA Guaranteed Program Loan, or a USDA Guaranteed Program Loan (as each of such terms is defined below), the applicable insurance or guarantee of the agency or instrumentality administering the insurance or guarantee program in an amount equal to the maximum coverage permitted for such Program Loan under the regulations of such agency or instrumentality; or (b) if the Program Loan is a Private Mortgage Insured Program Loan, unless the Market Value of the property subject to the Mortgage is greater than 80% of the principal amount of the Series 36 Program Loan, a private mortgage insurance policy issued by a qualified insurer in an amount so that the principal amount of the Program Loan is not greater than 80% of the Market Value of the property secured thereby plus the maximum amount payable under such private mortgage insurance policy in the event of a default by the Borrower thereunder.

FHA Mortgage Insurance. Program Loans insured by FHA in the manner described below, are herein defined as "FHA-Insured Program Loans." Sections 203 and 221 of the National Housing Act, as amended (the "Housing Act"), authorize the Federal Housing Administration ("FHA") of the Department of Housing and Urban Development ("HUD") to insure certain mortgage loans. Such mortgage loans must be in conformance with the maximum mortgage loan amount limitations and minimum down payment requirements specified in the Housing Act and regulations promulgated thereunder. In addition, the mortgagor under either of these programs

must establish to the satisfaction of FHA that his or her income is adequate to meet the periodic payments required in the mortgage loan.

FHA administers the Section 203(k) loan program for the acquisition and rehabilitation of single family properties. Eligible borrowers obtain one mortgage loan to finance both the acquisition and the rehabilitation of the property. The mortgage amount may include funds for the purchase of the property, the costs incidental to closing the transaction, and the completion of the proposed rehabilitation. The mortgage proceeds allocated for the rehabilitation are escrowed at closing. Following loan closing, the lender submits copies of the mortgage documents to the HUD office for mortgage insurance endorsement. HUD reviews the submission and, if found acceptable, issues a Mortgage Insurance Certificate to the lender. At this point, the lender is submitting a fully-insured Program Loan to the Agency for purchase.

Under the provisions of Section 184 of the Housing and Community Development Act of 1992, as amended ("Section 184"), HUD has the authority to guarantee loans for the construction, acquisition, rehabilitation, or refinancing of 1- to 4-family homes to be owned by Native Americans (as defined in Section 184) on eligible land (as defined in Section 184). Loans guaranteed under Section 184 must bear a fixed rate of interest and be in a principal amount not in excess of 97.75% of the appraised value of the property, excluding closing costs (98.75% if the appraised value is \$50,000 or less), but in no event in excess of 150% of the FHA loan limit for the area. The HUD guarantee under Section 184 is 100% of unpaid principal and interest plus reasonable fees and expenses for loans processed through foreclosure by the holder of the guarantee certificate of 100% of unpaid principal and interest for loans assigned to HUD without foreclosure.

All mortgages are subject to a mortgage insurance premium. The premium must be included in the proposed monthly housing expense for underwriting purposes.

Under the terms of either of the foregoing FHA insurance programs, a failure to make a mortgage payment (or to perform any other obligation under the mortgage), if continued for thirty (30) days, constitutes a default which would entitle the mortgagee to claim insurance benefits. The Housing Act gives authority to the Secretary of HUD (the "Secretary") to settle claims for insurance benefits under mortgages insured under Sections 203 and 221 either in cash or debentures.

Insurance benefits are paid on foreclosure and conveyance of title. Benefit payments made by FHA on conveyed properties are equal to the unpaid principal amount of the mortgage loans plus certain tax, insurance and other payments made, and a portion of any foreclosure expenses incurred by the mortgagee, as well as interest from date of default at a rate equivalent to the debenture interest rate (which may be less than the interest rate of the insured mortgage), less certain amounts received or retained in respect of the mortgaged property.

When any property which is to be conveyed to FHA has been damaged by fire, earthquake, flood or tornado, it is generally required, as a condition of payment of an insurance claim, that such property be repaired by the mortgagee prior to such conveyance.

To obtain title to and possession of the property under foreclosure, the Agency will pursue its rights under the power of sale contained in the mortgage subject to the constraints of applicable state law and HUD. HUD requires that absent the consent of the mortgagor, at least three full monthly installments be due and unpaid under the mortgage before the mortgagee may initiate any action leading to foreclosure of the mortgage. HUD also requires a face-to-face conference between the mortgagee and the mortgagor in an effort to cure the delinquency without foreclosure. These requirements do not apply where the mortgagor has voluntarily abandoned the mortgaged property or the property has been vacant for over 60 days, or the mortgagor has indicated in writing that he or she has no intention of fulfilling his or her obligations under the mortgage, in which case the mortgagee may immediately initiate foreclosure proceedings (subject to applicable state law notice provisions).

VA Guarantee. Program Loans that are guaranteed as to payment by the United States Veterans Administration in the manner described in this Section are herein referred to as "VA Guaranteed Program

Loans." The Serviceman's Readjustment Act of 1944, as amended, permits a veteran (or, in certain instances, his or her spouse) to obtain a VA Guaranteed Program Loan covering mortgage financing of the purchase of a one-to-four family dwelling unit at interest rates agreed upon by the purchaser and the mortgagee, as the VA may elect. The program has no mortgage loan limits (other than that the amount may not exceed the property's reasonable value as determined by the VA), requires no down payment from the purchaser and permits the guarantee of VA Guaranteed Program Loans with terms of up to 30 years.

The guarantee provisions for VA Guaranteed Program Loans are as follows: (a) for home and condominium loans of \$45,000 or less, 50 percent of the loan is guaranteed (for loans with an original principal balance of \$45,000 and not more than \$56,250, the guarantee will not exceed \$22,500); (b) for home and condominium loans of more than \$56,250 but less than or equal to \$144,000, 40 percent of the loan is guaranteed subject to a maximum guarantee of \$36,000; (c) for home and condominium loans of more than \$144,000, 25 percent of the principal amount of the loan is guaranteed, up to a maximum loan amount of \$417,000; and (d) for loans for manufactured homes, 40 percent of the loan is guaranteed (with a maximum guarantee of \$20,000) (modular homes are treated in the same manner as traditional homes). The Agency does not allow purchases of manufactured homes that are not permanently affixed and are not considered real property.

The liability on the guarantee is reduced or increased pro rata with any reduction or increase in the amount of the indebtedness, but in no event will the amount payable on the guarantee exceed the amount of the original guarantee. Notwithstanding the dollar and percentage limitations of the guarantee, a mortgage holder will ordinarily suffer a monetary loss only where the difference between the unsatisfied indebtedness and the proceeds of a foreclosure sale of mortgaged premises is greater than the original guarantee as adjusted. The VA may, at its option and without regard to the guarantee, make full payment to a mortgage holder of unsatisfied indebtedness on a mortgage upon its assignment to the VA.

USDA Guarantee. Program Loans guaranteed by the United States Department of Agriculture, Rural Development are herein referred to as "USDA-Guaranteed Program Loans." Title V of the Housing Act of 1949 permits USDA to provide mortgage guarantees for single family rural housing loans. A USDA guarantee constitutes an obligation supported by the full faith and credit of the United States.

The maximum loss payment under a USDA guarantee will be the lesser of:

- (1) Any loss of an amount equal to 90 percent of the principal amount actually advanced to the mortgagor, or
- (2) An amount up to 35 percent of the principal amount actually advanced to the mortgagor, plus any additional loss sustained by the lender of an amount up to 85 percent of the remaining 65 percent of the principal amount actually advanced to the mortgagor.

Loss includes only (1) principal and interest evidenced by the note; (2) any loan subsidy due and owing; and (3) any principal and interest indebtedness on USDA approved protective advances for protection and preservation of collateral. Interest is covered by the guarantee to the date of the final loss settlement when the lender conducts liquidation of collateral in an expeditious manner. Net proceeds received from liquidation of the collateral will be used in calculating the amount of loss sustained. If the lender acquires the collateral, the net proceeds from collateral for calculating loss shall be determined by the USDA as follows: (i) the USDA will have the collateral appraised at its current market value as of the date of acquisition by the lender, then (ii) deduct from such appraised value an estimate of liquidation costs which will include an allowance for the estimated time the property will be held by the lender. The USDA will pay its claim based on an appraisal after foreclosure has occurred rather than upon the sale of the property.

Private Mortgage Insurance. Program Loans that are insured by a policy of private mortgage insurance in the manner described in this Section are herein referred to as "Private Mortgage Insured Program Loans."

The Thirty-Sixth Supplemental Trust Agreement provides that a "Private Mortgage Insured Program Loan" is any Program Loan purchased with the proceeds of the Series 36 Bonds that is insured by a private mortgage insurance company that has been approved by Fannie Mae or Freddie Mac to insure mortgage loans purchased by them. The federal Homeowners Protection Act of 1998 requires the automatic termination of private mortgage insurance for any mortgage loan incurred after July 1999 if payments are current on the loan and the loan to value ratio is 78% or less. In addition, borrowers who are current on their mortgage loan payments are entitled to termination of private mortgage insurance requirements upon request if the loan to value ratio is 80% or less. For purpose of determining the loan to value ratio, the value of the subject property is the lesser of the contract sales price and the appraised value at the time the mortgage loan is made. The Agency will not require (and cannot require) borrowers to maintain private mortgage insurance after the borrower is entitled to termination of the private mortgage insurance in accordance with federal law.

The Thirty-Sixth Supplemental Trust Agreement provides that at the option of the Agency, the insurance policy on a Private Mortgage Insured Program Loan may be cancelled or permitted to terminate as required by applicable law. Some providers of private mortgage insurance, including some providers set forth in the table above under the heading "THE PROGRAM—Experience to Date Under the Program" (such table setting forth information regarding the insurance and guarantee programs for the Program Loans held by the Agency under the Trust Agreement), have experienced financial difficulties in recent years. Some providers have experienced withdrawals or declines in their credit ratings, some have entered into arrangements for formal supervision by state regulators under which they are not making full and timely payments on claims in accordance with their initial mortgage insurance policies. The Agency makes no representation regarding the financial condition of any of the entities that have issued policies of Private Mortgage Insured Program Loans under the Trust Agreement. Information regarding specific private mortgage insurance companies should be obtained from the respective company.

Uninsured and Non-Guaranteed Loans. In addition to FHA Insured Program Loans, VA Guaranteed Program Loans, USDA Guaranteed Program Loans and Private Mortgage Insured Program Loans, the Thirty-Sixth Supplemental Trust Agreement provides that the Agency may purchase any other Program Loan so long as, at the time of purchase of the Program Loan by the Agency, the unpaid principal amount of the Program Loan does not exceed 80% of the Market Value of the property that is subject to the Mortgage securing such Program Loan.

Other Loan and Guarantee Programs. Future supplemental trust agreements may permit the Agency to purchase Program Obligations having insurance and guarantee features different from those described above.

### **Standard Hazard Insurance**

Each mortgagor is required to obtain and maintain for the mortgaged property a standard hazard and casualty insurance policy in an amount which is not less than (i) the maximum insurable value of the mortgaged property or (ii) the unpaid principal amount of the Program Loan. The standard hazard and casualty insurance policy is required to be written by an insurance company qualified to do business in the State and having a current general policyholder's rating in Alfred M. Best's Insurance Reports of B and a financial size category of Class III or better.

In general, a standard homeowner's form of fire with extended coverage policy insures against physical damage to or destruction of the improvements on the property by fire, lightning, explosion, smoke, windstorm, hail, riot, strike, and civil commotion, subject to the conditions and exclusions particularized in each policy. Policies typically exclude physical damage resulting from the following: war, revolution, governmental action, floods and other water-related causes, earth movement (including earthquakes, landslides and mudslides), nuclear reactions, wet or dry rot, vermin, rodents, insects or domestic animals, theft, and, in certain cases, vandalism.

Flood insurance is required to be obtained and maintained by mortgagors whose mortgaged property is in an area designated by HUD as having special flood hazards and for which flood insurance is available under the National Flood Insurance Program. The limit of flood insurance must be the lowest of (i) the unpaid

principal balance of the Program Loan, (ii) the full insurable value of the mortgaged property, and (iii) the maximum amount of flood insurance available.

### **Servicing Agreements**

The Agency and each Agency-approved Servicer have entered into a servicing agreement for the servicing of Program Loans purchased by the Agency. Each Servicing Agreement provides for an annual servicing fee in an amount no more than  $3/8^{\text{th}}$  of 1% of the principal balance, computed monthly, of each non-delinquent Program Loan serviced thereunder for which payments of principal and interest have been received by the Servicer.

The Servicing Agreements will require the Servicers to perform all services and duties customary to the servicing of mortgages, including, among other things, inspecting the mortgaged premises when payments by a mortgagor have become delinquent or upon request of the Agency, collecting all payments due with respect to each Program Loan, and applying properly and rendering an accounting to the Agency of all sums collected from a mortgagor for payment of principal and interest, taxes, assessments and hazard and mortgage insurance premiums. In the event a mortgagor fails to make a payment when due or in the event of any default on a Program Loan, each Servicer must give notice to the Agency and, in the event of default, is also obligated, unless otherwise notified by the Agency, to take all actions necessary and proper to collect the applicable mortgage insurance and to enforce the applicable contractual provisions, including, if necessary, instituting foreclosure proceedings and managing the mortgaged property. Agency-approved foreclosure and related expenses shall be borne by the Agency.

Under each Servicing Agreement the Servicer must deposit all funds received on account of Program Loans being serviced in segregated accounts in a state or national bank or savings and loan association acceptable to the Agency and in which deposits are insured by the Federal Deposit Insurance Corporation, which may be the Servicer, and in segregated accounts in the Federal Home Loan Bank, and must hold the accounts as trustee for the Agency and the various mortgagors. From the funds so deposited the Servicer must pay, when due, mortgage and hazard insurance premiums, taxes and assessments. Once a month or at any time when the amount on deposit exceeds the insured amount, the Servicer is to remit to the Trustee the total amount of all payments of principal and interest. Prepayments of the Program Loans, proceeds of mortgage insurance, condemnation proceeds, proceeds resulting from action taken with respect to a defaulted Program Loan, and proceeds of hazard insurance that will not be used to restore or rehabilitate the mortgaged property shall be remitted as they are received.

The Servicing Agreements will require Servicers to maintain hazard and casualty insurance on each of the mortgaged premises in an amount sufficient to ensure that the Agency will not become a co-insurer under the terms and conditions of the applicable policy or policies. The Servicer must also comply, as to each Program Loan, with all rules and requirements of the Agency and the applicable rules and requirements of the insurance or guarantee program with respect to Program Loans, and must at all times keep such insurance in full force and effect. See "Standard Hazard Insurance" above. In addition, each Servicer must maintain blanket bond coverage as customarily used in the mortgage banking industry, including among other provisions, fidelity coverage and insurance against losses resulting from the errors and omissions of the Servicer.

## **OTHER AGENCY PROGRAMS**

### **Single Family Programs**

In addition to Bonds issued pursuant to the Trust Agreement, the Agency has issued bonds pursuant to the Trust Agreement entered into by the Agency and the Trustee on November 20, 2009 (the "2009 Trust Agreement"), the Single Family Revenue Bond Resolution adopted by the Agency on February 28, 1985 (the "1985 Resolution"), the Single Family Revenue Bond Resolution adopted by the Agency on April 14, 1983 (the "1983 Resolution"), the Home Mortgage Revenue Bond Resolution adopted by the Agency on November 12, 1981 (the "1981 Resolution"), the Single Family Housing Bond Resolution adopted by the Agency on April 25, 1980 (the "1980 Resolution"), and the Single Family Mortgage Purchase Bond Resolution adopted by the

Agency on July 28, 1976 (the "1976 Resolution") for the purpose of providing moneys to purchase mortgage loans for single family residential housing for households of low and moderate income in the state. All single family bond resolutions and trust agreements have been retired except the Trust Agreement and the 2009 Trust Agreement. As of June 30, 2015, the 2009 Trust Agreement had \$158,765,000 in single family home ownership bonds outstanding.

## **Multifamily Programs**

In addition to its home ownership programs, the Agency has several programs to provide financing for residential rental housing for low and moderate income households. As of May, 2012, the Agency no longer had multifamily revenue bonds outstanding. As of June 30, 2015, the Agency had \$9,211,000 in multifamily mortgage loans in the Trust Agreement.

The Agency also administers both the federal and state low-income housing tax credit programs and the rental production program. These funds are available to developers, on a competitive basis, for the development of affordable rental housing in the State. The Agency's goals include supporting the best developments possible given the limited resources available. Therefore, the Agency selects developments serving low-income residents for the longest period of time, at appropriate locations, with strong market demand, with the healthiest financial structures, the best architectural design and the best quality of building materials and workmanship. The Agency has administered this program since its inception in 1987 and has helped create 2,041 projects comprising 69,701 rental units, allocating \$373,529,000 of tax credits. The state low-income housing tax credit program expired in January 2015, in spite of the Agency's attempts to extend its sunset provision. The state low-income housing tax credit program was replaced by the Workforce Housing Loan Program ("WHLP") in fiscal year 2015 with a non-recurring \$10 million appropriation for fiscal year 2015 and \$12.5 million appropriation for fiscal year 2016. The WHLP is a state program which provides loans up to \$1 million to fund construction or substantial rehabilitation of affordable rental developments, and it is administered in combination with the federal low-income housing tax credit program. The WHLP appropriation represents a significant reduction in resources compared to the historical annual average of \$30 million for the state low-income housing tax credit program.

## **Other Activities**

The Agency offers its N.C. Home Advantage Mortgage, which provides borrowers a 30-year fixed-rate FHA, VA, USDA or conventional mortgage and up to 5% of zero-interest down payment assistance. Effective September 15, 2015, the Agency will also offer a \$15,000 down payment assistance option using Hardest Hit Funds in five counties within North Carolina for first-time homebuyers or veterans who meet certain income and sales price limits. The mortgages are pooled into GNMA and FNMA securities and are sold to finance the production of the mortgages and related down payment assistance.

The Agency established a mortgage credit certificate ("MCC") program in July 1987. An MCC permits first-time homebuyers who meet federal limits for family income and acquisition costs to take a federal income tax credit of up to 30% of annual mortgage interest for existing construction homes and up to 50% for newly-constructed homes, up to a maximum credit of \$2,000 per year. As of June 30, 2015, the Agency had issued 29,193 certificates under the MCC program totaling \$2.49 billion in mortgages.

In 2010, the Agency became eligible to administer up to \$482.7 million from the United States Department of the Treasury's Hardest Hit Fund to help prevent home foreclosures for workers who lose their jobs or experience other employment-related hardships. Funds are expected to be available through 2017 and to assist up to 21,000 homeowners. The Agency has created the N.C. Foreclosure Prevention Fund to disburse the fund, and it has five programs available. The Mortgage Payment Program offers zero-interest loans to pay the mortgage and related expenses for struggling homeowners. The Second Mortgage Refinance Program refinances a high-cost second mortgage to reduce a borrower's monthly mortgage payment to an affordable level. The Modification Enabling Pilot Program is designed to provide assistance to eligible borrowers under the National Community Capital ReStart Program with the intent to permanently modify and reduce the borrower's loan amount to an affordable level. The Principal Reduction Recast/Lien Extinguishment for



Unaffordable Mortgages will provide eligible homeowners a principal reduction and reamortization of the remaining principal balance or a full lien extinguishment. The \$15,000 Down Payment Assistance Program is offered in conjunction with the Agency's N.C. Home Advantage Mortgage Program to first-time homebuyers or veterans meeting certain income limits and sales price limits in five counties within North Carolina that have areas of higher delinquency and foreclosures than state averages. The Agency has assisted over 20,000 homeowners with these programs. No Agency funds are used to operate the program.

In July 2011 the State Home Foreclosure Prevention Project was transferred to the Agency from the Office of the North Carolina Commissioner of Banks. This effort funds free counseling assistance through many of the same HUD-Approved counseling agencies that are participating in the N.C. Foreclosure Prevention Fund to homeowners facing foreclosure. No Agency funds are used to operate the program.

Since 1987 the General Assembly of North Carolina has provided appropriations for the North Carolina Housing Trust Fund to produce housing for low-income households by leveraging private, local government, and federal resources. The Agency manages the Trust Fund and pays its operating costs so that all appropriated funds go directly into housing construction and rehabilitation. The annual appropriation for the Trust Fund has varied over its history, from the initial appropriation of \$21 million in 1987 to zero. The most recent appropriations have been \$10 million for fiscal years 2010 and 2011, \$7.88 million for fiscal years 2012 and 2013, \$6.92 million for fiscal year 2014, \$6.86 million for fiscal year 2015 and \$7.66 million for fiscal year 2016. The annual appropriation for the Trust Fund does not affect the Agency's operating budget.

In May 2002 the Agency issued \$9,712,000 of multifamily housing bonds in four issues to finance the acquisition and renovation by four separate non-profit corporations of housing developments for elderly residents. The four non-profit corporations are controlled by National Church Residences, an Ohio non-profit corporation that specializes in providing housing for the elderly. The multifamily bonds are secured by Ginnie Mae certificates issued in connection with the financing. As of June 30, 2015, \$2,125,000 of these bonds were outstanding. In October 2014, the Agency issued \$14,595,000 of multifamily housing revenue draw down bonds to finance the cost of acquiring, renovating, improving, equipping and furnishing certain multifamily housing facilities within the State. As of June 30, 2015 \$7,543,000 of these bonds were outstanding. Both of these bond issues are "conduit" financings in which the Agency's obligation for the payment thereof is limited to the payment received from the third-party borrowers and the properties, revenues and the other security pledged to the payment of the bonds. The bonds are not secured by any funds or other assets that secure the payment of the Bonds issued under the Trust Agreement.

The Agency may issue additional series of bonds under any of its programs, including the Program, and may adopt other programs under which bonds could be issued. The Agency's ability to issue additional bonds to finance its programs is restricted by federal tax law.

## **TAX TREATMENT**

General. The following discussion is a brief summary of the principal United States federal income tax consequences of the acquisition, ownership and disposition of the Series 36 Bonds by original purchasers of the Series 36 Bonds who are "U.S. Holders" (hereinafter defined). This summary (a) is based on certain relevant provisions of the Internal Revenue Code of 1986, as amended (the "Code") under existing law and are subject to change at any time, possibly with retroactive effect; (b) assumes that the Series 36 Bonds will be held as "capital assets;" and (iii) does not discuss all of the United States federal income tax consequences that may be relevant to an owner of the Series 36 Bonds in light of its particular circumstances, the Medicare tax under Section 1411 of the Code, or to owners of the Series 36 Bonds subject to special rules, such as insurance companies, financial institutions, tax-exempt organizations, dealers in securities or foreign currencies, persons or entities holding the Series 36 Bonds as a position in a "hedge" or "straddle," or owners whose functional currency (as defined in Section 985 of the Code) is not the United States dollar, or owners who acquire Series 36 Bonds in the secondary market.

Owners of the Series 36 Bonds should consult with their own tax advisors concerning the United States federal income tax and other consequences with respect to the acquisition, ownership and disposition of the

Series 36 Bonds, as well as any tax consequences that may arise under the laws of any state, local or foreign tax jurisdiction.

The term "U.S. Holder" means a beneficial owner of a Series 36 Bond that is (a) a citizen or resident of the United States, (b) a corporation, partnership or other entity created or organized in or under the laws of the United States or of any political subdivision thereof, (c) an estate the income of which is subject to United States federal income taxation regardless of its source or (d) a trust whose administration is subject to the primary jurisdiction of a United States court and which has one or more United States fiduciaries who have the authority to control all substantial decisions of the trust.

Opinion of Bond Counsel. In the opinion of Bond Counsel, interest on the Series 36 Bonds is not excluded from gross income of the owners thereof for purposes of federal income taxation imposed by the Code. Bond Counsel is also of the opinion, based on existing law, that interest on the Series 36 Bonds will be exempt from all State of North Carolina income taxes.

Disposition and Defeasance. Generally, upon the sale, exchange, redemption or other disposition (which would include a legal defeasance) of a Series 36 Bond, an owner of such Series 36 Bond generally will recognize taxable gain or loss in an amount equal to the difference between the amount realized (other than amounts attributable to accrued interest not previously includable in income) and such owner's adjusted tax basis in the Series 36 Bond. Such gain or loss generally will be capital gain or loss, and will be long-term capital gain or loss if such Series 36 Bond has been held for more than one year at the time of sale, exchange, redemption or other disposition. An owner's adjusted tax basis in a Series 36 Bond generally will equal the cost of such Series 36 Bond to the owner, increased by any original issue discount included in income and decreased by the amount of any payments other than "qualified stated interest payments" received and amortized bond premium taken with respect to such Series 36 Bond.

The Agency may cause the deposit of moneys or securities in escrow in such amount and manner as to cause the Series 36 Bonds to be deemed to be no longer outstanding under the Trust Agreement (a "defeasance"). For federal income tax purposes, such defeasance could result in a deemed exchange under Section 1001 of the Code and a recognition by such owner of taxable income or loss without any corresponding receipt of moneys. In addition, the character and timing of receipt of payments on the Series 36 Bonds subsequent to any such defeasance could also be affected.

ERISA. The Employees Retirement Income Security Act of 1974, as amended ("ERISA"), and the Code generally prohibit certain transactions between a qualified employee benefit plan under ERISA or tax-qualified retirement plans and individual retirement accounts under the Code (collectively, the "Plans") and persons who, with respect to a Plan, are fiduciaries or other "parties in interest" within the meaning of ERISA or "disqualified persons" within the meaning of the Code. All fiduciaries of Plans should consult their own tax advisors with respect to the consequences of any investment in the Series 36 Bonds.

Backup Withholding and Information Reporting. In general, information reporting requirements will apply to non-corporate holders with respect to payments of principal, payments of interest, and the accrual of original issue discount, on a Series 36 Bond and the proceeds of the sale of a Series 36 Bond before maturity within the United States. Such payments will be subject to backup withholding, except in the case of certain "exempt payees" as defined in the Code, if the owner of a Series 36 Bond (a) fails to furnish to the Agency such owner's social security number or other taxpayer identification number ("TIN"), (b) furnished the Agency an incorrect TIN, (c) fails to report properly interest, dividends or other "reportable payments" as defined in the Code or (d) under certain circumstances, fails to provide the Agency with a certified statement, signed under penalty of perjury, that the TIN provided to the Agency is correct and that such owner is not subject to backup withholding. Any amounts withheld under the backup withholding rules from a payment to a beneficial owner, and which constitutes over-withholding, would be allowed as a refund or a credit against such beneficial owner's United States federal income tax provided the required information is furnished to the United States Internal Revenue Service (the "Service").

## **FINANCIAL STATEMENTS**

The financial statements of the Agency as of and for the year ended June 30, 2015, included in this Official Statement as Appendix A have been audited by BDO USA, LLP, independent auditors, as stated in their report appearing herein.

## **RATINGS**

Moody's Investors Service, Inc. ("Moody's") and Standard & Poor's Ratings Services, a division of the McGraw-Hill Companies, Inc. ("S&P") have assigned ratings of "Aa2" and "AA", respectively, to the Series 36 Bonds. Such ratings are not a recommendation to buy, sell or hold securities. Any desired explanation of the significance of such ratings should be obtained from Moody's and S&P, respectively. There is no assurance that a particular rating will remain in effect for any given period of time or that it will not be lowered, suspended or withdrawn entirely if, in the judgment of the rating agency furnishing such rating, circumstances so warrant. Any suspension, downward revision or withdrawal of one or both of such ratings could have an adverse effect on the marketability or the market price of the Series 36 Bonds. The Agency assumes no responsibility to take any actions with regard to possible rating changes.

Due to the ongoing uncertainty regarding the economy of the United States of America (including, without limitation, matters such as the current and future political uncertainty regarding the United States debt limit), obligations, such as the Series 36 Bonds, issued by state and local governments, and instrumentalities thereof, could be subject to a rating downgrade. Additionally, if a significant default or other financial crisis should occur in the affairs of the United States or of any of its agencies or political subdivisions, then such event could also adversely affect the market for and ratings, liquidity, and market value of outstanding debt obligations, including the Series 36 Bonds. When certain automatic spending cuts are imposed on the federal government as a result of actions taken or not taken by the federal government (commonly referred to as a sequester) or when the federal government fails to pass certain spending authorizations prior to certain deadlines, resulting in a cessation of various governmental functions and operations (commonly referred to as a government shutdown), there may not be any immediate direct adverse impact on FHA, VA or the Agency. No assurance can be given, however, that a sequester or a government shutdown that lasts an extended period of time would continue to have no direct adverse impact upon the United States housing industry in general or the Agency in particular.

## **LITIGATION**

At the time of the delivery of and payment for the Series 36 Bonds, the Agency will certify that, to the best of its knowledge, there is no controversy or litigation of any nature at such time pending or threatened to restrain or enjoin the issuance, sale, execution or delivery of the Series 36 Bonds, or in any way contesting or affecting the validity of the Series 36 Bonds or any proceedings of the Agency taken with respect to the issuance or sale thereof or the pledge or application of any moneys or security provided for the payment of the Series 36 Bonds or the existence or powers of the Agency.

## **CERTAIN LEGAL MATTERS**

Legal matters incident to the authorization, issuance and sale of the Series 36 Bonds are subject to the approving opinion of Womble Carlyle Sandridge & Rice, LLP, Raleigh, North Carolina, Bond Counsel to the Agency. Copies of the approving opinion of said law firm in substantially the form included herein as Appendix B will be available at the time of delivery of the Series 36 Bonds. Certain legal matters will be passed upon for the Agency by the General Counsel for the Agency and for the Underwriters by their counsel, Bode & Harrell, LLP, Raleigh, North Carolina.

## **LEGAL INVESTMENT**

The Act provides that the Series 36 Bonds shall be securities in which all public officers and public bodies of the State and its political subdivisions, and all North Carolina insurance companies, trust companies,

banking associations, investment companies, executors, administrators, trustees and other fiduciaries may properly and legally invest funds, including capital in their control or belonging to them.

## **UNDERWRITING**

Merrill Lynch, Pierce, Fenner & Smith Incorporated, RBC Capital Markets, LLC, Citigroup Global Markets, Inc., Raymond James & Associates, Inc., and Wells Fargo Bank, National Association (together, the "Underwriters"), have jointly and severally agreed, subject to certain conditions, to purchase all of the Series 36 Bonds at a price equal to the aggregate principal amount of the Series 36 Bonds. The Underwriters will receive from the Agency a fee of \$507,856.66. The initial public offering prices of the Series 36 Bonds may be changed from time to time by the Underwriters.

Citigroup Global Markets Inc., an underwriter of the Series 36 Bonds, has entered into a retail distribution agreement with UBS Financial Services Inc. ("UBSFS"). Under this distribution agreement, Citigroup Global Markets Inc. may distribute municipal securities to retail investors through the financial advisor network of UBSFS. As part of this arrangement, Citigroup Global Markets Inc. may compensate UBSFS for their selling efforts with respect to the Series 36 Bonds.

Wells Fargo Securities is the trade name for certain securities-related capital markets and investment banking services of Wells Fargo & Company and its subsidiaries, including Wells Fargo Bank, National Association ("WFBNA"). WFBNA, one of the underwriters of the Series 36 Bonds, has entered into an agreement (the "Distribution Agreement") with its affiliate, Wells Fargo Advisors, LLC ("WFA"), for the distribution of certain municipal securities offerings, including the Series 36 Bonds. Pursuant to the Distribution Agreement, WFBNA will share a portion of its underwriting or remarketing agent compensation, as applicable, with respect to the Series 36 Bonds with WFA. WFBNA also utilizes the distribution capabilities of its affiliate Wells Fargo Securities, LLC ("WFSLLC"), for the distribution of municipal securities offerings, including the Series 36 Bonds. In connection with utilizing the distribution capabilities of WFSLLC, WFBNA pays a portion of WFSLLC's expenses based on its municipal securities transactions. WFBNA, WFSLLC, and WFA are each wholly-owned subsidiaries of Wells Fargo & Company.

The Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include sales and trading, commercial and investment banking, advisory, investment management, investment research, principal investment, hedging, market making, brokerage and other financial and non-financial activities and services. In the various course of their various business activities, the underwriters and their respective affiliates, officers, directors and employees may purchase, sell or hold a broad array of investments and actively trade securities, derivatives, loans, commodities, currencies, credit default swaps and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the Agency (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Agency. The underwriters and their respective affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

## **CONTINUING DISCLOSURE**

Pursuant to the Thirty-Sixth Supplemental Trust Agreement, the Agency has agreed to provide to the beneficial owners of the Series 36 Bonds the Annual Financial Information and notices of events of the type described below as if Rule 15c2-12 (the "Rule") applied to the Series 36 Bonds, and certain other financial information:

- (a) by not later than seven months from the end of each fiscal year of the Agency, audited financial statements of the Agency prepared in accordance with Section 159-34 of the General Statutes of North Carolina, as it may be amended from time to time, or any successor statute, or, if such audited financial statements of the Agency are not available by seven months from the end of

such fiscal year, unaudited financial statements of the Agency to be replaced subsequently by audited financial statements of the Agency to be delivered within fifteen (15) days after such audited financial statements become available for distribution;

- (b) concurrently with the delivery of the audited financial statements referred to in (a) above, the most recent financial and statistical data available to the Agency as of a date not earlier than the end of the preceding fiscal year, regarding Bonds payable, Program Obligations held under the Trust Agreement and Agency experience with Program Obligation delinquencies and Program Obligations in foreclosure, under the Trust Agreement, to the extent such items are not included in the audited financial statements referred to in (a) above;
- (c) in a timely manner not in excess of ten business days after the occurrence of the event, notice of any of the following events with respect to the Series 36 Bonds:
  - (1) principal and interest payment delinquencies;
  - (2) non-payment related defaults, if material;
  - (3) unscheduled draws on debt service reserves reflecting financial difficulties;
  - (4) unscheduled draws on any credit enhancements reflecting financial difficulties;
  - (5) substitution of any credit or liquidity providers, or their failure to perform;
  - (6) [Intentionally Omitted];
  - (7) modification to the rights of the beneficial owners of the Series 36 Bonds, if material;
  - (8) bond calls, other than calls for mandatory sinking fund redemption, if material, and tender offers;
  - (9) defeasances of any of the Series 36 Bonds;
  - (10) release, substitution or sale of any property securing repayment of the Series 36 Bonds, if material;
  - (11) rating changes;
  - (12) bankruptcy, insolvency, receivership or similar event of the Agency;
  - (13) the consummation of a merger, consolidation or acquisition involving the Agency or the sale of all or substantially all of the assets of the Agency, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
  - (14) appointment of a successor or additional Trustee or escrow agent or the change of the name of the Trustee or escrow agent, if material; and
- (d) in a timely manner, notice of a failure of the Agency to provide required annual financial information described in (a) or (b) above on or before the date specified.

The Agency shall provide the documents referred to above to the MSRB in an electronic format as prescribed by the MSRB and accompanied by identifying information as prescribed by the MSRB.

The Agency may discharge its undertaking described above by transmitting the documents referred to above to any entity and by any method authorized by the U.S. Securities and Exchange Commission.

The Agency reserves the right to modify from time to time the information to be provided to the extent necessary or appropriate in the judgment of the Agency, provided that:

- (a) any such modification may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the Agency;
- (b) the information to be provided, as modified, would have complied with the requirements of Rule 15c2-12 as of the date of the Official Statement, after taking into account any amendments or interpretations of Rule 15c2-12, as well as any changes in circumstances; and
- (c) any such modification does not materially impair the interests of the beneficial owners of the Series 36 Bonds, as determined by the Trustee or bond counsel to the Agency, or by approving vote of the Owners of a majority in principal amount of the Series 36 Bonds pursuant to the terms of the Trust Agreement at the time of the amendment.

In the event that the Agency makes such a modification, the annual financial information containing the modified operating data or financial information shall explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

The continuing disclosure provisions of the Thirty-Sixth Supplemental Trust Agreement shall terminate upon payment, or provision having been made for payment in a manner consistent with Rule 15c2-12, in full of the principal and interest with respect to all of the Series 36 Bonds.

In the event of a failure of the Agency to comply with any provision of the covenant set forth above, the Trustee may (and, at the request of the owners of at least 25% aggregate principal amount of Outstanding Series 36 Bonds, shall), or any beneficial owner of the Series 36 Bonds may, take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Agency to comply with the continuing disclosure provisions of the Thirty-Sixth Supplemental Trust Agreement. However, a default with respect to the continuing disclosure provisions of the Thirty-Sixth Supplemental Trust Agreement shall not be deemed an Event of Default under the Trust Agreement, and the remedy in the event of any failure of the Agency to comply with the continuing disclosure provisions of the Thirty-Sixth Supplemental Trust Agreement shall be the actions referred to above.

The Agency has not failed in any material respect to file any information required to be provided by any undertaking previously made by the Agency pursuant to the requirements of the Rule in the last five years.

**MISCELLANEOUS**

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement is not to be construed as a contract or agreement between the Agency and the purchasers or holders of any of the Series 36 Bonds.

NORTH CAROLINA HOUSING FINANCE AGENCY

By: /s/ Elizabeth I. Rozakis  
Chief Financial Officer

The interest rates, maturities, sale price and manner of sale of the Series 36 Bonds have been determined, with the approval of the North Carolina Housing Finance Agency and the Local Government Commission of the State of North Carolina.

By: /s/ Greg C. Gaskins  
Secretary of the Local Government Commission  
of North Carolina

Dated: October 20, 2015

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**APPENDIX A**

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**FINANCIAL STATEMENTS**

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NORTH CAROLINA HOUSING FINANCE AGENCY

Financial Statements  
Year Ended June 30, 2015

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# ***Audited Financial Statements***

June 30, 2015



**NORTH CAROLINA HOUSING FINANCE AGENCY  
FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION  
FOR THE YEAR ENDED JUNE 30, 2015**

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**MANAGEMENT DISCUSSION AND ANALYSIS (*Unaudited*)**  
**June 30, 2015**

The discussion and analysis of the North Carolina Housing Finance Agency's (the "Agency") financial performance provides an overview of the Agency's financial activities for the year ended June 30, 2015. The financial statements, accompanying notes, and supplementary information should be read in conjunction with the following discussion.

**Overview**

The North Carolina Housing Finance Agency was created in 1973 to provide financing for residential housing, both ownership and rental, to North Carolina households with low and moderate incomes. The Agency has issued bonds and sells mortgage-backed securities ("MBS") on the secondary market to finance housing throughout the state of North Carolina. In addition, the Agency administers the United States Department of the Treasury's ("Treasury") Hardest Hit Fund®, the Section 8 Program, the HOME Investment Partnerships Program, Low-Income Housing Tax Credits, the North Carolina Housing Trust Fund and other federal and state programs. These programs provide different types of assistance such as down payment assistance, low-interest mortgage loans, foreclosure prevention mortgage assistance, foreclosure prevention counseling, rent subsidies, and various types of rehabilitation of both single and multifamily properties.

**Financial Highlights**

The following information is an analysis of the Agency's performance for the year ended June 30, 2015, with reference to prior fiscal year's results and activities:

- *Total assets* decreased \$142,967,000, or 8.8%
- *Deferred outflows of resources* increased \$554,000, or 12.1%
- *Total liabilities* decreased \$192,114,000, or 19.4%
- *Deferred inflows of resources* increased \$5,080,000, or 100.0%
- *Total net position* increased \$44,621,000, or 7.0%

Low mortgage rates in fiscal year 2015 encouraged borrowers to refinance, which reduced balances in *Mortgage loans receivable, net* and related accounts. Although the number of loans in foreclosure was lower at the end of fiscal year 2015 relative to the end of fiscal year 2014, the Agency experienced an increase in foreclosure expenses during the year, which is the primary reason for the increase in *Other expenses*. The impact of these items is reflected below:

- *Mortgage loans receivable, net* decreased \$125,309,000, or 11.7%
- *Accrued interest receivable on mortgage loans* decreased \$1,897,000, or 20.4%
- *Interest on mortgage loans* decreased \$6,407,000, or 11.4%
- *Mortgage servicing expense* decreased \$388,000, or 12.1%
- *Other expenses* increased \$2,451,000, or 140.2%

The prepayments from mortgage loans were used to call bonds during fiscal year 2015, resulting in decreases associated with *Cash and cash equivalents, Bonds payable, net* and related accounts. In conjunction with the prepayment bond calls, the Agency took advantage of optional swap cancellations available under the swap contracts, causing a decrease in *Accumulated decrease in fair value of hedging derivative*. In addition to the impact from the bond calls, *Interest on bonds* decreased due to the implementation of Governmental Accounting Standards Board ("GASB") Statement No. 65, *Items Previously Reported as Assets and Liabilities*, in fiscal year 2014, which required the Agency to write-off \$12.3 million of bond issuance costs. These transactions resulted in the following decreases:

- *Cash and cash equivalents* decreased \$20,563,000, or 5.8%
- *Bonds payable, net* decreased \$158,986,000, or 17.7%
- *Accrued interest payable* decreased \$3,062,000, or 18.0%
- *Derivative instrument—interest rate swap* decreased \$186,000, or 4.1%
- *Accumulated decrease in fair value of hedging derivative* decreased \$186,000, or 4.1%
- *Interest on bonds* decreased \$22,826,000, or 43.7%

The Agency experienced increased production with its N.C. Home Advantage Mortgage (“HomeAd”) in fiscal year 2015. The Agency obtained a new master servicer for HomeAd loans locked on or after July 15, 2014 while retaining the existing master servicer for all HomeAd loans locked prior to July 15, 2014. The HomeAd operations associated with the existing master servicer are reflected in Agency Programs, and the HomeAd income related to these loans is reflected under *Other revenues*. The HomeAd operations associated with the new master servicer are reflected in the 1998 Home Ownership Bond Program, and the income for these loans is reflected under *Program income/fees*. The reason for the different accounting for the two operations is related to how the MBS are transferred to the Agency’s hedger. Under Agency Programs, the master servicer sells the MBS to the Agency, and the Agency then sells the MBS to its hedger, resulting in a gain on the sale of the MBS. Under the 1998 Home Ownership Bond Program, the master servicer sells the MBS directly to the hedger, so the Agency records program income for its earnings. As HomeAd operations transitioned from Agency Programs to the 1998 Home Ownership Bond Program, *Other revenues* declined by approximately \$3.3 million for Agency Programs while *Program income/fees* for the 1998 Home Ownership Bond Program increased by approximately \$12 million.

In addition to the HomeAd program, other material items affected *Program income/fees* and *Other revenues*. *Program income/fees* decreased by approximately \$37.3 million related to a decrease in the receipt of Tax Credit Assistance Program (“TCAP”) loan repayments. *Other revenues* increased by approximately \$2.9 million due to a decrease in the Agency’s mortgage loan loss reserve which resulted from a decline in the foreclosure rate in fiscal year 2015.

The impact of these transactions resulted in decreases or increases to the following items:

- *Program income/fees* decreased by \$24,667,000, or 31.8%, resulting primarily from a decrease of \$37.3 million in the receipt of TCAP funds and an increase of \$12 million associated with the HomeAd program.
- *Other revenues* decreased by \$427,000, or 6.8%, resulting primarily from a decrease of \$3.3 million related to the HomeAd Program in its transition from Agency Programs to the 1998 Home Ownership Bond Program, and an increase of \$2.9 million associated with the decrease in the mortgage loan loss reserve.
- *Nonfederal program expense* increased by \$7,887,000, or 117.4%, primarily related to the HomeAd program’s transition from Agency Programs to the 1998 Home Ownership Bond Program and the increased production of HomeAd loans in fiscal year 2015.

Due to a decrease in Hardest Hit Fund® (“HHF”) loan production, less money was disbursed for mortgage payments and spent on administrative costs related to the program. Additionally, *Unearned revenues* decreased because the Agency did not draw down HHF funds from the Treasury at the end of fiscal year 2015 as it did in the prior year. The decline in production resulted in decreases to the following items:

- *Unearned revenues* decreased \$30,066,000, or 49.2%
- *Federal program awards received* decreased \$23,744,000, or 9.6%
- *Federal program expense* decreased \$23,286,000, or 9.4%
- *General and administrative expense* decreased \$2,267,000, or 8.7%

The State Tax Credit (“STC”) expired on January 1, 2015, and was replaced by the Workforce Housing Loan Program (“WHLP”) with a nonrecurring \$10 million appropriation. The WHLP appropriation resulted in a net increase in *State appropriations received* of \$9,934,000. Although the STC expired in fiscal year 2015, the final awards will be paid out over fiscal years 2015 and 2016. Because of the increased need for affordable housing, *State tax credits* increased \$11,972,000 during the fiscal year in spite of the expiration of the STC in fiscal year 2015. *State program expense* increased \$4,900,000 primarily due an increase in disbursements of STC projects. *State grants received*



decreased \$1,000,000 due to a reduction in funding from the North Carolina Department of Health and Human Services. *Deferred state grant* increased \$2,893,000 because of the Community Living Housing Fund grant, which is awaiting authorization from the State Legislature for disbursement. The impact of these transactions resulted in increases or decreases to the following items:

- *State receivables* increased \$3,933,000, or 4.6%
- *Deferred state grant* increased \$2,893,000, or 100.0%
- *State appropriations received* increased \$9,934,000, or 119.6%
- *State grants received* decreased \$1,000,000, or 16%
- *State tax credits* increased \$11,972,000, or 25.9%
- *State program expense* increased \$4,900,000, or 7.3%

In fiscal year 2015, the Agency implemented GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* ("GASB 68"). Under GASB 68, the Agency is allocated its proportionate share of the Teachers' and State Employees' Retirement System of North Carolina's net pension liability, deferred outflows of resources, deferred inflows of resources, and pension expense. As a result of the implementation, the cumulative effect of the change is a decrease to beginning fiscal year 2015 *Net Position* of \$2,495,000. The implementation of GASB 68 also resulted in the following:

- *Deferred outflows for pensions* increased \$740,000, or 100.0%
- *Deferred inflows for pensions* increased \$2,187,000, or 100.0%

*Total Net Position* increased \$44,621,000, or 7.0%. Of this change, \$47,116,000 is due to calling bonds with available prepayments and proactive management of the Agency's programs including the State Tax Credit, the N.C. Home Advantage Mortgage program and the Workforce Housing Loan program. In addition, the *Cumulative effect of the change in accounting principles* related to GASB 68 was a \$2,495,000 reduction of the beginning *Net Position*, which is discussed in more detail in the Notes to the Financial Statements.

## Financial Analysis

The following tables summarize the changes in net position between June 30, 2015 and June 30, 2014 (*in thousands*):

	<u>2015</u>	<u>2014</u>	<u>Change</u>	<u>%</u>
<b><u>Condensed Statement of Net Position (in thousands)</u></b>				
<b>Assets*</b>				
Cash and cash equivalents	\$ 336,928	\$ 357,491	\$ (20,563)	(5.8)
Accrued interest receivable on investments	535	457	78	17.1
Accrued interest receivable on mortgage loans	7,387	9,284	(1,897)	(20.4)
Investments	92,023	89,108	2,915	3.3
Mortgage loans receivable, net	941,874	1,067,183	(125,309)	(11.7)
State receivables	89,977	86,044	3,933	4.6
Other assets, net	11,190	13,314	(2,124)	(16.0)
<b>Total Assets</b>	<b>\$ 1,479,914</b>	<b>\$ 1,622,881</b>	<b>\$ (142,967)</b>	<b>(8.8)</b>
<b>Deferred Outflows of Resources</b>				
Deferred outflows for pensions	\$ 740	\$ -	\$ 740	100.0
Accumulated decrease in fair value of hedging derivative	4,405	4,591	(186)	(4.1)
<b>Total Deferred Outflows of Resources</b>	<b>\$ 5,145</b>	<b>\$ 4,591</b>	<b>\$ 554</b>	<b>12.1</b>

	<u>2015</u>	<u>2014</u>	<u>Change</u>	<u>%</u>
<b><u>Condensed Statement of Net Position (in thousands)</u></b>				
<b>Liabilities*</b>				
Bonds payable, net	\$ 738,417	\$ 897,403	\$ (158,986)	(17.7)
Accrued interest payable	13,995	17,057	(3,062)	(18.0)
Accounts payable	3,326	3,582	(256)	(7.1)
Derivative instrument--interest rate swap	4,405	4,591	(186)	(4.1)
Unearned revenues	30,984	61,050	(30,066)	(49.2)
Other liabilities	6,265	5,823	442	7.6
<b>Total Liabilities</b>	<b>\$ 797,392</b>	<b>\$ 989,506</b>	<b>\$ (192,114)</b>	<b>(19.4)</b>
<b>Deferred Inflows of Resources</b>				
Deferred state grant	\$ 2,893	\$ -	\$ 2,893	100.0
Deferred inflows for pensions	2,187	-	2,187	100.0
<b>Total Deferred Inflows of Resources</b>	<b>\$ 5,080</b>	<b>\$ -</b>	<b>\$ 5,080</b>	<b>100.0</b>
<b>Net Position</b>				
Restricted	\$ 667,999	\$ 620,584	\$ 47,415	7.6
Unrestricted	14,588	17,382	(2,794)	(16.1)
<b>Total Net Position</b>	<b>\$ 682,587</b>	<b>\$ 637,966</b>	<b>\$ 44,621</b>	<b>7.0</b>
<b><u>Condensed Statement of Revenues, Expenses and Changes in Net Position (in thousands)</u></b>				
<b>Operating Revenues</b>				
Interest on investments	\$ 4,456	\$ 4,231	\$ 225	5.3
Net (decrease) increase in fair value of investments	(165)	1,023	(1,188)	(116.1)
Interest on mortgage loans	49,879	56,286	(6,407)	(11.4)
Federal program awards received	223,401	247,145	(23,744)	(9.6)
Program income/fees	52,839	77,506	(24,667)	(31.8)
Other revenues	5,834	6,261	(427)	(6.8)
<b>Total Operating Revenues</b>	<b>\$ 336,244</b>	<b>\$ 392,452</b>	<b>\$ (56,208)</b>	<b>(14.3)</b>
<b>Operating Expenses</b>				
Interest on bonds	\$ 29,397	\$ 52,223	\$ (22,826)	(43.7)
Mortgage servicing expense	2,807	3,195	(388)	(12.1)
Federal program expense	223,645	246,931	(23,286)	(9.4)
Nonfederal program expense	14,607	6,720	7,887	117.4
General and administrative expense	23,926	26,193	(2,267)	(8.7)
Other expenses	4,199	1,748	2,451	140.2
<b>Total Operating Expenses</b>	<b>\$ 298,581</b>	<b>\$ 337,010</b>	<b>\$ (38,429)</b>	<b>(11.4)</b>
<b>Operating Income</b>	<b>\$ 37,663</b>	<b>\$ 55,442</b>	<b>\$ (17,779)</b>	<b>(32.1)</b>
<b>Non-Operating Revenues (Expenses)</b>				
State appropriations received	\$ 18,242	\$ 8,308	\$ 9,934	119.6
State grants received	5,255	6,255	(1,000)	(16.0)
State tax credits	58,127	46,155	11,972	25.9
State program expense	(72,171)	(67,271)	(4,900)	7.3
<b>Total Non-Operating Revenues (Expenses)</b>	<b>\$ 9,453</b>	<b>\$ (6,553)</b>	<b>\$ 16,006</b>	<b>(244.3)</b>
<b>Change in Net Position</b>	<b>\$ 47,116</b>	<b>\$ 48,889</b>	<b>\$ (1,773)</b>	<b>(3.6)</b>
Total net position - beginning (previously reported)	\$ 637,966	\$ 589,077	\$ 48,889	8.3
Cumulative effect of change in accounting principle**	(2,495)	-	(2,495)	100.0
<b>Total Net Position - Beginning</b>	<b>\$ 635,471</b>	<b>\$ 589,077</b>	<b>\$ 46,394</b>	<b>7.9</b>
<b>Total Net Position - Ending</b>	<b>\$ 682,587</b>	<b>\$ 637,966</b>	<b>\$ 44,621</b>	<b>7.0</b>

\*For information on current and noncurrent statement of net position items, please see the audited Statement of Net Position in the accompanying financial statements.

\*\*For fiscal year 2015, the Agency implemented GASB 68, which resulted in a decrease in the beginning fiscal year 2015 *Net Position* of \$2,495,000. The fiscal year 2014 financial information presented above has not been restated to reflect the cumulative effect of this change. See additional discussion in Financial Highlights and the Notes to the Financial Statements.

## New Business

Fiscal year 2015 brought challenges as interest rates remained low and the global markets experienced uncertainty. In spite of these challenges, the Agency's programs continued to support low and moderate-income North Carolinians for their housing needs and provided assistance to North Carolina home owners facing foreclosure.

The Agency's N.C. Home Advantage Mortgage ("HomeAd") experienced increased production in fiscal year 2015. Many new lenders joined the HomeAd program in fiscal year 2015, broadening the program's capacity in the State of North Carolina ("the State"). The Agency selected a new master servicer for HomeAd loans locked on or after July 15, 2014. The prior master servicer continues to service HomeAd loans locked prior to July 15, 2014. In conjunction with the transition to a new master servicer, the Agency reduced the minimum FICO scores required for its conventional HomeAd mortgage to 640 and allowed the use of condominiums, aligning the product more closely with Fannie Mae requirements and streamlining the program's requirements. The Agency also expanded the down payment assistance ("DPA") offered for the HomeAd program. In December 2014, the Agency added a 5% DPA for FHA, VA and USDA mortgage loans in addition to its existing 3% DPA option, and it increased the 2% DPA on conventional loans to 3%. These numerous changes resulted in an overall increase in HomeAd production in fiscal year 2015.

The State Tax Credit expired January 1, 2015, in spite of the Agency's attempts to extend its sunset provision. The State Tax Credit was replaced by the Workforce Housing Loan Program ("WHLP") in fiscal year 2015 with a non-recurring \$10 million appropriation. The WHLP is a state program which provides loans up to \$1 million to fund construction or substantial rehabilitation of affordable rental developments, and it is administered in combination with federal housing credits. The WHLP appropriation represents a significant reduction in resources compared to the historical annual average of \$30 million for the State Tax Credit. In many cases, the amount available to projects under the new WHLP will be less than 30% of the amount that the same project would be eligible for under the State Tax Credit.

In addition to the \$10 million appropriated for the Workforce Housing Loan Program, the North Carolina General Assembly also appropriated \$6.86 million for the Housing Trust Fund and approximately \$1.38 million for the federal HOME Program match for fiscal year 2015. These appropriations represented only immaterial decreases relative to the prior fiscal year appropriations for these items. The HOME Investment Partnership Program ("HOME") fiscal year 2015 appropriation was \$11.6 million, a \$1.3 million decrease from the 2014 appropriation of \$12.9 million. The Agency's HOME appropriation has been cut substantially over the last 5 years; in 2010 the appropriation was \$21.6 million. The decrease in the appropriation will reduce the Agency's ability to serve low to moderate-income families.

The Hardest Hit Fund ("HHF") expanded its program guidelines in fiscal year 2015 to provide assistance to underemployed home owners who experienced a reduction in income since their previous employment-related hardship. In addition, it allowed veterans who are receiving the GI Bill to receive up to 36 months of assistance. At the end of fiscal year 2015, Treasury approved a pilot expansion of the HHF to help home owners who have returned to work but at a lower income or home owners who are receiving a fixed income. Rolled out at the beginning of fiscal year 2016, the pilot program provides a principal reduction to reduce the home owner's monthly payments.

Under round nine of the National Foreclosure Mitigation Counseling Program ("NFMC"), NeighborWorks® America ("NW") awarded the Agency \$1.5 million, which was the second highest award of 25 participating housing finance agencies. The Agency received appropriations in all previous eight rounds, and it has partnered with 27 participating housing counseling organizations ("PHCOs") to facilitate the program. NFMC disburses funds to approved housing counseling agencies for counseling sessions attended by home owners facing foreclosure. Disbursements of the new funding are expected to assist 5,000 households. Through the partner network, the Agency has assisted over 46,000 home owners by paying for foreclosure prevention counseling sessions.

The Agency is required by statute to have an internal audit function and to adopt and submit an Internal Audit Plan ("the Plan") to the Office of Internal Audit. The Plan was approved in May 2015 and included an updated Enterprise Risk Assessment, 2016 Internal Audit Plan and Sub-Recipient Monitoring for the Agency's Urgent Repair Program ("URP"). With a focus on the use of data analytics as a monitoring tool to test internal controls and additional site visits for the URP, the Agency is strengthening its internal controls and its oversight of business partners.

## Debt Administration

Low interest rates made tax-exempt bond financing difficult, so the Agency continued to serve moderate and low-income borrowers using its N.C. Home Advantage Mortgage (“HomeAd”), which is financed by the sale of MBS on the secondary market in lieu of issuing tax-exempt bonds. In the absence of originating new mortgage revenue bond loans through its FirstHome Program, the Agency has allocated available Private Activity Bond Volume Cap towards its Mortgage Credit Certificate Program, which can be used in conjunction with the Agency’s HomeAd program as well as other lender programs for qualifying borrowers.

For Series 16C in the 1998 Single Family Trust Agreement, the Agency cancelled \$535,000 of the notional amount of its derivative interest rate swap on July 1, 2014 and an additional \$495,000 on January 1, 2015. For Series 18C in the 1998 Single Family Trust Agreement, the Agency cancelled \$3,290,000 of the notional amount on its derivative interest rate swap on January 1, 2015. In each instance, the Agency called variable rate bonds on the same date as the swap cancellation to maintain an equal balance between bonds outstanding and swap notional amount. These optional cancellations were available under the existing swap contracts with no swap termination charges.

The Agency issued conduit multifamily draw-down mortgage revenue bonds of \$14,595,000 in October 2014 for the acquisition and rehabilitation of seven existing apartment properties located in Buncombe and Bladen Counties serving families and the elderly. These bonds are secured solely by the properties and are not a debt of the Agency. After the projects are placed in service and rehabilitation is complete, the bonds will be paid off with the proceeds of an USDA Rural Development Section 515 loan and Housing Credit equity from Regions Bank, an Alabama banking corporation. The bonds will be paid off no later than December 31, 2016.

Apart from scheduled debt service payments, the Agency had multiple bond calls in fiscal year 2015 which totaled \$127,780,000. These bond calls included prepayment calls and the redemption of the variable rate bonds associated with the swap cancellations referenced above.

## Programs

For the year ended June 30, 2015, the Agency made cash disbursements of \$258,869,000 in Federal funds for the following programs:

- Comprehensive Housing Counseling
- Carryover Loan Program
- Community Partners Loan Pool
- Making Home Affordable
- Modification Enabling Pilot Program
- Mortgage Payment Program
- National Foreclosure Mitigation Counseling Program
- Rental Production Program
- Second Mortgage Refinance Program
- Section 8 New Construction
- Section 8 Contract Administration
- Self-Help Loan Pool
- Single-Family Rehabilitation Loan Pool
- Supportive Housing Development Program

For the year ended June 30, 2015, the Agency made cash disbursements of \$75,123,000 in State funds for the following programs:

- Community Partners Loan Pool
- Displacement Prevention Partnership
- Housing Counseling Capacity Building Program
- Key Program
- National Mortgage Settlement-Legal Services
- N.C. Home Advantage Down Payment Assistance
- Preservation Loan Program
- Rental Production Program
- Single-Family Rehabilitation Loan Pool
- Supportive Housing Development Program
- Supportive Housing Development Program 400
- State Tax Credit
- Urgent Repair Program

For the year ended June 30, 2015, the Agency made cash disbursements of \$100,277,000 from other funding sources for the following programs:

- Affordable Home Ownership Program
- Construction Training Partnership Program
- Community Partners Loan Pool
- Duke Home Energy Loan Pool
- FirstHome
- Multifamily Rental Assistance
- N.C. Home Advantage Mortgage
- N.C. Home Advantage Down Payment Assistance
- State Home Foreclosure Prevention Project

For the year ended June 30, 2015, the Agency made awards of \$113,668,000 in miscellaneous funds for the following programs:

- Low-Income Housing Tax Credit Program
- Mortgage Credit Certificate

The Agency's mission is to create affordable housing opportunities for North Carolinians whose needs are not met by the market. Given the historical lows in market mortgage rates and the recent recession, the Agency has focused its efforts to help home owners in trouble or those needing additional assistance in buying or rehabilitating their home.

Home Ownership Programs The Agency supported over 4,500 home buyers with disbursements from its Home Ownership programs in fiscal year 2015.

The N.C. Home Advantage Mortgage ("HomeAd") offers 30-year mortgages to moderate and low-income home buyers for the purchase of a home. Income and credit score limits apply, and up to 5% of deferred, forgiven HomeAd Down Payment Assistance is available to any borrower obtaining a HomeAd Mortgage. The mortgage loans are funded with taxable financing through the sale of Government National Mortgage Association ("GNMA") and Federal National Mortgage Association ("FNMA") insured MBS.

The Agency helped community-based groups bring home ownership opportunities to lower-income households. The Community Partners Loan Pool offers gap financing as a deferred, interest-free loan that is generally used with a HomeAd or Rural Development Section 502 loan. The Self-Help Loan Pool provides interest-free, amortizing mortgage loans up to \$30,000 for newly-constructed and rehabilitated homes produced in partnership with local Habitat for Humanity affiliates through a model of sweat equity, volunteers and donations. Incentive funding

of up to \$6,000 is available to both loan pools when homes are built to certain Advanced Energy standards of energy efficiency with an additional \$1,000 if the affiliate also meets a major Green Building Certification. Home buyers in both pools must have a household income at or below 80% of their county's median income, complete a home buyer education course and receive home ownership counseling.

The Mortgage Credit Certificate Program permits first-time home buyers who meet federal guidelines for family income and acquisition costs to take a federal income tax credit for every year the home buyer occupies the home. The home buyer may take 30% of annual mortgage interest as a tax credit if purchasing existing housing, or 50% if purchasing new construction housing, with a maximum tax credit of \$2,000 per year. The Mortgage Credit Certificate Program is also available for qualifying first-time home buyers using the HomeAd Mortgage.

Housing Preservation Programs The Agency supported over 2,700 households with disbursements from its Housing Preservation Programs in fiscal year 2015.

The Single-Family Rehabilitation Loan Pool Program provides deferred, forgivable loans to rehabilitate moderately deteriorated, owner-occupied homes, assisting home owners below 80% of area median income, primarily with elderly and/or disabled household members. All units are improved to stringent energy and construction standards.

The Urgent Repair Program provides funds to local governments, regional agencies, and non-profit organizations to correct housing conditions that pose an imminent threat to life, safety, or displacement of low-income home owners.

The Displacement Prevention Partnership, which operates in partnership with local offices of the Independent Living Rehabilitation Program in the North Carolina Department of Health and Human Services ("DHHS"), provides accessibility modifications to very low-income households that may be displaced due to severe mobility limitations.

The Rental Production Program provides substantial rehabilitation or acquisition/rehabilitation loans for the financing of rental housing, primarily targeting households below 50% of area median income. The Rental Production Program loans are usually gap financing for the projects financed with Federal Low-Income Housing Tax Credits.

The Construction Training Partnership Program, which is a partnership with the North Carolina Home Builders Association ("NCHBA") and local governments, provides funding for the hard costs of new construction or rehabilitation projects. NCHBA conducts a range of training services to low-income unemployed persons. Training consists of classroom and "hands on" residential field training followed by job placement activities. The local government pays for the cost of training, identifies eligible projects, and serves as or procures a general contractor.

Foreclosure Prevention Financing Programs The Agency made use of several programs that assist home owners in financial trouble. The Agency disbursed funds from the N.C. Foreclosure Prevention Fund to over 7,500 households in fiscal year 2015.

The Mortgage Payment Program of the Hardest Hit Fund® ("HHF") pays mortgage payments and related expenses for home owners who are unemployed, veterans, or those under other temporary financial hardship. Payments are made up to 18 months while home owners look for a job or up to 36 months while they complete job training, with maximum assistance of \$36,000. The assistance is in the form of an interest-free deferred loan which will be forgiven if the home owner continues to live in the home for ten years.

The Second Mortgage Refinance Program of HHF provides assistance to recovered, employed home owners who have an unaffordable second mortgage due to prior unemployment, under-employment, or other program-eligible financial hardship. The assistance is in the form of an interest-free, non-recourse, deferred-payment subordinate loan up to \$50,000.

The Modification Enabling Pilot Program is administered in partnership with National Community Capital II LLC ("NCC"). Funding under the Modification Enabling Pilot Program is designed to provide assistance to eligible borrowers under the NCC ReStart Program with the intent to permanently modify and reduce the borrower's loan amount to an affordable level.

Foreclosure Counseling The Agency financed more than 11,000 foreclosure prevention counseling sessions for households across the state through disbursements to local counseling agencies in fiscal year 2015.

The National Foreclosure Mitigation Counseling Program provides federal funds for foreclosure prevention counseling and legal assistance across the state. Counseling sessions are provided on a short-term basis by United States Department of Housing and Urban Development ("HUD") approved counseling intermediaries primarily in defined areas of greatest need.

Through the State Home Foreclosure Prevention Project, every home owner facing foreclosure is notified of available counseling services. Fees paid by servicers for each registered home foreclosure are used to pay for housing counseling, legal aid, and administrative costs. Counseling agencies throughout the state provide assistance to home owners and servicers regarding foreclosure alternatives.

The Housing Counseling Capacity Building Program received funding from the 2012 National Mortgage Settlement, which was a landmark agreement between state Attorneys General and the five largest mortgage servicers. In fiscal year 2015, the Agency funded 47 organizations with over \$6,250,000 to build human capital, training, technology and marketing capacity of HUD-approved non-profit housing and foreclosure counseling agencies. The program also funded over \$3,050,000 million to Legal Aid of North Carolina, which disburses funds to qualified non-profit legal services providers.

Rental Production Programs The Agency supported over 6,900 households with disbursements from its Rental Production Programs in fiscal year 2015.

The Agency administers both the Federal Low-Income Housing Tax Credit program and the State Tax Credit program. These credits are available to developers on a competitive basis to fund the creation of affordable rental housing in the state. The Agency's goals include awarding tax credits to the best developments possible given limited resources available. The Qualified Allocation Plan establishes criteria that include the following for selecting developments that serve low-income residents: locations with strong market demand, healthy financial structures, attractive architectural design, and the best quality of building materials and workmanship.

The State Tax Credit expired in fiscal year 2015. Unlike the Federal Low-Income Housing Tax Credit, the State Tax Credit is not a tax-shelter equity investment. It is either claimed directly by the property owner in the form of a grant or transferred to the Agency by the North Carolina Department of Revenue. The amount of the transferred State Tax Credit becomes a secured loan from the Agency to the property owner. In every case to date, the owner has opted to transfer its credit to the Agency because of the federal income tax treatment and the needs of the project. Once the property has reached certain milestones, primarily completion of a certain amount of construction, the loan becomes eligible to close.

The State Tax Credit was replaced by the Workforce Housing Loan Program in fiscal year 2015. The Workforce Housing Loan Program is a state program under which funds are made available as a loan to fund construction or substantial rehabilitation of affordable rental developments, and it is administered in combination with the Federal Low-Income Housing Tax Credit program.

The Rental Production Program provides low cost loans for rental housing, mainly targeting households below 50% of area median income. These Rental Production Program loans are usually gap financing for the projects financed with Federal Low-Income Housing Tax Credits.

The Carryover Loan Program, funded with the repayments from the Tax Credit Assistance Program, provides funding to acquire land for low-income Housing Tax Credit properties, primarily targeting rental developments serving households below 50% of area median income. The loan amount is the lower of 95% of the approved land cost or \$1,000,000.

Rental Assistance Programs The Agency supported over 25,800 households with disbursements from its Rental Assistance Programs in fiscal year 2015.

The Agency administers the Section 8 Housing Assistance Payment Program on behalf of HUD for properties throughout North Carolina. The Agency contracted with a third-party administrator, Quadel Consulting Corporation, to assist with the administration of this program.

The Agency and DHHS partnered to create the Key Program by providing rental assistance for low income persons with disabilities, including the homeless. Funding is available to all targeted units produced under the Preservation Loan Program, Housing Credit, and the Supportive Housing Development Program; however, the Key Program does not provide assistance if rental subsidies are available through another program.

Special Needs Housing Programs The Agency supported over 160 households with disbursements from its Special Needs Housing Programs in fiscal year 2015.

The Supportive Housing Development Program provides funding for emergency, transitional, and permanent housing for children and adults with a wide range of disabilities or special housing needs. Eligible applicants are mission-driven non-profit organizations and units of local government.

## **Additional Information**

This discussion and analysis is intended to provide additional information regarding the activities of the Agency. If you have questions about the report or need additional financial information, contact Elizabeth I. Rozakis, Chief Financial Officer, North Carolina Housing Finance Agency, P.O. Box 28066, Raleigh, North Carolina 27611-8066, (919) 877-5687, [eirozakis@nchfa.com](mailto:eirozakis@nchfa.com), or visit the Agency's website at [www.nchfa.com](http://www.nchfa.com).



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## Independent Auditor's Report

The Board of Directors  
North Carolina Housing Finance Agency

### Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and programs of the North Carolina Housing Finance Agency (the "Agency"), a public agency and component unit of the State of North Carolina, as of and for the year ended June 30, 2015, and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

#### *Management's Responsibility for the Financial Statements*

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

#### *Auditor's Responsibility*

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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



### *Opinion*

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the North Carolina Housing Finance Agency as of June 30, 2015, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### *Other Matters*

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management discussion and analysis on pages 3 through 12 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated September 15, 2015 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

*BDO USA, LLP*

September 15, 2015

# NORTH CAROLINA HOUSING FINANCE AGENCY

## STATEMENT OF NET POSITION

AS OF JUNE 30, 2015

(in thousands)

### ASSETS

#### Current assets:

Cash and cash equivalents	\$	8,108
Restricted cash and cash equivalents		328,820
Accrued interest receivable on investments		535
Mortgage loans receivable		151,010
Accrued interest receivable on mortgage loans		7,387
State receivables		89,977
Other assets		7,104
<b>TOTAL CURRENT ASSETS</b>	<b>\$</b>	<b>592,941</b>

#### Noncurrent assets:

Investments	\$	3,110
Restricted investments		88,913
Mortgage loans receivable, net		790,864
Other assets, net		4,086
<b>TOTAL NONCURRENT ASSETS</b>	<b>\$</b>	<b>886,973</b>
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>1,479,914</b>

### DEFERRED OUTFLOWS OF RESOURCES

Deferred outflows for pensions	\$	740
Accumulated decrease in fair value of hedging derivative		4,405
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$</b>	<b>5,145</b>

### LIABILITIES

#### Current liabilities:

Bonds payable	\$	28,085
Accrued interest payable		13,995
Accounts payable		3,257
Unearned revenues		19,852
Other liabilities		84
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$</b>	<b>65,273</b>

#### Noncurrent liabilities:

Bonds payable, net	\$	710,332
Derivative instrument - interest rate swap		4,405
Accounts payable		69
Unearned revenues		11,132
Other liabilities		6,181
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>\$</b>	<b>732,119</b>
<b>TOTAL LIABILITIES</b>	<b>\$</b>	<b>797,392</b>

### DEFERRED INFLOWS OF RESOURCES

Deferred state grant	\$	2,893
Deferred inflows for pensions		2,187
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>\$</b>	<b>5,080</b>

### NET POSITION

Restricted	\$	667,999
Unrestricted		14,588
<b>TOTAL NET POSITION</b>	<b>\$</b>	<b>682,587</b>

The accompanying notes are an integral part of this financial statement.

# NORTH CAROLINA HOUSING FINANCE AGENCY

## STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

YEAR ENDED JUNE 30, 2015

(in thousands)

### OPERATING REVENUES

Interest on investments	\$ 4,456
Net decrease in fair value of investments	(165)
Interest on mortgage loans	49,879
Federal program awards received	223,401
Program income/fees	52,839
Other revenues	5,834
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 336,244</b>

### OPERATING EXPENSES

Interest on bonds	\$ 29,397
Mortgage servicing expense	2,807
Federal program expense	223,645
Nonfederal program expense	14,607
General and administrative expense	23,926
Other expenses	4,199
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 298,581</b>

### OPERATING INCOME

**\$ 37,663**

### NON-OPERATING REVENUES (EXPENSES)

State appropriations received	\$ 18,242
State grants received	5,255
State tax credits	58,127
State program expense	(72,171)
<b>TOTAL NON-OPERATING REVENUES (EXPENSES)</b>	<b>\$ 9,453</b>

### CHANGE IN NET POSITION

**\$ 47,116**

Total net position - beginning (previously reported)	\$ 637,966
Cumulative effect of change in accounting principle	(2,495)
<b>TOTAL NET POSITION - BEGINNING</b>	<b>\$ 635,471</b>
<b>TOTAL NET POSITION - ENDING</b>	<b>\$ 682,587</b>

The accompanying notes are an integral part of this financial statement.

# NORTH CAROLINA HOUSING FINANCE AGENCY

## STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2015

(in thousands)

### Cash flows from operating activities:

Interest on mortgage loans	\$ 51,061
Principal payments on mortgage loans	147,034
Purchase of mortgage loans	(20,073)
Federal program awards received	193,826
Federal program expense	(224,576)
Nonfederal program expense	(14,607)
Federal grant administration income	15,020
Program income/fees	39,246
Other expenses	(29,605)
Other revenues	3,845
<b>Net cash provided by operating activities</b>	<b>\$ 161,171</b>

### Cash flows from non-capital financing activities:

Principal repayments on bonds	\$ (156,960)
Interest paid	(34,485)
State appropriations received	18,242
State grants received	14,697
State tax credits	47,645
State program expense	(72,171)
<b>Net cash used in non-capital financing activities</b>	<b>\$ (183,032)</b>

### Cash flows from investing activities:

Proceeds from sales or maturities of investments	\$ 92,887
Purchase of investments	(95,967)
Earnings on investments	4,378
<b>Net cash provided by investing activities</b>	<b>\$ 1,298</b>

Net decrease in cash	\$ (20,563)
Cash and cash equivalents at beginning of year	357,491
<b>Cash and cash equivalents at end of year</b>	<b>\$ 336,928</b>

### Reconciliation of operating income to net cash provided by operating activities:

Operating income	\$ 37,663
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### Adjustments to reconcile operating income to net cash provided by operating activities:

Interest on investments	(4,456)
Decrease in fair value of investments	165
Interest on bonds	29,397

### Change in assets and liabilities:

Decrease in mortgage loans receivable	125,309
Decrease in accrued interest receivable on mortgage loans	1,897
Decrease in other assets	2,959
Decrease in accounts payable and other liabilities	(1,697)
Decrease in unearned revenues	(30,066)

<b>Total adjustments</b>	<b>\$ 123,508</b>
<b>Net cash provided by operating activities</b>	<b>\$ 161,171</b>

The accompanying notes are an integral part of this financial statement.

# NOTES TO FINANCIAL STATEMENTS

Year Ended June 30, 2015

## A. AUTHORIZING LEGISLATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Authorizing Legislation** The North Carolina Housing Finance Agency (“the Agency”) is a public agency and component unit of the State of North Carolina (“the State”). The accompanying financial statements represent the financial position of the Agency only. The Agency was created to provide financing for residential housing construction, new or rehabilitated, for sale or rental, to residents of the State with low and moderate incomes. Pursuant to its enabling legislation, the Agency is authorized to issue bonds and other obligations to fulfill its corporate purpose up to a total outstanding amount of \$3 billion. The debt obligations of the Agency do not constitute a debt, grant or line of credit of the State, and the State is not liable for the repayment of such obligations.

**Basis of Presentation** The accompanying financial statements of the Agency have been prepared in accordance with generally accepted accounting principles in the United States of America (“GAAP”) as applicable to governments. The Governmental Accounting Standards Board (“GASB”) establishes standards of financial accounting and reporting for state and local government entities.

**Measurement Focus and Basis of Accounting** The accompanying financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, except for Agency funds which do not have a measurement focus. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows.

**Programs** The Agency’s accounts are organized on the basis of programs. Each program represents a separate accounting entity. Agency resources are allocated to these programs based on legal responsibility, fiscal accountability, and management designation. A summary of the Agency’s primary programs are as follows:

Agency Programs Direct administrative and operational activities, including operating expenses of various programs, are recorded in Agency Programs.

The North Carolina General Assembly (“General Assembly”) provides state tax credits to the Agency for use in developing housing credit properties. The Agency received \$47,645,000 in state tax credits during fiscal year 2015. Under this program, the state tax credit project will receive the credit in the form of a loan or direct refund. The State Tax Credit expired on January 1, 2015. The General Assembly replaced the State Tax Credit with a \$10 million nonrecurring appropriation for the Workforce Housing Loan Program. See “Housing Trust Fund Programs” below.

In 2008, the State authorized the formation of the State Home Foreclosure Prevention Project (“SHFPP”) in response to the foreclosure crisis. State statute requires all parties who wish to initiate a foreclosure against a home in North Carolina to remit a \$75 fee to the Agency. The fees collected are used to counsel and/or provide legal assistance to home owners who are at risk of foreclosure. Any excess funds are allocated to the Housing Trust Fund annually. SHFPP transferred \$214,000 to the Housing Trust Fund for fiscal year 2015. Funds in the amount of \$2,815,000 were received and recorded as *Program income/fees* under Agency Programs. Expenses of \$1,820,000 related to SHFPP are reflected in *Nonfederal program expense* during fiscal year 2015.

The N.C. Home Advantage Mortgage Program (“HomeAd”) offers 30-year mortgages to moderate and low-income first-time homebuyers as well as move-up buyers for the purchase of a home. Income limits and credit score limits apply, and up to 5% of deferred, forgiven HomeAd Down Payment Assistance is available to any borrower obtaining a HomeAd loan. The mortgage loans are funded with taxable financing through the sale of mortgage-backed securities (“MBS”) insured by Government National Mortgage Association (“GNMA”) and Federal National Mortgage Association (“FNMA”). The

Agency recorded gains on sale of investments of \$2,802,000 which is included as part of *Other revenues* under Agency Programs. Likewise, deferred forgiven loans in the amount of \$1,689,000 are shown as a part of *Nonfederal program expenses* in the Agency Programs. With the addition of a new master servicer in fiscal year 2015, the operations for HomeAd transitioned from Agency to the 1998 Home Ownership Bond Program. See “Home Ownership Bond Programs” for a discussion on HomeAd activity reflected in the 1998 Home Ownership Bond Programs for fiscal year 2015.

Housing Trust Fund Programs The North Carolina Housing Trust and Oil Overcharge Act created the North Carolina Housing Trust Fund (“Housing Trust Fund”) and the North Carolina Housing Partnership (“Housing Partnership”). The purpose of the Housing Trust Fund is to increase the supply of decent, affordable, and energy-efficient housing for residents of the State with low and moderate incomes. The Housing Partnership is responsible for developing policy for the operation of programs within the Housing Trust Fund. The Agency provides staff services to the Housing Partnership and administers the Housing Trust Fund Programs. The Agency received State appropriations in the amount of \$16,783,000 for the year ended June 30, 2015. Of this amount, \$6,738,000 is a recurring appropriation that is used to make loans and grants under the Housing Trust Fund Programs. The remaining \$10,000,000 nonrecurring appropriation is the Workforce Housing Loan Program. These appropriations are reported in *Non-Operating Revenues (Expenses)* in the accompanying financial statements.

The Agency also received \$2,893,000 from the North Carolina Department of Health and Human Services to provide permanent community-based housing in integrated settings appropriate for individuals with severe and persistent mental illness. The Community Living Housing Fund receipts are reported as *Deferred state grant* under *Deferred Inflows of Resources* in the accompanying financial statements. The funds will only be available for disbursement upon appropriation by the General Assembly.

Federal and State Programs The Agency administers nine federal programs. Of the Agency’s federal programs, the Section 8 Programs, the Hardest Hit Fund®, and the HOME Investment Partnerships Program (“HOME Program”) represent 59%, 29%, and 8%, respectively. The Agency receives a fee for administering these programs. The HOME Program is matched with funds appropriated by the General Assembly; the amount of matching funds received during the year was \$1,459,000.

The State of North Carolina was awarded \$338 million from the National Mortgage Settlement. In fiscal year 2013, the Agency signed a Memorandum of Understanding with the North Carolina Department of Justice (“DOJ”) to oversee \$30,590,000 of these funds. These funds are used to help build the capacity of HUD-approved housing counseling agencies in the state as well as to provide funding for legal services. As of June 30, 2015, \$9,356,000 was disbursed and reflected in *State program expense* and \$7,877,000 was recorded as *State receivables* in the accompanying financial statements.

Home Ownership Bond Programs The Home Ownership Bond Programs were created through various single-family trust agreements and are restricted as to their use. The proceeds of individual bond issues are used to purchase first-time homebuyer mortgage loans for single-family residential units.

The N.C. Home Advantage Mortgage Program (“HomeAd”) was transitioned in fiscal year 2015 from Agency Programs to the 1998 Home Ownership Bond Program in conjunction with the transition of its master servicer. HomeAd loans locked on or after July 15, 2014 are serviced by a new master servicer and are reflected in the 1998 Home Ownership Bond Program. The previous master servicer continues to service HomeAd loans locked prior to July 15, 2014, and the activity for these operations continues to be reflected in Agency Programs. Because the new master servicer transfers the MBS directly to the Agency’s hedger, the Agency does not reflect a gain on sale of the securities in the 1998 Home Ownership Bond Program as it does in its arrangement with the previous master servicer. In fiscal year 2015, the 1998 Home Ownership Bond Program recorded program income of \$12,074,000 related to HomeAd which is included as part of *Program income/fees*. Likewise, deferred forgiven loans



totaling \$7,392,000 and lender compensation totaling \$2,947,000 related to the HomeAd program are reflected as a part of *Nonfederal program expense* in the 1998 Home Ownership Bond Program.

**Significant Accounting Policies** Below is a summary of the Agency's significant accounting policies:

Cash and cash equivalents *Cash and cash equivalents* are comprised of cash on hand, amounts on deposit with financial institutions which are insured or are collateralized under provisions of North Carolina laws and regulations, amounts in pooled cash accounts managed by the State Treasurer, and highly liquid investments with original maturities of three months or fewer. Funds deposited in an investment pool of the State Treasurer are invested in a variety of instruments as authorized by State law. The majority of *Cash and cash equivalents* classified as restricted on the accompanying statement of net position are restricted for the Agency's debt service payments, bond calls, and for purchasing mortgage loans under the Agency's different programs.

Investments *Investments* are reported at fair value in accordance with GASB Section 150, *Investments* (GASB 150"), except for certain MBS.

Mortgage loans receivable, net *Mortgage loans receivable, net* are carried at cost less a loan loss reserve. It is the Agency's policy to provide for potential mortgage loan losses based on a periodic evaluation of the loan portfolios.

State receivables In 2002, the General Assembly converted the State Tax Credit ("STC") into a refundable credit providing funds that can be efficiently invested directly in housing credit properties through the Agency. The Agency recorded a \$82,100,000 receivable for state tax credits for the fiscal year ended June 30, 2015, representing the remaining 2013 and 2014 outstanding awards. The Agency received state tax credits of \$47,645,000 from the General Assembly for the 2012 outstanding awards (second installment) and the 2013 awards (first installment). These funds are used to provide loans to housing credit properties. The STC expired on January 1, 2015.

The Agency has a \$7,877,000 receivable from the North Carolina Department of Justice ("DOJ") for the National Mortgage Settlement as of June 30, 2015.

Other assets, net Fixed assets, net of accumulated depreciation, in the amount of \$4,086,000 are included in *Other assets, net* in the accompanying financial statements. Assets of \$5,000 or greater are capitalized and depreciated over a five-year economic useful life using the straight-line method. Recorded in *Other assets* (current) for Federal and State Programs in the amount of \$780,000 includes Quadel Consulting Corporation, Section 8 contract administration, Hardest Hit Fund® advanced expenses, trustee reconciling items, National Foreclosure Mitigation Counseling ("NFMC") Round Eight Program close-out, and Comprehensive Housing Counseling Grant ("CHC") receivable. *Other assets* in the amount of \$6,069,000 are reflected in the Home Ownership Bond Programs and include mortgage payments collected by servicers that will be remitted to the Agency in fiscal year 2016.

Bond premium Bond premium represents the difference in the amount received upon the sale of the bonds versus the par value of the bonds and is included as a part of *Bonds payable, net* in the accompanying financial statements. The premiums relate to the planned amortization class ("PAC") bonds sold in conjunction with many series in the 1998 and 2009 Trust Agreements. The bond premium is amortized using the effective interest rate method over the life of the related PAC bonds and is adjusted accordingly for any bond calls that occur during the year. The amortization of the bond premium is included as a component of *Interest on bonds* in the accompanying financial statements.

Unearned revenues *Unearned revenues* are monitoring fees received for the Low-Income Housing Tax Credit and for loans issued under the State Disaster Program. These fees are amortized on a straight-line basis over the life of the tax credit or over the life of the loan. Also included under *Unearned revenues* is funding from the Treasury for the Hardest Hit Fund®. The funds are used to assist home owners at risk of foreclosure. During fiscal year 2015, the Agency entered into a contract to manage the development of the Statewide Rental Assistance Referral and Management System. Funding for this system is also recorded under *Unearned revenues*.

Interprogram receivable/(payable) During the normal course of operations, the Agency has numerous transactions among programs in order to provide services. If certain transactions among programs have not been settled as of June 30, 2015, these balances are recorded as *Interprogram receivable/(payable)*. These interprogram transactions are eliminated in the accompanying financial statements.

Deferred Outflows/Inflows of Resources In addition to assets, the Statement of Net Position includes a separate section for *Deferred Outflows of Resources*. This section of the financial statements represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. The Agency has two items that meet this criterion: contributions made to the pension plan in fiscal year 2015 and an accumulated decrease in fair value of hedging derivative instruments. In addition to liabilities, the Statement of Net Position includes a separate section for *Deferred Inflows of Resources*. This section of the financial statements represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Agency has two items that meet the criterion: deferred state grant revenue and deferrals of pension expense that result from the implementation of Governmental Accounting Standards Board Statement No. 68, *Accounting and Financial Reporting for Pensions* ("GASB 68").

Net position *Net position* is reported as restricted when constraints placed on it are externally imposed by creditors, grantors, laws or regulations, or by law through constitutional provisions.

The Agency's Board of Directors annually approves an operating budget that is funded with revenues generated by administrative fees earned on federal programs, interest income earned on investments, earnings from the HomeAd, repayment of program funds, and reserves from trust agreements. All of these revenue sources are earmarked to cover operating expenses. The decision to use restricted or unrestricted receipts to fund a payment is transaction-based. For projects funded with tax-exempt bond proceeds and other resources, the bond proceeds are always used first.

As of June 30, 2015, the Agency had \$14,588,000 of unrestricted net position. The Agency intends to use net position for potential home ownership mortgage loan losses, to meet rating agencies' requirements, to cover the operating budget, and to support other Agency housing commitments.

Net position of the Home Ownership Bond Programs is restricted pursuant to the Agency's agreements with its bondholders as determined in each trust agreement. The Agency has restricted these funds in amounts sufficient to meet required debt service and operating expenses as defined by each trust agreement.

Net position of the Housing Trust Fund is restricted in accordance with the policies of the Housing Partnership. The Federal and State Programs' net position is restricted in accordance with each specific program's requirements.

The Agency implemented GASB 150, which requires the Agency to report investments at fair market value. The effect of the adoption on the Agency's financial statements for the years ended June 30, 2015 and 2014 are as follows (*in thousands*):

	<u>June 30, 2015</u>	<u>June 30, 2014</u>
(Decrease)/Increase in Operating Income	\$ (165)	\$ 1,023
Decrease in Net Position	\$ (743)	\$ (578)

The Agency implemented GASB 68, in the fiscal year ending June 30, 2015. The implementation of this statement required the Agency to record beginning net pension liability and the effects on net position of contributions made by the Agency during the measurement period (fiscal year ending June 30, 2014). As a result of the implementation, net position as of June 30, 2014, as previously reported in the Agency's 2014 audited financial statements, was adjusted as follows (*in thousands*):

June 30, 2014 Net position, as previously reported	\$ 637,966
Prior period adjustment	
Net pension liability (measurement date of June 30, 2013)	(3,163)
Deferred outflows	
Contributions during the fiscal year ended June 30, 2014	668
Total prior period adjustment	<u>\$ (2,495)</u>
June 30, 2014 Net position, as adjusted	<u>\$ 635,471</u>

Operating Revenues and Expenses Historically, one of the Agency's main functions is to borrow funds in the bond market and to use those funds to make home ownership loans. The Agency has the authority to issue bonds to the investing public in order to create a flow of private capital. These funds are used to purchase mortgage loans for qualified housing sponsors and certain qualified individuals. A significant portion of operating income is derived from interest earned on mortgage loans less the interest expense of bonds outstanding. Additional operating income is earned from the administration of federal programs and the sale of MBS associated with the HomeAd Program.

Non-Operating Revenues and Expenses *State appropriations received, State grants received, and State tax credits* from the State of North Carolina are classified in *Non-Operating Revenues (Expenses)*. The related expenses are classified as *State program expense*.

General and administrative expense *General and administrative expense* is classified by the related program. To the extent allowed by the trust agreements and federal and state programs, transfers are made from the funds of the bond issue or the federal and state programs to the Agency to reimburse certain general and administrative expenses. If the Home Ownership Bond Programs or Federal and State Programs do not permit payment of general and administrative expenses, expenses are paid from Agency reserve funds. Certain indirect costs are allocated to Federal and State Programs based on an independently prepared cost allocation plan. These costs are allocated based on certain parameters such as office square footage, number of approved positions, and number of transactions processed.

Use of estimates The preparation of financial statements in conformity with accounting principles generally accepted in the United States 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 (e.g., loan loss reserve). Actual results could differ from those estimates.

## **B. CASH, CASH EQUIVALENTS, INVESTMENTS, AND SECURITIES LENDING TRANSACTIONS**

**Cash and cash equivalents** As of June 30, 2015, the Agency had deposits in pooled investment accounts of the State Treasurer with a carrying value of approximately \$161,574,000, and a bank balance of approximately \$162,207,000. The State Treasurer investment account has the characteristics of a demand deposit account in that the Agency may deposit and withdraw cash at any time without prior notice or penalty. Included in the investment accounts of the State Treasurer is the amount of \$3,498,000 representing escrow and replacement reserves maintained on behalf of multifamily and single-family mortgagors; accordingly, a corresponding liability of the same amount is also included on the statement of net position.

The Agency had deposits with a carrying value of \$175,352,000 and a bank balance approximating \$175,411,000 on deposit with the Agency's fiduciary agent. Such deposits are collateralized with eligible securities held by a third-party custodian. The Agency also had deposits held in other financial institutions with both a carrying value and bank balance of \$2,000.

Deposits - custodial credit risk Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned. At June 30, 2015, the Agency was not exposed to any material custodial credit risk.

**Investments** The Agency's investments include repurchase agreements and government securities which consist of Federal Farm Credit Bank securities, Federal Home Loan Bank securities, Federal Home Loan Mortgage Corporation securities, and MBS insured by FNMA and GNMA.

Repurchase agreements are collateralized by obligations of the US Government, its agencies, or direct investments of such obligations. The market value of securities subject to such agreements must be maintained at least equal to 100% of the principal and accrued interest on the invested funds daily. The Agency invests in repurchase agreements for mostly long-term (generally reserved) investments. On June 30, 2015, approximately \$1,894,000 was invested in such long-term agreements having maturity dates ranging from July 1, 2032 to January 1, 2035 at a rate of 4.01%.

For the Agency's HomeAd program, mortgages are made by the lenders, purchased by the Agency's master servicer and securitized into GNMA and FNMA MBS. Under the arrangement with the Agency's new master servicer, the master servicer sells the security to the Agency's third-party hedger. Because the MBS is sold directly by the master servicer to the third-party hedger, there is no balance of MBS reflected on the Statement Of Net Position as of June 30, 2015 related to the Agency's HomeAd program.

At June 30, 2015, the Agency held the following investments with the listed maturities at annual rates ranging from 1.25% to 6.90%. Ratings are displayed with Moody's Investors Service rating listed first and Standard & Poor's ("S&P") rating listed second (*in thousands*):

Investments	Carrying Amount	Investment Maturities ( <i>In Years</i> )			
		Less Than 1	1 – 5	6 – 10	More Than 10
GNMA MBS Rated Aaa/AA+	\$ 1,034	\$ -	\$ -	\$ 1,034	\$ -
FNMA MBS Rated Aaa/AA+	189	-	-	189	-
Repurchase Agreements- Rated A2/AA	1,894	-	-	-	1,894
Government Securities Rated Aaa/AA+	<u>88,906</u>	<u>-</u>	<u>43,356</u>	<u>43,232</u>	<u>2,318</u>
<b>Total Categorized</b>	<b><u>\$92,023</u></b>	<b><u>\$ -</u></b>	<b><u>\$43,356</u></b>	<b><u>\$44,455</u></b>	<b><u>\$4,212</u></b>

Interest rate risk Interest rate risk is the risk that changes in the market rates will adversely affect the fair market value of an investment. The Agency does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. In practice, the Agency does limit investments to 20 years to minimize fair value losses arising from interest rate risk.

Credit risk Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligation. The General Statutes of the State authorize the Agency to invest in (i) direct obligations or obligations on which the principal and interest are unconditionally guaranteed by the US Government; (ii) obligations issued by an approved Agency or corporation wholly-owned by the US Government; (iii) interest-bearing time deposits, certificates of deposit, or other approved forms of deposits in any bank or trust company in North Carolina which satisfies insurance and, if necessary, collateral requirements for holding Agency money; (iv) duly established investment programs of the State Treasurer; (v) repurchase agreements; and (vi) repurchase agreements with banks and financial institutions which are chartered outside of North Carolina and meet specified rating and collateral requirements of the various trust agreements. Mortgage-backed securities ("MBS") are securitized by FNMA, (fair value - \$189,000, rated AA+/Aaa), and by GNMA, (fair value - \$1,034,000, rated AA+/Aaa). GNMA is a direct obligation of the US Government. Repurchase agreements are fully collateralized by obligations issued by the US Government or its agencies. The government securities are comprised of Federal Farm Credit Bank, Federal Home Loan Bank and Federal Home Loan Mortgage Corporation securities which are direct obligations of the Treasury (rated Aaa/AA+). The government securities have a fair value of \$88,906,000.

Concentration of credit risk The Agency has a practice of entering into repurchase agreements with several investment providers to minimize the Agency's exposure to a bond rating downgrade should one of the providers have a ratings event. The investments consist of repurchase agreements and obligations of the US Government which represent 2% and 97%, respectively, of the Agency's total investments.

Investments in any one issuer that represent 5% or more of total investments as of June 30, 2015 are as follows (*in thousands*):

<u>Investment Issuer</u>	<u>Amount</u>
Federal Home Loan Bank	\$64,360
Federal Farm Credit Bank	17,482
Federal Home Loan Mortgage Corporation	7,064

Custodial credit risk Custodial credit risk occurs in the event that investment securities are uninsured and are not registered in the name of the Agency, and there is a failure of the counterparty. At year end, the Agency was not exposed to custodial credit risk. The government securities are on deposit with the Agency's fiduciary agent, which holds these securities by book entry in its fiduciary Federal Reserve accounts. The Agency's ownership of these securities is identified through the internal records of the fiduciary agent.

Bond proceeds were used to purchase GNMA and FNMA MBS from pools of qualified mortgages originated under the Agency's program guidelines. The securities are based on cash flows from underlying mortgages and are not considered derivatives. These MBS are not related to the HomeAd Program.

Foreign currency risk Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment or a deposit. The Agency is not at risk for foreign currency risk.

**Securities lending transactions** GASB Section 160, *Investments—Security Lending* ("GASB 160"), establishes accounting and financial reporting standards for transactions where governmental entities transfer their securities to broker-dealers and other entities (borrowers) in exchange for collateral (which may be cash, securities, or letters of credit) and simultaneously agree to return the collateral in exchange for the original securities in the future. The Agency does not directly engage in securities lending transactions; however, the State Treasurer does. The State Treasurer is authorized to engage in these types of transactions under North Carolina General Statute 147-69.3e. The types of securities loaned include government securities and corporate bonds and notes which are held in the pooled investment accounts of the State Treasurer. A securities custodian manages the securities lending program for the State and receives cash as collateral from the borrowers. Collateral is invested in a collateral investment pool and must be maintained at 100% of the market value of the original securities lent. This investment in the collateral investment pool is considered to be a highly liquid investment. The State has a custodial credit risk related to the transactions.

As of June 30, 2015, and during the year then ended, the Agency had deposits in the pooled investment accounts of the State Treasurer. The risk associated with these transactions will be recorded by the State in its fiduciary funds. No allocation will be made to the Agency; therefore, the accompanying financial statements do not reflect the risk associated with securities lending transactions as called for in GASB 160.

### **C. MORTGAGE LOANS RECEIVABLE**

Mortgage loans purchased with the proceeds of the various single-family bond issuances have stated interest rates ranging from 3% to 10.7%.

The existing and future mortgage loans which the Agency may purchase under the bond programs must comply with guidelines established by the Agency, including the requirement that all such mortgage loans be insured by the Federal Housing Administration, guaranteed by the Veterans Administration, guaranteed by the US Department of Agriculture, Rural Department, insured under a private mortgage insurance program, or have a loan-to-value ratio equal to or less than 80%. As of June

30, 2015, all outstanding mortgage loans purchased with mortgage revenue bond proceeds satisfy these requirements. The Agency has an allowance for loan losses in the single-family mortgage loan program of \$2,314,000 as of June 30, 2015.

Mortgage loans made with funds from the Agency Programs, Housing Trust Fund Programs, and Federal and State Programs have allowances for loan losses of \$5,000, \$108,000 and \$11,000, respectively, as of June 30, 2015.

For the Home Ownership Bond Programs, the Agency has collateralized \$830,452,000 in mortgage loans receivable and \$157,296,000 in debt service, insurance, and revenue reserves to repay \$736,790,000 single-family bonds payable at June 30, 2015. Proceeds from the bonds issued were used to finance housing throughout the State. The bonds are payable through July 2041 and are paid down from cash collections on mortgage loans receivable, interest receivable on mortgage loans, unexpended bond proceeds, and sales of investments. The Agency expects 100% of the mortgage loans, both principal and interest, to pay the principal and interest debt service requirements on the bonds. The total debt service requirement to be paid based on projected cash flows as of June 30, 2015 is \$1,086,316,000 (see page 28 "Maturities"). For the current fiscal year, debt service payments totaling \$191,445,000 were made for the Home Ownership Bond Programs. Principal and interest payments received on mortgage loans for the Home Ownership Bond Programs were \$181,401,000 in fiscal year 2015.

#### D. BONDS PAYABLE

Bonds payable activity for the year ended June 30, 2015 was as follows (*in thousands*):

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
<b>Bonds payable</b>				
Home Ownership	\$ 893,750	\$ -	\$ (156,960)	\$ 736,790
Bond premium	3,653	-	(2,026)	1,627
<b>Total Bonds payable, net</b>	<b>\$ 897,403</b>	<b>\$ -</b>	<b>\$ (158,986)</b>	<b>\$ 738,417</b>

Bonds payable as of June 30, 2015 are as follows (*in thousands*):

<u>Issue</u>	<u>Stated Rates (%)</u>	<u>Final Maturity</u>	<u>Principal Amount</u>
<b>Home Ownership Revenue Bonds</b>			
(1998 Housing Revenue Bonds Trust Agreement)			
Series 15	Variable	7/1/2032	\$ 5,240
Series 16	Variable	7/1/2032	10,365
Series 17	Variable - 5.00	7/1/2034	13,560
Series 18	Variable - 4.45	1/1/2035	7,515
Series 22 CE	4.45 - 5.25	1/1/2039	38,465
Series 23	3.95 - 4.80	1/1/2037	22,780
Series 24	4.10 - 4.90	1/1/2038	32,715
Series 25	4.35 - 5.75	7/1/2037	24,605
Series 26	3.75 - 5.50	7/1/2038	25,045
Series 27 A	4.85 - 6.00	1/1/2038	10,080
Series 28	3.75 - 5.50	1/1/2039	27,905
Series 29	4.15 - 5.50	7/1/2038	38,945
Series 30	3.85 - 5.50	7/1/2039	29,965
Series 31	3.65 - 5.50	7/1/2038	31,745
Series 32	4.00	1/1/2030	77,300
Series 33	1.36 - 4.32	1/1/2034	83,125
Series 34	0.59 - 4.00	7/1/2035	52,110
Series 35	0.59 - 3.99	7/1/2032	46,560
			<u>\$ 578,025</u>

<u>Issue</u>	<u>Stated Rates (%)</u>	<u>Final Maturity</u>	<u>Principal Amount</u>
<b>Home Ownership Revenue Bonds</b> (2009 Housing Revenue Bonds Trust Agreement)			
Series A-1 and Series 1	1.75 - 4.50	7/1/2041	\$ 70,680
Series A-2 and Series 2	1.60 - 4.25	7/1/2041	88,085
			<u>\$ 158,765</u>
<b>Total Bonds Outstanding</b>			<u>\$ 736,790</u>
<b>Plus Bond Premium</b>			<u>\$ 1,627</u>
<b>Home Ownership Bond Programs</b>			<u><u>\$ 738,417</u></u>

See Note E, "Derivative Instrument - Interest Rate Swap," for variable rate interest calculation methodology.

**Maturities** Debt service requirements, including sinking fund requirements on term bonds, subsequent to June 30, 2015, are as follows (*in thousands*):

#### Bonds Outstanding without Interest Rate Swaps

<u>Fiscal Year</u> <u>Ending June 30</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 27,355	\$ 27,412
2017	27,850	26,618
2018	27,560	25,740
2019	27,135	24,812
2020	27,665	23,833
2021-2025	152,130	101,934
2026-2030	162,845	68,814
2031-2035	132,740	38,208
2036-2040	104,375	11,458
2041-2042	12,690	338
<b>Total Requirements</b>	<u><u>\$ 702,345</u></u>	<u><u>\$ 349,167</u></u>

#### Bonds Outstanding with Interest Rate Swaps

<u>Fiscal Year</u> <u>Ending June 30</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 730	\$ 31
2017	1,030	30
2018	1,225	29
2019	1,190	28
2020	1,160	27
2021-2025	6,885	119
2026-2030	12,490	75
2031-2035	9,735	20
<b>Total Requirements</b>	<u><u>\$ 34,445</u></u>	<u><u>\$ 359</u></u>



### Total Bonds Outstanding

<u>Fiscal Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>
2016	\$ 28,085	\$ 27,443
2017	28,880	26,648
2018	28,785	25,769
2019	28,325	24,840
2020	28,825	23,860
2021-2025	159,015	102,053
2026-2030	175,335	68,889
2031-2035	142,475	38,228
2036-2040	104,375	11,458
2041-2042	12,690	338
<b>Total Requirements</b>	<b>\$ 736,790</b>	<b>\$ 349,526</b>

**Bond redemptions** The bond series resolutions provide for various methods of redemption. Bonds are redeemed at par from prepayments of mortgage loans securing the issues, from unexpended bond proceeds of the issues, from excess revenues, or from funds released via the related decreases in the respective debt service reserve requirements.

For the year ended June 30, 2015 scheduled and unscheduled bond redemptions were as follows (*in thousands*):

<u>Issue</u>	<u>Amount Redeemed</u>
Housing Revenue Bonds (1998 Trust Agreement)	\$ 144,020
Housing Revenue Bonds (2009 Trust Agreement)	12,940
<b>Total Home Ownership Bond Programs</b>	<b>\$ 156,960</b>

**Special facilities (Conduits)** The Agency issued Multifamily Housing Revenue Bonds which are not presented in the financial statements of the Agency. These bonds are secured solely by the properties and related revenues of the projects and the applicable credit enhancements, with the exception of the 2002 Resolution, which is secured by payments received on GNMA mortgages. These bonds do not constitute a debt of and are not guaranteed by the State of North Carolina, any political subdivision thereof or the Agency. Accordingly, these obligations are excluded from the Agency's financial statements.

On December 15, 2014, the 2013 Resolution, Multifamily Housing Revenue Bonds, were redeemed at par. Bonds payable as of June 30, 2015 for special facilities are as follows (*in thousands*):

<u>Issue</u>	<u>Bond Type</u>	<u>Bonds Outstanding</u>
2002 Resolution* (Series D)	Multifamily Housing Revenue Bonds	\$ 2,125
2014 Resolution (Series A and B)	Multifamily Housing Revenue Bonds	7,543
<b>Total</b>		<b>\$ 9,668</b>

\*This is a Section 501(c)3 entity and did not require volume cap when the bonds were issued.

## E. DERIVATIVE INSTRUMENT - INTEREST RATE SWAP

**Summary Information** During the reporting period from July 1, 2014, to June 30, 2015, the Agency did not execute or terminate any derivative contracts with the exception of the exercise of certain cancellation options described in "Market Access Risk." The Agency has four pay-fixed, interest rate swap agreements with three financial counterparties (further described herein) each designated as a hedging derivative instrument representing cash flow hedges for the organization (*in thousands*):

Hedgeable Item	Hedging Derivative Instrument	Notional Amount	Classification	Fair Value at June 30, 2015 Liability	Classification	Net Decrease in Fair Value
Series 15C	Pay-Fixed Interest Rate Swap	\$6,320	Hedging Derivative	\$(750)	Deferred Outflows of Resources	\$16
Series 16C	Pay-Fixed Interest Rate Swap	\$11,120	Hedging Derivative	\$(1,248)	Deferred Outflows of Resources	\$23
Series 17C	Pay-Fixed Interest Rate Swap	\$13,530	Hedging Derivative	\$(1,761)	Deferred Outflows of Resources	\$91
Series 18C	Pay-Fixed Interest Rate Swap	\$6,220	Hedging Derivative	\$(646)	Deferred Outflows of Resources	\$56

There were no derivative instruments reclassified from a hedging derivative to an investment derivative instrument during the period. There was no deferral amount within investment revenue due to any reclassifications during the period.

**Objective** The Agency has entered into interest rate swaps in connection with all of its variable-rate revenue bonds associated with four series in its 1998 Trust Agreement as a means to manage the future cash flow impact associated with the hedged debt. The intention of the swaps was to create more certainty for the Agency associated with the interest rate spread between its assets and liabilities.

**Terms and credit risk** The terms and credit risk of the outstanding swaps as of June 30, 2015 were as follows (*in thousands*):

Notional Amount	Counterparty	Counterparty Credit Rating Moody's/S&P	Date of Swap Execution	Maturity Date of Swap	Fixed Rate	Floating Index
\$6,320	UBS AG	NR/BBB+	5/8/2003	7/1/2032	3.445%	63%L** + 0.30%
\$11,120*	Bank of America, N.A.	A1/A	9/16/2003	7/1/2032	3.810%	63%L** + 0.30%
\$13,530	Bank of America, N.A.	A1/A	12/11/2003	7/1/2032	3.725%	63%L** + 0.30%
\$6,220	Goldman Sachs Mitsui Marine	Aa2/AAA	4/20/2004	1/1/2035	3.251%	63%L** + 0.30%

\* The swap contract contains optionality that allows the Agency the right to change the notional to better match the principal schedule on the bonds.

\*\* L represents the USD, 1-Month LIBOR index as published on Telerate page 3750.

**Fair value** In total, the swaps have a fair value of negative \$4,405,000 as of June 30, 2015. Because the coupons on the Agency's variable-rate bonds adjust to changing interest rates, the bonds do not have a corresponding fair value increase. The fair value was estimated using the zero-coupon method. This method calculates the future net settlement payments required by the swap, assuming the current forward rates implied by the yield curve correctly anticipate future spot interest rates. These payments are then discounted using the spot rates implied by the current yield curve for hypothetical zero-coupon bonds due on the date of each future net settlement on the swap. Additionally, if at the time of termination, the swap has a negative fair value, the Agency would be liable to the counterparty for a payment equal to the swap's fair value.

**Interest rate risk** Under all of the swaps, the Agency pays the counterparties a fixed rate and receives a variable payment computed as 63% of 1-Month LIBOR plus 30 basis points. The bonds' variable-rate coupons are remarketed weekly and generally track the variable SIFMA index, which was 0.09% for all four series as of June 30, 2015.

**Basis risk and termination risk** The swaps expose the Agency to basis risk should the relationship between LIBOR and SIFMA converge, changing the synthetic rate on the bonds. The swap contracts for the Agency use a compound formula for the floating rate index to reduce this risk. During the accounting period, the Agency realized a benefit of 34.85 basis points ("bps") for all four variable rate series due to the floating rate formula for its swap contracts when compared to the floating rate on the respective bonds. For all swaps, collateral thresholds have been established if the counterparty ratings reach A2 for Moody's or A for S&P. Series 16C, 17C and 18C swaps may be terminated if the counterparty's or the Agency's rating falls below Baa2 as issued by Moody's or BBB as issued by S&P. The Series 15C swap may be terminated if the counterparty's or the Agency's rating falls below Baa3 as issued by Moody's and BBB- as issued by S&P.

**Credit risk** Credit risk is the risk that the counterparty will not fulfill its obligations. All of the contracts as of June 30, 2015 reflect liabilities and, therefore, the Agency does not have current credit risk on its contracts. The Agency monitors the ratings of its counterparties to ascertain credit risk.

**Foreign currency risk** Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment or a deposit. All of the Agency's swaps are denominated in US dollars and are, therefore, not subject to foreign currency risk.

**Rollover risk** Rollover risk exists when the derivative does not last as long as the associated debt is outstanding. The maturity dates of the Agency's swap contracts match the maturity dates of the hedged debts; therefore, the Agency has no rollover risk.

**Market access risk** Market access risk is the risk that the Agency will not be able to enter credit markets as planned or that credit will become more costly. The Agency's current market access risk is limited because of its liquidity agreement with TD Bank, N.A. which was extended in May 2014 and will not expire until May 2017. The cancellation feature associated with the Series 15C swap was fully exercised on July 1, 2013, and the remaining swap on Series 15C has no cancellation option. The cancellation features associated with the Series Series 18C swap was fully exercised on January 1, 2015 with no further cancellation options. The swap for Series 17C does not have any optional cancellation features.

**Quantitative method of evaluating effectiveness** In order to assess the effectiveness of each hedging derivative instrument, the Agency employed the Synthetic Instrument Method. Under the Synthetic Instrument Method, a hedging derivative instrument is effective if the synthetic price is substantively fixed. The synthetic price as of the evaluation date, June 30, 2015, is compared to the

synthetic price expected at the establishment of the hedge by calculation of an effectiveness percentage. If the effectiveness percentage is within a range of 90 to 111 percent, the synthetic price is substantively fixed. Following are the results of the testing as of the end of the reporting period:

Hedgeable Item	Hedgeable Item Effective Bond Variable Rate	Derivative Instrument Floating Rate	Floating Rate Basis	Synthetic Price	90 to 111% Range	Test Performance
Series 15C	0.0608	0.4093	0.3485	3.1%	3.1% – 3.8%	PASS
Series 16C	0.0608	0.4093	0.3485	3.5%	3.4% – 4.2%	PASS
Series 17C	0.0608	0.4093	0.3485	3.4%	3.4% – 4.1%	PASS
Series 18C	0.0608	0.4093	0.3485	2.9%	2.9% – 3.6%	PASS

**Swap payments and associated debt** As rates vary, variable-rate bond interest payments and net swap payments will differ between the fixed rate paid to the counterparty and the variable rate paid to the Agency. Using rates as of June 30, 2015, debt service requirements of the variable-rate debt and net swap payments are as follows (*in thousands*):

Fiscal Year Ending June 30	Variable-Rate Bond		Interest Rate	Total
	Principal	Interest	Swap, Net	Interest
2016	\$ 730	\$ 31	\$ 1,099	\$ 1,130
2017	1,030	30	1,076	1,106
2018	1,225	29	1,037	1,066
2019	1,190	28	998	1,026
2020	1,160	27	959	986
2021-2025	6,885	119	4,233	4,352
2026-2030	12,490	75	2,641	2,716
2031-2035	<u>9,735</u>	<u>20</u>	<u>674</u>	<u>694</u>
<b>Total</b>	<b><u>\$34,445</u></b>	<b><u>\$359</u></b>	<b><u>\$12,717</u></b>	<b><u>\$13,076</u></b>

## F. NONCURRENT LIABILITIES

Noncurrent liabilities for the year ended June 30, 2015 were as follows (*in thousands*):

	Beginning Balance	Prior Year Adj.	Additions	Deletions	Ending Balance	Due Within One Year
Bonds payable						
Bonds payable, net	\$893,750	\$ -	\$ -	\$(156,960)	\$736,790	\$28,085
Bond premium	3,653	-	-	(2,026)	1,627	-
Derivative instrument—						
interest rate swap	4,591	-	-	(186)	4,405	-
Accounts payable	-	-	69	-	69	-
Unearned revenues	61,050	-	47,950	(78,016)	30,984	19,852
Other liabilities						
Arbitrage rebate payable	1,148	-	-	(234)	914	-
Compensated absences	1,143	-	144	(46)	1,241	79
Deposits payable	3,532	-	1,770	(1,798)	3,504	5
Net pension liability*	-	3,163	-	(2,557)	606	-
	<b><u>\$968,867</u></b>	<b><u>\$3,163</u></b>	<b><u>\$49,933</u></b>	<b><u>\$(241,823)</u></b>	<b><u>\$780,140</u></b>	<b><u>\$48,021</u></b>

\*Additional information regarding the net pension liability is included in Note I, "Pension Plan."

## G. OPERATING LEASE

The Agency leases office space with future minimum lease payments for fiscal years 2016 and 2017 in the amounts of \$546,000 and \$513,000, respectively, and three months in fiscal year 2018 in the amount of \$129,000. Rent expenses for all operating leases totaled \$631,000 for the year ended June 30, 2015. The Agency's lease for the main office will expire September 2017.

## H. FEDERAL AWARDS

As a designated Public Housing Authority for the Department of Housing and Urban Development's ("HUD") Section 8 Programs, the Agency requisitions Section 8 Program funds and makes disbursements to eligible landlords. For the year ended June 30, 2015, \$147,499,000 which was received by the Agency and disbursed to property owners is included in *Federal program awards received* and *Federal program expense* in Federal and State Programs.

The Agency is designated as the participating entity under grant agreements with HUD for the HOME Program. The HOME Program provides funding for the purpose of developing affordable housing for persons of low and very low income. For the year ended June 30, 2015, \$18,794,000 was received and disbursed by the Agency and is included in *Federal program awards received*, *Federal program expense* and *Mortgage loans receivable, net* in Federal and State Programs, depending upon the terms of the transaction.

The Agency was selected as a participating entity under a grant agreement with Treasury passed through NeighborWorks® for the National Foreclosure Mitigation Counseling Program ("NFMC"). NFMC provides funding for the purpose of counseling home owners at risk of foreclosure. For the year ended June 30, 2015, \$1,303,000 was received and disbursed by the Agency and is included in *Federal program awards received* and *Federal program expense* in Federal and State Programs.

The Agency received repayments of Mortgage Loans that were funded under the Tax Credit Assistance Program ("TCAP"). These repayments provide funding for the Carryover Loan Program ("COLP"). The loan amount provided under the COLP is the lower of 95% of the approved land cost or \$1 million, and the loan program primarily targets rental developments serving households below 50% of the area median income. For the year ended June 30, 2015, \$7,092,000 was received and \$8,460,000 was disbursed and is included as a part of *Program income/fees* and *Mortgage loans receivable, net* in the Federal and State Programs.

The Agency was selected as a participating entity under a grant agreement with the Treasury for the Hardest Hit Fund® ("HHF"). HHF provides funding for the purpose of providing loans to unemployed home owners unable to make their mortgage payments and in danger of losing their homes to foreclosure. Loan proceeds will be used to pay the mortgage and related costs such as real estate taxes, home owner insurance and home owner dues until the home owner secures employment or completes training for a new career. For the year ended June 30, 2015, \$63,998,000 was received and disbursed by the Agency and is included in *Federal program awards received* and *Federal program expense* in Federal and State Programs.

The Agency was awarded Comprehensive Housing Counseling Program ("CHC") funds through the Department of Housing and Urban Development, Office of Housing Counseling. The program provides counseling to home owners at risk of foreclosure. For the year ended June 30, 2015, \$602,000 was disbursed by the Agency and is included in *Federal program awards received* and *Federal program expense* in Federal and State Programs.

The Agency earned fees of \$15,900,000 for administering these and other federal programs for the year ended June 30, 2015. Of these fees, \$3,400,000 was paid to Quadel Consulting Corporation for the Section 8 Program Contract Administration, and \$3,756,000 was paid to counseling agencies for providing HHF counseling services which is reported in *General and administrative expense*.

Federal awards are subject to audit by the grantor agencies. The Agency could be held liable for amounts received in excess of allowable expenditures.

## I. PENSION PLAN

**Plan description** All permanent full-time employees of the Agency participate in the Teachers' and State Employees' Retirement System of North Carolina ("TSERS"), a cost-sharing multiple-employer defined benefit pension plan administered by the State. TSERS provides retirement benefits to plan members and beneficiaries. State statute assigns the authority to establish and amend benefit provisions to the General Assembly. TSERS is included in the Comprehensive Annual Financial Report ("CAFR") for the State of North Carolina. The State's CAFR includes financial statements and required supplementary information for TSERS. The report may be obtained from the website for the North Carolina Office of State Controller using the following link: <http://www.osc.nc.gov/financial/index.html>.

**Benefits provided** TSERS provides retirement and survivor benefits. Retirement benefits are determined as 1.82% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. General employee plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service (or 10 years of creditable service for members joining TSERS on or after August 1, 2011), at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. General employee plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (or 10 years of creditable service for members joining TSERS on or after August 1, 2011). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age or have completed five years of service and have reached age 60 (10 years for members joining on or after August 1, 2011). Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

**Funding policy** Plan members are required to contribute 6% of their annual covered salary, and the Agency is required to contribute at an actuarially determined rate. The fiscal year 2015 rate is 9.15% of the annual covered payroll. The contribution requirements of plan members and the Agency are established and may be amended by the General Assembly. The following table represents the three-year trend of the annual contributions made by the Agency to the State retirement system. The Agency made 100% of its required contributions for the years ended June 30, 2015, 2014, and 2013:

	<u>2015</u>	<u>2014</u>	<u>2013</u>
Retirement Contribution	\$710,000	\$668,000	\$624,000
Percentage of Covered Payroll	9.15%	8.69%	8.33%

**Net pension liability** At June 30, 2015, the Agency reported a liability of \$606,000 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2014. The total pension liability used to calculate the net pension was determined by an actuarial valuation as of December 31, 2013. The total pension liability was then rolled forward to the measurement date of June 30, 2014 utilizing update procedures incorporating the actuarial assumptions. The Agency's proportion of the net pension liability was based on a projection of the Agency's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating TSERS employers, actuarially determined. At June 30, 2014 and at June 30, 2013, the Agency's proportion was 0.05166% and 0.05210%, respectively.

**Deferred inflows of resources and deferred outflows of resources related to pensions** For the year ended June 30, 2015, the Agency recognized pension expense of \$267,000. At June 30, 2015, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between actual and expected experience	\$ -	\$ 141,000
Changes of assumptions	-	-
Net difference between projected and actual earnings on pension plan investments (see note below)	-	2,046,000
Change in proportion and differences between agency's contributions and proportionate share of contributions	30,000	-
Contributions subsequent to the measurement date	710,000	-
Total	<u>\$ 740,000</u>	<u>\$ 2,187,000</u>

*Deferred Outflows of Resources* of \$710,000 related to pensions resulting from Agency contributions subsequent to the measurement date will be recognized as a decrease of the net pension liability in the year ended June 30, 2016. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending June 30:	
2016	\$ (541,000)
2017	(541,000)
2018	(541,000)
2019	(534,000)
2020	-
Total	<u><u>\$(2,157,000)</u></u>

**Actuarial assumptions** The total pension liability was determined by an actuarial valuation performed as of December 31, 2013. The total pension liability was calculated through the use of update procedures to roll forward from the actuarial valuation date to the measurement date of June 30, 2014. The update procedures incorporated the actuarial assumptions used in the valuation. The entry age normal actuarial cost method was utilized. Inflation is assumed to be 3% and salary increases range 4.25% to 9.10% which includes 3.5% inflation and productivity factor. The long-term expected rate of return on pension plan investments used in the determination of the total pension liability is 7.25% and is net of pension plan investment expense, including inflation.

TSERS currently uses mortality tables that vary by age, gender, employee group (i.e. teacher, general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and studies that cover significant portions of the US population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2013 valuations were based on the results of an actuarial experience study for the period January 1, 2005 through December 31, 2009.

Future ad hoc Cost of Living Adjustment (“COLA”) amounts are not considered to be substantively automatic and are therefore not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies’ return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2014 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Fixed Income	36.0%	2.5%
Global Equity	40.5%	6.1%
Real Estate	8.0%	5.7%
Alternatives	6.5%	10.5%
Credit	4.5%	6.8%
Inflation Protection	4.5%	3.7%
Total	<u>100%</u>	

The information above is based on 30-year expectations developed with the consulting actuary for the 2013 asset liability and investment policy study for the North Carolina Retirement Systems, including TSERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculated from nominal rates by multiplicatively subtracting a long-term inflation assumption of 3.19%. All rates of return and inflation are annualized.

A new asset allocation policy was finalized during the fiscal year ended June 30, 2014 to be effective July 1, 2014. The new asset allocation policy utilizes different asset classes, implements changes in the structure of certain asset classes, and adopts new benchmarks. Using the asset class categories in the preceding table, the new long-term expected arithmetic real rates of return are: Fixed Income 2.2%, Global Equity 5.8%, Real Estate 5.2%, Alternatives 9.8%, Credit 6.8% and Inflation Protection 3.4%.

**Discount rate** The discount rate used to measure the total pension liability was 7.25%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of the current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.



**Sensitivity of the net pension liability to changes in the discount rate** The following presents the Agency's proportionate share of the net pension liability calculated using the discount rate of 7.25%, as well as what the Agency's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.25%) or one percentage-point higher (8.25%) than the current rate:

	<u>1% Decrease (6.25%)</u>	<u>Discount Rate (7.25%)</u>	<u>1% Increase (8.25%)</u>
Agency's proportionate share of the net pension liability (asset)	\$ 4,348,000	\$ 606,000	\$ (2,554,000)

**Pension plan fiduciary net position** Detailed information about the pension plan's fiduciary net position is available in the separately issued Comprehensive Annual Financial Report ("CAFR") for the State of North Carolina.

## J. POST-EMPLOYMENT / DISABILITY BENEFITS

In addition to pension benefits, employees are provided post-employment health care benefits and long-term disability benefits in accordance with State statutes. These benefits are provided through plans administered by the State. The Agency makes monthly contributions to the State for these benefits. Health care benefits are provided to long-term disability beneficiaries of the Disability Income Plan of North Carolina and retirees who have at least five years of creditable service with TSERS. TSERS pays the full cost of coverage for retirees enrolled in the State's self-funded Teachers' and State Employees' Preferred Provider Organization ("PPO") medical plan who were hired prior to October 1, 2006, and retire with five or more years of State TSERS membership service. For employees hired on or after October 1, 2006, TSERS will pay the full cost of coverage for retirees with 20 or more years of service, TSERS will pay 50% of the cost of coverage for retirees with at least 10 years but less than 20 years of service, and the retiree with less than 10 years of service will pay the full cost of coverage. In addition, persons who became surviving spouses of retirees prior to October 1, 1986, receive the same coverage as retirees. Retirees and the aforementioned surviving spouses pay for the entire cost of coverage of their dependents. The health benefit plans are funded by the State on a pay-as-you-go basis.

Short-term and long-term disability benefits are provided through the Disability Income Plan of North Carolina ("Disability Income Plan"), a State-administered plan. Long-term disability benefits are payable from the Disability Income Plan after the conclusion of the short-term disability period or after salary continuation payments cease, whichever is later, for as long as an employee is disabled. An employee is eligible to receive long-term disability benefits provided the following requirements are met: (1) the employee has five years of contributing membership service with TSERS earned within 96 months prior to the end of the short-term disability period; (2) the employee must make application to receive long-term benefits within 180 days after the conclusion of the short-term disability period, after salary continuation payments cease, or after monthly payments for workers' compensation cease, whichever is later; (3) the employee must be certified by the Medical Board to be mentally or physically disabled for the further performance of employees' usual occupation; (4) the disability must have been continuous, likely to be permanent and incurred at the time of active employment; and (5) the employee must not be eligible to receive unreduced retirement benefits from TSERS. In addition, recipients of long-term disability benefits are eligible to receive the State-paid health insurance coverage. The monthly long-term disability benefit is equal to 65% of one-twelfth of an employee's annual base rate of compensation reduced by any social security or worker's compensation to which the recipient may be entitled up to a maximum of \$3,900 per month. When an employee qualifies for an unreduced service retirement allowance from TSERS, the benefits payable from the Disability Income Plan cease, and the employee will commence retirement under TSERS.

All short-term disability benefit payments are made by the various State-administered plans. The Agency has no liability beyond payment of monthly contributions except for short-term disability benefits, which are paid by the Agency during the first six months of the short-term period. Contributions are determined as a percentage of covered monthly payrolls. Annually, the State sets monthly contribution rates for post-employment health care benefits, death benefits and disability benefits, which are the same for all agencies across the State.

The following table represents the three-year trend of the annual contributions made by the Agency to the State post-employment benefit plans. The Agency made 100% of its required contributions for the years ended June 30, 2015, 2014, and 2013:

	<b>2015</b>	<b>2014</b>	<b>2013</b>
Health Care Benefit	\$426,000	\$415,000	\$397,000
Disability Benefit	32,000	34,000	33,000
Death Benefit	12,000	12,000	12,000
<b>Percentage of Covered Payroll</b>			
Health Care Benefit	5.49%	5.40%	5.30%
Disability Benefit	0.41%	0.44%	0.44%
Death Benefit	0.16%	0.16%	0.16%

Since the benefit payments are made by the various State-administered plans and not by the Agency, the Agency does not determine the number of eligible participants.

#### **K. RISK MANAGEMENT**

The Agency's risk management policies provide for participation in the State's risk management programs. The following types of risk are covered under these programs, as disclosed in the State of North Carolina's Comprehensive Annual Financial Report:

- Automobile, Fire and Other Property Losses
- Public Officers' and Employees' Liability Insurance
- Employee Dishonesty and Computer Fraud
- Workers' Compensation Program/Fund

The State is responsible for the administration of all liability insurance policies. The deductible and amount of loss in excess of the policy is the responsibility of the Agency.

## L. SEGMENT INFORMATION

The Agency's Home Ownership Bond Programs are initially funded with bond proceeds. These proceeds are used to purchase mortgage loans which provide the income along with investment earnings to repay the debt. Condensed financial statements at June 30, 2015 for this segment is as follows (*in thousands*):

### STATEMENT OF NET POSITION

<b>ASSETS</b>	<u>Home Ownership</u>
<b>Current assets:</b>	
Restricted cash and cash equivalents	\$ 143,156
Accrued interest receivable on investments	482
Mortgage loans receivable	135,888
Accrued interest receivable on mortgage loans	7,272
Other assets	6,069
Interprogram receivable	1,261
<b>TOTAL CURRENT ASSETS</b>	<u>\$ 294,128</u>
<b>Noncurrent assets:</b>	
Restricted investments	\$ 80,594
Mortgage loans receivable, net	692,251
<b>TOTAL NONCURRENT ASSETS</b>	<u>\$ 772,845</u>
<b>TOTAL ASSETS</b>	<u>\$ 1,066,973</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Accumulated decrease in fair value of hedging derivative	\$ 4,405
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<u>\$ 4,405</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Bonds payable	\$ 28,085
Accrued interest payable	13,995
Accounts payable	1,341
<b>TOTAL CURRENT LIABILITIES</b>	<u>\$ 43,421</u>
<b>Noncurrent liabilities:</b>	
Bonds payable, net	\$ 710,332
Derivative instrument - interest rate swap	4,405
Other liabilities	914
<b>TOTAL NONCURRENT LIABILITIES</b>	<u>\$ 715,651</u>
<b>TOTAL LIABILITIES</b>	<u>\$ 759,072</u>

**Home Ownership****NET POSITION**

Restricted	\$	312,306
<b>TOTAL NET POSITION</b>	<b>\$</b>	<b>312,306</b>

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION****OPERATING REVENUES**

Interest on investments	\$	3,369
Net decrease in fair value of investments		(127)
Interest on mortgage loans		47,713
Program income/fees		12,074
Other revenues		2,872
<b>TOTAL OPERATING REVENUES</b>	<b>\$</b>	<b>65,901</b>

**OPERATING EXPENSES**

Interest on bonds	\$	29,397
Mortgage servicing expense		2,806
Nonfederal program expense		10,339
General and administrative expense		689
Other expenses		3,685
<b>TOTAL OPERATING EXPENSES</b>	<b>\$</b>	<b>46,916</b>
<b>OPERATING INCOME</b>	<b>\$</b>	<b>18,985</b>

**NON-OPERATING EXPENSES**

Transfers in	\$	2,895
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>\$</b>	<b>2,895</b>
<b>CHANGE IN NET POSITION</b>	<b>\$</b>	<b>21,880</b>
<b>TOTAL NET POSITION - BEGINNING</b>	<b>\$</b>	<b>290,426</b>
<b>TOTAL NET POSITION - ENDING</b>	<b>\$</b>	<b>312,306</b>

**STATEMENT OF CASH FLOWS**

Net cash provided by operating activities	\$	177,187
Net cash used in non-capital financing activities		(188,550)
Net cash provided by investing activities		218
Net decrease in cash	\$	(11,145)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>\$</b>	<b>154,301</b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b>\$</b>	<b>143,156</b>

# **North Carolina Housing Finance Agency**

## **Supplementary Information**





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5430 Wade Park Boulevard  
Suite 208  
Raleigh, NC 27607

## Independent Auditor's Report on Supplementary Information

Our audits of the financial statements included in the preceding section of this report were conducted for the purpose of forming an opinion on those statements as a whole. The supplementary information presented in the following section of this report is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*BDO USA, LLP*

September 15, 2015

**NORTH CAROLINA HOUSING FINANCE AGENCY**  
**COMBINING STATEMENT OF NET POSITION**  
**AS OF JUNE 30, 2015**

(in thousands)	AGENCY PROGRAMS		GRANT PROGRAMS		HOME OWNERSHIP BOND PROGRAMS		Total
			Housing Trust	Federal and	1998	2009	
			Fund	State Programs			
<b>ASSETS</b>							
<b>Current assets:</b>							
Cash and cash equivalents	\$	8,108	-	-	-	-	\$ 8,108
Restricted cash and cash equivalents		42,364	35,346	107,954	128,943	14,213	328,820
Accrued interest receivable on investments		37	16	-	439	43	535
Mortgage loans receivable		216	1,006	13,900	120,130	15,758	151,010
Accrued interest receivable on mortgage loans		3	12	100	6,397	875	7,387
State receivables		82,100	-	7,877	-	-	89,977
Other assets		255	-	780	5,232	837	7,104
Interprogram receivable/(payable)		903	8,077	(10,241)	1,219	42	-
<b>TOTAL CURRENT ASSETS</b>	<b>\$</b>	<b>133,986</b>	<b>44,457</b>	<b>120,370</b>	<b>262,360</b>	<b>31,768</b>	<b>\$ 592,941</b>
<b>Noncurrent assets:</b>							
Investments	\$	3,110	-	-	-	-	\$ 3,110
Restricted investments		8,319	-	-	72,343	8,251	88,913
Mortgage loans receivable, net		3,044	17,195	78,374	555,564	136,687	790,864
Other assets, net		4,086	-	-	-	-	4,086
<b>TOTAL NONCURRENT ASSETS</b>	<b>\$</b>	<b>18,559</b>	<b>17,195</b>	<b>78,374</b>	<b>627,907</b>	<b>144,938</b>	<b>\$ 886,973</b>
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>152,545</b>	<b>61,652</b>	<b>198,744</b>	<b>890,267</b>	<b>176,706</b>	<b>\$ 1,479,914</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>							
Deferred outflows for pensions	\$	740	-	-	-	-	\$ 740
Accumulated decrease in fair value of hedging derivative		-	-	-	4,405	-	4,405
<b>TOTAL DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$</b>	<b>740</b>	<b>-</b>	<b>-</b>	<b>4,405</b>	<b>-</b>	<b>\$ 5,145</b>
<b>LIABILITIES</b>							
<b>Current liabilities:</b>							
Bonds payable	\$	-	-	-	24,490	3,595	\$ 28,085
Accrued interest payable		-	-	-	11,519	2,476	13,995
Accounts payable		178	-	1,738	1,282	59	3,257
Unearned revenues		1,871	-	17,981	-	-	19,852
Other liabilities		81	-	3	-	-	84
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$</b>	<b>2,130</b>	<b>-</b>	<b>19,722</b>	<b>37,291</b>	<b>6,130</b>	<b>\$ 65,273</b>
<b>Noncurrent liabilities:</b>							
Bonds payable, net	\$	-	-	-	554,441	155,891	\$ 710,332
Derivative instrument - interest rate swap		-	-	-	4,405	-	4,405
Accounts payable		69	-	-	-	-	69
Unearned revenues		11,132	-	-	-	-	11,132
Other liabilities		5,267	-	-	914	-	6,181
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>\$</b>	<b>16,468</b>	<b>-</b>	<b>-</b>	<b>559,760</b>	<b>155,891</b>	<b>\$ 732,119</b>
<b>TOTAL LIABILITIES</b>	<b>\$</b>	<b>18,598</b>	<b>-</b>	<b>19,722</b>	<b>597,051</b>	<b>162,021</b>	<b>\$ 797,392</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred state grant	\$	-	2,893	-	-	-	\$ 2,893
Deferred inflows for pensions		2,187	-	-	-	-	2,187
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>\$</b>	<b>2,187</b>	<b>\$ 2,893</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 5,080</b>
<b>NET POSITION</b>							
Restricted	\$	117,912	58,759	179,022	297,621	14,685	\$ 667,999
Unrestricted		14,588	-	-	-	-	14,588
<b>TOTAL NET POSITION</b>	<b>\$</b>	<b>132,500</b>	<b>58,759</b>	<b>179,022</b>	<b>297,621</b>	<b>14,685</b>	<b>\$ 682,587</b>



# NORTH CAROLINA HOUSING FINANCE AGENCY

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
YEAR ENDED JUNE 30, 2015

(in thousands)	AGENCY	GRANT PROGRAMS		HOME OWNERSHIP BOND PROGRAMS		Total
	PROGRAMS	Housing Trust Fund	Federal and State Programs	1998	2009	
<b>OPERATING REVENUES</b>						
Interest on investments	\$ 569	137	381	3,184	185	\$ 4,456
Net decrease in fair value of investments	(38)	-	-	(112)	(15)	(165)
Interest on mortgage loans	57	458	1,651	41,439	6,274	49,879
Federal program awards received	-	-	223,401	-	-	223,401
Program income/fees	10,576	1,063	29,126	12,074	-	52,839
Other revenues	2,810	-	152	2,859	13	5,834
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 13,974</b>	<b>1,658</b>	<b>254,711</b>	<b>59,444</b>	<b>6,457</b>	<b>\$ 336,244</b>
<b>OPERATING EXPENSES</b>						
Interest on bonds	\$ -	-	-	24,503	4,894	\$ 29,397
Mortgage servicing expense	1	-	-	2,233	573	2,807
Federal program expense	-	-	223,645	-	-	223,645
Nonfederal program expense	4,268	-	-	10,339	-	14,607
General and administrative expense	16,081	-	7,156	645	44	23,926
Other expenses	9	19	486	3,684	1	4,199
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 20,359</b>	<b>19</b>	<b>231,287</b>	<b>41,404</b>	<b>5,512</b>	<b>\$ 298,581</b>
<b>OPERATING (LOSS) INCOME</b>	<b>\$ (6,385)</b>	<b>1,639</b>	<b>23,424</b>	<b>18,040</b>	<b>945</b>	<b>\$ 37,663</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>						
Transfers in (out)	\$ 12,679	134	(15,708)	2,895	-	\$ -
State appropriations received	-	16,783	1,459	-	-	18,242
State grants received	-	-	5,255	-	-	5,255
State tax credits	58,127	-	-	-	-	58,127
State program expense	(44,615)	(11,378)	(16,178)	-	-	(72,171)
<b>TOTAL NON-OPERATING REVENUES (EXPENSES)</b>	<b>\$ 26,191</b>	<b>5,539</b>	<b>(25,172)</b>	<b>2,895</b>	<b>-</b>	<b>\$ 9,453</b>
<b>CHANGE IN NET POSITION</b>	<b>\$ 19,806</b>	<b>7,178</b>	<b>(1,748)</b>	<b>20,935</b>	<b>945</b>	<b>\$ 47,116</b>
Total net position - beginning (previously reported)	\$ 115,189	51,581	180,770	276,686	13,740	\$ 637,966
Cumulative effect of change in accounting principle	(2,495)	-	-	-	-	(2,495)
<b>TOTAL NET POSITION - BEGINNING</b>	<b>\$ 112,694</b>	<b>51,581</b>	<b>180,770</b>	<b>276,686</b>	<b>13,740</b>	<b>\$ 635,471</b>
<b>TOTAL NET POSITION - ENDING</b>	<b>\$ 132,500</b>	<b>58,759</b>	<b>179,022</b>	<b>297,621</b>	<b>14,685</b>	<b>\$ 682,587</b>

**NORTH CAROLINA HOUSING FINANCE AGENCY**  
**COMBINING STATEMENT OF CASH FLOWS**  
**YEAR ENDED JUNE 30, 2015**

(in thousands)	AGENCY PROGRAMS		GRANT PROGRAMS		HOME OWNERSHIP BOND PROGRAMS		Total
		Housing Trust Fund	Federal and State Programs	1998	2009		
<b>Cash flows from operating activities:</b>							
Interest on mortgage loans	\$ 57	459	1,169	43,180	6,196	\$ 51,061	
Principal payments on mortgage loans	218	997	13,794	115,923	16,102	147,034	
Purchase of mortgage loans	-	(1,250)	(18,058)	(765)	-	(20,073)	
Federal program awards received	-	-	193,826	-	-	193,826	
Federal program expense	-	-	(224,576)	-	-	(224,576)	
Nonfederal program expense	(4,268)	-	-	(10,339)	-	(14,607)	
Federal grant administration income	-	-	15,020	-	-	15,020	
Program income/fees	12,003	1,063	14,106	12,074	-	39,246	
Other expenses	(16,896)	-	(7,992)	(4,158)	(559)	(29,605)	
Other revenues	4,559	(247)	-	(419)	(48)	3,845	
<b>Net cash (used in) provided by operating activities</b>	<b>\$ (4,327)</b>	<b>1,022</b>	<b>(12,711)</b>	<b>155,496</b>	<b>21,691</b>	<b>\$ 161,171</b>	
<b>Cash flows from non-capital financing activities:</b>							
Principal repayments on bonds	\$ -	-	-	(144,020)	(12,940)	\$ (156,960)	
Interest paid	-	-	-	(29,144)	(5,341)	(34,485)	
Net transfers	12,679	134	(15,708)	2,895	-	-	
State appropriations received	-	16,783	1,459	-	-	18,242	
State grants received	-	2,893	11,804	-	-	14,697	
State tax credits	47,645	-	-	-	-	47,645	
State program expense	(44,615)	(11,378)	(16,178)	-	-	(72,171)	
<b>Net cash provided by (used in) non-capital financing activities</b>	<b>\$ 15,709</b>	<b>8,432</b>	<b>(18,623)</b>	<b>(170,269)</b>	<b>(18,281)</b>	<b>\$ (183,032)</b>	
<b>Cash flows from investing activities:</b>							
Proceeds from sales or maturities of investments	\$ 86,724	-	-	6,163	-	\$ 92,887	
Purchase of investments	(86,724)	-	-	(6,133)	(3,110)	(95,967)	
Earnings on investments	569	130	381	3,117	181	4,378	
<b>Net cash provided by (used in) investing activities</b>	<b>\$ 569</b>	<b>130</b>	<b>381</b>	<b>3,147</b>	<b>(2,929)</b>	<b>\$ 1,298</b>	
Net increase (decrease) in cash	\$ 11,951	9,584	(30,953)	(11,626)	481	\$ (20,563)	
Cash and cash equivalents at beginning of year	38,521	25,762	138,907	140,569	13,732	357,491	
<b>Cash and cash equivalents at end of year</b>	<b>\$ 50,472</b>	<b>35,346</b>	<b>107,954</b>	<b>128,943</b>	<b>14,213</b>	<b>\$ 336,928</b>	
<b>Reconciliation of operating (loss) income to net cash (used in) provided by operating activities:</b>							
Operating (loss) income	\$ (6,385)	1,639	23,424	18,040	945	\$ 37,663	
<b>Adjustments to reconcile operating (loss) income to net cash (used in) provided by operating activities:</b>							
Interest on investments	(569)	(137)	(381)	(3,184)	(185)	(4,456)	
Decrease in fair value of investments	38	-	-	112	15	165	
Interest on bonds	-	-	-	24,503	4,894	29,397	
<b>Change in assets and liabilities:</b>							
Decrease (increase) in mortgage loans receivable	218	(234)	(4,416)	113,698	16,043	125,309	
Decrease (increase) in interest receivable on mortgage loans	-	1	3	1,925	(32)	1,897	
Decrease (increase) in other assets	1,673	(215)	1,873	(324)	(48)	2,959	
(Decrease) increase in accounts payable and other liabilities	(684)	(32)	(1,766)	726	59	(1,697)	
Increase (decrease) in unearned revenues	1,382	-	(31,448)	-	-	(30,066)	
<b>Total adjustments</b>	<b>\$ 2,058</b>	<b>(617)</b>	<b>(36,135)</b>	<b>137,456</b>	<b>20,746</b>	<b>\$ 123,508</b>	
<b>Net cash (used in) provided by operating activities</b>	<b>\$ (4,327)</b>	<b>1,022</b>	<b>(12,711)</b>	<b>155,496</b>	<b>21,691</b>	<b>\$ 161,171</b>	

**APPENDIX B**

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FORM OF APPROVING OPINION OF BOND COUNSEL  
WITH RESPECT TO SERIES 36 BONDS

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## APPENDIX B

### LEGAL OPINION

Upon the delivery of the Series 36 Bonds, Womble Carlyle Sandridge & Rice, LLP, Bond Counsel to the Agency, proposes to issue its approving opinion in substantially the following form:

October \_\_, 2015

North Carolina Housing Finance Agency  
Raleigh, North Carolina

We have acted as bond counsel to the North Carolina Housing Finance Agency (the "Agency") in connection with the authorization and issuance of \$66,000,000 North Carolina Housing Finance Agency Home Ownership Revenue Refunding Bonds, Series 36 (Taxable Interest) (1998 Trust Agreement) (the "Series 36 Bonds"). We have examined (i) the Constitution and laws of the State of North Carolina, including Chapter 122A of the General Statutes of North Carolina, as amended (the "Act"), (ii) certified copies of the proceedings of the Agency authorizing the issuance, sale and delivery of the Series 36 Bonds, (iii) executed originals of the Trust Agreement, dated as of May 1, 1998 (the "Trust Agreement") and the Thirty-Sixth Supplemental Trust Agreement, dated as of October 1, 2015 (the "Thirty-Sixth Supplemental Trust Agreement") pursuant to which the Series 36 Bonds are issued and (iv) other proofs submitted relative to the issuance and sale of the Series 36 Bonds.

The Series 36 Bonds are dated as of their date of delivery and are stated to mature on each January 1 and July 1 from January 1, 2016 to July 1, 2026 and on July 1, 2029 and January 1, 2033. The Series 36 Bonds are issued for the purposes of providing funds to the Agency, together with other available funds, to refund certain Bonds of the Agency issued under the Trust Agreement.

The Series 36 Bonds are issued under and pursuant to the Trust Agreement and the Thirty-Sixth Supplemental Trust Agreement. The Agency has heretofore issued thirty-five series of Bonds under the Trust Agreement (the "Existing Bonds"). The Trust Agreement also provides for the issuance, from time to time, under the conditions, limitations and restrictions therein set forth, of additional Bonds. The Existing Bonds, the Series 36 Bonds and any such additional Bonds are herein collectively referred to as the "Bonds."

The Series 36 Bonds are subject to redemption prior to their maturity at the times, in the manner and upon the terms set forth in the Trust Agreement and the Thirty-Sixth Supplemental Trust Agreement.

From such examination, we are of the opinion, as of the date hereof and under existing law, that:

1. The Agency has been duly created as a body politic and corporate constituting a public agency and instrumentality of the State of North Carolina with good, right and lawful authority to perform its obligations under the terms and conditions of the Trust Agreement and the Thirty-Sixth Supplemental Trust Agreement.
2. The Agency has duly authorized, executed and delivered the Trust Agreement and the Thirty-Sixth Supplemental Trust Agreement and such Agreements constitute legal, valid and binding agreements of the Agency, enforceable in accordance with their terms.

3. The Series 36 Bonds are valid and binding special obligations of the Agency secured by a valid pledge in the manner and to the extent set forth in the Trust Agreement, enforceable in accordance with their terms.
4. The Trust Agreement creates the valid and binding pledge it purports to create of the Program Obligations, Revenues and Prepayments (as such terms are defined in the Trust Agreement), and all moneys, securities and Funds and Accounts held or set aside pursuant to the Trust Agreement, to secure the payment of the Bonds in accordance with the terms thereof, subject to the provisions of the Trust Agreement permitting the disposition, use and payment thereof for or to the purposes and on the terms and conditions of the Trust Agreement. Such pledge shall become effective with respect to the assets and revenues so pledged immediately upon the receipt thereof by the Agency in the manner provided in the Trust Agreement.
5. The Series 36 Bonds do not constitute a debt, liability or obligation of the State of North Carolina or of any political subdivision thereof or a pledge of the faith and credit of the State or of any such political subdivision, but are payable solely from the revenues and assets of the Agency pledged therefor.
6. Interest on the Series 36 Bonds is not excluded from the gross income of the owners thereof for federal income tax purposes.
7. Interest on the Series 36 Bonds is exempt from all income taxes of the State of North Carolina.

The rights of the owners of the Series 36 Bonds and the enforceability thereof and of the Trust Agreement and Thirty-Sixth Supplemental Trust Agreement may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore and hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

[To be signed "Womble Carlyle Sandridge & Rice, LLP"]

**APPENDIX C**

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SUMMARY OF CERTAIN PROVISIONS OF THE TRUST AGREEMENT  
AND THE THIRTY-SIXTH SUPPLEMENTAL TRUST AGREEMENT

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## **SUMMARY OF CERTAIN PROVISIONS OF THE TRUST AGREEMENT AND THE THIRTY-SIXTH SUPPLEMENTAL TRUST AGREEMENT**

### **Definitions**

In addition to words and terms elsewhere defined in this Official Statement, the following words and terms have the following meanings under the Trust Agreement, the Supplemental Trust Agreements thereunder and as used in this Official Statement, unless some other meaning is plainly intended:

"Agency Mortgage Loan Default Advance" means an advancement by the Agency of the amount expected to be recovered with respect to the delinquent Series 36 Program Loan upon the foreclosure thereon and from the proceeds of any insurance policy or guaranty insuring or guaranteeing the payment of such Series 36 Program Loan and related transfers from the amount held under the Trust Agreement and used to redeem the Bonds that funded the purchase of the defaulted Program Loan.

"BMA Swap Index Rate" means The Bond Market Association Municipal Swap Index, produced by Municipal Market Data to be an index of 7-day high grade tax-exempt variable rate demand obligations as announced from time to time by The Bond Market Association (or any successor index produced by or on behalf of The Bond Market Association). Any change in the BMA Swap Index Rate shall become effective as of the date the change is announced by The Bond Market Association. If The Bond Market Association does not publish The Bond Market Association Municipal Swap Index, then "BMA Swap Index Rate" shall be the alternative interest rate index designated by the Agency to the Trustee.

"Bond Insurance" means an irrevocable policy of municipal bond insurance, a guaranty agreement or any similar instrument issued or entered into with a municipal bond insurer assuring timely payment of principal and interest on all or a portion of a Series of Bonds.

"Borrower" means the borrower under a Program Loan.

"Capital Appreciation Bond" means any Bond or Bonds of a Series sold at a price less than the principal amount thereof payable at maturity, if such Bond or Bonds are designated as a Capital Appreciation Term or Serial Bond or Bonds (or such other term describing Bonds having the characteristics of Capital Appreciation Bonds) by the Supplemental Trust Agreement providing for the issuance of such Series of Bonds.

"Cash Flow Certificate" means a certificate that is filed as required or permitted by an Authorized Officer, which certificate, after taking into account the effect of the conditions or circumstances for which such certificate is required, will show that scheduled payments of principal and interest on the Program Obligations are such that the Revenues, including, without limitation, investment income (based on the investment rates reasonably expected by the Agency to be received from the investment of amounts held under the Trust Agreement and to be set forth in such certificate) on the Funds and Accounts available for such payments, excluding the investment of amounts held in the Insurance Reserve Fund, and the moneys held for the credit of the Debt Service Reserve Fund (and any Special Debt Service Reserve Account with respect to any Bonds secured by a Special Debt Service Reserve Account) shall be sufficient to pay when due the principal of, Sinking Fund Requirements on account of, and interest on the Bonds and the Program Expenses.

Each Cash Flow Certificate shall set forth the assumptions upon which the investments therein are based, which assumptions shall be based upon the Agency's reasonable expectations at the time such Cash Flow Certificate is filed.

In determining the amount held in any Fund or Account under the Trust Agreement for purposes of preparing a Cash Flow Certificate, accrued but unpaid interest on amounts held in such Fund or Account invested in Investment Obligations shall be credited to the Fund or Account as if the same had been received and deposited to such Fund or Account on the date of calculation. In determining the amount held in the Funds and Accounts under the Trust Agreement, amounts held under any Fund or Account created under a

Supplemental Trust Agreement shall be included in the calculation, unless the Supplemental Trust Agreement expressly excludes such amounts.

"Compounded Amount" means the amount of principal and accrued interest of a Capital Appreciation Bond as of a given date determined in the manner provided in the Supplemental Trust Agreement authorizing the issuance of such Capital Appreciation Bond.

"Debt Service Reserve Requirement" means, as of any particular time of calculation, the sum of the amounts established in each Supplemental Trust Agreement authorizing the issuance of a Series of Bonds secured by the Debt Service Reserve Fund as the portion of the Debt Service Reserve Requirement attributable to that Series (which amounts may decrease or increase over time in accordance with the terms of the Supplemental Trust Agreement). The portion of the Debt Service Reserve Requirement attributable to any Series of Bonds may be met through a deposit of cash, Investment Obligations or Reserve Alternative Instruments, or any combination thereof, as the case may be.

"Defeasance Obligations" means (a) noncallable Government Obligations and (b) Defeased Municipal Obligations.

"Defeased Municipal Obligations" means obligations of state or local government municipal bond issuers which are rated the highest rating category by each Rating Agency, the provision for the payment of the principal of, premium, if any, and interest on which shall have been made by deposit with a trustee or escrow agent of Government Obligations, the maturing principal of and interest on which, when due and payable, shall provide sufficient money to pay the principal of, premium, if any, and interest on such obligations of state or local government municipal bond issuers. References in this definition to state or local government bond issuers shall mean the State of North Carolina, local government bond issuers, and, to the extent permitted by law, states other than the State of North Carolina and local government bond issuers other than North Carolina local government bond issuers.

"Federal Mortgage Agency" means the Government National Mortgage Association, Fannie Mae, Freddie Mac and any other public or private agency created by the United States Congress for the purpose of housing finance and which is an agency or instrumentality of the United States or sponsored thereby.

"FHA-Insured Program Loan" means a Program Loan the payment of which is insured by the Federal Housing Administration under the National Housing Act of 1934, as amended.

"Financing Fees" means any fees, charges or deposits that are authorized to be collected by the Agency from a Borrower or a Lender in order for the Agency to assure that funds are available in the Program Fund to purchase a Program Obligation on behalf of a specific Borrower. Financing Fees may be refundable or non-refundable as shall be specified in the Supplemental Trust Agreement authorizing the issuance of the Bonds financing the segment of the Program for which such Financing Fees are paid. Financing Fee shall not be "Revenues" within the meaning of the Trust Agreement unless a Supplemental Trust Agreement specifically designates such funds as Revenues.

"Government Obligations" means direct obligations of, or obligations the principal of and the interest on which are unconditionally guaranteed by, the United States Government.

"Insurance Reserve Requirement" means, as of any particular time of calculation, the sum of the amounts, if any, established in each Supplemental Trust Agreement authorizing the issuance of a Series of Bonds as the portion of the Insurance Reserve Requirement attributable to that Series (which amounts may increase or decrease over time in accordance with the terms of the Supplemental Trust Agreement). The portion of the Insurance Reserve Requirement attributable to any Series of Bonds may be met through a deposit of cash, Investment Obligations or Reserve Alternative Instruments, or any combination thereof, as the case may be.

"Interest Payment Date" means for any Bond the dates specified in the Supplemental Trust Agreement authorizing such Bonds as the "Interest Payment Date" therefor, notwithstanding that in respect of Capital Appreciation Bonds all or some portion of the interest is paid on a deferred basis.

"Investment Obligations" means

(1) Government Obligations,

(2) bonds, debentures, notes or other similar obligations (but not including "stripped" coupon obligations or the principal portion of any stripped obligation purchased in excess of par) issued by the Federal Intermediate Credit Bank, the Federal Home Loan Banks, Fannie Mae, the Bank for Cooperatives, the Federal Financing Bank, the Federal Farm Credit Bank, Freddie Mac, the Government National Mortgage Association, the Federal Housing Administration, the Farmers Home Administration, the Export-Import Bank, the International Bank for Reconstruction and Development, the Inter-American Development Bank, the Asian Development Bank and the Federal Land Banks, if the timely payment of the principal of and interest thereon is secured by the full faith and credit of the United States of America,

(3) interest bearing time deposits or certificates of deposit or such other forms of deposit as the Local Government Commission may approve in any bank or trust company located outside or in the State, including a Depository, provided that such bank or trust company with which moneys are invested as herein provided: (i) is duly chartered under the laws of the United States or any state within the United States and authorized to engage in banking or trust activities, (ii) has a credit rating from a Rating Agency with respect to such bank's or trust company's long-term unsecured debt (or, if the debt of the bank is not rated, if its parent holding company has such a rating and the obligations of such institution are expressly and unconditionally guaranteed by the parent holding company) in one of its top two ratings categories, without regard to gradations within a category, and (iii) is approved by the Local Government Commission,

(4) deposits with the State Treasurer in an investment program established pursuant to Section 147-69.3 of the General Statutes of North Carolina,

(5) repurchase agreements that meet the requirements of Section 122A-11(5) of the General Statutes of North Carolina or any successor statute,

(6) participating shares in a mutual fund for North Carolina local governments if the investments of the fund are limited to those qualifying for investment under Section 159-30(c) of the North Carolina General Statutes, as amended, and the fund is certified by the Local Government Commission of North Carolina as a mutual fund permitted for local government investment;

(7) any other investment in which the Agency is authorized from time to time to invest the moneys held under the Trust Agreement, if the Agency receives confirmation from each Rating Agency that such investment would not impair such Rating Agency's Rating then in effect with respect to any Bonds.

"Lender" means any bank or trust company, savings bank, national banking association, savings and loan association, building and loan association, life insurance company, mortgage banking company, any governmental entity or other entity or institution authorized to transact mortgage lending business in the State, including the Agency and any local housing authority.

"Market Value" means the fair market value of property financed by a Program Loan, as demonstrated by an appraisal prepared by an appraiser acceptable to the Agency.

"Mortgage" means a deed of trust or other instrument securing a Program Loan that constitutes a first lien upon the property secured thereby, subject to minor easements, rights of way, and similar exceptions customarily acceptable to lenders of funds secured by residential real property and acceptable to the Agency.

"Officer's Certificate" means a certificate signed by an Authorized Officer, including certificates signed by an "electronic signature" of such Authorized Officer.

"Opinion of Counsel" means a written opinion of counsel who may (except as otherwise expressly provided in the Trust Agreement) be counsel for the Agency.

"Outstanding," when used with reference to the Bonds, shall mean, as of a particular date, all Bonds theretofore authenticated and delivered under the Trust Agreement, except:

(1) Bonds theretofore canceled by the Trustee;

(2) Bonds for the payment or redemption of which moneys or Defeasance Obligations, or both, in the necessary amount have theretofore been deposited in separate accounts with the Trustee in trust for the Owners (whether upon or prior to maturity or the redemption date of such Bonds), the principal of and the interest on such Defeasance Obligations, if any, when due, providing sufficient moneys to pay, with such other moneys so deposited with the Trustee, the principal and redemption premium of and the interest on such Bonds being paid or redeemed; and

(3) Bonds in exchange for or in lieu of which other Bonds have been authenticated and delivered pursuant to the Trust Agreement.

"Private Mortgage Insured Program Loan" means a Program Loan the payment of which has been insured by a private mortgage insurance company that has been approved by Fannie Mae or Freddie Mac to insure mortgages purchased by them.

"Prepayments" means any moneys representing principal of a Program Obligation received or recovered by or for the account of the Agency from any payment of principal of any Program Obligation prior to the scheduled payment of principal called for by such Program Obligation, including, without limitation, (i) any payments of principal of any Program Obligation prior to the scheduled payment of principal called for by such Program Obligation, including any prepayment penalty, fee, premium or other additional charge as may be provided by the terms of such Program Obligation, (ii) amounts received upon the sale, assignment or other disposition of any Program Obligation, (iii) proceeds from the condemnation of any property financed by a Program Obligation, (iv) amounts received from any legal proceedings taken upon an event of default by a Borrower, (v) any amounts received by the Agency from a claim under any mortgage insurance, mortgage guarantee, mortgage pool insurance, title insurance or hazard insurance (other than amounts to be applied to replace, repair or restore the property with respect to which the hazard insurance payment was paid), (vi) amounts received from the sale or other disposition, including pursuant to foreclosure proceedings, of any property financed under a Program Obligation, and (vii) transfers from the Insurance Reserve Fund or the Revenue Reserve Fund of amounts to cover the deficiencies between the principal amount of a Program Loan and the amount received by the Agency upon the disposition of the same from the proceeds of foreclosure and any applicable insurance or guaranty payments.

"Program" means the Agency's program created under the Trust Agreement for the Agency to acquire Program Obligations and to hold the same, all for the purpose of assisting in providing housing to low and moderate income persons in the State.

"Program Expenses" means the Agency's expenses of carrying out and administering its powers, duties and functions relating to the Program as authorized by the Enabling Act, including, without limiting the generality of the foregoing, administrative expenses, salaries, supplies, utilities, mailing, labor, materials, office rent, maintenance, furnishings, equipment, machinery and apparatus, insurance premiums, legal, accounting, management, consulting and banking services and expenses, the fees and expenses of the Trustee and Depositaries, cost of issuance of Bonds not paid from proceeds of such Bonds, payments for pension, retirement, health and hospitalization and life and disability insurance benefits and any other expenses required or permitted to be paid by the Agency under the provisions of the Enabling Act or the Agreement, all to the extent such expenses are properly allocable to the Program in accordance with generally accepted accounting principles.

"Program Loan" means an obligation made or purchased by the Agency in order to finance or otherwise provide housing principally on behalf of households of low and moderate income with moneys in the Program Fund derived from the proceeds of, or otherwise made available in connection with the issuance of, Bonds pursuant to the Trust Agreement or that was purchased with the proceeds of bonds issued under another trust agreement or bond resolution of the Agency, which bonds were refunded by Bonds issued under the Trust Agreement.

"Program Obligation" means any Program Loan or Program Security.

"Program Security" means an obligation representing an undivided interest in a pool of Program Loans, to the extent the payments to be made on such obligations are guaranteed or insured by a Federal Mortgage Agency, acquired by the Agency by the expenditure of funds from the Program Fund or that was purchased with the proceeds of bonds issued under another trust agreement or bond resolution, which bonds were refunded by Bonds issued under the Trust Agreement.

"Rating" means with respect to any Series of Bonds, the rating issued by a Rating Agency in force immediately prior to the proposed action to be taken by the Agency, and an action which does not "impair" the Rating with respect to a Series of Bonds shall be an action that will not cause the Rating Agency to lower or withdraw the rating it has assigned to the Series of Bonds.

"Rating Agency" means any nationally recognized entity that, upon the request of the Agency, has issued a credit rating on any Series of Bonds issued under the Trust Agreement.

"Reserve Alternative Instrument" means an insurance policy, surety bond, irrevocable letter of credit, guaranty or similar instrument deposited in any Fund or Account created under the Trust Agreement, including any Supplemental Trust Agreement, in lieu of or in partial substitution for the deposit of cash and Investment Obligations in satisfaction of the Debt Service Reserve Requirement, Insurance Reserve Requirement, a Special Debt Service Reserve Account Requirement or other requirement of such Fund or Account. The Reserve Alternative Instrument shall be payable to make the payments otherwise required to be paid from such Fund or Account in a timely manner. Except as hereinafter provided, the provider of a Reserve Alternative Instrument shall be, at the time such Reserve Alternative Instrument is delivered to the Trustee (a) an insurer whose long term debt or claims paying ability has been assigned a rating by each Rating Agency in one of the two highest rating categories (without regard to gradations, such as "plus" or "minus," of such categories), or (b) a commercial bank, insurance company or other financial institution the bonds payable or guaranteed by which are assigned a rating by each Rating Agency in one of the two highest rating categories (without regard to gradations such as "plus" or "minus" of such categories). In the event that a Reserve Alternative Instrument is being delivered to provide all or a portion of a requirement of a Special Debt Service Reserve Account, then the Reserve Alternative Instrument and the requirements of the provider thereof shall meet the requirements set forth in the Supplemental Trust Agreement creating such Special Debt Service Reserve Account. Whenever for any purposes of the Trust Agreement the amounts on deposit in the Funds or Accounts under the Trust Agreement are required to be determined, the amount available to be drawn under any Reserve Alternative Instrument shall be deemed to be cash on deposit in the applicable Fund or Account.

"Reserve Fund Surety Bonds" means any surety bonds issued with regard to the Debt Service Reserve Fund Requirements or Insurance Reserve Fund Requirements for a particular series of Bonds.

"Revenues" means all payments of principal of and interest on the Program Obligations including both timely and delinquent payments (including late charges to the extent such late charges are collected by the Agency), and investment earnings on any amounts held in any Fund or Account under the Trust Agreement to the extent said earnings are required pursuant to the Trust Agreement or a Supplemental Trust Agreement to be deposited to the Revenue Fund, but shall not include Escrow Payments, Prepayments, Program Obligation Accrued Interest or Financing Fees, or escrow fees or servicing fees received by a Servicer pursuant to a Servicing Agreement (including the Agency acting as Servicer).

"Serial Bonds" means the Bonds of a Series which shall be stated to mature in fixed installments on a fixed payment date, rather than through mandatory redemption in accordance with Sinking Fund Installments, as designated by the Supplemental Trust Agreement authorizing the issuance thereof.

"Series" means any issued or authorized to be issued at any one time pursuant to the Trust Agreement and authorized as "Series" of Bonds by the Supplemental Trust Agreement authorizing the issuance thereof.

"Servicer" means any bank or trust company, savings bank, national banking association, savings and loan association, building and loan association, life insurance company and other mortgage banker or financial institution which shall service any of the Program Loans pursuant to a Servicing Agreement with the Agency, or the Agency if the Agency determines to service any Program Loans held pursuant to the Trust Agreement.

"Servicing Agreement" means an agreement between the Agency and a Servicer, if the Agency is not the Servicer, for the servicing of any of the Program Loans by the Servicer.

"Sinking Fund Calculation Period" means the period of time set forth in the Supplemental Trust Agreement authorizing the issuance of Term Bonds during which the Agency is to deposit from the Revenue Fund to the credit of the Sinking Fund Account an established amount to be applied to the purchase or redemption of such Term Bonds in accordance with a Sinking Fund Requirement for such period also established in such Supplemental Trust Agreement.

"Sinking Fund Requirement" means, with respect to the Term Bonds of any Sinking Fund Calculation Period, the principal amount fixed or computed for such Sinking Fund Calculation Period for the retirement of such Term Bonds by purchase or redemption (or by payment at maturity in the case of the final Sinking Fund Requirement for any maturity).

"State Treasurer" means the Treasurer of the State of North Carolina.

"Subordinated Indebtedness" means all indebtedness incurred by the Agency in respect of the Program that is made payable from the Revenues, but only after the payments described below under the heading "Application of Revenues and Other Moneys" have been made, to the extent incurred in accordance with the requirements of the Trust Agreement.

"Supplemental Trust Agreement" means a resolution of the Board providing for the issuance of any particular Series of Bonds which is required to be executed and delivered prior to the issuance of such Series.

"Swap Agreement" means any interest rate swap agreement entered into by the Agency with a Swap Provider, pursuant to which the Agency and the Swap Provider agree to make payments thereunder with respect to a notional amount corresponding to Bonds for the purpose of effectively converting the interest rate on the Agency's bonds bearing interest at a variable interest rate to a fixed interest rate, or converting the interest rate on the Agency's bonds bearing interest at a fixed interest rate to a variable interest rate.

"Swap Agreement Periodic Payments" means payments required to be paid by the Agency under a Swap Agreement, other than Swap Agreement Termination Payments.

"Swap Agreement Termination Payments" means payments required to be paid by the Agency under a Swap Agreement in connection with the termination of the Swap Agreement, whether voluntarily or upon the occurrence of an event of default or similar event thereunder.

"Swap Provider" means any financial institution with which the Agency enters into an interest rate swap agreement with respect to Bonds.

"Swap Termination Value Holdback" means the amount, computed for each Fiscal Year as of July 1 of that Fiscal Year, equal to 35% of the Swap Agreement Termination Payment, if any, that the Agency would be required to pay on each Swap Agreement entered into under the Trust Agreement if the Swap Agreement were terminated as of such July 1.

"Term Bonds" means the Bonds of a Series designated Term Bonds in the Supplemental Trust Agreement authorizing the issuance thereof.

"Trustee" means the Trustee serving as such under the Trust Agreement, whether original or successor.

"USDA Guaranteed Program Loan" means a Program Loan the payment of which is guaranteed by the United States Department of Agriculture Rural Development under its loan guarantee program created under Title V of the Housing Act of 1949, or any successor program.

"VA Guaranteed Program Loan" means a Program Loan the payment of which is guaranteed by the United States Veterans Administration.

### **Additional Bonds; Supplemental Trust Agreements**

Bonds of the Agency may be issued under and secured by the Trust Agreement from time to time for the purpose of providing sufficient funds, with any other available funds, for (a) the making or purchase by the Agency of Program Obligations, (b) refunding Bonds of the Agency issued under the Trust Agreement or under trust agreements or bond resolutions other than the Trust Agreement, including the payment of any redemption premium thereon, (c) the payment of Program Expenses, (d) the payment of interest on such Bonds for the period specified in the Supplemental Trust Agreement authorizing the issuance thereof, and (e) the making of any deposit to the credit of the Debt Service Reserve Fund, the Insurance Reserve Fund or a Special Debt Service Reserve Account required in connection with the issuance of such Series of Bonds.

Before any Bonds shall be issued under the Trust Agreement, the Agency and the Trustee shall enter into a Supplemental Trust Agreement authorizing the issuance of such Bonds fixing the amount and the details thereof. Such Supplemental Trust Agreement shall designate the Series of Bonds and shall set forth the authorized denominations, dates, maturities, interest rates, Interest Payment Dates, redemption provisions, Sinking Fund Requirements and other terms of the details of the Bonds authorized thereby. Each Supplemental Trust Agreement shall specify whether the Series of Bonds authorized thereby shall be entitled to the benefit of the Debt Service Reserve Fund, a Special Debt Service Reserve Account created under the Supplemental Trust Agreement or neither and shall specify the Debt Service Reserve Requirement or the requirement for the Special Debt Service Reserve Account in connection with the Bonds of such Series. Each Supplemental Trust Agreement shall specify the Insurance Reserve Requirement in connection with the Program Obligations to be financed with the proceeds of the Bonds issued thereunder. Each Supplemental Trust Agreement shall specify any requirements for the Program Obligations to be purchased with the proceeds of the Bonds authorized thereby, including how payment of such Program Obligations must be insured, guaranteed or otherwise secured. Each Supplemental Trust Agreement shall specify whether a policy of Bond Insurance will be delivered in connection with the issuance of such Bonds and provide any additional covenants and provisions with respect thereto.

### **Funds and Accounts**

The Trust Agreement creates the following Funds and Accounts:

- (a) Revenue Fund
- (b) Bond Service Fund
  - (i) Interest Account
  - (ii) Principal Account
  - (iii) Sinking Fund Account
- (c) Reserve Fund Surety Bond Reimbursement Fund

- (d) Swap Agreement Payment Fund
- (e) Debt Service Reserve Fund
  - (i) Contribution Reserve Account
  - (ii) Equity Reserve Account
  - (iii) Proceeds Reserve Account
- (f) Insurance Reserve Fund
- (g) Redemption Fund
- (h) Revenue Reserve Fund
- (i) Program Fund

Any Supplemental Trust Agreement may establish such additional Funds and Accounts as shall be deemed necessary or desirable in order to effectuate the transactions contemplated by the Trust Agreement. A Supplemental Trust Agreement may provide for the creation of a Special Debt Service Reserve Account for the Bonds authorized by such Supplemental Trust Agreement and for the deposit of moneys to and withdrawal of moneys from such Account.

In addition to the foregoing, the Seventeenth Supplemental Trust Agreement created the Reserve Fund Surety Bond Reimbursement Fund and the Swap Agreement Payment Fund.

**Program Fund.**

Each Supplemental Trust Agreement authorizing the issuance of a Series of Bonds shall create a separate account in the Program Fund for the Program Obligations associated with the Bonds of such Series.

Money held for the credit of any Program Account shall be used to pay the following costs of the Program relating to the Series of Bonds for which such Account was established:

- (a) the amount determined by the Agency to be required to make or purchase any Program Obligation;
- (b) costs of issuance;
- (c) interest on such Bonds to the extent set forth in the Supplemental Trust Agreement authorizing such Series of Bonds;
- (d) any obligation or expense heretofore or hereafter incurred or paid by the Agency for any of the items mentioned in clause (b) above; and
- (e) to pay, either at maturity or otherwise in accordance with their terms, any notes theretofore issued by the Agency to provide interim financing for any of the purposes for which Bonds may be issued pursuant to the Trust Agreement.

The Agency covenants that immediately after any moneys are paid by the Trustee to a Lender or other person, firm, or corporation for the making of or purchase by the Agency of any Program Loans, the Agency will physically deliver, or cause to be physically delivered, to the Trustee the note or other instrument evidencing each Program Loan made or acquired as a result of such payment.



The Trustee shall not apply any moneys in the Program Fund to the purchase of a Program Security unless arrangements have been made so that immediately after such use the Trustee shall hold, on behalf of the Owners, a first perfected security interest in such Program Security, either through physical delivery of such Program Security or adequate notation on book-entry records for book-entry only securities. No Program Security shall be financed unless such Program Security represents a pass through or participation in a pool of mortgage loans that the Agency is eligible to finance under the Enabling Act and the Program Security provides for a guaranty of all payments to be made thereunder by a Federal Mortgage Agency.

Any Program Obligation may be withdrawn from the Program Fund and transferred by the Trustee to the recipient directed by the Agency free and clear from any pledge, lien, security interest or other interest created under the Trust Agreement upon the delivery to the Trustee of an Officer's Certificate directing such transfer and certifying that:

(a) such transfer is being made in order to provide for the redemption (whether optional or special, to the extent permitted by the applicable Supplemental Trust Agreement) or purchase of Bonds having a value corresponding to the value of the Program Obligation being withdrawn as reasonably estimated by the Agency and set forth in the Officer's Certificate; and

(b) the proposed transfer of the Program Obligation to the Agency and the sale, assignment, transfer or other disposition thereof by the Agency would not have a material adverse effect on the ability of the Agency to pay the principal of, and interest on, and premium, if any on the Bonds as the same become due, and to pay the Program Expenses.

## **Pledge**

Pursuant to the Trust Agreement, the Agency has pledged for the security of the Bonds, subject to the provisions of the Trust Agreement:

(a) All Program Obligations, Revenues, Program Obligation Accrued Interest, Financing Fees and Prepayments (as such terms are herein defined), and all moneys, securities and Funds and Accounts held or set aside pursuant to the Trust Agreement; and

(b) All money and securities held by or on behalf of the Trustee in all of the funds, accounts or subaccounts established pursuant to the Trust Agreement, except those funds, accounts and subaccounts that are expressly pledged in a Supplemental Trust Agreement as security only for a specified Series of Bonds and a Special Debt Service Reserve Account (hereinafter defined).

The pledge of the moneys, securities and Funds and Accounts and of the Program Obligations, Revenues, Program Obligation Accrued Interest, Financing Fees and Prepayments is valid and binding from and after the delivery of the first Bond delivered under the Trust Agreement. The Program Obligations, Revenues, Program Obligation Accrued Interest, Financing Fees and Prepayments and other moneys and securities so pledged and then or thereafter received by the Agency shall immediately be subject to the lien of such pledge without any physical delivery or further act, except that the Program Obligations shall be subject to the lien of such pledge only after the delivery of the Program Loan notes to the Trustee and the lien of such pledge shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the Agency, irrespective of whether such parties have notice thereof.

## **Application of Revenues and Other Moneys**

All Revenues, Program Obligation Accrued Interest, Financing Fees and Prepayments shall be collected by or on behalf of the Agency and deposited as received either with the Trustee or with a qualified depository designated by the Agency which shall receive the same as deposits of moneys held by the Trustee. The Trustee is only responsible for money actually deposited with the Trustee.

All Revenues shall be deposited by the Trustee to the credit of the Revenue Fund.

Any Prepayment shall be deposited by the Trustee to the credit of the Special Redemption Account for the Series of Bonds that provided the funds that financed the purchase of the Program Obligation to which such Prepayment relates (or that refunded the Bonds that financed such purchase), or, to the extent provided by the Supplemental Trust Agreement for the Series of Bonds that provided the funds that financed the purchase of the Program Obligation to which such Prepayment relates, to the credit of the Program Account for such Series of Bonds to be applied to purchase additional Program Obligations.

Any Financing Fees attributable to a Series of Bonds received by the Agency shall be deposited by the Agency as received as shall be provided in the Supplemental Trust Agreement for such Series.

Any moneys or other assets received by the Trustee from the Agency with instructions that the same be deposited to the credit of any Fund or Account under the Trust Agreement shall be so deposited to such Fund or Account.

In the event the Trustee or Agency receives a single payment all or any part of which constitutes Revenues, Prepayments, Program Obligation Accrued Interest or Financing Fees, the Trustee or Agency, as the case may be, shall segregate such payment into Revenues, Prepayments, or Program Obligation Accrued Interest and Financing Fees prior to making the deposits provided for above.

The Trustee, as of the last business day of each month, shall withdraw from the Revenue Fund and deposit to the credit of the following several Funds or Accounts, but as to each Fund or Account only within the limitation hereinbelow indicated with respect thereto and only after maximum payment within such limitation into every such Fund or Account previously mentioned in the following tabulation:

First: To the credit of the Interest Account, to the extent, if any, needed to increase the amount in the Interest Account so that it equals the amount of interest then or to become within the next ensuing six months due and payable on the Bonds of each Series then Outstanding; provided, however, that if interest on any Bonds is payable on a periodic basis other than a semi-annual basis, then the deposit requirement for the Interest Account may be adjusted pursuant to the Supplemental Trust Agreement authorizing such Bonds to reflect the payment of interest on such other periodic basis, provided, further, however, that the Agency shall not establish any schedule for the deposit of funds to the Interest Account to pay interest on Bonds on other than a semi-annual basis that would cause the Agency to default in the payment of the principal and Sinking Fund Requirements of, and interest on, any other Series of Bonds;

Second: To the credit of the Principal Account, to the extent, if any, needed to increase the amount in the Principal Account so that it equals the amount of principal of the Serial Bonds of each Series then or to become due and payable within the next ensuing six months; provided, however, that if the principal of any Series of Bonds is payable on an annual basis, then such amount of principal of the Serial Bonds of such Series, then or to become due and payable within the next ensuing twelve months (or if the date of such deposit is the last business day of the first six months of such annual period, one-half of the amount of such principal to become due and payable within the next ensuing twelve months); and provided further, that if principal on any Bonds is payable on a periodic basis other than a semi-annual or annual basis, then the deposit requirement for the Principal Account may be adjusted pursuant to the Supplemental Trust Agreement authorizing such Bonds to reflect the payment of principal on such other periodic basis, provided, further, however, that the Agency shall not establish any schedule for the deposit of funds to the Principal Account to pay principal on Bonds on other than a semi-annual or annual basis that would cause the Agency to default in the payment of the principal and Sinking Fund Requirements of, and interest on, any other Series of Bonds;

Third: To the credit of the Sinking Fund Account, to the extent, if any, needed to make the amounts so deposited in the then current Sinking Fund Calculation Period to the credit of the Sinking Fund Account for the Term Bonds of each Series then Outstanding equal to the Sinking Fund Requirements, if any, for each such Sinking Fund Calculation Period, plus the premiums, if any, on such principal amount of the Term Bonds which would be payable if such principal

amount of Term Bonds were to be redeemed in such period from money held for the credit of the Sinking Fund Account;

Fourth: To the credit of the Reserve Fund Surety Bond Reimbursement Fund the amount, if any, necessary to make payments to the issuers of the Reserve Fund Surety Bonds to reimburse such issuers for payments with respect to the Reserve Fund Surety Bonds in accordance with the terms of the agreements between the Agency and such issuers in connection therewith;

Fifth: To the credit of the Swap Agreement Payment Fund the amount, if any, needed to increase the amount in that Account so that it equals the amount estimated at the time of the transfer to be necessary to pay to any Swap Providers (i) the Swap Agreement Periodic Payments required to be paid during the ensuing six months and (ii) any Swap Agreement Termination Payments then due and payable. In the event that the Agency enters into more than one Swap Agreement and there are not sufficient funds at the end of a month to make all deposits to all Accounts of the Swap Agreement Payment Fund, amounts shall be deposited to the Series 17 Account of the Swap Agreement Payment Fund and any other Account created with respect to a Swap Agreement on a pro rata basis;

Sixth: To the credit of the Debt Service Reserve Fund, to the extent, if any, needed to increase the amount in the Debt Service Reserve Fund so that it equals the Debt Service Reserve Requirement;

Seventh: To the credit of any Special Debt Service Reserve Account, to the extent, if any, needed to increase the amount in such Special Debt Service Reserve Account to the amount required to be on deposit therein by the Supplemental Trust Agreement creating such Special Debt Service Reserve Account; in the event that there are deficiencies in more than one Special Debt Service Reserve Account, to the extent there are insufficient funds to make the deposits required to be made to all Special Debt Service Reserve Accounts, the available amount shall be deposited to all of the Special Debt Service Reserve Accounts pro rata based upon the amounts then required to be deposited to each such Special Debt Service Reserve Account;

Eighth: To the credit of the Insurance Reserve Fund, to the extent, if any, needed to increase the amount in the Insurance Reserve Fund so that it equals the Insurance Reserve Requirement;

Ninth: To the credit of the Revenue Reserve Fund, for deposit therein, the balance remaining.

A Supplemental Trust Agreement may provide for the deposit of Revenues to a Fund or Account created thereunder or for another application of Revenues prior to the deposit of remaining Revenues to the credit of the Debt Service Reserve Fund, a Special Debt Service Reserve Account, the Insurance Reserve Fund or the Revenue Reserve Fund; provided however, that the Supplemental Trust Agreement providing for such change in the application of Revenues shall not be effective without the prior written consent of any Swap Provider that is adversely affected by such change.

#### **Interest Account and Principal Account.**

The Trustee shall, on each Interest Payment Date remit payment of interest on the Bonds then due from the Interest Account. The Trustee shall, on each Principal payment date remit payment of principal on the Bonds then due from the Principal Account.

### **Sinking Fund Account.**

Moneys held for the credit of the Sinking Fund Account shall be applied during each Sinking Fund Calculation Period for the retirement of Term Bonds of each Series then Outstanding.

### **Reserve Fund Surety Bond Reimbursement Fund**

Amounts deposited to the Reserve Fund Surety Bond Reimbursement Fund shall be applied to reimburse the issuer of the respective Prior Reserve Surety Bonds for the amount of drawings and to pay expenses with respect to drawings, including interest expenses, incurred by the Agency under agreements entered by the Agency in connection with the procurement of the Prior Reserve Fund Surety Bonds.

### **Swap Agreement Payment Fund**

Amounts deposited to the respective accounts of the Swap Agreement Payment Fund shall be applied to make payments to the Swap Provider in accordance with the terms of the respective Swap Agreement.

### **Redemption Fund.**

Moneys in the Redemption Fund will be applied to the optional or special redemption of Bonds. Each Supplemental Trust Agreement authorizing a Series of Bonds under the Trust Agreement shall create a separate account in the Redemption Fund designated the Special Redemption Account. The Redemption Prices and the times and conditions for redemption of Bonds of each Series which are subject to redemption from moneys held for the credit of a Special Redemption Account, and the Redemption Prices and the times and conditions for redemption of Bonds of each Series which are subject to redemption from moneys held for the credit of the Optional Redemption Account shall be the respective Redemption Prices and times and conditions for redemption specified in the Supplemental Trust Agreement for such Series of Bonds. Any Supplemental Trust Agreement may provide redemption priorities or protection to any maturities of the Bonds authorized by such Supplemental Trust Agreement with respect to redemptions to be made.

Any Supplemental Trust Agreement may provide that Prepayments deposited to the Special Redemption Account created thereby may be applied to redeem Bonds other than the Series of Bonds authorized thereby, and may provide any additional conditions that must be met prior to such a redemption.

### **Debt Service Reserve Fund**

Moneys deposited to the credit of the Debt Service Reserve Fund shall be credited to the Proceeds Reserve Account to the extent such moneys are proceeds of Bonds, to the Contribution Reserve Account to the extent that such moneys are derived from appropriations by the State to the Agency and to the Equity Reserve Account to the extent such moneys are not proceeds of Bonds or are not derived from appropriations by the State to the Agency. Any amounts deposited to the Debt Service Reserve Fund from the Revenue Fund as described above under the heading "Application of Revenues and Other Moneys" shall be credited to the Proceeds Reserve Account, Contribution Reserve Account or the Equity Reserve Account as necessary to replenish the amounts withdrawn from such respective Accounts as hereinafter described.

If at any time the moneys held for the credit of the Bond Service Fund, including moneys transferred from the Revenue Reserve Fund as described below under the heading "Revenue Reserve Fund" and any amounts transferred under Funds and Accounts created under any Supplemental Trust Agreement to the extent required to be transferred to the Bond Service Fund or an Account thereof, shall be insufficient to pay when due the interest, principal and Sinking Fund Requirements of the Bonds secured by the Debt Service Reserve Fund the Trustee shall transfer from the Debt Service Reserve Fund to the credit of the Bond Service Fund an amount sufficient to make up any such deficiency.

Amounts shall be transferred from the Debt Service Reserve Fund to the Bond Service Fund only to the extent necessary to pay the interest on and principal and Sinking Fund Requirements of Bonds secured by the Debt Service Reserve Fund. In the event that any portion of the Debt Service Reserve Requirement is being

provided by a Reserve Alternative Instrument, the Trustee shall make such drawings under such Reserve Alternative Instrument, pursuant to the terms thereof, as shall be necessary so that the proceeds of such drawing shall be available to make the transfers to the Bond Service Fund required by this paragraph.

If at any time the moneys held for the credit of the Debt Service Reserve Fund shall exceed the Debt Service Reserve Requirement and all transfers of moneys from the Debt Service Reserve Fund have been made, the Agency, by an Officer's Certificate, may instruct the Trustee to withdraw from the Debt Service Reserve Fund the amount of the excess therein over the Debt Service Reserve Requirement. If the Trustee is directed to make such withdrawal, the Trustee shall (i) if the withdrawal is from the Proceeds Reserve Account, deposit the amount withdrawn to the Optional Redemption Account or a Special Redemption Account as shall be directed in such Officer's Certificate, or (ii) if the amount withdrawn is from the Contribution Reserve Account or the Equity Reserve Account, pay the amount as directed by the Agency, including depositing such amounts to the credit of the Optional Redemption Account or a Special Redemption Account.

Any deficiency in the Debt Service Reserve Fund, whether resulting from a drawing on a Reserve Alternative Instrument or transfers of cash, may be satisfied through the deposit of additional moneys or the providing of an additional, or increase in a, Reserve Alternative Instrument. If a drawing under a Reserve Alternative Instrument occurs, amounts held in the Debt Service Reserve Fund shall be applied to reimburse the issuer of the Reserve Alternative Instrument, including interest thereon, in connection with such drawing under such terms as shall be agreed upon between the Agency and the issuer of the Reserve Alternative Instrument.

### **Insurance Reserve Fund**

The Insurance Reserve Requirement with respect to each Series of Bonds, if any, is to be set forth in the Supplemental Trust Agreement authorizing the issuance of such Bonds. To date, the Insurance Reserve Requirement for each Series of Bonds, including the Insurance Reserve Requirement for the Bonds now being offered, has been a percentage of the Program Loans to be financed with the proceeds of the Bonds, with the percentage based upon whether the Program Loan is an FHA Insured Program Loan, a VA Guaranteed Program Loan, a USDA Guaranteed Program Loan, a Private Mortgage Insured Program Loan or a Program Loan that does not require insurance or a guaranty.

The Insurance Reserve Requirement for any subsequent Series of Bonds, if any, will be set forth in the Supplemental Trust Agreement authorizing the issuance of such Bonds.

Money deposited in the Insurance Reserve Fund shall be used for the purpose of paying the portion of any loss with respect to a Program Loan in default that is not paid from any public or private insuring or guaranteeing agency. The Agency shall promptly furnish to the Trustee an Officer's Certificate stating the amount of the loss, when determinable, and whether such loss is attributable to the receipt by the Agency of less than a scheduled payment of principal and interest on the defaulted Program Loan or less than the principal amount of the Program Loan upon final payment of the insurance claim or guaranty. To the extent the loss is attributable to a deficiency in payment of scheduled principal and interest on the Program Loan, the amount of such loss shall be transferred to the Revenue Fund. To the extent the loss is attributable to a deficiency in the loss payment over the principal amount of the Program Loan, the amount of such loss shall be transferred to the Special Redemption Account for the Series of Bonds that financed the purchase of the Program Loan (or that refunded the Bonds that financed such purchase).

To the extent any amounts in the Insurance Reserve Fund are required to be applied to the payment of Bonds, the Agency is not required to replenish such amounts.

If, at any time, the amount on deposit in the Insurance Reserve Fund shall be in excess of the Insurance Reserve Requirement, the Trustee shall leave the amount of such excess in the Insurance Reserve Fund, or, if so directed in writing by the Agency in an Officer's Certificate, transfer the amount of such excess as described in this Section. In the event that the amount of the surplus in the Insurance Reserve Fund was provided from the proceeds of Bonds, the amount of the surplus shall be transferred to the Special Redemption Account for the Series of Bonds that provided the deposit to the Insurance Reserve Fund. In the event that the amount of the surplus in the Insurance Reserve Fund was provided from Revenues transferred from the Revenue Fund or a

transfer from the Revenue Reserve Fund, the amount of the surplus shall be transferred to the Revenue Fund. In the event that the amount of the surplus in the Insurance Reserve Fund was provided from Agency funds, the amount of the surplus shall be transferred to the Agency's General Fund.

### **Revenue Reserve Fund**

Money deposited in the Revenue Reserve Fund shall be used in the following order of priority:

1. If at any time the moneys held to the credit of the Bond Service Fund shall be insufficient to pay when due the interest, principal or the Sinking Fund Requirements of any Bonds, the Trustee shall transfer from the Revenue Reserve Fund to the credit of the Bond Service Fund an amount sufficient to make up any such deficiency.

2. The Trustee shall transfer from the Revenue Reserve Fund such amount as shall be necessary to be paid from time to time to the United States of America or to the borrowers under the Program Obligations in order for the Agency to comply with the applicable covenants made by the Agency regarding the exclusion of interest on the Bonds from federal income taxation.

3. The Trustee shall transfer from the Revenue Reserve Fund to the credit of the applicable Special Redemption Account, whenever Prepayments are received with respect to any defaulted Program Loan, the amount, if any, by which the portion of such Prepayments to be deposited in such Special Redemption Account, representing the payment of principal on such Program Loan, is less than the amount by which the principal balance of the defaulted Program Loan has been reduced as a result of the receipt of such Prepayments, as determined in an Officer's Certificate filed with the Trustee.

4. The Trustee shall transfer from the Revenue Reserve Fund to the Agency any amount certified in an Officer's Certificate filed with the Trustee as necessary for the payment of real estate taxes, insurance, foreclosure fees, including appraisal and legal fees, and similar expenses incurred by the Agency in connection with the acquisition of any property secured by a mortgage on behalf of the Agency or expenses for repairs, rehabilitation, improvements, maintenance, renting or sale and similar expenses incurred by the Agency in connection with such property.

5. The Trustee shall transfer from the Revenue Reserve Fund to the Optional Redemption Account or any Special Redemption Account the amount specified to the Trustee by the Agency to redeem Bonds.

6. The Trustee shall transfer from the Revenue Reserve Fund to any Program Account the amount specified to the Trustee by the Agency in an Officer's Certificate for the purpose of paying Issuance Costs in connection with the issuance of a new Series of Bonds or to purchase additional Program Obligations.

7. The Trustee shall transfer from the Revenue Reserve Fund the amount specified to the Trustee by the Agency in an Officer's Certificate for the purpose of paying Program Expenses if, as shown by an Officer's Certificate filed with the Trustee, the Agency has purchased and owns Program Obligations with scheduled payments of principal and interest such that the Revenues and Prepayments, if any, estimated by the Agency in good faith to be received from such Program Obligations, together with any other moneys estimated in good faith to be available for the payments hereinafter mentioned, including, without limitation, investment income on the Funds and Accounts available for such payments and the moneys held for the credit of the Debt Service Reserve Fund and any Special Debt Service Reserve Account, shall be sufficient to pay when due (i) the Program Expenses and (ii) the principal of, Sinking Fund Requirements on account of, and interest on the Bonds.

8. The Trustee shall transfer from the Revenue Reserve Fund the amounts directed by the Agency for any purpose for which amounts in the Revenue Reserve Fund may be applied pursuant to the Trust Agreement.

9. The Trustee shall transfer from the Revenue Reserve Fund to the Agency's General Fund the amount specified to the Trustee by the Agency in an Officer's Certificate, at any time by which (A) the amount in the Revenue Reserve Fund, together with the amount in all other Funds and Accounts under the Resolution (other than the Interest Account and the Insurance Reserve Account) and the outstanding principal balance of all Program Obligations exceeds (B) 102% of the Outstanding principal amount of Bonds plus the most recently calculated Swap Termination Value Holdback; but only if as shown by an Officer's Certificate filed with the Trustee, the Agency has purchased and owns Program Obligations with scheduled payments of principal and interest such that the Revenues and Prepayments, if any, estimated by the Agency in good faith to be received from such Program Obligations, together with any other moneys estimated in good faith to be available for the payments hereinafter mentioned, including, without limitation, investment income on the Funds and Accounts available for such payments and the moneys held for the credit of the Debt Service Reserve Fund and any Special Debt Service Reserve Account, shall be sufficient to pay when due (A) the Program Expenses and (B) the principal of, Sinking Fund Requirements on account of, and interest on the Bonds. For purposes of determining whether such a transfer to the General Fund may be made, investments in all Funds and Accounts shall be valued at cost plus amortization of discount or minus amortization of premium.

In addition, amounts deposited to the Revenue Reserve Fund may be applied to the following additional purposes:

(i) If at any time the Agency is required to make a Swap Agreement Periodic Payment or a Swap Agreement Termination Payment, the Trustee shall transfer from the Revenue Reserve Fund to the Swap Agreement Payment Fund the amount required to pay the applicable payment to the Swap Provider.

(ii) In the event there is a Swap Agreement Periodic Payment or a Swap Agreement Termination Payment required to be paid by the Agency, and such payment is paid by an insurer or guarantor, the Trustee shall transfer from the Revenue Reserve Fund to the Swap Agreement Payment Fund the amount required to reimburse the payment of the Swap Agreement Periodic Payment or a Swap Agreement Termination Payment by such insurer or guarantor.

Funds on deposit in the Revenue Reserve Fund shall be used for the purposes described in items (i) and (ii) above without regard to the priorities for expenditure of funds set forth above; provided, however, that if funds are required for the purpose described in item 1. above (relating to transfers from the Revenue Reserve Fund to pay principal and interest on Bonds), then the funds shall be used for that purpose before the uses described in items (i) and (ii) above.

### **1974 Appropriation Reserve Fund**

In addition to the foregoing, the Twelfth Supplemental Trust Agreement creates the 1974 Appropriation Reserve Fund. In connection with the issuance of the Series 12 Bonds, the Agency deposited \$4,000,000 to the 1974 Appropriation Reserve Fund.

If at any time the moneys held to the credit of the Bond Service Fund shall be insufficient to pay when due the principal and Sinking Fund Requirements of, and interest on, the Bonds, and if the amounts transferred to the credit of the Bond Service Fund from the Debt Service Reserve Fund and the Revenue Reserve Fund are insufficient to make up the deficiency, the Trustee shall transfer from the 1974 Appropriation Reserve Fund to the credit of the Bond Service Fund an amount sufficient to make up the deficiency.

The Board may by resolution, which may be amended from time to time, direct the Trustee to withdraw all or any part of the interest earned or other income derived from the investment or deposit of moneys in the 1974 Appropriation Reserve Fund and pay such moneys to the Agency, and the Agency may apply such moneys to the payment of any operating expenses of the Agency incurred or to be incurred under the program of the Agency.

The Board may from time to time by resolution direct the Trustee to withdraw any moneys held for the credit of the 1974 Appropriation Reserve Fund and pay such moneys to the Agency or to the trustee under a

bond resolution or trust agreement of the Agency other than the Trust Agreement for deposit by the Agency or such trustee to the credit of one or more debt service reserve funds securing bonds of the Agency not issued under the provisions of the Trust Agreement.

### **Investment of Money**

Money held for the credit of each Fund and Account shall, as nearly as may be practicable, be continuously invested and reinvested by the Trustee, at the direction of the Agency, in Investment Obligations

The Investment Obligations may be purchased by the Trustee through its own investment division or other bank facilities established for such purpose.

### **Encumbrances**

The Agency covenants that it will not create or suffer to be created any lien, encumbrance or charge upon the Program Obligations, Revenues, Prepayments or Funds and Accounts pledged under the Trust Agreement except the pledge, lien and charge for the security of the Bonds secured hereby upon the Program Obligations, Revenues, Prepayments and Funds and Accounts, except as otherwise provided in the Trust Agreement.

To the extent of their respective rights therein, the Agency and the Trustee have granted to the Swap Provider(s) a security interest in the moneys, securities and Funds and Accounts and Program Obligations, Revenues, Program Obligation Accrued Interest, Financing Fees and Prepayments (the "Trust Estate") to secure the obligations of the Agency to the Swap Providers under any Swap Agreements entered into by the Agency. Such security interest shall be subject and subordinate to the security interest in and pledge of the Trust Estate created in favor of the Trustee and the holders of the Bonds under the Trust Agreement and the security interest and pledge made by the Agency to the issuers of the Reserve Fund Surety Bonds to secure the payments required to be paid to such issuers in connection with drawings under such surety bonds from the Reserve Fund Surety Reimbursement Fund in accordance with the provisions of the Seventeenth Supplemental Trust Agreement.

The Agency may at any time issue indebtedness secured by a lien, pledge or other security interest in the Program Obligations, Revenues, Prepayments and Funds and Accounts pledged under the Trust Agreement if such indebtedness constitutes Subordinated Indebtedness. The Agency shall not incur such Subordinated Indebtedness unless:

(i) Prior to incurring such Subordinated Indebtedness, the Agency shall file with the Trustee an Officer's Certificate to the effect that the incurrence of such Subordinated Indebtedness and the payment thereof from the Revenues and other amounts available will not materially and adversely affect the ability of the Agency to pay the principal of, Sinking Fund Requirements on account of, and interest on the Bonds then outstanding.

(ii) The terms of such Subordinated Indebtedness shall provide that payment of such indebtedness shall be subordinate and junior in right of payment to the prior payment in the event (a) of any insolvency or bankruptcy proceedings, any receivership, liquidation, reorganization, arrangement or other similar proceedings in connection therewith, relative to the Agency or the Program, or in the event of any proceedings for voluntary liquidation, dissolution or other winding-up of the Agency or the Program whether or not involving insolvency or bankruptcy, (b) any Subordinated Indebtedness is declared or otherwise becomes due and payable before its stated maturity because of the occurrence of an event of default occurring under the documents pursuant to which such Subordinated Indebtedness was incurred, or (c) any Event of Default under the Trust Agreement shall occur and be continuing and (1) written notice of such default shall have been given to the Agency and (2) judicial proceedings shall be commenced in respect of such Event of Default within 180 days in the case of a default in payment of principal or interest on the Bonds and within 90 days in the case of any other default after the giving of such notice, then, for so long as any action described in clause (a), (b) or (c)



hereof shall not have been remedied or cured in the opinion of the Trustee, the Owners of the Bonds shall be entitled to receive payment in full of all principal, premium and interest on all Bonds before the owners of the Subordinated Indebtedness are entitled to receive any payment on account of principal of or interest on the Subordinated Indebtedness, and to that end the Owners of the Bonds shall be entitled to receive for application in payment thereof any payment or distribution of any kind of character, whether in cash or property or securities, which may be payable or deliverable in any such proceedings in respect of the Subordinated Indebtedness after giving effect to any concurrent payment or distribution in respect to the Bonds.

## **Records and Accounts**

The Agency covenants that promptly after the close of each Fiscal Year it will cause an audit to be made of its books and accounts by an independent firm of certified public accountants of recognized ability and standing. The Agency covenants that it will cause an annual report of the operations and accomplishments of each program of the Agency to be prepared. As soon as practicable thereafter, reports of each such audit and copies of each annual report shall be filed with the Trustee, and copies of such reports shall be mailed to all Owners who have sent the Agency a written request for such reports.

## **Program Covenants**

The Agency shall do all such acts and things necessary to receive and collect Revenues, Prepayments and Escrow Payments, and to enforce the Servicing Agreements, as may be consistent with sound banking practices and principles and shall diligently enforce, and take all steps, actions and proceedings reasonably necessary in the judgment of the Agency for the enforcement of all terms, covenants and conditions of the Program Obligations. The Agency may, in its discretion, reduce the amounts to be collected under any Program Loan to the extent that such action is required in connection with the federal income tax requirements relating to the tax-exempt status of the Agency's Bonds.

The Agency shall not cause Bonds to be purchased or redeemed unless, after such purchase or redemption, there shall be no material adverse effect on the ability of the Agency to pay when due the principal of and the interest on, and any Sinking Fund Requirements on account of, the Bonds then Outstanding.

The Agency will make or purchase Program Obligations with the proceeds of such Bonds with scheduled payments of principal and interest such that the Revenues and Prepayments, if any, estimated by the Agency to be received from such Program Obligations, together with any other moneys estimated to be available will be sufficient to pay when due the principal of, Sinking Fund Requirements on account of, and interest on the Bonds.

The Agency will not cause money to be withdrawn from the Debt Service Reserve Fund unless an Authorized Officer shall determine in an Officer's Certificate which shall be filed with the Trustee at the time of such withdrawal that such amounts being so withdrawn are not likely to be needed while any Bonds are Outstanding under the provisions of the Trust Agreement for paying the principal of, Sinking Fund Requirements on account of, and interest on Bonds secured by the Debt Service Reserve Fund.

The Agency will not delay in the prosecution and collection of any claim for a mortgage insurance or guarantee payment to which it shall be entitled, permit any such delay under its control nor fail to elect to assign any Program Obligation whenever it shall be necessary to do so to obtain the benefits of mortgage insurance or guarantees. The Agency shall not delay in the prosecution or collection of any claim for insurance which it shall be entitled to make or permit any such delay under its control.

Whenever necessary in order to protect and enforce the interests and security of Owners of the Bonds, the Agency shall commence foreclosure or pursue other appropriate remedies with respect to any Program Obligation which is in default. In the event that the Agency shall, in its discretion, determine such action to be in the best interests of the Owners of the Bonds, the Agency may bid for and purchase the premises covered by any such Program Obligation at any foreclosure sale thereof and may otherwise take possession of or acquire such property.

The Agency shall not expend for Program Expenses in any Fiscal Year more than is reasonable and necessary therefor.

### **Default and Remedies**

Each of the following events is an "Event of Default":

(a) payment of the principal or Redemption Price of any of the Bonds is not made when the same shall become due and payable, either at maturity or by proceedings for redemption or otherwise; or

(b) payment of any installment of interest on any of the Bonds is not made when the same shall become due and payable; or

(c) the total amount deposited in the Sinking Fund Account in any applicable period set forth in a Supplemental Trust Agreement shall be less than the Sinking Fund Requirements for such period; or

(d) final judgment for the payment of money is rendered against the Agency and any such judgment is not discharged within sixty (60) days from the entry thereof or an appeal is not taken therefrom or from the order, decree or process upon which or pursuant to which such judgment was granted or entered, in such manner as to stay the execution of or levy under such judgment, order, decree or process or the enforcement thereof; or

(e) an order or decree is entered, with the consent or acquiescence of the Agency, appointing a receiver or receivers of any Revenues, Prepayments, or other money or assets, including the Program Obligations pledged under the provisions of the Trust Agreement, or if such order or decree, having been entered without the consent or acquiescence of the Agency, is not vacated, discharged or stayed on appeal within ninety (90) days after the entry thereof; or

(f) any proceeding is instituted, with the consent or acquiescence of the Agency, for the purpose of effecting a composition between the Agency and its creditors or for the purpose of adjusting the claims of such creditors pursuant to any federal or State statute now or hereafter enacted, if the claims of such creditors are under any circumstances payable from any Revenues or Prepayments, or other moneys or assets, including the Program Obligations, pledged under the provisions of the Trust Agreement; or

(g) the Agency defaults in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Bonds or in the Trust Agreement or any Supplemental Trust Agreement on the part of the Agency to be performed, and such default continues for thirty (30) days after written notice specifying such default and requiring it to be remedied shall have been given to the Agency by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Owners of not less than a majority in aggregate principal amount of the Bonds then Outstanding; provided, however, that if the default cannot be corrected within such thirty day period and the Agency is pursuing diligent efforts to cure such default, then an Event of Default shall not have occurred so long as the Agency continues diligent efforts to cure the default.

Upon the happening and continuance of any Event of Default the Trustee may, and upon the written request of the Owners of not less than a majority in aggregate principal amount of the Bonds then Outstanding shall, by a notice in writing to the Agency, declare the principal of all of the Bonds then Outstanding (if not then due and payable) to be due and payable immediately, and upon such declaration the same shall become and be immediately due and payable, anything contained in the Bonds or in the Trust Agreement to the contrary notwithstanding; subject to certain actions by the Agency to cure the Event of Default before the Bonds are paid.

Upon the happening and continuance of any Event of Default, then and in every such case the Trustee may proceed, and upon the written request of the Owners of not less than a majority in aggregate principal amount of the Bonds then Outstanding shall proceed, to protect and enforce its rights and the rights of the Owners by such suits, actions or special proceedings in equity or at law, or by proceedings in the office of any board or officer having jurisdiction, for the specific performance of any covenant or agreement contained herein or in aid or execution of any power herein the enforcement of any proper legal or equitable remedy, as the Trustee, being advised by counsel, shall deem most effectual to protect and enforce such rights.

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

If at any time the money in the Bond Service Fund shall not be sufficient to pay the interest on or the principal of the Bonds as the same shall become due and payable (either by their terms or by acceleration of maturities), such money, together with any money then available or thereafter becoming available for such purpose, including any money then held for the credit of any Funds and Accounts pledged to secure the payment of the Bonds, whether through the exercise of the remedies provided for in this Article or otherwise, shall be applied as follows:

(a) If the principal of all the Bonds shall not have become or shall not have been declared due and payable, all such money shall be applied:

first: to the payment to the persons entitled thereto of all installments of interest then due and payable in the order in which such payments became due and payable and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment, ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or preference except as to any difference in the respective rates of interest specified in the Bonds;

second: to the payment to the persons entitled thereto of the unpaid principal of any of the Bonds which shall have become due and payable (other than Bonds called for redemption for the payment of which money is held pursuant to the provisions of the Trust Agreement) in the order of their due dates, with interest on the principal amount of such Bonds at the respective rates specified therein from the respective dates upon which such Bonds became due and payable, and, if the amount available shall not be sufficient to pay in full the principal of the Bonds due and payable on any particular date, together with such interest, then principal of the Bonds due and payable on any particular date, together with such interest, then to the payment first of such interest, ratably, according to the amount of such interest due on such date, and then to the payment of such principal, ratably, according to the amount of such principal due on such date, to the persons entitled thereto without any discrimination or preference except as to any difference in the respective rates of interest specified in the Bonds; and

third: to the payment of the interest on and the principal of the Bonds, to the purchase and retirement of Bonds and to the redemption of Bonds.

(b) If the principal of all the Bonds shall have become or shall have been declared due and payable, all such money shall be applied:

first: to the payment to the persons entitled thereto of all interest due and payable on or prior to maturity, if any, in the order in which such interest became due and payable and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment, ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or preference except as to any difference in the respective rates of interest specified in the Bonds, and then to the payment of any interest due and payable after maturity on the Bonds, ratably, to the persons entitled thereto, without any discrimination or preference except as to any difference in the respective rates of interest specified in the Bonds; and

second: to the payment of the principal of the Bonds, ratably, to the persons entitled thereto, without preference or priority of any Bond over any other Bond.

### **Control of Proceedings by the Owners**

The Owners of a majority in principal amount of the Bonds then Outstanding shall have the right, subject to the indemnification provisions described below to direct the method and place of conducting all remedial proceedings to be taken by the Trustee.

No Owner shall have any right to institute any suit, whether in equity or at law, on any Bond or for any other remedy unless such Owner previously shall have given to the Trustee written notice of the event of default on account of which such suit, action or proceeding is to be instituted, and unless also the Owners of not less than twenty per centum (20%) in aggregate principal amount of the Bonds then Outstanding shall have made written request of the Trustee after the right to exercise such powers or right of action, as the case may be, shall have accrued, and shall have afforded the Trustee a reasonable opportunity either to proceed to exercise the powers hereinabove granted or to institute such action, suit or proceeding in its or their name, and unless, also, there shall have been offered to the Trustee reasonable security and indemnity against the costs, expenses and liabilities to be incurred therein or thereby, and the Trustee shall have refused or neglected to comply with such request within a reasonable time.

Nothing impairs the right of any Owner to enforce the payment of the principal of and interest on his Bond, or the obligation of the Agency to pay the principal of and interest on each Bond to the Owner thereof, at the time and place in said Bond expressed.

### **Concerning the Trustee**

The Trustee shall be under no obligation to institute any suit, or to take any remedial proceeding under the Trust Agreement, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers under the Trust Agreement, until it shall be indemnified to its reasonable satisfaction against any and all costs and expenses, outlays and counsel fees and other reasonable disbursements, and against all liability.

Any bank or trust company acting as Trustee under the Trust Agreement, and its directors, officers, employees or agents, may in good faith buy, sell, own, hold and deal in any of the Bonds issued under and secured by the Trust Agreement, may join in any action which any Owner may be entitled to take with like effect as if such bank or trust company were not the Trustee under the Trust Agreement.

The Trustee may resign and thereby become discharged from the trusts hereby created by notice in writing to the Owners, but such resignation shall take effect immediately upon the appointment of a successor Trustee. If no Event of Default shall have occurred and be continuing, and no event that but for the giving of notice on the passage of time would become an Event of Default shall have occurred and be continuing, the Agency may remove the Trustee at any time. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of the Trust Agreement with respect to the duties and obligations of the Trustee, by any court of competent jurisdiction upon the application of the Agency or of the Owners of not less than ten per centum (10%) in aggregate principal amount of the Bonds then Outstanding.

## Supplemental Trust Agreements

The Agency and the Trustee may from time to time and at any time enter into such Agreements supplemental hereto to amend the provisions hereof as, in the opinion of the Agency and the Trustee, shall not materially adversely affect the interests of the Owners (which supplemental indentures shall thereafter form a part hereof), including supplemental indentures:

(a) to cure any ambiguity or formal defect or omission, to correct or supplement any provision therein which may be inconsistent with any other provision herein, or to make any other provisions with respect to matters or questions arising under the Trust Agreement which shall not be inconsistent with the provisions of the Trust Agreement, or

(b) to grant to or confer upon the Trustee for the benefit of the Owners any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the Owners or the Trustee, including, without limitation, the issuance of bearer Bonds with appurtenant interest coupons, or

(c) to add to the conditions, limitations and restrictions on the issuance of Bonds under the provisions of the Trust Agreement other conditions, limitations and restrictions thereafter to be observed, or

(d) to amend any of the provisions of the Trust Agreement to the extent required to permit compliance by the Agency with the Internal Revenue Code of 1986, as amended, and the regulations in effect thereunder, or

(e) to add to the covenants and agreements of the Agency in the Trust Agreement other covenants and agreements thereafter, to be observed by the Agency or to surrender any right or power herein reserved to or conferred upon the Agency, or

(f) to make any other change to the provisions of the Trust Agreement that do not materially impair the security of the Owners.

The Owners of not less than a majority in aggregate principal amount of the Bonds then Outstanding may consent to and approve the adoption by the Board of such other supplemental trust agreements as shall be deemed necessary or desirable by the Agency for the purpose of modifying, altering, amending, adding to, repealing or rescinding in any particular any of the terms or provisions contained in the Trust Agreement or in any supplemental indenture; provided, however, that nothing herein contained shall permit, or be construed as permitting (a) an extension of the maturity of the principal of or the interest on any Bond, (b) a reduction in the principal amount or Redemption Price of any Bond, any Sinking Fund Requirement on account of the Bonds or the rate of interest on any Bond, (c) the creation of a lien upon or a pledge of the Program Obligations, Revenues, Prepayments and other money and assets pledged other than the lien and pledge created by the Trust Agreement, (d) a preference or priority of any Bond or Bonds over any other Bond or Bonds, or (e) a reduction in the aggregate principal amount of the Bonds required for consent to such supplemental indenture without the consent of the Owners of all Bonds Outstanding under the Trust Agreement.

A Supplemental Agreement that relates only to the issuance of a particular Series of Bonds and that does not purport to alter or amend the rights or security of any Owners of any Bonds of any other Series shall not be deemed or considered to be a supplemental trust agreement for purposes of the amendment provisions.

## Defeasance

If, the Bonds have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the Bonds for redemption shall have been given by the Agency to the Trustee, the whole amount of the principal and the interest and the premium, if any, so due and payable upon all of the Bonds then Outstanding shall be paid or sufficient money, or Government Obligations the principal of and the interest on which when due will provide sufficient money to pay such whole amount,

shall be held by the Trustee for such purpose under the provisions of the Trust Agreement, and provision shall also be made for paying all other sums payable by the Agency, then and in that case the right, title and interest of the Trustee under the Trust Agreement shall thereupon cease, determine and become void.

## APPENDIX D

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BOOK-ENTRY-ONLY SYSTEM

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## **BOOK-ENTRY-ONLY SYSTEM**

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Series 36 Bonds. The Series 36 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 36 Bond certificate will be issued for each maturity of the Series 36 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instrument from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation, Fixed Income Clearing Corporation, and Emerging Markets Clearing Corporation (NSCC, FICC, and EMCC, also subsidiaries of DTCC), as well as by the New York Stock Exchange, Inc., the American Stock Exchange LLC, and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com) and [www.dtc.org](http://www.dtc.org).

Purchases of Series 36 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 36 Bonds on DTC's records. The ownership interest of each actual GSEs of each Series 36 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 36 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 36 Bonds, except in the event that use of the book-entry system for the Series 36 Bonds is discontinued.

To facilitate subsequent transfers, all Series 36 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co. or such other name as may be requested by an authorized representative of DTC. The deposit of Series 36 Bonds with DTC and their registration in the name of Cede & Co. or such other nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 36 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 36 Bonds are

credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 36 Bonds may wish to take certain steps to augment transmission to them of notices of significant events with respect to the Series 36 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Series 36 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners, in the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of the notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 36 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor such other DTC nominee) will consent or vote with respect to the Series 36 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Agency as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 36 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Series 36 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the Agency or the Trustee on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Agency or the Trustee, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Agency and the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 36 Bonds at any time by giving reasonable notice to the Agency or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Series 36 Bonds are required to be printed and delivered.

The Agency may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Series 36 Bonds will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Agency believes to be reliable, but the Agency takes no responsibility for the accuracy thereof.