

**SERIES A-1 IS NOT A NEW ISSUE (ESCROW RELEASE)**  
**SERIES 1 IS A NEW ISSUE**

*This Official Statement has been prepared by the North Carolina Housing Finance Agency to provide information on the Series A-1 Bonds and the Series 1 Bonds (together the "Related Bonds"). Selected information is presented on this cover page for the convenience of the user. To make an informed decision regarding the Related 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.*



**North Carolina Housing Finance Agency**  
**\$51,000,000 Home Ownership Revenue Bonds, Series A-1 (Non-AMT)**  
**\$34,000,000 Home Ownership Revenue Bonds, Series 1 (Non-AMT)**  
**(2009 Trust Agreement)**

**Released: August 25, 2011 – The Series A-1 Bonds**

**Dated: August 25, 2011 – The Series 1 Bonds**

**Due: As shown on the inside cover**

<i>Tax Exemption</i>	In the opinion of Bond Counsel and subject to the qualifications described herein, interest on the Related Bonds is not includable in 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 EXEMPTION" herein.
<i>Redemption</i>	The Related Bonds are subject to redemption, as described herein under the heading "DESCRIPTION OF THE RELATED BONDS."
<i>Security</i>	The Related Bonds are payable from and secured by a pledge of all Program Obligations, Revenues and certain other assets on a parity with Outstanding Bonds heretofore or hereafter issued under the Trust Agreement. <i>The Related 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 Related Bonds.</i>
<i>Interest</i>	Interest on the Series 1 Bonds is payable on January 1, 2012 and semiannually thereafter on January 1 and July 1 of each year. The Series A-1 Bonds initially will bear interest at a short term rate payable on October 25, 2011 and thereafter will bear interest at a permanent rate payable on January 1, 2012 and semiannually thereafter on January 1 and July 1 of each year.
<i>Denominations</i>	\$5,000 or any whole multiple thereof for the Series 1 Bonds and \$10,000 or any whole multiple therefor for the Series A-1 Bonds upon their release and redemption.
<i>Settlement</i>	August 25, 2011
<i>Bond Counsel</i>	Womble Carlyle Sandridge & Rice, PLLC, Raleigh, North Carolina
<i>Underwriters' Counsel</i>	Bode, Call & Stroupe, L.L.P., Raleigh, North Carolina
<i>GSE Counsel</i>	Miles & Stockbridge P.C.
<i>Trustee and Paying Agent</i>	The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida

The Series A-1 Bonds, which were previously privately placed with Fannie Mae and Freddie Mac, are being released subject to receiving confirming opinions of Womble Carlyle Sandridge & Rice, PLLC, Raleigh, North Carolina, Bond Counsel, as described herein and certain other conditions. The Series 1 Bonds are being offered by the Underwriters when, as and if issued and received by the Underwriters, subject to prior sale and the opinion of Bond Counsel as to the validity, the tax treatment of interest on the Series 1 Bonds and certain other matters. It is expected that the Series 1 Bonds will be available for delivery through the facilities of DTC in New York, New York, on or about August 25, 2011.

**BofA Merrill Lynch**  
**Edward Jones**

**RBC Capital Markets**  
**Wells Fargo Securities**

*The date of this Official Statement is August 3, 2011*

## MATURITY SCHEDULE

### \$34,000,000 Home Ownership Revenue Bonds, Series 1 (Non-AMT) (2009 Trust Agreement)

#### \$13,655,000 Serial Bonds

<u>Due</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Price</u>	<u>CUSIP Number</u>	<u>Due</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Price</u>	<u>CUSIP Number</u>
January 1, 2012	\$225,000	0.250%	100.00%	658207LA1	July 1, 2017	\$635,000	2.450%	100.00%	658207LM5
July 1, 2012	495,000	0.400	100.00	658207LB9	January 1, 2018	650,000	2.850	100.00	658207LN3
January 1, 2013	515,000	0.750	100.00	658207LC7	July 1, 2018	665,000	2.950	100.00	658207LP8
July 1, 2013	525,000	0.875	100.00	658207LD5	January 1, 2019	680,000	3.150	100.00	658207LQ6
January 1, 2014	540,000	1.125	100.00	658207LE3	July 1, 2019	695,000	3.250	100.00	658207LR4
July 1, 2014	550,000	1.300	100.00	658207LF0	January 1, 2020	710,000	3.450	100.00	658207LS2
January 1, 2015	565,000	1.625	100.00	658207LG8	July 1, 2020	725,000	3.500	100.00	658207LT0
July 1, 2015	575,000	1.750	100.00	658207LH6	January 1, 2021	745,000	3.600	100.00	658207LU7
January 1, 2016	590,000	1.875	100.00	658207LJ2	July 1, 2021	765,000	3.625	100.00	658207LV5
July 1, 2016	605,000	2.000	100.00	658207LK9	January 1, 2022	780,000	3.800	100.00	658207LW3
January 1, 2017	620,000	2.375	100.00	658207LL7	July 1, 2022	800,000	3.800	100.00	658207LX1

**\$10,010,000 4.500% Term Bonds due January 1, 2028 - Price 100.00% CUSIP Number 658207LY9**

**\$10,335,000 4.500% Term Bonds due July 1, 2028 - Price 106.10% CUSIP Number 658207LZ6**

#### \$51,000,000 SERIES A-1 (Non-AMT)<sup>1</sup>

**\$51,000,000 Step Rate<sup>2</sup> Term Bonds due July 1, 2041 - Conversion Price 100% CUSIP Number 658207KZ7**

<sup>1</sup> The Series A-1 Bonds are not offered hereby.

<sup>2</sup> A portion of the Agency's \$135,000,000 Home Ownership Revenue Bonds (2009 Trust Agreement), Series A (Program Bonds – Taxable) in the aggregate principal amount of \$51,000,000 will be converted and re-designated as Series A-1 Bonds (the “Series A-1 Bonds”) upon the issuance and delivery of the Series 1 Bonds (such date being the “Release Date”). The Series A-1 Bonds will bear interest from (and including) the Release Date to (but excluding) October 25, 2011 at a rate equal to the lesser of (a) the interest rate for Four Week Treasury Bills determined on the second Business Day prior to the Release Date plus 75 basis points (or such other spread determined at the time) or (b) a permanent rate. Thereafter, the Series A-1 Bonds shall bear interest at the permanent rate to maturity. The permanent rate will be equal to 75 basis points (or such other spread determined at the time) plus the lower of (i) 2.88% or (ii) the lowest 10-Year Constant Maturity Treasury rate, as reported by Treasury as of the close of business on any business day during the period beginning on the business day immediately prior to receipt by the Notice Parties of the Notification of Interest Rate Conversion, and ending on the first business day not less than eight (8) days prior to the related Release Date, which is August 25, 2011.

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 1 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 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 1 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**  
**\$51,000,000 Home Ownership Revenue Bonds, Series A-1 (Non-AMT)**  
**\$34,000,000 Home Ownership Revenue Bonds, Series 1 (Non-AMT)**  
**(2009 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 the Agency's \$34,000,000 Home Ownership Revenue Bonds, Series 1 (Non-AMT) (2009 Trust Agreement) (the "Series 1 Bonds") and the conversion and redesignation of \$51,000,000 of the Agency's Home Ownership Revenue Bonds (2009 Trust Agreement) Series A (Program Bonds – Federally Taxable) (the "Series A Bonds") as the Home Ownership Revenue Bonds, Series A-1 (Non-AMT) (2009 Trust Agreement) (the "Series A-1 Bonds" and together with the Series 1 Bonds, the "Related 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 December 1, 2009 (the "Trust Agreement"), between the Agency and The Bank of New York Mellon Trust Company, N.A. (the "Trustee"), the First Supplemental Trust Agreement dated as of December 1, 2009 as amended on November 1, 2010, between the Agency and the Trustee, (collectively as amended the "First Supplemental Trust Agreement") authorizing the issuance of the Series A Bonds and the Second Supplemental Trust Agreement, dated as of August 1, 2011, between the Agency and the Trustee (the "Second Supplemental Trust Agreement"), authorizing the issuance of the Series 1 Bonds and the conversion and redesignation of the Series A-1 Bonds. The Series A-1 Bonds are not being offered pursuant to this Official Statement.

**The Series A Bonds**

The Agency issued \$135,000,000 aggregate principal amount of Series A Bonds as "Escrow Bonds" under the Single Family New Issue Bond Program (the "NIBP Program") announced by the United States Department of Treasury ("Treasury"), Fannie Mae and Freddie Mac. The Series A Bonds were purchased by Fannie Mae and Freddie Mac (the "NIBP Purchasers") pursuant to the NIBP Program and proceeds derived from the sale of the Series A Bonds in an amount equal to \$135,000,000 were deposited in the Series A Escrow Proceeds Account established by the Trust Agreement. Under the NIBP Program, the NIBP Purchasers exchanged the Series A Bonds for securities issued by the NIBP Purchasers ("GSE Securities") backed by the Series A Bonds which were purchased by the Treasury. Such GSE Securities are not part of the security for the Series A Bonds. The Series A Bonds initially bear interest at a short term variable rate; the interest rate calculation method may be converted to a step rate in up to six tranches prior to December 31, 2011.

The release of amounts held in the Series A Escrow Proceeds Account to become available to purchase Program Loans depends upon compliance with various conditions set forth in the agreement with the NIBP Purchasers and in the Trust Agreement, including a requirement that the Agency shall have sold additional bonds to investors in accordance with standard bond underwriting practices (the "Market Bonds") in an aggregate principal amount at least equal to two-thirds of the amount of funds released. For purposes of the NIBP Program, the Series 1 Bonds constitute Market Bonds, and upon the satisfaction of the conditions precedent to the release of funds from the Series A Escrow Proceeds Account, the Agency expects to release \$51,000,000 from the Series A Escrow Proceeds Account (the "Released Series A Proceeds") on the Release Date. The portion of the Series A Bonds corresponding to the Released Series A Proceeds will be re-designated as the Series A-1 Bonds on the Release Date. The NIBP Purchasers will retain ownership of the Series A-1 Bonds after their release and conversion.

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. Information descriptive of the Related 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 SECOND SUPPLEMENTAL TRUST AGREEMENT"). 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 Related 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 issuance of bonds or notes by the Agency and the interest rate or rates, sale price or prices and manner of sale thereof 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.

The Series 1 Bonds are being issued and the Series A-1 Bonds are being converted and released to provide funds, together with other available funds, to (a) purchase Program Loans from private Lenders for the purpose of providing financing for single family residential housing for households of low and moderate income in the State, (b) make deposits to the credit of the Debt Service Reserve Fund pursuant to the Second Supplemental Trust Agreement and (c) pay a portion of the costs of issuance of the Related Bonds. See "DESCRIPTION OF THE RELATED BONDS."

The Second Supplemental Trust Agreement provides that the Program Loans purchased with the proceeds of the Related Bonds must be insured or guaranteed by the Federal Housing Administration, the Veterans Administration, the United States Department of Agriculture or the mortgage loan must meet certain loan-to-value ratios. For a more detailed description of the types of Program Loans the Agency may purchase with the proceeds of the Related Bonds, how such Program Loans must be secured, and certain information regarding the loan insurance or guarantee programs that may be used, see "THE PROGRAM" below. In addition to the other requirements of the Program, the Program Loans must also comply with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations thereunder (the "Federal Tax Requirements") discussed below under "FEDERAL TAX REQUIREMENTS."



As of August 4, 2011, the Agency had purchased with Agency funds approximately \$49,800,000 in mortgage loans and reserved approximately \$16,300,000 of mortgage loans meeting the requirements of Program Loans under the Trust Agreement. A like amount of proceeds of the Related Bonds will be applied on the date of closing to reimburse the Agency for the costs of such mortgage loans, and such loans will constitute Program Loans under the Trust Agreement. Any remaining proceeds not so expended will be used to purchase additional Program Loans from mortgage lenders on a first-come, first-served basis.

The Program Loans financed with the proceeds of the Related Bonds will have terms of 30 years. The Agency will purchase Program Loans at rates determined by the Agency from time to time but not greater than permitted by the Federal Tax Requirements. The Program Loans will be purchased by the Agency at 100% of the principal amounts thereof together with accrued interest to the date of purchase. Lenders will not be permitted to charge fees to the seller, but may charge the Borrower an origination fee.

In connection with its fixed rate first mortgage financings, the Agency may finance closing costs and down payment assistance by acquiring deferred second mortgages using funds available under the federal HOME Investment Partnership Act or other funds available to the Agency.

The Related Bonds and the interest thereon are payable solely from the Revenues and other moneys and assets pledged therefor under the Trust Agreement. The Related Bonds are additionally secured by a Debt Service Reserve Fund, as more fully described below in "SECURITY FOR AND SOURCES OF PAYMENT OF THE RELATED 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 RELATED BONDS — Insurance Reserve Fund."

The Related 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 1 Bonds. The Agency has no taxing power.

### SOURCES AND USES OF FUNDS

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

**Sources of Funds:**

Principal Amount of Series A-1 Bonds.....	\$51,000,000.00
Principal Amount of Series 1 Bonds.....	34,000,000.00
Original Issue Premium of Series 1 Bonds .....	630,435.00
Transfer from Available Agency Funds.....	4,473,413.19
<b>Total Sources</b> .....	<b><u>\$90,103,848.19</u></b>

**Uses of Funds:**

Series A-1 Program Account .....	\$51,000,000.00
Series 1 Program Account.....	34,000,000.00
Debt Service Reserve Fund.....	1,700,000.00
Insurance Reserve Fund .....	1,055,000.00
Revenue Reserve Fund .....	1,710,000.00
Costs of Issuance* .....	<u>638,848.19</u>
<b>Total Uses</b> .....	<b><u>\$90,103,848.19</u></b>

\* 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 RELATED BONDS

### Pledge Created Under the Trust Agreement

The Related 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.

The First Supplemental Trust Agreement provided that the portion of the Debt Service Reserve Requirement for the Series A Bonds shall be deposited in the Debt Service Reserve Fund following the Release Date for such Series A Bonds in an amount as calculated from time to time equal to two percent (2%) of the outstanding principal amount of such Series A Bonds. The Second Supplemental Trust Agreement provides that the portion of the Debt Service Reserve Requirement in connection with the Series 1 Bonds is the amount as calculated from time to time equal to two percent (2%) of the outstanding principal amount of the Series 1 Bonds. Upon the conversion and release of the Series A-1 Bonds and the delivery of the Series 1 Bonds, the Debt Service Reserve Requirement for the Related Bonds will be met by a deposit to the Debt Service Reserve Fund of \$1,700,000.

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.

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. Upon the delivery of the Related Bonds, \$1,710,000 will be deposited in the Revenue Reserve Fund.

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 make any payments required to be made to comply with applicable covenants made by the Agency regarding the exclusion of interest on the Bonds from federal income taxation, (ii) transferred, at the option of the Agency, to a Special Redemption Account, (iii) used to pay Operating Expenses of the Program, (iv) transferred to the Optional Redemption Account or any Special Redemption Account created by a Supplemental Trust Agreement, (v) used to pay costs of issuance of a new series of bonds or to purchase additional Program Obligations, (vi) used for any other purpose authorized by the Trust Agreement or (vii) transferred to the Agency's General Fund. See the subcaptions "Application of Revenues and Other Moneys" and "Revenue Reserve Fund" in Appendix C.

### **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. The Insurance Reserve Requirement for the Related Bonds will be \$1,055,000 as required by the Second Supplemental Trust Agreement. 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. Upon the delivery of the Related Bonds, \$1,055,000 will be deposited in the Insurance Reserve Fund.

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; (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 Related 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 Related 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 Related Bonds shall be met by a deposit of cash. See Appendix C—"Definitions."

### **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 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 Related 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.

## **DESCRIPTION OF THE RELATED BONDS**

### **General**

The Series 1 Bonds will be issued in denominations of \$5,000 principal amount and any integral multiple thereof and will bear interest from the date of delivery at the rates set forth on the inside cover of this Official Statement. Interest on the Series 1 Bonds will be payable on January 1 and July 1 of each year, commencing January 1, 2012.

The Series 1 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."

The Series A-1 Bonds are not offered by this Official Statement. The Series A-1 Bonds are a re-designation of a portion of the Agency's \$135,000,000 Series A Bonds in the aggregate principal amount of \$51,000,000. In connection with the issuance of the Series 1 Bonds, the interest rate on the Series A-1 Bonds is being converted to bear interest at a long-term tax-exempt interest rate. Upon their release and conversion, the Series A-1 Bonds will be issued in denominations of \$10,000 principal amount and any integral multiple

thereof. The Series A-1 Bonds will bear interest from (and including) the Release Date to (but excluding) October 25, 2011 at a rate equal to the lesser of (a) the interest rate for Four Week Treasury Bills determined on the second Business Day prior to the Release Date plus 75 basis points (or such other spread determined at the time) or (b) a permanent interest rate. Thereafter, the Series A-1 Bonds shall bear interest at the permanent rate to maturity. The permanent rate will be equal to 75 basis points (or such other spread determined at the time) plus the lower of (i) 2.88% or (ii) the lowest 10-Year Constant Maturity Treasury rate, as reported by Treasury as of the close of business on any business day during the period beginning on the business day immediately prior to receipt by the Notice Parties of the Notification of Interest Rate Conversion, and ending on the first business day not less than eight (8) days prior to the related Release Date, which is August 25, 2011. Interest on the Series A-1 Bonds will be paid on October 25, 2011 and thereafter on each January 1 and July 1, commencing January 1, 2012.

The Trustee, The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, will perform, with respect to the Related 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 Related Bonds upon original issuance and upon subsequent exchange or transfer, the exchange and transfer of the Related Bonds, and the payment of the principal or redemption price of and interest on the Related Bonds subject to the provisions relating to the book-entry-only system, as described in Appendix D – "BOOK ENTRY ONLY SYSTEM."

### **Redemption Provisions - Series A-1 Bonds**

#### *NIBP Program Requirement*

Except as limited by tax law requirements, the Agency shall apply the following exclusively to the redemption of the Series A-1 Bonds and the Series 1 Bonds: (i) all proceeds of the Series A-1 Bonds, to the extent not used to acquire Program Loans, refund outstanding bond issues in accordance with the First Supplemental Trust Agreement, pay Series A-1 Bonds issuance expenses or fund related reserve accounts and (ii) so long as any Series 1 Bonds remain Outstanding, a pro rata portion (calculated based on the outstanding principal amount of the Series A-1 Bonds and the outstanding principal amount of the Series 1 Bonds) of all principal prepayments and recoveries of principal received with respect to the Program Loans acquired or financed with the proceeds of the Series A-1 Bonds and the Series 1 Bonds, to the extent not used to pay scheduled principal, interest or sinking fund redemptions on the Series A-1 Bonds, the Series 1 Bonds, or other bonds issued in conjunction with and secured on a parity with the Series A-1 Bonds. Such amounts are required to be applied to the redemption of the Series A-1 Bonds promptly and shall not be recycled into new mortgage loans or mortgage backed securities.

#### *Optional Redemption*

The Series A-1 Bonds are subject to redemption prior to maturity, at the option of the Agency, in whole or in part on the first Business Day of any month, from any source of funds, in minimum denominations of \$10,000 and integral multiples of \$10,000 in excess thereof, at the principal amount thereof without premium, plus accrued interest, if any, to but not including the redemption date.

*Series A-1 Bonds Sinking Fund Redemption*

The Series A-1 Bonds are subject to mandatory sinking fund redemption in part by lot on July 1, 2028 and each January 1 and July 1 thereafter in the principal amounts set forth below at a redemption price equal to 100% of the principal amount of such Series A-1 Bonds to be redeemed plus accrued interest to the redemption date.

<u>Date</u>	<u>Amount</u>
July 1, 2028	\$ 90,000
January 1, 2029	1,480,000
July 1, 2029	1,520,000
January 1, 2030	1,550,000
July 1, 2030	1,580,000
January 1, 2031	1,620,000
July 1, 2031	1,660,000
January 1, 2032	1,700,000
July 1, 2032	1,740,000
January 1, 2033	1,780,000
July 1, 2033	1,820,000
January 1, 2034	1,860,000
July 1, 2034	1,910,000
January 1, 2035	1,950,000
July 1, 2035	2,000,000
January 1, 2036	2,040,000
July 1, 2036	2,090,000
January 1, 2037	2,140,000
July 1, 2037	2,190,000
January 1, 2038	2,240,000
July 1, 2038	2,300,000
January 1, 2039	2,340,000
July 1, 2039	2,400,000
January 1, 2040	2,460,000
July 1, 2040	2,520,000
January 1, 2041	2,570,000
July 1, 2041*	1,450,000

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\*Final Maturity

## **Redemption Provisions - Series 1 Bonds**

### *Optional Redemption*

The Series 1 Bonds are subject to redemption prior to their maturity at the option of the Agency from any source available therefor, at any time on and after January 1, 2021 in whole or in part, on any date, at the principal amount thereof plus accrued interest to the date of redemption, without premium. Such redemption shall be from moneys on hand held for the credit of the Optional Redemption Account on or before the date fixed for redemption including the proceeds of any refunding Bonds issued pursuant to the Trust Agreement in such manner as the Agency may determine at a redemption price equal to the principal amount of the Series 1 Bonds to be redeemed plus accrued interest to the redemption date.

### *Special Redemption*

The Series 1 Bonds may be redeemed pursuant to an Officer's Certificate so long as the redemption meets the requirements set forth above in the NIBP Program Requirement, in whole or in part on any date at the principal amount thereof (except for redemptions of the Series 1 Term Bonds due July 1, 2028 (the "Series 1 July 1, 2028 Term Bonds") from unexpended proceeds which will be purchased at a price of 106.10% of the principal amount thereof) plus accrued interest to the date of redemption, from amounts on deposit in the Series 1 Special Redemption Subaccount representing (i) unexpended proceeds of the Series 1 Bonds, (ii) Prepayments of Program Loans financed with the proceeds of the Series 1 Bonds, (iii) Excess Revenues transferred from the Revenue Reserve Fund, and (iv) moneys withdrawn from the Proceeds Reserve Account of the Debt Service Reserve Fund in connection with an excess over the Debt Service Reserve Requirement. Any Series 1 July 1, 2028 Term Bonds redeemed from unexpended proceeds shall be at a redemption price of 106.10% of the principal amount of such Series 1 July 1, 2028 Term Bonds plus accrued interest to the redemption date.

*Unexpended Proceeds.* Moneys from unexpended proceeds of the Series 1 Bonds shall be transferred from the Series 1 Program Account to the Series 1 Special Redemption Subaccount in accordance with the Trust Agreement and be applied to the redemption of Series 1 Bonds on any date on or before February 1, 2015, in any manner directed by the Agency taking into account the remaining Program Loans following redemption.

*Prepayments.* Prepayments received on Program Loans financed with the proceeds of the Series 1 Bonds and the Series A-1 Bonds up to the amounts for each period set forth below shall be deposited by the Trustee to the Series 1/A-1 Special Redemption Account and, following a division of such funds between the Series 1 Special Redemption Subaccount and the Series A-1 Special Redemption Subaccount pursuant to the First Supplemental Trust Agreement and the Second Supplement Trust Agreement, shall first be applied to the redemption or purchase of the Series 1 July 1, 2028 Term Bonds during the period indicated (the amount of Series 1 Prepayments set forth below for a specific period is defined as the "Series 1 Scheduled Principal Amount" for such period):

<u>Period</u> <u>(Both Dates Inclusive)</u>	<u>Series 1 Scheduled</u> <u>Principal Amount</u>
August 25, 2011 to January 1, 2012	\$180,000
January 2, 2012 to July 1, 2012	460,000
July 2, 2012 to January 1, 2013	600,000
January 2, 2013 to July 1, 2013	710,000
July 2, 2013 to January 1, 2014	760,000
January 2, 2014 to July 1, 2014	790,000
July 2, 2014 to January 1, 2015	770,000
January 2, 2015 to July 1, 2015	735,000
July 2, 2015 to January 1, 2016	695,000
January 2, 2016 to July 1, 2016	655,000
July 2, 2016 to January 1, 2017	605,000
January 2, 2017 to July 1, 2017	570,000
July 2, 2017 to January 1, 2018	530,000
January 2, 2018 to July 1, 2018	495,000
July 2, 2018 to January 1, 2019	455,000
January 2, 2019 to July 1, 2019	415,000
July 2, 2019 to January 1, 2020	375,000
January 2, 2020 to July 1, 2020	340,000
July 2, 2020 and thereafter	195,000

The Series 1 Scheduled Principal Amounts shall be reduced pro rata to the extent that amounts are applied to a special redemption of the Series 1 July 1, 2028 Term Bonds from unexpended proceeds. If less than the Series 1 Scheduled Principal Amount is available to be applied to the redemption or purchase of Series 1 July 1, 2028 Term Bonds in any period, the deficiency shall be added to the Series 1 Scheduled Principal Amount for the succeeding period, subject to reduction as described below under "Special Provisions for the Series 1 July 1, 2028 Term Bonds". There can be no assurance that Prepayments will be received in the amounts indicated for any period in the preceding table.

After the amount of Prepayments on the Series 1 July 1, 2028 Term Bonds required to be received and applied to the redemption or purchase of Series 1 July 1, 2028 Term Bonds during any period as described above is so applied, additional Prepayments on Series 1 Bonds Program Loans received during such period may be applied by the Agency to redeem Series 1 Bonds and Series A-1 Bonds in accordance with the requirements set forth above under NIBP Program Requirement, other than the Series 1 July 1, 2028 Term Bonds. If the Prepayments are to be applied to redeem Series 1 Bonds, the Series 1 Bonds to be so redeemed shall be the Series 1 Bonds, selected pro rata by maturity (excluding the Series 1 July 1, 2028 Term Bonds) among such Series 1 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 1 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 1 Bonds to be redeemed are selected in the manner proposed by the Agency.

Projected Weighted Average Life of the Series 1 July 1, 2028 Term Bonds. The following information is provided in order to enable potential investors to evaluate the Series 1 July 1, 2028 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 Series 1 July 1, 2028 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 Program Loans financed by the Series 1 Bonds. An investor owning a specific Series 1 July 1, 2028 Term Bond may experience redemption at a rate which varies from the average life of the Series 1 July 1, 2028 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 Series 1 July 1, 2028 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 amounts in the Series 1 Program Account of the Program Fund will be used to purchase Program Loans, (iii) all Program Loans will be financed by November 1, 2011, (iv) all scheduled principal and interest payments on 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, (v) the Series 1 July 1, 2028 Term Bonds are not redeemed pursuant to optional redemption or from unexpended proceeds or Excess Revenues, and (vi) Prepayments received are applied during the applicable period in the amounts necessary to redeem the Series 1 July 1, 2028 Term Bonds up to the Series 1 Principal Amounts. 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 Series 1 July 1, 2028 Term Bonds.

**Projected Weighted Average Lives for the  
Series 1 July 1, 2028 Term Bonds  
(in years)**

<u>Prepayment Experience</u>	<u>Series 1 July 1, 2028 Term Bonds Average Life in Years</u>
0%	10.5
25%	8.0
50%	5.8
75%	4.5
100%	4.5
200%	4.5
300%	4.5
400%	4.5
500%	4.5

**No assurance can be given that Prepayments of the 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 Series 1 July 1, 2028 Term Bonds. The rates of Prepayments on 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 Program Loans are originated. In general, if prevailing interest rates fall significantly below the interest rates on the Program Loans financed by the Series 1 Bonds, 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 Program Loans financed by the Series 1 Bonds, the rate of Prepayments might be expected to decrease. The rates of delinquencies and foreclosures on Program Loans will also affect the expected**

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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.

**special redemption schedules. The Agency cannot predict the number of Program Loans financed by the Series 1 Bonds that may become delinquent or subject to foreclosure proceedings.**

*Excess Revenues.* Revenues transferred from the Revenue Reserve Fund to the Series 1 Special Redemption Subaccount pursuant to the Trust Agreement shall be applied to the special redemption of the Series 1 Bonds in accordance with the requirements set forth above under NIBP Program Requirement, except as described below under "*Special Provisions for Series 1 July 1, 2028 Term Bonds.*"

*Excess Debt Service Reserve Funds.* Moneys in the Debt Service Reserve Fund in excess of the Debt Service Reserve Requirement may be applied to the special redemption of the Series 1 Bonds and the Series A-1 Bonds in accordance with the requirements set forth above under NIBP Program Requirement and the terms of the First Supplemental Trust Agreement and Second Supplemental Trust Agreement.

*Special Provisions for Series 1 July 1, 2028 Term Bonds.* Except as hereinafter described, the Series 1 July 1, 2028 Term Bonds may not be redeemed from Excess Revenues, excess moneys in the Debt Service Reserve Fund or Prepayments on Program Loans financed with the proceeds of Bonds other than the Series 1 Bonds. The Series 1 July 1, 2028 Term Bonds may be redeemed from such sources at any time to the extent necessary to preserve the exclusion of interest on the Series 1 Bonds and the Series A-1 Bonds from the gross income of the owners thereof for purposes of federal income taxation. In addition, if Prepayments on the Program Loans financed with the proceeds of the Series 1 Bonds during any period specified in the table set forth in the first paragraph under "*Prepayments*" are less than the Scheduled Series 1 Scheduled Principal Amount for such period such that a deficiency is carried over to the succeeding period set forth in the table, then the Agency may redeem Series 1 July 1, 2028 Term Bonds up to the amount of the deficiency from the sources described in the first sentence of this paragraph. If the Agency so redeems the Series 1 July 1, 2028 Term Bonds, the amount of the deficiency added to the Scheduled Principal Amount for the subsequent period shall be correspondingly reduced.

### **Sinking Fund Redemption – Series 1**

The Series 1 Term Bonds maturing on January 1, 2028 are subject to mandatory sinking fund redemption by lot on January 1, 2023, and each January 1 and July 1 thereafter in the principal amounts set forth below at a redemption price equal to 100% of the principal amount of such Series 1 Term Bonds to be redeemed plus accrued interest to the redemption date.

<u>Date</u>	<u>Amount</u>
January 1, 2023	\$820,000
July 1, 2023	835,000
January 1, 2024	855,000
July 1, 2024	875,000
January 1, 2025	900,000
July 1, 2025	915,000
January 1, 2026	940,000
July 1, 2026	960,000
January 1, 2027	980,000
July 1, 2027	975,000
January 1, 2028*	955,000

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\*Final Maturity

The Series 1 Term Bonds maturing on July 1, 2028 are subject to mandatory sinking fund redemption by lot on January 1, 2012, and each January 1 and July 1 thereafter in the principal amounts set forth below at a redemption price equal to 100% of the principal amount of such Series 1 Term Bonds to be redeemed plus accrued interest to the redemption date.

<u>Date</u>	<u>Amount</u>
January 1, 2012	\$ 90,000
July 1, 2012	185,000
January 1, 2013	195,000
July 1, 2013	195,000
January 1, 2014	200,000
July 1, 2014	210,000
January 1, 2015	210,000
July 1, 2015	220,000
January 1, 2016	220,000
July 1, 2016	230,000
January 1, 2017	230,000
July 1, 2017	235,000
January 1, 2018	240,000
July 1, 2018	245,000
January 1, 2019	255,000
July 1, 2019	260,000
January 1, 2020	265,000
July 1, 2020	275,000
January 1, 2021	275,000
July 1, 2021	285,000
January 1, 2022	290,000
July 1, 2022	295,000
January 1, 2023	305,000
July 1, 2023	310,000
January 1, 2024	320,000
July 1, 2024	330,000
January 1, 2025	330,000
July 1, 2025	340,000
January 1, 2026	350,000
July 1, 2026	360,000
January 1, 2027	365,000
July 1, 2027	410,000
January 1, 2028	455,000
July 1, 2028*	1,355,000

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\*Final Maturity

### **General Provisions as to Purchase or Redemption of Related Bonds**

Any Related Bonds or portions of Related 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 Related Bonds are to be purchased or redeemed; (b) the maturities within such Series from which the Related Bonds are to be purchased or redeemed; (c) the principal amount of Related Bonds or portion of Related Bonds within such maturities to be purchased or redeemed; and (d) if any of the Related 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 Related 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 Related Bonds then Outstanding. If less than all the Related Bonds of a single maturity shall be redeemed, the Related Bonds shall be redeemed by lot.

So long as DTC or its nominee is the owner of the Related Bonds, if less than all of the Related Bonds of any one maturity shall be called for redemption, the particular Related Bonds or portions of Related 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 1 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. If a Series A-1 Bond is of a denomination in excess of \$10,000, portions of the principal amount in the amount of \$10,000 or any whole multiple thereof may be redeemed.

### **Notice to Bondholders**

At least 30 days but not more than 60 days before the redemption date of any Related Bonds, the Trustee shall cause notice of such redemption to be mailed, postage prepaid, to the registered owners of all Related Bonds or portions of Related Bonds to be redeemed at their addresses as they appear on the registration books; provided, however, that failure to mail such notice to any such registered owner shall not affect the validity of the proceedings for redemption of Related Bonds held by other registered owners of Related Bonds to whom notice was duly mailed.

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 Related Bonds to be redeemed and that if such moneys are not so received such notice shall be of no force or effect and such Related 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 Related 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 Related Bonds, the Agency and the Trustee will recognize DTC or its nominee as the registered owner of the Related 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>
Samuel E. Ewell, Jr. Chairman	6/30/13	Retired Businessman, Wendell
Stancil Barnes	6/30/13	Retired Businessman, Tarboro
William G. Benton	6/30/14	President and CEO, Salem Senior Housing, Winston-Salem
J. Dean Carpenter	6/30/13	President, Carpenter’s Real Estate, Dallas
R. Gene Davis, Jr.	6/30/13	Attorney, Raleigh
Paul S. Jaber	6/30/15	Executive Vice President, First South Bank, Rocky Mount
James E. Nance	6/30/15	Private Businessman, Albemarle
James W. Oglesby	6/30/15	Owner, Oglesby Insurance, Asheville
Joseph R. Parker	6/30/14	Retired Mortgage Banker, Durham
Jimmy W. Smith	4/22/11*	Owner, Insurance Center, Nashville
Tom E. Smith	6/30/15	Prudential Carolinas Realty, Raleigh
John White	6/30/13	White Realty & Construction, Nags Head
Charles J. Worth	6/30/13	Private Businessman, Manson

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\* The board member will continue to serve until reappointed or replaced.

## Agency Staff

The Agency currently employs approximately 112 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
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; Controller, 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.

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## 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.

Pursuant to the Program, the Agency has 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. Certain provisions of the proposed Program Purchase Agreements are summarized below under "Program Purchase Agreements." The Agency has 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 proposed Servicing Agreements are summarized below under "Servicing Agreements."

All Program Loans to be originated by Lenders for purchase by the Agency with the proceeds of the Related Bonds must be made to households of low and moderate income. The Agency must make a determination that financing of housing for low and moderate income households is not otherwise available, wholly or in part, from private lenders upon reasonably equivalent terms and conditions. The Agency will make the required determination with respect to the Program Loans which will be originated for purchase pursuant to the Program Purchase Agreements. The Program permits Lenders to fund and close fixed rate and step rate Program Loans, although the step rate program is currently inactive.

### Declining Markets

During the last few years, the residential mortgage loan market has experienced increasing levels of delinquencies, defaults and losses, and the Agency cannot give any assurance that this will not continue. In addition, in recent years housing prices and appraisal values in certain areas within the State have declined or stopped appreciating, after extended periods of significant appreciation. This decline and flattening of values has resulted and may continue to result in additional increases in delinquencies, defaults and losses on residential mortgage loans generally, particularly with respect to residential mortgage loans whose aggregate loan amounts (including any subordinate liens) are close to or greater than the related property values. Upon a default on a Program Loan, a decline in value will affect the Agency's risk of loss. The Agency can give no assurance that housing prices will not continue to decline or flatten or that such decline or flattening will not have a material adverse effect on delinquencies and losses on Program Loans or on the Agency's financial condition. As a result of the increase in losses, the Agency records a loan loss reserve on its financial statements. As of May 31, 2011, the loan loss reserve for all of the Agency's single family home ownership mortgage programs was \$5,082,000.

As of May 31, 2011, the 60/90 day delinquency for the Program Loans issued pursuant to the 1998 and 1985 Trust Agreements was 2.8%. The Agency's origination and delinquency rates of its Program Loans purchased under the 1998 Trust Agreement and the 1985 Trust Agreement are set forth under "OTHER AGENCY PROGRAMS – Experience to Date Under the 1998 Trust Agreement and – Experience to Date Under the 1985 Trust Agreement." As of May 31, 2011, the Agency owned 139 foreclosed real estate properties, which represents 0.1% of the Agency's portfolio. The FHA and VA foreclosed properties are conveyed to FHA and VA to market and sell. The Conventional and USDA properties are monitored by the

Agency. The Agency's Real Estate Owned Asset Administrator coordinates the marketing of these properties with a North Carolina realtor.

In recent months, in response to increased delinquencies and losses with respect to mortgage loans, Fannie Mae, Freddie Mac and many other mortgage loan originators have implemented more conservative underwriting criteria for loans, particularly in the subprime, Alt-A and other nonprime sectors. This may result in reduced availability of financing alternatives for mortgagors seeking to refinance their mortgage loans. The reduced availability of refinancing options for a mortgagor may result in higher rates of delinquencies, defaults and losses on the mortgage loans, particularly mortgagors with adjustable rate mortgage loans or interest only mortgage loans that experience significant increases in their monthly payments following the adjustment date or the end of the interest only period, respectively.

The general market conditions discussed above may affect the performance of the Agency's single-family loans and may adversely affect the Agency's financial condition.

The Agency is primarily purchasing government loans insured through the Federal Housing Administration, the United States Veterans Administration or the United States Department of Agriculture, Rural Development. The only conventional loans that the Agency is purchasing are those with a loan-to-value ratio equal to or less than 80% with no mortgage insurance.

**Income Limitations**

The Act defines households of low and moderate income as households deemed by the Agency to require assistance under the Act on account of insufficient personal or family income, taking into consideration such factors as the income of such persons and families available for housing needs, the size of the family, the cost and condition of available housing facilities, the eligibility of such persons and families for federal housing assistance, and the ability of such persons and families to compete successfully in the normal housing market and to pay the amounts at which private enterprise is providing decent, safe and sanitary housing. In accordance with the foregoing standards, the Agency has determined that, currently, in order to qualify as a household of low or moderate income, a borrower must have an annual income not in excess of the income limit for the indicated household size set forth below opposite the area in which the mortgaged property is to be located:

<u>Area</u>	<u>Household Income Limits</u>	
	<u>1-2-Person Family</u>	<u>3+Person Family</u>
Charlotte MSA Cabarrus, Gaston, Mecklenburg, and Union Counties	\$67,000	\$77,100
Currituck County	\$69,400	\$79,900
Dare County	\$69,100	\$79,500
Greensboro-High Point MSA <u>Guilford and Randolph Counties</u>	\$57,000	\$65,500
Iredell County	\$60,400	\$69,500
Durham MSA Chatham, Durham and Orange Counties	\$67,300	\$77,400



<u>Area</u>	<u>Household Income Limits</u>	
	<u>1-2-Person Family</u>	<u>3+Person Family</u>
Winston-Salem MSA Davie, Forsyth, Stokes and Yadkin Counties	\$60,700	\$69,900
Raleigh-Cary MSA Franklin, Johnston and Wake Counties	\$78,300	\$89,900
Wilmington MSA Brunswick and New Hanover Counties	\$59,500	\$68,500
All Other Counties	\$57,000	\$65,500

### **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 Second Supplemental Trust Agreement provides that the Program Loans to be purchased by the Agency with the proceeds of the Related Bonds must be secured by a mortgage on the property financed thereby and that the unpaid principal amount of a Program Loan may not exceed, at the time it is purchased by the Agency, 80% of the Market Value of the property subject to the Mortgage unless it is insured or guaranteed in one of the following ways: 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. The Agency will only purchase a conventional loan if the principal amount of the Program Loan is not greater than 80% of the Market Value of the property secured thereby.

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. Currently the Secretary is paying claims under Section 203 in cash and has not paid claims in debentures since 1965.

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.

In June 1991 HUD released Mortgagee Letter 91-27 declaring HUD's policy regarding adjustments to a Borrower's debt attributable to the bankruptcy of a Borrower. If a Borrower enters bankruptcy, the Program Loan is divided into two claims, a secured claim, equal to the appraised value of the property at the time of the bankruptcy, and an unsecured claim, equal to the difference between the balance of the Program Loan and such appraised value. If the Borrower successfully concludes the bankruptcy proceedings, the unsecured claim may be discharged in bankruptcy. Mortgagee Letter 91-27 states HUD policy to be that if, following such a discharge in bankruptcy of the unsecured portion of a mortgage debt, a Borrower defaults on a mortgage and the mortgagee forecloses on the mortgage and then files a claim for HUD benefits, the claim will be paid based on the unpaid principal balance of the secured portion of the bankruptcy claim. Consequently, the portion of a Program Loan exceeding the appraised value of the property at the time of the bankruptcy filing would not be covered by FHA insurance following a bankruptcy proceeding by the Borrower.

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; and (d) for loans for manufactured homes, 40 percent of the loan is guaranteed (with a maximum guarantee of \$20,000). 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. The Agency expects that it would liquidate through foreclosure proceedings, rather than acquire, the property securing a defaulted Program Loan.

Uninsured and Non-Guaranteed Loans. In addition to FHA Insured Program Loans, VA Guaranteed Program Loans, USDA Guaranteed Program Loans and PMI Insured Program Loans, the Second 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 will be 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 will be 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.

### **Program Purchase Agreements**

The Agency has entered into Program Purchase Agreements with Lenders for the sale to the Agency, on a first-come, first served basis, of Program Loans made to households of low and moderate income and originated by such Lenders. The Lenders are prohibited from imposing any fee or charge, or receiving any remuneration, in excess of the usual and reasonable amounts charged when owner-financing is not provided through the issuance of tax-exempt bonds. The purchase price to be paid by the Agency for each Program Loan purchased with the proceeds of the Related Bonds will be 100% of the outstanding principal amount thereof and the accrued interest thereon.

Each mortgagor to whom a Program Loan is made must be an Eligible Borrower as defined in the Program Purchase Agreement. Program Loans are required to be made in accordance with the applicable underwriting standards. Program Loans may be made with respect to either new or existing residential housing of no more than one dwelling unit, and may include new or existing condominium units or townhouses. The Lender shall make no payment to the Agency upon the execution of the Program Purchase Agreement.

In order to be eligible for purchase, each loan application must be submitted to the Agency by the Lender for a conditional commitment. If the loan meets the conditions required by the Act, Agency policy and regulations, and the Federal Tax Requirements, the loan will be qualified for purchase by the Agency as a Program Loan.

The Agency's conditional commitment process, which is initiated by the delivery of a submission package to the Agency, does not begin until after the Lender has processed and approved the application according to applicable loan underwriting criteria and specified Agency guidelines discussed below. The Lender, who must be a qualified originator, must first verify the applicant's income and assets, obtain credit reports to evaluate the applicant's payment record, secure an appraisal adhering to industry requirements and must obtain the approval of its underwriter prior to delivering a submission package to the Agency for its conditional commitment decision. The Lender must then forward to the Agency complete loan submission packages including the loan application and the required affidavits from the mortgagor and the seller of the residence. When the Agency receives this submission package, it will review the application and verify compliance with the various requirements of the Act, Agency policy and regulations, and the Federal Tax Requirements as outlined below. If the Agency determines after such review that the loan is eligible for purchase, it will issue a conditional commitment to purchase Program Loans from the Lender who can then schedule the loan for closing. The Agency will begin to process a Program Loan for which it has issued a conditional commitment upon its receipt of an endorsed Program Loan note from the Lender, but will purchase the Program Loan only after it has reviewed, and approved as satisfactory, all mortgage documents that are required to be recorded or that establish that mortgage insurance or guarantee, hazard insurance and title insurance are in place. Further review of the Program Loan application and related certificates to assure continuity of the transaction and compliance with requirements of the Agency and State and federal law will occur prior to purchase as deemed appropriate by the Agency. See "FEDERAL TAX REQUIREMENTS."

The Agency has supplemented the Program Loan processing steps to incorporate a delegated underwriting feature. In the event that a Lender processes a Program Loan using the delegated underwriting feature, a Lender will agree to comply with the procedures relating to the delegated underwriting feature set forth in the master loan origination and sale agreement and the Mortgage Program Originator's Guide.

In the event Lenders fail to originate and deliver Program Loans in the amount projected by the Agency, the Agency will have unexpended proceeds of the Related Bonds which it may use to redeem Related Bonds at par. See "DESCRIPTION OF THE RELATED BONDS — Special Redemption."

The Agency has the right to decline to purchase any Program Loan originated and offered for sale under a Program Purchase Agreement if, in the opinion of the Agency, such Program Loan does not meet the requirements set forth in such Program Purchase Agreement. Each Program Purchase Agreement further provides that the Lender shall repurchase any Program Loan sold to the Agency upon written notice by the Agency if any of the following shall occur: (i) the Agency determines that, with respect to such existing Program Loan, any representation contained in the related Program Purchase Agreement was untrue when made or that the Lender has breached or failed to perform any term of the Purchase Agreement, (ii) the Agency determines at any time that the Lender or the mortgagor has made a misrepresentation of a material fact that adversely affects the Program Loan's eligibility for purchase by the Agency under the Federal Tax Requirements or (iii) the first payment of principal and interest on the Program Loan becomes one calendar month or more in arrears and the Lender cannot demonstrate that the payment in arrears was unrelated to its underwriting of the Program Loan. The repurchase price of any such Program Loan shall be the unpaid principal balance thereof plus the accrued interest thereon, any advances made by the Agency for the account of the mortgagor and accrued interest thereon at the interest rate on the note, and any reasonable attorney's fees, legal expenses, court costs or other expenses that may have been incurred or expended by the Agency in connection with said Program Loan.

Pursuant to the Program Purchase Agreement, the Agency has agreed to purchase second mortgages to provide closing cost and down payment assistance using federal and state acquisition funds or other funds available to the Agency for Program Loans. The second mortgages will generally become due when the mortgaged property is sold or transferred; when a default occurs under the related Program Loan; when the mortgaged property ceases to be the principal residence of the borrower; or when the debt evidenced by the related Program Loan is refinanced.

### **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 37.5 basis points for FHA, USDA and VA loans, and 25 basis points for conventional loans of the unpaid 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.

## **FEDERAL TAX REQUIREMENTS**

### **General**

The Related Bonds are subject to the requirements of the Internal Revenue Code of 1986, as amended (the "Code") and the regulations thereunder (the "Federal Tax Requirements"). Pursuant to the Federal Tax Requirements, interest on "qualified mortgage bonds" is not includable in gross income for federal income tax purposes. Bonds are "qualified mortgage bonds" if all of the following requirements are met: (i) all proceeds of the issue exclusive of issuance costs and a reasonably required reserve fund are to be used to finance owner-occupied residences, (ii) the mortgages financed with the issue meet certain eligibility requirements, (iii) the yield that is earned by the issuer of the bonds from such mortgages does not exceed specified limitations and certain investment earnings derived from non-mortgage investments are paid to the United States, (iv) certain proceeds of the issue are available for financing housing located in "targeted areas" and (v) the use of proceeds of the bonds does not meet the private business tests of Sections 141(b)(1) and 141(b)(2) of the Code. In addition to the foregoing requirements, qualified mortgage bonds must meet certain other requirements relating to the issue itself.

Failure to meet the above requirements at any time during the term of the Related Bonds could result in interest on the Related Bonds being subject to federal income taxation as of the date of issuance. The Agency, however, has covenanted to comply with all such requirements. In addition, the Federal Tax Requirements provide that certain requirements will be deemed to have been satisfied if certain steps are taken (see "Good Faith Effort" below).

### **Eligibility Requirements**

The new Program Loans to be financed with the proceeds of the Related Bonds must meet the following eligibility requirements:

Residence Requirements. As required by the Program Purchase Agreements and the Federal Tax Requirements, all residences for which owner financing is provided with the proceeds of the Related Bonds must be single family residences located within the State, each of which can reasonably be expected to become the principal residence of the mortgagor within 60 days after the financing is provided. Each mortgagor is required to certify at the closing of the home mortgage loan that he or she intends to make the financed residence his principal residence within 60 days.

Absence of Prior Home Ownership. Except as described below, at least 95% of the proceeds of an issue, exclusive of a reasonably required reserve fund (“net proceeds”), must be used to finance residences of borrowers who have not had a present ownership interest in a principal residence at any time during the three-year period prior to the date on which the mortgage is executed. The Agency requires the borrower to provide his or her federal income tax returns for the preceding three years for review for evidence of prior ownership of a principal residence or to certify that he or she was not required to file federal income tax returns for the preceding three years, and to certify at the closing of the home mortgage loan that he or she has not had a present ownership interest in a principal residence at any time within the preceding three years. The Code creates an exception from this requirement for mortgage loans for residences located in targeted areas as described below and for mortgage loans and home ownership by veterans (who have not previously received the benefit of mortgage loans as described in this sentence) if the loan is funded from mortgage revenue bonds issued after December 20, 2006.

Purchase Price Limitations. The Code requires that the “acquisition cost” of each residence being financed may not exceed 90% (or 110% in the case of “targeted areas” as discussed below) of the “average area purchase price” applicable to such residence. The term “acquisition cost” is defined to mean the cost of acquiring a residence as a completed residential unit but does not include (i) usual and reasonable settlement or financing costs, (ii) the value of services performed by the mortgagor or members of his family in completing the residence, and (iii) the cost of land which has been owned by the mortgagor for at least two years before the date on which construction of a residence begins. For the purpose of this limitation, the term “average area purchase price” means, with respect to any residence, the average purchase price of single family residences in the Metropolitan Statistical Area (“MSA”) or non-MSA county in which the residence is located which were purchased during the most recent twelve-month period for which sufficient statistical information is available. The determination as to whether a residence meets the purchase price requirements must be made as of the date on which the Lender commits to make the Program Loan or, if earlier, the date of purchase of the residence.

The Agency has provided in the Program Purchase Agreement that the acquisition cost of any residence shall not exceed the maximum acquisition cost for the statistical area in which the residence is located, as said figure may be from time to time amended by the Agency in order to assure compliance with the Federal Tax Requirements. The Agency has further provided that the appraised value or sales price of any residence, whichever is less, may not exceed the maximum acquisition cost.

First-time homebuyers may purchase new or existing homes for up to \$225,000 and still qualify for the Agency’s low-interest rate mortgage program.

Income Restrictions. The Code requires that all owner financing provided by an issue of qualified mortgage bonds be provided to mortgagors whose family income is 115% or less of the applicable median family income. With respect to any financing provided for “targeted area” residences, as described below, one third of the amount of such financing may be made to mortgagors who do not satisfy this requirement if the remaining two-thirds of such “targeted area” financing is made to mortgagors whose family income is 140% or less of the applicable median family income. Under the Code, the above percentages for households consisting of less than three persons are reduced to 100% for “non-targeted areas” and 120% for “targeted areas,” respectively. For purposes of this income restriction, applicable median family income is the greater of the area median gross income for the area where the residence is located or the statewide median gross income. Each mortgagor is required to set forth his family income in his application and provide an affidavit that such statement is true and complete and that his family income does not exceed the applicable income limit. The applicable income restriction shall be the low or moderate income restriction of the Agency or the applicable median family income restriction of the Federal Tax Requirements, whichever is less. The Agency has provided in the Program Purchase Agreement that it shall not purchase any mortgage loan if the mortgagor does not meet the applicable income restriction. The Agency believes that the income limits set forth above under “THE PROGRAM — Income and Net Asset Limitations” comply with this requirement.

New Program Loan Requirement. In order to comply with the Federal Tax Requirements, none of the proceeds of a bond issue may be used to acquire or replace existing mortgages (except for construction period

loans and temporary financings with a term not to exceed 24 months). The Agency's requirements with respect to the Program Purchase Agreements and its review procedures are designed to meet these restrictions.

Program Loan Assumption Limitation. To meet the Federal Tax Requirements, each mortgage financed with the proceeds of a bond issue may be assumed only if the residence requirements, absence of prior home ownership, purchase price limitations and the income restrictions are met with respect to the mortgage assumption. The determinations as to compliance with these requirements are to be made as of the date on which the mortgage is being assumed. Accordingly, the Agency must make the required statistical study or otherwise determine (e.g., by reliance on "safe harbor" statistics published by the U.S. Treasury) the relevant average area purchase prices for each statistical area within the State on an annual basis, and must assure compliance with the other applicable Federal Tax Requirements as long as any Related Bonds are outstanding. The Agency has so covenanted in the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement and, in order to assure compliance with this requirement, has provided in the Program Purchase Agreement that no Program Loan may be assumed without the written consent of the Agency.

### **Requirements Related to Arbitrage**

In addition to the arbitrage requirements that apply to all tax-exempt bonds under Section 148 of the Code, the Agency must satisfy two additional arbitrage requirements. First, certain limitations are imposed upon the yield the Agency may receive from the Program Loans. The Code and the Treasury regulations thereunder require that all fees, charges and other amounts borne by the mortgagor that are attributable to the Program Loan or the bond issue be taken into account in determining the yield on the Program Loans. Accordingly, in computing the yield on the Program Loans, the Agency takes into account all discount points paid by the seller and origination fees paid by the mortgagor. Since the Lenders are prohibited from charging any other fees and charges in excess of those which would be charged when owner financing is not provided through the use of tax-exempt bonds, the Agency does not have to take such other charges into account in such computation. In addition, the Agency has reserved the right to adjust the yield on the Program Loans should circumstances indicate that such an adjustment is necessary in order to comply with the arbitrage requirements.

The second principal arbitrage requirement obligates the Agency to pay to the United States government amounts earned on non-mortgage investments in excess of the amounts which would have been earned on such investments if invested at a yield equivalent to the yield on the Related Bonds, plus the earnings on such excess.

### **Other Requirements**

Application of Certain Payments. The Federal Tax Requirements provide that all prepayments and repayments received ten years after the date of issuance (or conversion in the case of the Series A-1 Bonds) of the Related Bonds in respect of Program Loans be applied to the payment of principal of, or to redeem, Related Bonds no later than the beginning of the second semi-annual period beginning after the date of receipt. Accordingly, the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement provide that such amounts (if not less than \$250,000 in aggregate) be applied to the redemption or payment of Related Bonds.

Targeted Area Requirement. In order to comply with the Federal Tax Requirements, the Agency will, for at least one year after owner financing is first made available with respect to new Program Loans purchased with proceeds of the Related Bonds, make available for Program Loans in Targeted Areas within the State an amount equal to 20% of the proceeds of the Related Bonds deposited in the Program Account. The Agency's efforts to place Program Loans in Targeted Areas will include advertising that mortgage funds are available for such areas, and may include the Agency's originating such loans directly.

Information Reporting Requirement. In addition to the information reporting requirement applicable to all tax-exempt obligations, issuers of qualified mortgage bonds must compile and submit to the Internal Revenue Service for each year in which proceeds of a qualified mortgage bond issue are used to provide mortgages, a report containing information on each mortgagor, including information with respect to the eligibility requirements and other data pertaining to a mortgagor's income.



Recapture of Portion of Federal Subsidy. The Code imposes a recapture provision (the “Recapture Provision”), which requires a payment to the United States from certain mortgagors of an amount determined to be the subsidy provided by a qualified mortgage upon disposition of the residence financed by the Program Loan. The Agency has established procedures to comply with the requirements imposed on it by the Recapture Provision. In January 2007 the Agency created a Recapture Tax Reimbursement Program for borrowers who close an MRB or MCC assisted loan after January 1, 2007. Eligible borrowers will be reimbursed by the Agency for any recapture tax that they pay to the IRS after they have sold their home. The Agency estimates that its liability will be minimal.

### **Good Faith Effort**

An issue of qualified mortgage bonds which fails to meet the Eligibility Requirements will be treated as meeting all such requirements if:

- (i) the issuer in good faith attempted to meet such requirements before the mortgages were executed;
- (ii) 95% of the net proceeds devoted to owner-financing were devoted to residences with respect to which (at the time the mortgages were executed or assumed) all such requirements were met; and
- (iii) any failure to meet such requirements is corrected within a reasonable period after such failure is first discovered. Failure to meet one or more of the Eligibility Requirements can be corrected by either calling the non-qualifying mortgage or replacing it with a qualifying mortgage.

In determining whether the 95% requirement referred to in clause (ii) above is satisfied, the Treasury regulations provide that the Agency may rely on affidavits evidencing compliance from the mortgagors and sellers of residences and upon the examination by the Agency or its agents of the income tax returns filed by the mortgagors with the Internal Revenue Service for the preceding three years which indicate no prior home ownership during such period (or statements in the mortgagors affidavits that one or more of such returns were not required to have been filed).

The failure to meet the arbitrage and targeted area requirements will not affect the tax-exempt status of a qualified mortgage bond if:

- (i) the issuer in good faith attempted to meet all such requirements; and
- (ii) any failure to meet such requirements is due to inadvertent error after taking reasonable steps to comply with such requirements.

### **Agency Procedures**

In order to comply with the Federal Tax Requirements, the Agency has established procedures that include an approval process that must be completed before the Agency enters into a conditional commitment to purchase a Program Loan, including the examination of affidavits to determine applicant eligibility and Lender compliance, and guidance and assistance to the Lenders.

The Agency will not purchase any Program Loan until it has reviewed the documentation to verify compliance with the Federal Tax Requirements. As described above under “THE PROGRAM — General,” the Agency begins its review of the Program Loan application after the Lender has processed and approved the loan application in accordance with applicable loan underwriting procedures as well as in compliance with the Agency’s procedures and guidelines. Once the Lender has completed its processing and has approved the Program Loan, a submission package, which includes the loan application and the affidavits, is forwarded to the Agency.

The Agency will require that each submission package contain an affidavit from each mortgagor which represents and warrants, among other things (i) that he or she has not had a previous ownership interest in a principal residence within the preceding three years; (ii) that he or she will occupy the premises as his or her principal residence within 60 days after the Program Loan is made; (iii) that the residence is a completed residential unit which needs no alteration for normal occupancy; (iv) that the property will not be used for business purposes; and (v) that the statement of family income set forth in the application is true and complete and does not exceed the applicable income limit. The Agency will also require each mortgagor to submit for inspection such mortgagor's federal income tax returns for each of the three years preceding the origination of the Program Loan or a certificate that the mortgagor was not required to file a federal income tax return during such period to verify the absence of prior home ownership during such period. The Agency will also require that each loan package contain an affidavit from the seller of the residence which evidences compliance with the purchase price limitations.

After the Agency determines that a loan is eligible for purchase, it provides for the issuance of a conditional commitment to the Lender for such loan. The Lender then closes such loan. The Agency will not purchase any Program Loan until the Agency receives the endorsed mortgage loan note from the originating lender and reviews all the documents which record the mortgage in the public record and evidence compliance with the applicable mortgage insurance or guarantee program, if any.

The Agency has published a Mortgage Originator's Guide describing the underwriting process each Lender must perform with respect to each Program Loan. The Agency regularly holds training classes and has held conversations with Lenders which have executed Program Purchase Agreements to explain the Federal Tax Requirements and the procedures designed to assure compliance.

As noted above under "Program Purchase Agreements," the Lenders will be required to make representations and warranties that certain Federal Tax Requirements have been met and to repurchase Program Loans if misstatements or misrepresentations by any party in connection therewith adversely affect the Program Loan's eligibility for purchase under the Federal Tax Requirements.

Compliance by the Agency with certain other Federal Tax Requirements is discussed above under the following subcaptions:

- (1) Limitations with respect to the acquisition cost of eligible residences. See "Purchase Price Limitations."
- (2) Use of proceeds limited to newly originated mortgages and criteria with respect to the assumption of mortgages on resale. See "New Program Loan Requirement" and "Program Loan Assumption Limitation."
- (3) Determination of the interest rate on the Program Loans. See "Requirements Related to Arbitrage."

The Agency may direct Program Lenders to reduce or cause to be reduced the interest rate on Program Loans if the Agency determines such reductions to be necessary in order to preserve the federal tax exemption on the Bonds.

## **OTHER AGENCY PROGRAMS**

### **Single Family Programs**

Including refundings, the Agency has issued over \$3.4 billion of revenue bonds to provide funds for its single family home ownership programs. The bonds were issued pursuant to several bond resolutions of the Agency, all but two of which have been defeased. Such bonds are secured solely by the security pledged under their respective bond resolutions, and not by the security pledged under the Trust Agreement.

Detailed information regarding the Agency's experience with respect to its issuances under the 1998 Trust Agreement and the 1985 Trust Agreement are set forth on the following pages.

## Experience to Date Under 1998 Trust Agreement

The Agency has issued \$2,078,530,000 of bonds under the 1998 Trust Agreement for the purposes of the Program. \$2,026,359,000 of the proceeds of those bonds have been or will be used to purchase Program Loans for home ownership.

The following table summarizes as of May 31, 2011, the origination history and delinquency rate of Program Loans purchased by the Agency under the 1998 Trust Agreement:

Series	Date of Issue	<u>Bonds Payable (000's)</u>		<u>Program Loans Receivable (000's)</u>			Delinquency Rate <sup>4</sup> (%)
		Original Principal Amount	Amount Outstanding	Outstanding Principal Balance	Interest Rate(s) On Mortgage <sup>1</sup> (%)	Type of Mortgage Insurance	
1	6/17/98	\$62,115	\$14,635	\$13,517	5.75-6.65	FHA, VA, USDA	3.7
2	12/2/98	35,000	8,380	8,586	5.75 and 6.65	FHA, VA, USDA	2.1
3	3/11/99	65,000	18,185	18,290	5.75 -6.95	FHA, VA, USDA, PMI	3.5
4	5/27/99	50,000	13,130	13,114	5.99-6.65	FHA, VA, USDA	2.4
5	8/19/99	55,000	12,990	13,360	5.75-6.95	FHA, VA, USDA	4.8
6	12/2/99	45,000	6,915	7,502	6.95	FHA, VA, USDA	2.5
7	4/5/00	65,000	13,550	12,743	6.50-7.25	FHA, VA, USDA, PMI	5.4
8	6/21/00	100,000	3,175	14,662	6.95-7.375	FHA, VA, USDA,	7.3
9	12/13/00	65,000	24,550	22,169	5.99-7.125	FHA, VA, USDA, PMI	4.1
10 <sup>2</sup>	4/26/01	60,000	14,185	18,406	4.75-8.375	FHA, VA, USDA, PMI	4.7
11	9/27/01	65,000	26,215	24,299	5.99	FHA, VA, USDA, PMI	1.5
12 <sup>3</sup>	12/20/01	78,075	34,130	26,497	4.99-13.00	FHA, VA, USDA, PMI	1.0
13	4/4/02	75,000	30,220	25,964	4.99-6.50	FHA, VA, USDA, PMI	3.1
14	6/26/02	75,000	36,170	32,139	5.125-6.25	FHA, VA, USDA, PMI	3.7
15	5/8/03	50,060	27,060	27,123	4.95-5.375	FHA, VA, USDA, PMI	2.4
16	9/16/03	50,000	27,200	26,419	5.125-5.75	FHA, VA, USDA, PMI	2.5
17	12/11/03	53,280	33,085	30,536	5.125-5.375	FHA, VA, USDA, PMI	1.4
18	4/20/04	50,000	30,530	29,235	4.625-5.875	FHA, VA, USDA, PMI	1.4
19	8/18/04	65,000	44,485	40,840	5.25-5.75	FHA, VA, USDA, PMI	3.2
20	12/7/04	65,000	45,480	42,615	5.125-5.25	FHA, VA, USDA, PMI	2.0
21	4/21/05	65,000	46,365	40,547	5.125-5.375	FHA, VA, USDA, PMI	1.8
22A	11/30/05	65,000	50,440	45,791	5.125-6.125	FHA, VA, USDA, PMI	3.0
22CE	10/1/07	80,000	72,035	65,951	5.50-5.75	FHA, VA, USDA, PMI	1.0
23	3/30/06	65,000	49,540	43,966	5.125-6.125	FHA, VA, USDA, PMI	1.9
24	6/29/06	85,000	66,300	61,239	3.95-6.375	FHA, VA, USDA, PMI	1.9
25	9/26/06	65,000	53,200	49,493	5.125-6.375	FHA, VA, USDA, PMI	1.8
26	12/20/06	65,000	54,225	48,709	5.125-6.25	FHA, VA, USDA, PMI	2.8
27	6/26/08	65,000	57,875	53,236	5.75-6.50	FHA, VA, USDA, PMI	2.7
28	4/25/07	65,000	55,855	51,763	4.75-5.99	FHA, VA, USDA, PMI	1.4
29	6/13/07	100,000	86,510	76,916	3.95-6.25	FHA, VA, USDA, PMI	2.8
30	10/23/07	65,000	58,510	53,768	5.50-6.50	FHA, VA, USDA, PMI	1.6
31	1/10/08	<u>65,000</u>	<u>58,600</u>	<u>55,584</u>	4.625-6.375	FHA, VA, USDA, PMI	1.6
Total		<u>\$2,078,530</u>	<u>\$1,173,725</u>	<u>\$1,094,979</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> Proceeds of the Series 10 Bonds were applied to refund certain of the Agency's Series J and K Bonds, Series L and M Bonds and Series N and O Bonds (1985 Resolution) previously issued by the Agency. In connection with such refunding, \$33,839,000 of FHA-Insured mortgage loans financed with the proceeds of the refunded Bonds were transferred to the Trust Agreement.

<sup>3</sup> Proceeds of the Series 12 Bonds were applied to refund certain of the Agency's Single Family Revenue Bonds, Series R, S and T (1985 Resolution) and certain of the Agency's Single Family Mortgage Purchase Bonds Series A and Series B (1976 Resolution). In connection with such refunding, \$27,517,000 of mortgage loans and cash of \$6,519,000 were transferred to the Trust Agreement.

<sup>4</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 May 31, 2011.

## Experience to Date Under 1985 Trust Agreement

The Agency has issued \$1,061,461,000 of bonds under the 1985 Trust Agreement for the purposes of the Program.

The following table summarizes as of May 31, 2011, the origination history and delinquency rate of Program Loans purchased by the Agency under the 1985 Trust Agreement:

Series	Date of Issue	<u>Bonds Payable (000's)</u>		<u>Program Loans Receivable (000's)</u>			Delinquency Rate (%)
		<u>Original Principal Amount</u>	<u>Amount Outstanding</u>	<u>Outstanding Principal Balance</u>	<u>Interest Rate(s) On Mortgage (%)</u>	<u>Type of Mortgage Insurance</u>	
A	3/1/85	\$102,302	\$0	\$5,854	4.95-9.95	FHA,VA,USDA,PMI	4.1
B	9/12/85	100,124	0	3,619	4.95-9.50	FHA,VA,USDA,PMI	6.3
D	12/4/87	19,980	0	834	4.95-8.60	FHA,VA,PMI	7.7
EF <sup>1</sup>	6/9/88	59,000	0	0	N/A	N/A	0.0
PQ	5/17/91	57,045	0	2,312	8.10	FHA	3.6
RST	11/27/91	95,000	0	3,735	6.95	FHA	2.5
UV <sup>2</sup>	6/12/92	54,815	0	2,164	N/A	N/A	0.0
WX <sup>1</sup>	4/22/94	45,000	0	0	N/A	N/A	0.0
YZ	7/28/94	40,000	0	3,913	7.30	FHA	1.0
AABB	5/5/95	60,000	1,870	5,589	6.75-7.35	FHA	7.7
CCDD	10/26/95	31,355	2,670	4,131	6.35-10.70	FHA, PMI	3.9
EEFF	3/22/96	23,505	3,045	2,963	6.75-7.25	FHA	5.8
GGHH	5/16/96	30,000	4,335	4,023	6.75-7.25	FHA	7.6
IIJJ	7/11/96	67,530	4,120	7,713	6.75-8.30	FHA, PMI	6.5
KKLL	10/3/96	28,965	4,235	4,294	6.45-7.25	FHA	2.2
MMNN	12/5/96	25,000	2,445	2,495	6.75	FHA	5.3
OOPP	4/4/97	45,000	6,705	7,206	6.45-6.95	FHA	4.1
QQRR	6/19/97	65,000	10,075	11,130	6.45-6.65	FHA	5.7
SSTT	11/14/97	25,000	4,295	4,808	6.15-6.45	FHA	5.3
UUVV	2/13/98	45,000	7,575	7,779	6.15-6.65	FHA, USDA	5.0
WW	1/27/99	<u>41,840</u>	<u>22,445</u>	<u>3,471</u>	8.25-8.55	FHA	5.9
Total		<u>\$1,061,461</u>	<u>\$73,815</u>	<u>\$88,033</u>			

<sup>1</sup> These loans were transferred to the 1998 Trust Agreement.

<sup>2</sup> As of May 31, 2011, Series UV holds \$2,164,000 in FNMA and GNMA mortgaged backed securities.

The overall 60/90 day delinquency rate for the Program Loans issued pursuant to the 1985 Trust Agreement and the 1998 Trust Agreement was 2.8% as of May 31, 2011. At March 31, 2011, the most recent date for which data was available, 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 4.5%; the South Atlantic Region, 5.3%; and the United States, 4.8%. For this same time period, the overall 60/90 day delinquency rate for the Program Loans then outstanding was 2.9%.

## 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 31, 2011, the Agency had approximately \$11,010,000 of multifamily revenue bonds outstanding, with a multifamily mortgage loan portfolio of approximately \$9,356,000 of loans securing such bonds. All of the multifamily mortgage loans now owned by the Agency are FHA-insured.

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 1,831 projects comprising 55,459 rental units, allocating \$274,053,303 of tax credits.

## **Other Activities**

The Agency offers a downpayment assistance program in the form of a zero-interest second mortgage loan. Buyers must invest \$1,000 from their own funds in their home, and the second mortgage will pay up to \$8,000 of the balance. Loans are repayable upon resale or refinance of the home. To qualify for downpayment assistance, buyers must meet certain income limits for the low-interest mortgage program and are limited to a sales price of \$225,000 for new or existing homes.

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 20% of annual mortgage interest as a federal income tax credit. As of May 31, 2011, the Agency had issued 25,326 certificates under the MCC program totaling \$1,965,497,001 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 two 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. Agency funds are not used in carrying out the program, and the change does not affect the Agency's operating budget.

The State of North Carolina in 2004 created a Home Protection Program to help homeowners avoid foreclosure if they lose their jobs because of changing economic conditions. When the Agency became eligible to provide foreclosure assistance through the Treasury's Hardest Hit Fund, it recommended that the North Carolina General Assembly reduce funds for the Home Protection Program to a de minimis amount that would keep the program open and allow certain of its provisions to apply to the new N.C. Foreclosure Prevention Fund. For fiscal years 2012 and 2013, the appropriation was reduced from \$2,269,579 to \$187,879.

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 resources 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, and \$7,876,755 for fiscal years 2012 and 2013. While the reduction for fiscal years 2012 and 2013 is indicative of the significant cuts in the entire State budget for fiscal years 2012 and 2013 and reduces the amount of financing available for households with extremely low incomes, it does not affect the Agency's operating budget.

In September 2000, the Agency issued \$27,175,000 Student Housing Variable Rate Revenue Bonds for the purpose of financing a student housing facility located near the campus of Appalachian State University in Boone, North Carolina. These bonds are secured by the revenues of the student housing facility and by a letter of credit issued by a major bank. 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. Also, in August 2002 the Agency issued \$8,000,000 of bonds to finance improvements to facilities owned and operated by The Masonic Home for Children at Oxford, Inc., a North Carolina non-profit corporation that provides housing for needy children. These bonds are secured by the loan repayments to be paid by the corporation and a letter of credit issued by a major bank. The Agency issued \$14,200,000 of multifamily housing revenue bonds in December 2010 to finance the cost of acquiring, renovating, improving, equipping and furnishing certain multifamily housing facilities within the State.

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. See "FEDERAL TAX REQUIREMENTS."

### **TAX EXEMPTION**

Opinion of Bond Counsel. The Related Bonds will be treated as a single issue for federal income tax purposes. Certain federal tax requirements must be met subsequent to the initial issuance and delivery of the Related Bonds in order that interest on such Bonds be excluded, on and after the date of such issuance and delivery, from the gross income of the owners thereof for federal income tax purposes under the Code. The Agency has established procedures in its Program documents and the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement to meet the Federal Tax Requirements. The Agency has also covenanted in the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement to comply with the requirements of Sections 143 and 148 of the Code. Bond Counsel is of the opinion that the procedures established as of the date hereof in the Agency's Program documents and the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement are sufficient, if followed, to comply with the Federal Tax Requirements. The Agency has also covenanted, in the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement, to comply with the regulations promulgated with respect to the rebate and other arbitrage requirements under Sections 143 and 148 of the Code. Failure to comply with such aforementioned covenants or to carry out the procedures set forth in the Program documents may cause interest on the Related Bonds to become included in gross income for federal income tax purposes retroactive from their date of issue (or conversion in the case of the Series A-1 Bonds).

In the opinion of Womble Carlyle Sandridge & Rice, PLLC, Raleigh, North Carolina, as Bond Counsel, assuming that the Agency will carry out the aforementioned procedures set forth in the Program documents and comply with the aforementioned covenants contained in the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement, interest on the Related Bonds is not includable in the gross income of the owners of the Related Bonds for purposes of federal income taxation.

Bond Counsel is of the opinion that interest on the Related Bonds is not treated as a preference item in computing the federal alternative minimum tax imposed by the Code on individuals and the alternative minimum tax imposed by the Code on corporations; in addition, such interest is not included in the adjusted current earnings of corporations for purposes of the corporate alternative minimum tax.

Bond Counsel is further of the opinion that interest on the Related Bonds is exempt from all income taxes of the State.

Original Issue Premium. The Series 1 Bonds maturing on July 1, 2028 (collectively, the "Premium Bonds") are being sold at initial offering prices which are in excess of the principal amount payable at maturity. The difference between (a) the initial offering prices to the public (excluding bond houses, brokers or similar

persons or organizations acting in the capacity of underwriters, placement agents, wholesalers or other intermediaries) at which a substantial amount of each maturity of the Premium Bonds is sold and (b) the principal amount payable at maturity of such Premium Bonds constitutes original issue premium. In general, an owner of a Premium Bond must amortize the bond premium over the remaining term of the Premium Bond based on the owner's yield over the remaining term of the Premium Bond, determined based on constant yield principles (in certain cases involving a Premium Bond callable prior to its stated maturity date, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on such Premium Bond). An owner of a Premium Bond must amortize the bond premium by offsetting the qualified stated interest allocable to each interest accrual period under the owner's regular method of accounting against the bond premium allocable to that period. If the bond premium allocable to an accrual period exceeds the qualified stated interest allocable to that accrual period, the excess is a nondeductible loss. Under certain circumstances, the owner of a Premium Bond may realize a taxable gain upon disposition of the Premium Bond even though it is sold or redeemed for an amount less than or equal to the owner's original acquisition cost.

Owners of Premium Bonds should consult their own tax advisors regarding the treatment of bond premium for Federal income tax purposes, including various special rules relating thereto, and state and local tax consequences in connection with the ownership and disposition of Premium Bonds.

Other Tax Consequences. Ownership or transfer of, or the accrual or receipt of interest on, the Related Bonds may result in collateral federal, State of North Carolina, other state or local tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, certain foreign corporations doing business in the United States, certain S corporations with excess passive income, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, taxpayers who may be eligible for the federal earned income tax credit and taxpayers subject to franchise, estate, inheritance, gift or capital gains taxes. Prospective purchasers of the Related Bonds should consult their tax advisors as to any such possible collateral tax consequences. Except to the extent covered in their legal opinion, Bond Counsel expresses no opinion regarding any such collateral tax consequences.

No assurance can be given that future legislation, including amendments to the Code or interpretations thereof, if enacted into law, or certain litigation or judicial decisions, if upheld, will not contain provisions or produce results which could, directly or indirectly, reduce the benefit of the excludability of interest on the Related Bonds from gross income for federal income tax purposes.

The Internal Revenue Service (the "Service") has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. No assurances can be given as to whether or not the Service will commence an audit of the Related Bonds.

Interest paid on tax-exempt obligations, such as the Related Bonds, will be subject to information reporting in a manner similar to interest paid on taxable obligations. Although such reporting requirement does not, in and of itself, affect the excludability of interest with respect to the Related Bonds from gross income for federal income tax purposes, such reporting requirement causes the payment of interest with respect to the Related Bonds to be subject to backup withholding if such interest is paid to beneficial owners who (a) are not "exempt recipients" and (b) either fail to provide certain identifying information (such as the beneficial owner's taxpayer identification number) in the required manner or have been identified by the Service as having failed to report all interest and dividends required to be shown on their income tax returns. Generally, individuals are not exempt recipients, whereas corporations and certain other entities generally are exempt recipients. Amounts withheld under the backup withholding rules from a payment to a beneficial owner would be allowed as a refund or credit against such beneficial owner's federal income tax liability provided the required information is furnished to the Service.

## **FINANCIAL STATEMENTS**

The financial statements of the Agency as of and for the year ended June 30, 2010, included in this Official Statement as Appendix A have been audited by BDO USA, LLP, independent auditors, as stated in their report appearing herein. Appendix A also contains the unaudited financial statements for the six months ended December 31, 2010.

## **LITIGATION**

At the time of the delivery of and payment for the Related 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 Related Bonds, or in any way contesting or affecting the validity of the Related 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 Related Bonds or the existence or powers of the Agency.

## **CERTAIN LEGAL MATTERS**

Legal matters incident to the authorization, issuance and sale of the Related Bonds are subject to the approving opinion of Womble Carlyle Sandridge & Rice, PLLC, 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 and any additional opinions provided to the NIBP Purchasers relating to the Series A-1 Bonds will be available at the time of delivery of the Related Bonds. Certain legal matters will be passed upon for the Agency by the Counsel and Manager of Legal Services for the Agency and by Underwriters' Counsel, Bode, Call & Stroupe, L.L.P., Raleigh, North Carolina.

## **LEGAL INVESTMENT**

The Act provides that the Related 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.

## **CONTINUING DISCLOSURE**

Pursuant to the Second Supplemental Trust Agreement, the Agency has agreed to provide to the beneficial owners of the Series 1 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 1 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 for such fiscal year 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;
- (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, notice of any of the following events with respect to the Series 1 Bonds, if material:



- (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) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Series 1 Bonds or other or events affecting the tax-exempt status of the Series 1 Bonds;
  - (7) modification to the rights of the beneficial owners of the Series 1 Bonds;
  - (8) bonds calls, other than calls for mandatory sinking fund redemption, if material, and tender offers;
  - (9) defeasances of any of the Series 1 Bonds;
  - (10) release, substitution or sale of any property securing repayment of the Series 1 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.

All information provided to the MSRB as described in the Trust Agreement shall be provided in an electronic format as prescribed by the MSRB and accompanied by identifying information as prescribed by the MSRB.

The Agency may also discharge its undertaking described above by transmitting such information in any other manner subsequently authorized or required by the U.S. Securities and Exchange Commission in lieu of the manner described above.

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 the Rule as of the date of the Official Statement, after taking into account any amendments or interpretations of the Rule, 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 1 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 1 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 provisions of the Second Supplemental Trust Agreement pertaining to continuing disclosure shall terminate upon payment, or provision having been made for payment in a manner consistent with the Rule, in full of the principal and interest with respect to all of the Series 1 Bonds.

The Agency has not failed to provide any information required to be provided by any undertaking previously made by the Agency pursuant to the requirements of the Rule.

### **UNDERWRITING OF THE SERIES 1 BONDS**

The Series 1 Bonds are being purchased by Merrill Lynch, Pierce, Fenner & Smith Incorporated, Edward D. Jones & Co., RBC Capital Markets, LLC and Wells Fargo Bank, National Association (the "Underwriters"). The Underwriters have agreed to purchase the Series 1 Bonds at a price equal to \$34,630,435.00. The Bond Purchase Agreement for the Series 1 Bonds provides that the Underwriters will purchase all of the Series 1 Bonds, if any such Series 1 Bonds are purchased, the obligation to make such purchase being subject to certain terms and conditions set forth in such Bond Purchase Agreement, including the release of the Series A-1 Bonds, the approval of certain legal matters by counsel and certain other conditions. The initial public offering prices may be changed, from time to time, by the Underwriters. The Underwriters may offer and sell the Series 1 Bonds to certain dealers and certain dealer banks and banks acting as agents at prices lower than the public offering prices stated on the inside cover page hereof. The Underwriters will receive a fee of \$303,692.19 relating to the sale of the Series 1 Bonds. In addition, the Underwriters will receive a special structuring fee and expense reimbursement of \$135,156.00 in consideration of the additional structuring work necessary to ensure that the Series 1 Bonds are market bonds which meet the requirements necessary to ensure the release of the Series A-1 Bonds in conformity with the NIBP Program. The Underwriters are not acting as placement agents for the Series A-1 Bonds and are not acting as financial advisors and have not provided any services with respect to the Series A-1 Bonds or the holders thereof. The Agency will pay the Underwriters' fees from funds available to the Agency.

Wells Fargo Securities is the trade name for certain capital markets and investment banking services of Wells Fargo & Company and its subsidiaries, including Wells Fargo Bank, National Association ("WFBNA"). WFBNA has entered into an agreement (the "Distribution Agreement") with Wells Fargo Advisors, LLC ("WFA") for the retail distribution of certain municipal securities offerings, including the Series 1 Bonds. Pursuant to the Distribution Agreement, WFBNA will share a portion of its underwriting compensation with respect to the Series 1 Bonds with WFA. WFA is also a subsidiary of Wells Fargo & Company.

The Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include securities trading, commercial and investment banking, financial advisory, investment management, principal investment, hedging, financing and brokerage activities. Certain of the Underwriters and their respective affiliates may have, from time to time, performed and may in the future perform, various investment banking services for the Agency, for which they received or will receive customary fees and expenses. In the ordinary course of their various business activities, the Underwriters and their respective affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (which may include bank loans and/or credit default

swaps) for their own account and for the accounts of their customers and may at any time hold long and short positions in such securities and instruments. Such investment and securities activities may involve securities and instruments of the Agency.

### 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 1 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 1 Bonds have been determined, with the approval of the North Carolina Housing Finance Agency, by the State Treasurer and Local Government Commission of the State of North Carolina.

By: /s/ T. Vance Holliman  
Secretary of the Local Government Commission  
of North Carolina

Dated: August 3, 2011

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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, 2010

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**NORTH CAROLINA HOUSING FINANCE AGENCY  
FINANCIAL STATEMENTS AND ADDITIONAL INFORMATION  
FOR THE YEAR ENDED JUNE 30, 2010**

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**MANAGEMENT DISCUSSION AND ANALYSIS (Unaudited)**  
**June 30, 2010**

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, 2010. The financial statements, accompanying notes, and additional information should be read in conjunction with the following discussion.

**Overview**

The North Carolina Housing Finance Agency was created in 1974 to provide financing for residential housing, both ownership and rental, to North Carolina households with low and moderate incomes. The Agency has issued bonds to finance housing throughout the State of North Carolina (State). In addition to its bond programs, the Agency administers the Section 8 Programs, the HOME Investment Partnerships Program (HOME), Low-Income Housing Tax Credits, the North Carolina Housing Trust Fund (HTF) and other federal and state programs. These programs provide different types of assistance such as rent subsidies, down payment assistance, low-interest mortgage loans, foreclosure prevention counseling, 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, 2010:

- The Agency's total assets decreased \$29,646,000, or 1.4%, and total liabilities decreased \$46,218,000 or 2.9%.
  - Cash and cash equivalents decreased \$51,584,000, or 15.1%, during the year primarily because the Agency had three bond calls in its single-family resolutions during the fiscal year. The Agency called the bonds in the 1984 F/G, 1984 H/I, 1994 and 1995 multifamily resolutions to minimize negative arbitrage. In addition, the Agency funded mortgage loans with its existing funds in the absence of a traditional bond issuance during the year (see additional comments under section "Debt Administration").
  - Accrued interest receivable on mortgage loans increased \$1,131,000, or 11.3%, as a result of increased delinquency interest due to the poor economic environment.
  - Investments increased \$109,078,000, or 95.9%, while accrued interest receivable on investments decreased \$469,000, or 34.3%. The increase in investments is a result of the New Issue Bond Program (NIBP) offered by the U.S. Treasury. The Agency sold \$135,000,000 of bonds to Fannie Mae and Freddie Mac, these bonds are held in escrow (see additional comments under section "Debt Administration"). Pursuant to program limitations, the only available investments for these escrowed proceeds are four-week treasury bills, which provide a negligible return. In addition, a \$9 million government security was called, and a majority of the proceeds were invested in the Short Term Investment Fund (STIF) maintained by the State Treasurer. The STIF interest rate continued to decline during the year and a significant portion of the Agency's investments are in STIF.
  - Mortgage loans receivable decreased \$93,629,000 or 6.1%. The number of new loans originated during the fiscal year decreased significantly due to the poor financial climate and the general reluctance of potential borrowers to buy a home in an unstable economy. Additionally, mortgage insurers' new restrictions have made it difficult for first-time home buyers to purchase a home without a larger down payment. Prepayments increased as a result of historically low market mortgage rates. Although the Agency did not issue traditional bonds during the fiscal year, the Agency continued to finance mortgage loans

using prepayments and revenue reserves. (see additional comments under section on “Debt Administration”). During the current fiscal year, the Agency purchased \$30.3 million of new FirstHome loans. The decrease in new loans originated, coupled with an increase in prepayments, has resulted in a decrease in mortgage loans receivable.

- Deferred outflow of resources increased by \$6,698,000, or 100%, with a corresponding increase in derivative instrument—interest rate swap under long-term liabilities. GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments* (GASB 53), requires that the fair value of derivatives be reported. The Agency has four, pay-fixed, interest rate swap agreements, each designated as a hedging derivative instrument representing cash flow hedges for the organization. GASB 53 was effective for fiscal years beginning after June 15, 2009.
- State tax credits receivable decreased \$504,000, or 0.9%. Fewer projects were awarded credits in fiscal year 2010.
- Other assets, net decreased \$367,000, or 2.4%, mostly due to a \$520,000 decrease in cash that the Trustee is holding for payments on mortgage loans, a decrease of \$202,000 due to depreciation of assets and an increase of \$346,000 due to the accrual of administration costs for Hardest Hit Funds (see discussion under “New Business”).
- Bonds payable decreased \$44,625,000, or 3.0% and accrued interest payable decreased by \$6,948,000 or 14.1% (see comments under “Debt Administration”).
- Accounts payable decreased \$501,000, or 17.4%. National Foreclosure Mitigation Counseling Program (NFMC) project earnings decreased since fiscal year 2009 from \$545,000 to \$199,000 since cycle three was not fully operational while cycle two ended during the current fiscal year. Employee withholding and payroll expenses decreased \$78,000 due to a change in procedures regarding the timing of payments. Health insurance, hospitalization and retirement expenses for fiscal year 2010 will be paid in fiscal year 2011. Also, accounts payable decreased as \$28,000 more of expenses were paid prior to fiscal year-end as compared to fiscal year 2009.
- Deferred revenues decreased \$106,000, or 1.1% because 51 state tax credit property monitoring fees were added in fiscal year 2009, therefore receiving a full year of amortization in fiscal year 2010. However, only 30 tax credit property monitoring fees were added in fiscal year 2010, which received only partial year of amortization.
- Other liabilities decreased \$736,000, or 11.7%. The temporary operating reserve of \$351,000 for a Rental Production Program (RPP) project was repaid in the current fiscal year. The long-term arbitrage liability decreased \$987,000, primarily due to a shift of the prior year liability from long-term to short-term for payments due in fiscal year 2011.
- Operating revenues increased \$60,454,000, or 22.6%. Operating expenses increased \$65,489,000, or 26.1%.
  - Interest on investments decreased \$5,203,000, or 31.1%, correlating with the reduction in cash and cash equivalents. Investments increased overall due to the NIBP which earned negligible interest in escrow, but stripping out the effect of this program shows an otherwise decrease in investments because of the numerous single-family and multifamily bond calls made by the Agency. STIF interest rates continued to decline during the fiscal year, but STIF continued to significantly outperform other similar investment opportunities which the Agency monitored. In addition, a \$9 million government security was called and reinvested in lower-yielding investments.
  - The net decrease in the fair value of the Agency’s investments of \$483,000, or 91.3%, resulted from government securities called during the current fiscal year.
  - Interest on mortgage loans decreased \$5,372,000, or 6.1%, due to the decline in the number of mortgage loans purchased and an increase in prepayments.
  - Federal program awards received increased \$71,658,000, or 48.2%, due to an increase in federal allocations of funding provided as a stimulus for the poor economy. The Agency received allocations of \$95 million for the Exchange Program (Exchange), \$52 million for the Tax Credit Assistance Program (TCAP) under the American Recovery and

- Reinvestment Act of 2009 (ARRA) and \$4.5 million for the Neighborhood Stabilization Program (NSP) from the Housing and Economic Recovery Act of 2008 (HERA).
- Other revenues decreased \$1,071,000, or 77.6%. Government securities called in fiscal year 2009 generated \$614,000 of income in the 1984 multifamily resolution, whereas current fiscal year gains on government securities were significantly less. In fiscal year 2010, the 1992 multifamily resolution generated \$108,000 in income from a bond defeasance related to one of its properties. In the prior fiscal year, Federal and State Programs had a \$660,000 gain on mortgage loan loss reserve. This year, Single Family loan delinquencies increased due to the economy, creating a \$50,000 loan loss which is reflected in Other expenses.
  - Interest expense on bonds decreased \$5,299,000, or 6.8%, as a result of the Agency's numerous bond calls.
  - Mortgage servicing expense decreased \$309,000, or 6.3%, due to increased prepayments during the year resulting in fewer mortgage loans to service.
  - Federal program expense increased \$70,314,000, or 47.1%, related to new programs this year including \$1.7 million for NSP, \$3.9 million for TCAP, and \$61.2 million for Exchange.
  - Nonfederal program expenses decreased \$1,072,000, or 58% as the Home Saver Loan (HSL) program decreased by \$136,000 from prior year. The program closed due to the expansion of the Home Protection Program (HPP) to all North Carolina counties. The Statewide Down Payment Assistance Program (SWDAP) decreased \$1.3 million from prior year because the Agency used more HTF state funds instead of non-federal reserve funds in fiscal year 2010. The Duke Home Energy Loan Pool (HELP) increased \$347,000 over fiscal year 2009, as a result of the redesign and increased marketing of the program.
  - General and administrative expenses increased \$188,000, or 1.2%. Quadel Consulting expenses increased by \$112,000 because the U.S. Department of Housing and Urban Development (HUD) increased fees based on rental values which are updated annually. General and administrative expenses increased \$363,000 due to costs related to the implementation of the Temporary Credit and Liquidity Program (TCLP) from the Department of Treasury and increased remarketing fees related to the variable rate bonds. Operating expenses decreased \$256,000. Due to current economic conditions, the Agency implemented expense and budget cuts mainly in payroll and travel expenses.
  - Other expenses increased \$1,667,000, or 173.5%. The Agency increased its loan loss expense by \$1,001,000 for delinquent FirstHome loans insured by private mortgage insurers and by the United States Department of Agriculture (USDA) to take into consideration current real estate market conditions. In addition, HTF had a \$443,000 increase in its loss on mortgage loan reserve due to increased delinquencies.
  - Non-operating revenues and expenses decreased \$8,223,000, or 64.3%.
    - State appropriations decreased \$5,569,000 or 28.6%. Due to current economic conditions and state budget cuts, there was a 5% decrease in the HPP appropriation, the HOME match allocation, and HTF and a loss of the HTF-SA400 appropriation of \$4.8 million from prior year.
    - State grants increased \$1,670,000, or 47.4%. The Department of Health and Human Services (DHHS) state grant increased from \$3.5 million in prior year to \$5.2 million for the KEY Program. DHHS reduced the Agency's allocation in prior year but subsequently increased it in the current year.
    - State tax credits revenue decreased \$7,387,000, or 20.9%. As a result of the poor economy, there were fewer willing equity investors. In reaction to the problem, the federal government provided the Exchange and TCAP stimulus programs, which increased Agency revenue elsewhere. Because state tax credits follow federal tax credit projects, and fewer projects were able to obtain equity investments, the State tax credits revenue decreased accordingly.

- State program expense decreased \$3,063,000, or 6.7%. Supportive Housing Development Program 400 (SHDP400) disbursements decreased \$2.1 million since more closings were funded with the HOME funds. State tax credits disbursements decreased \$1.7 million because projects were delayed due to economy and inability to obtain equity financing. The Key 400 Initiative disbursements increased \$460,000 over fiscal year 2009, as a result of using 400 initiative funds instead of using HOME Match funds.
- Net assets increased \$16,572,000 or 3.3% due to the receipt of stimulus funds in difficult economic times and as a result of the Agency's proactive management of its assets in an unstable economy.

## Financial Analysis

The following tables summarize the changes in net assets between June 30, 2010, and 2009 (*in thousands*):

### Condensed Balance Sheet Information

	<u>2010</u>	<u>2009</u>	<u>Change</u>	<u>%</u>
<b>Assets</b>				
Cash and cash equivalents	\$ 289,347	\$ 340,931	\$ (51,584)	(15.1)
Accrued interest receivable on investments	898	1,367	(469)	(34.3)
Accrued interest receivable on mortgage loans	11,111	9,980	1,131	11.3
Investments	222,770	113,692	109,078	95.9
Mortgage loans receivable, net	1,441,958	1,535,587	(93,629)	(6.1)
State tax credits receivable	53,040	53,544	(504)	(0.9)
Deferred outflow of resources	6,698	-	6,698	100.0
Other assets, net	15,029	15,396	(367)	(2.4)
<b>Total Assets</b>	<u>\$ 2,040,851</u>	<u>\$ 2,070,497</u>	<u>\$ (29,646)</u>	(1.4)
<b>Liabilities</b>				
Bonds payable, net	\$ 1,455,150	\$ 1,499,775	\$ (44,625)	(3.0)
Derivative instrument-interest rate swap	6,698	-	6,698	100.0
Accrued interest payable	42,217	49,165	(6,948)	(14.1)
Accounts payable	2,376	2,877	(501)	(17.4)
Deferred revenues	9,133	9,239	(106)	(1.1)
Other liabilities	5,566	6,302	(736)	(11.7)
<b>Total Liabilities</b>	<u>\$ 1,521,140</u>	<u>\$ 1,567,358</u>	<u>\$ (46,218)</u>	(2.9)
<b>Net Assets</b>				
Restricted	\$ 507,456	\$ 491,277	\$ 16,179	3.3
Unrestricted	12,255	11,862	393	3.3
<b>Total Net Assets</b>	<u>\$ 519,711</u>	<u>\$ 503,139</u>	<u>\$ 16,572</u>	3.3
<b>Total Liabilities and Net Assets</b>	<u>\$ 2,040,851</u>	<u>\$ 2,070,497</u>	<u>\$ (29,646)</u>	(1.4)

**Condensed Statement of Revenues, Expenses and Changes in Net Assets Information**

	<u>2010</u>	<u>2009</u>	<u>Change</u>	<u>%</u>
<b>Operating Revenues</b>				
Interest on investments	\$ 11,501	\$ 16,704	\$ (5,203)	(31.1)
Net decrease in fair value of investments	(46)	(529)	483	(91.3)
Interest on mortgage loans	82,656	88,028	(5,372)	(6.1)
Federal program awards received	220,239	148,581	71,658	48.2
Program income/fees	13,551	13,592	(41)	(0.3)
Other revenues	310	1,381	(1,071)	(77.6)
<b>Total Operating Revenues</b>	<u>\$ 328,211</u>	<u>\$ 267,757</u>	<u>\$ 60,454</u>	22.6
<b>Operating Expenses</b>				
Interest on bonds	\$ 72,187	\$ 77,486	\$ (5,299)	(6.8)
Mortgage servicing expense	4,626	4,935	(309)	(6.3)
Federal program expense	219,474	149,160	70,314	47.1
Nonfederal program expense	775	1,847	(1,072)	(58.0)
General and administrative	16,512	16,324	188	1.2
Other expenses	2,628	961	1,667	173.5
<b>Total Operating Expenses</b>	<u>\$ 316,202</u>	<u>\$ 250,713</u>	<u>\$ 65,489</u>	26.1
<b>Operating Income</b>	<u>\$ 12,009</u>	<u>\$ 17,044</u>	<u>\$ (5,035)</u>	(29.5)
<b>Non-operating Revenues (Expenses)</b>				
State appropriations received	\$ 13,878	\$ 19,447	\$ (5,569)	(28.6)
State grant received	5,170	3,500	1,670	47.7
State tax credits	28,005	35,392	(7,387)	(20.9)
State program expense	(42,490)	(45,553)	3,063	(6.7)
<b>Total Non-operating Revenues (Expenses)</b>	<u>\$ 4,563</u>	<u>\$ 12,786</u>	<u>\$ (8,223)</u>	(64.3)
<b>Change in Net Assets</b>	<u>\$ 16,572</u>	<u>\$ 29,830</u>	<u>\$ (13,258)</u>	(44.4)

**New Business**

Fiscal year 2010 was a challenging year. The continued collapse of the credit market and the recession impacted all of the Agency's programs, and the importance of helping troubled homeowners increased dramatically during this period. Given the historically low mortgage interest rate available in the open market, which allowed many low-income homebuyers more avenues through which to purchase a home, the Agency shifted its focus towards helping existing homeowners facing foreclosure.

North Carolina had the eighth highest unemployment rate in the nation. In light of the difficulties facing the state due to the high unemployment rate, the Obama administration developed the Hardest Hit Fund and allocated \$159 million to North Carolina as of June 30, 2010. The funds are to be distributed over the next few years to qualifying homeowners based on programs designed by the Agency and approved by Treasury. As of June 30, 2010, the Agency was working with Treasury to design programs and navigate issues related to implementation of those programs.

The General Assembly appropriated \$10 million to the Housing Trust Fund, \$1.6 million as matching funds for the federal HOME Program, and \$3 million for the Home Protection Program. During the fiscal year 2010, the State reduced the Agency's total appropriation by approximately \$731,000 or 5%.

HUD appropriated \$21.7 million of the HOME funding for fiscal year 2010, which was approximately the same level of funding as the previous year. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

NeighborWorks® America awarded approximately \$895,000 to the Agency for round three of the National Foreclosure Mitigation Counseling grant. This grant pays for housing counseling sessions needed by homeowners facing foreclosure.

The Agency was awarded \$4.5 million of NSP funds from the federal stimulus bill by the Division of Community Assistance (DCA). The funding is provided through HUD's Community Development Block Grant (CDBG) program under the Housing and Economic Recovery Act of 2008 (HERA). The purpose of the funding is to reduce the inventory of foreclosed, vacant, and abandoned properties in 23 designated counties by providing second mortgages and affordable rental housing developments.

The American Recovery and Reinvestment Act of 2009 (ARRA) included two provisions related to the Housing Credit Program: the TCAP administered by HUD, and the ability to exchange certain allocations of Housing Credits for cash (Exchange Program) administered by the Department of Treasury (Treasury). The Agency's TCAP share is \$52 million, and ten projects were approved for awards. Treasury approved the Agency's Exchange Program request for \$95 million, and the Agency issued commitment letters for 36 projects.

The Temporary Credit and Liquidity Program (TCLP) was developed by Treasury to provide favorable liquidity rates for outstanding variable rate bonds of housing finance agencies (HFAs). All of the Agency's variable rate bonds are part of the TCLP (see further discussion under "Debt Administration"). The Agency did not issue any traditional bonds during fiscal year 2010 because of the unfavorable bond market. However, the Agency elected to participate in Treasury's New Issue Bond Program (NIBP) by selling \$135,000,000 in bonds to Fannie Mae and Freddie Mac. The proceeds have remained in escrow because the full-spread mortgage rate on these bonds is not marketable at this time (see further discussion under "Debt Administration").

In the absence of a bond sale, the Agency continued to fund new mortgages with existing program funds and prepayments. As a result of the historical lows in overall mortgage rates and borrowers' reluctance to purchase a first home in an uncertain economy, the Agency did not purchase as many mortgages as it had in the prior year. Since market conditions made it impractical to finance first-time homebuyer mortgages by selling bonds, the Agency reacted by blending subsidy funds in existing programs to arrive at marketable mortgage rates. The Agency also increased the percentage on its Mortgage Credit Certificate (MCC) Program from 20% to 30%, allowing eligible first-time homebuyers to receive a federal income tax credit, 30% of mortgage interest paid, up to a maximum of \$2,000. Many first-time home buyers required down payment assistance for their loans and used the Agency's down payment assistance program.

## **Debt Administration**

The Agency's bonds payable decreased \$44,625,000, or 3.0%, as a result of not issuing traditional bonds during fiscal year 2010. State housing finance agencies across the country had difficulty issuing tax-exempt housing bonds in a market experiencing unusually low mortgage rates. The elimination of the AMT tax for future issuances of housing bonds was expected to decrease the yield required on housing bonds and facilitate issuance. However, the low mortgage rates in the open market relative to the bond prices resulted in an inability to receive full-rate spread on a prospective bond issuance.

In addition, agencies with variable rate debt experienced a drastic increase in the pricing of liquidity. The Agency's liquidity provider has been Bank of America; however, Bank of America cancelled its evergreen provision, so the liquidity was set to expire in March 2010, and the rate to renew increased dramatically.

Given these two issues that affected many housing finance agencies, the U.S. Department of the Treasury, together with the Department of Housing and Urban Development (HUD) and the Federal Housing Finance Agency (FHFA), developed the HFA Initiative as a part of President Obama's *Making Home Affordable* program. The HFA Initiative involved two programs: the New Issue Bond Program



(NIBP) and the Temporary Credit and Liquidity Program (TCLP), The NIBP attempted to offer lower-cost bonds, and the TCLP was designed to offer more affordable liquidity rates on variable rate debt. The Agency participated in both programs in fiscal year 2010.

The Agency sold \$135,000,000 of bonds to Fannie Mae and Freddie Mac (the GSEs) in December 2009 as a part of the NIBP, the proceeds of which were received in January 2010. It created the 2009 single-family resolution in which to place the NIBP proceeds. Based on program requirements, the bonds sold to the GSEs represent 60% of a total bond deal, and the other 40% is to be obtained on the open market. The agencies participating in the program are allowed up to three rollouts of the bonds through December 31, 2010. Until such a rollout occurs, the bonds are held in escrow. Based on the overall program limitations in conjunction with the North Carolina statutory limitations, the Agency was only allowed to invest in 4-week treasury bills while the bonds remain in escrow.

If the Agency rolled out these bonds to market, the bond yield would be too high relative to the market mortgage rates to obtain full-rate spread. Therefore, as of June 30, 2010, the Agency had not rolled out any of the NIBP proceeds. To the extent that the Agency does not roll out any or all of the bonds as of December 31, 2010, the bonds will be redeemed and the money returned to the GSEs along with any interest earned.

Facing rising liquidity prices, the Agency elected to participate in the TCLP for its variable rate debt. Given the Agency's AA rating, this program offered liquidity rates of 50 basis points (bps) in year one, 75 bps in year two, and 100 bps in year three. Although these rates were significantly higher than what the Agency had historically been paying Bank of America for liquidity, they were much more favorable than the general market rates quoted by Bank of America and other providers given the expiration of the Agency's evergreen provision with Bank of America. In addition to TCLP which occurred in the current fiscal year, the Agency was also required under GASB 53, to report the fair value of its swaps related to its variable rate debt on the balance sheet.

In the absence of a bond sale or a rollout of NIBP, the Agency continued funding loans with unrestricted prepayments and use of revenue reserves. The tightening of credit standards, the recession, and the market-wide availability of low mortgage rates caused the Agency's production to remain slow. Prepayments increased as borrowers were able to refinance their mortgages at lower rates. Through the FirstHome Mortgage Program, the Agency assisted 295 additional families this year.

The Agency has many direct and indirect business partners, including repurchase agreement providers, private mortgage insurers, bond insurers and swap counterparties. As a result of the continued downgrades of the private mortgage insurers, the rating agencies assumed more rigorous stresses when determining the Agency's appropriate parity for its current bond ratings. In December 2009, Standard and Poor's requested that the Agency shift assets from the 1985 indenture to the 1998 indenture. The Agency responded by moving \$5.9 million FHA-insured mortgage loans from the 1985 indenture to the 1998 indenture in February 2010. The Agency discontinued use of most private mortgage insurers on prospective loans, and the vast majority of all the loans that the Agency is currently making are FHA-insured.

In addition, Standard & Poor's reviewed the Agency's investment agreements with Bayerische Landesbank (Bayerische). The Agency's investment agreements with Bayerische are guaranteed by the country of Bavaria. However, Standard & Poor's does not recognize the guarantee of Bavaria in its loan loss calculations, so the Agency provided documentation to show that its cash flows could withstand the evaporation of the Agency's investments with Bayerische. All of the Agency's investment agreements are collateralized at least 100% or greater with a third-party custodian.

The rating agencies are keeping watch over HFA delinquency rates, and they are adjusting their loan loss models accordingly. As of June 30, 2010, the Agency's 60-day-plus quarterly average delinquency rate was 5.2%. This rate is below the North Carolina average of 5.4% and well below the national average of 6.3%. The loan servicers and the Agency are working closely with borrowers to ensure that they are receiving every loss mitigation tool possible to keep borrowers in their homes. The Agency informs the rating agencies of its loss mitigation tools and tracks the number of loans being modified.

The Agency had scheduled bond maturities of \$35,215,000 for Single-Family Revenue Bonds and \$1,650,000 for Multifamily Revenue Bonds. There were unscheduled bond redemptions of \$127,260,000 for Single-Family Revenue Bonds and \$18,490,000 for the Multifamily Revenue Bonds.

The Agency redeemed the 1984 F/G, 1984 H/I, 1994 and 1995 multifamily resolutions in their entirety since the interest rate on investments was lower than the bond yields. The remaining mortgage loans, cash and other assets in these resolutions were transferred to a new "Agency Contribution Fund" in the 1985 single-family resolution, with the exception of the 1995 FAF fund assets which were transferred to the 1992 multifamily resolution. In addition, the Agency redeemed Series AA/BB and Series II/JJ AMT bonds using revenue reserve funds that were invested in STIF, which was earning at a rate much lower than the rate paid on the bonds. Refer to the accompanying notes to financial statements for more detailed information concerning maturities and redemptions for the Single-Family and Multifamily Revenue Bonds.

## Programs

For the year ended June 30, 2010 the Agency made cash disbursements of approximately \$234,499,000 in Federal funds for the following programs:

- Construction Training Partnership Program (CTP)
- Displacement Prevention Partnership (DPP)
- Exchange Program (Exchange)
- Individual Development Account Loan Pool (IDALP)
- Lead Abatement Partnership Program (LAPP)
- National Foreclosure Mitigation Counseling Program (NFMC)
- National Foreclosure Mitigation Counseling Legal Assistance Program (NFMC-LA)
- New Homes Loan Pool (NHLP)
- Neighborhood Stabilization Program (NSLP)
- Preservation Loan Program (PLP)
- Rental Production Program (RPP)
- Self-Help Loan Pool (SHLP)
- Single-Family Rehabilitation (SFR)
- Statewide Down Payment Assistance Program (SWDAP)
- Statewide Down Payment Assistance Program High Income (SWDAPHI)
- Supportive Housing Development Program (SHDP)
- Supportive Housing Development Program 400 (SHDP400)
- Section 8 New Construction
- Section 8 Contract Administration
- Section 8 Moderate Rehabilitation
- Tax Credit Assistance Program (TCAP)
- Urgent Repair Program (URP)

For the year ended June 30, 2010 the Agency made cash disbursements of approximately \$45,213,000 in State funds for the following programs:

- Displacement Prevention Partnership (DPP)
- Home Protection Program (HPP)
- Key Program (KEY)
- Preservation Loan Program (PLP)
- Rental Production Program (RPP)
- Statewide Down Payment Assistance Program (SWDAP)
- Supportive Housing Development Program (SHDP)
- Supportive Housing Development Program 400 (SHDP400)
- State Tax Credit (STC)
- Urgent Repair Program (URP)

For the year ended June 30, 2010 the Agency made cash disbursements of approximately \$768,000 in Agency funds for the following programs:

- Duke Home Energy Loan Pool (HELP)
- Individual Development Account Loan Pool (IDALP)
- Home Saver Loan Program (HSL)
- Multifamily Rental Assistance (MFRA)
- Statewide Down Payment Assistance Program (SWDAP)

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

The FirstHome Mortgage Program, funded with tax-exempt mortgage revenue bonds, offers 30-year low-rate mortgages to moderate and low income individuals who have not owned a home in the last three years. Annual household income and home purchase price limits apply to borrowers. In the current fiscal year, 295 homes were purchased.

The SWDAP provides up to \$8,000 for an interest-free deferred second mortgage to assist with down payment and closing costs for homebuyers equal to or below 80% of area median income. The SWDAPHI Program allows households above 80% of area or state median income, whichever is greater, to apply for a second mortgage up to \$4,000. In the current economic times, the down payment assistance program has been a big benefit to borrowers, differentiating the Agency from many other lenders. In the current fiscal year, 132 loans were funded.

The Agency helped community-based groups bring homeownership opportunities to 356 lower-income households. The IDALP provides interest-free, deferred payment second mortgage loans to homebuyers participating in local Individual Development Account programs. Grants of up to \$1,000 are also provided to participants to match their IDA savings. The NHLP provides interest-free, deferred payment second mortgages for the purchase of newly-constructed, substantially rehabilitated, or foreclosed homes. The SHLP provides interest-free mortgage loans for permanent financing of newly-built homes using homebuyer sweat equity. Grant funding of \$5,000 is also available when homes are built to certain standards of energy efficiency and "green" building.

The MCC Program permits first-time homebuyers who are within federal guidelines for family income and acquisition costs to take up to 30% or \$2,000 of annual mortgage interest as a federal income tax credit for every year the buyer occupies the home. The Agency provided credits for 507 homes this fiscal year.

Given North Carolina's high unemployment rate, the Agency made use of several programs that target troubled borrowers. The NFMC and the NFMC-LA Programs provide funds for foreclosure prevention counseling across the state. Counseling sessions are provided on a short-term basis by HUD-approved counseling intermediaries primarily in defined areas of greatest need. This year 8,981 homeowners were assisted.

Funded by the General Assembly, the Home Protection Program (HPP) partners with housing counseling organizations that serve all 100 counties. The program helps homeowners who lose their jobs through no fault of their own, and it provides up to \$24,000 in assistance for up to a 24-month period. The zero-percent, deferred payment loan is used to cover monthly mortgage payments and mortgage-related expenses on a one-time, short-term, or long-term basis. This year 192 loans were funded.

The SFR Program provides deferred forgivable loans to rehabilitate moderately deteriorated owner-occupied homes, primarily assisting homeowners below 80% of area median income with elderly and/or disabled household members. All units are brought up to stringent energy and construction standards. This year 128 units were funded.

The URP provides grants to local governments, regional agencies and nonprofit organizations to correct housing conditions that pose an imminent threat to life, safety, or displacement of low-income homeowners. This year 570 units were funded.

The DPP, in partnership with local offices of the Independent Living Rehabilitation Program in the DHHS, provides accessibility modifications to very low-income households that may be displaced due to severe mobility limitations. This year 473 units were funded.

The Duke Home Energy Loan Pool provides funds for energy-efficiency measures performed in association with the comprehensive rehabilitation of the homes of Duke Energy customers. The Pool is funded by a subsidiary of Duke Energy Corporation. Eligible owner-occupants must have an income of 80% or less of the area median income. This year 58 units were funded.

The LAPP works with the DHHS and the Department of Environmental and Natural Resources (DENR) to eliminate lead paint hazards in owner-occupied homes where children have elevated blood lead levels. This year 13 units were assisted.

Rental Programs The Agency administers both the Federal Low-Income Housing Tax Credit Program and the State Tax Credit (STC) 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 supporting the best developments possible given the limited resources available. The Qualified Allocation Plan establishes criteria to use in selecting developments that serve low-income residents that include the following: locations with strong market demand, healthy financial structures, attractive architectural design, and the best quality of building materials and workmanship. This year 2,460 units were funded with the federal tax credits.

Unlike the federal tax credit, the STC 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 N.C. Department of Revenue. The amount of the transferred STC becomes a secured loan from the Agency to the property owner. In every case to date, the owner has transferred its credit to the Agency because of the preferential federal income tax treatment. Once the property has reached certain milestones, primarily completion of a certain amount of construction, the loan becomes eligible to close. This year 1,541 units were funded with the STC.

The RPP provides new development, substantial rehabilitation, or acquisition/rehabilitation loans for the production of rental housing for low income tenants. These RPP loans are usually gap financing for the projects financed with federal low-income tax credits. This year 789 units were funded.

The PLP provides funding for the rehabilitation of physical deficiencies in older affordable rental properties. Each project that is upgraded with a PLP loan will set aside units for persons with disabilities, and these units will be eligible for operating assistance under the Key Program. This year 119 units were funded.

The Agency and DHHS partnered to create the KEY Program by providing rental assistance to low-income persons with disabilities, including the homeless. Funding is available to all targeted units produced under the PLP, Housing Credit and the SHDP400 programs; however, it does not provide assistance if funding is available through another program. This year 392 units were funded.

The SHDP, through nonprofit organizations and local governmental agencies, provides persons with disabilities and special housing needs with permanent financing for emergency, transitional, and permanent housing. Eligible applicants are non-profit organizations and units of local government. This year 381 units were funded.

The SHDP400 utilizes funds to provide construction to permanent financing for independent apartments with supportive services for low-income disabled individuals. These units are eligible for Key Program operating assistance to make them affordable to low-income disabled individuals while they are awaiting a Section 8 rental assistance voucher. This year 14 units were funded.

The Agency administers the Section 8 Housing Assistance Payment Program for properties throughout North Carolina. The Agency contracted with a third-party administrator, Quadel Consulting

Corporation, to assist with the administration of the program. This year, the program provided assistance to approximately 25,000 apartments occupied by low-income tenants.

Other Programs The CTP, which is a partnership with the NC Home Builders Association (NCHBA) and local governments, provides funding for 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. This year approximately 50 students were placed in employment.

### **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 AUDITORS' REPORT

The Board of Directors  
North Carolina Housing Finance Agency

We have audited the accompanying basic financial statements 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, 2010, as listed in the table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit 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 of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Agency as of June 30, 2010, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Governmental Auditing Standards*, we have also issued our report dated September 16, 2010 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* and should be considered in assessing the results of our audit.



The management's discussion and analysis on pages 3 through 12 is not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

*BDO USA, LLP*

September 16, 2010



# NORTH CAROLINA HOUSING FINANCE AGENCY

## BALANCE SHEET

YEAR ENDED JUNE 30, 2010

(in thousands)

### ASSETS

#### Current assets:

Cash and cash equivalents	\$ 8,214
Restricted cash and cash equivalents	279,292
Restricted investments	135,150
Accrued interest receivable on investments	898
Mortgage loans receivable, net	144,014
Accrued interest receivable on mortgage loans	11,111
State tax credits receivable	53,040
Other assets	12,055
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 643,774</b>

#### Noncurrent assets:

Restricted cash and cash equivalents	\$ 1,841
Restricted investments	87,620
Mortgage loans receivable, net	1,297,944
Deferred outflow of resources	6,698
Other assets, net	2,974
<b>TOTAL NONCURRENT ASSETS</b>	<b>\$ 1,397,077</b>
<b>TOTAL ASSETS</b>	<b>\$ 2,040,851</b>

### LIABILITIES

#### Current liabilities:

Bonds payable, net	\$ 171,379
Accrued interest payable	42,217
Accounts payable	2,376
Deferred revenues	1,078
Other liabilities	828
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 217,878</b>

#### Noncurrent liabilities:

Bonds payable, net	\$ 1,283,771
Derivative instrument - interest rate swap	6,698
Deferred revenues	8,055
Other liabilities	4,738
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>\$ 1,303,262</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 1,521,140</b>

### NET ASSETS

Restricted	\$ 507,456
Unrestricted	12,255
<b>TOTAL NET ASSETS</b>	<b>\$ 519,711</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 2,040,851</b>

See Notes to Financial Statements

# NORTH CAROLINA HOUSING FINANCE AGENCY

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

YEAR ENDED JUNE 30, 2010

(in thousands)

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### OPERATING REVENUES

Interest on investments	\$ 11,501
Net decrease in fair value of investments	(46)
Interest on mortgage loans	82,656
Federal program awards received	220,239
Program income/fees	13,551
Other revenues	310
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 328,211</b>

### OPERATING EXPENSES

Interest on bonds	\$ 72,187
Mortgage servicing expense	4,626
Federal program expense	219,474
Nonfederal program expense	775
General and administrative	16,512
Other expenses	2,628
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 316,202</b>

### OPERATING INCOME

**\$ 12,009**

### NON-OPERATING REVENUES (EXPENSES)

State appropriations received	\$ 13,878
State grant received	5,170
State tax credits	28,005
State program expense	(42,490)
<b>TOTAL NON-OPERATING REVENUES (EXPENSES)</b>	<b>\$ 4,563</b>

### CHANGE IN NET ASSETS

**\$ 16,572**

### TOTAL NET ASSETS-BEGINNING

**\$ 503,139**

### TOTAL NET ASSETS-ENDING

**\$ 519,711**

See Notes to Financial Statements

# NORTH CAROLINA HOUSING FINANCE AGENCY

## STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2010

(in thousands)

### Cash flows from operating activities:

Interest on mortgage loans	\$ 81,745
Principal payments on mortgage loans	130,875
Purchase of mortgage loans	(39,674)
Federal awards received	219,869
Federal program expense	(219,899)
Nonfederal program expense	(775)
Federal grant administration income	7,210
Program income/fees	6,244
Other expenses	(21,875)
Other revenues	543

**Net cash provided by operating activities** \$ 164,263

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

Issuance of bonds	\$ 135,000
Principal repayments on bonds	(182,615)
Interest paid	(75,909)
Bond issuance costs paid	(236)
State appropriations received	13,878
State grant received	5,170
State tax credits	28,509
State program expense	(42,490)

**Net cash used in non-capital financing activities** \$ (118,693)

### Cash flows from investing activities:

Proceeds from sales or maturities of investments	\$ 792,928
Purchase of investments	(902,052)
Earnings on investments	11,970

**Net cash used in investing activities** \$ (97,154)

Net decrease in cash (51,584)

Cash and cash equivalents at beginning of year 340,931

**Cash and cash equivalents at end of year** \$ 289,347

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

Operating income \$ 12,009

### Adjustments to reconcile operating income to net cash

#### provided by (used in) operating activities:

Interest on investments	(11,501)
Decrease in fair value of investments	46
Interest on bonds	72,187

### Change in assets and liabilities:

Decrease in mortgage loans	93,629
Increase in interest receivable on mortgage loans	(1,131)
Decrease in other assets	75
Decrease in accounts payable and other liabilities	(945)
Decrease in deferred revenues	(106)

**Total adjustments** \$ 152,254

**Net cash provided by operating activities** \$ 164,263

See Notes to Financial Statements

# NOTES TO FINANCIAL STATEMENTS

Year Ended June 30, 2010

## 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 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 loan of credit of the State, and the State is not liable for the repayment of such obligations.

**Basis of Presentation** The Agency applies all statements issued by the Governmental Accounting Standards Board (GASB) and also applies all Financial Accounting Standards Board Statements issued on or before November 30, 1989, except those that conflict with the GASB.

**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. Since the inception of the State Tax Credit (STC) program, the General Assembly of the State of North Carolina awarded \$220,976,000 in STCs, of which the Agency received \$28,509,000 during fiscal year 2010. Under this program, the STC project will receive the credit in the form of a loan or direct refund.

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 General Assembly of the State of North Carolina has appropriated funds of which substantially all are to be used to make loans and grants under the Housing Trust Fund Programs. The Agency received State appropriations in the amount of \$9,500,000 for the year ended June 30, 2010. This appropriation is reported in Nonoperating Revenues (Expenses) in the financial statements. The Housing Partnership is responsible for developing policy with respect to 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.

Federal and State Programs The Agency administers nine federal programs. The Section 8 Programs, the HOME Investment Partnerships Program, and the Low-Income Housing Projects in lieu of Tax Credits program represent 59%, 10% and 26%, respectively, of federal program expenditures. The Agency receives a fee for administering these programs. The HOME Investment Partnership Program (HOME Program) is matched with funds appropriated by the General Assembly of the State; the amount of matching funds received during the year was \$1,528,000. The General Assembly of the State created the Home Protection Program (HPP) in 2004 to assist North Carolinians who have lost their jobs due to changing economic conditions. The purpose of this program is to help citizens keep their homes while they search for new jobs and/or learn new job skills. The Agency received an appropriation of \$2,850,000 in fiscal year 2010 to provide loans.

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

Rental Bond Programs The Rental Bond Programs were created through various multifamily bond resolutions and are restricted as to their use. The proceeds of individual bond issues are used to provide mortgage loans to developers of rental housing projects.

**Significant Accounting Policies** Below is a discussion 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 North Carolina Capital Management Trust, 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 balance sheet are restricted for the Agency's debt service payments and bond calls and for purchasing mortgage loans under the Agency's different programs. Noncurrent cash and cash equivalents are funds held in Resolution Program accounts to purchase mortgage loans.

Investments Investments are reported at fair value in accordance with GASB Statement 31, *Accounting and Financial Reporting for Certain Investments and External Investment Pools* (GASB 31), except for certain mortgage-backed securities. The Agency intends to hold all securities to maturity.

Mortgage loans receivable, net Mortgage loans receivable are carried at cost less unamortized discount and loan loss reserve, plus unamortized direct loan origination costs. The discount on loans and all direct loan origination costs are amortized over the terms of the mortgages using the effective interest rate method. It is the Agency's policy to provide for potential mortgage loan losses based on a periodic evaluation of the loan portfolios.

State tax credits receivable In 2002, the General Assembly converted the State Housing Credit into a refundable credit providing funds that can be efficiently invested directly in Housing Credit properties through the Agency. The Agency has recorded a \$53,040,000 receivable for STCs for the fiscal year ended June 30, 2010. This represents the remaining 2008 and 2009 outstanding awards. During the year, the Agency received STCs in the amount of \$28,509,000 from the General Assembly for the 2007 outstanding awards (second installment) and the 2008 awards (first installment). These funds are committed to provide loans to housing credit properties through the Agency. Funds received and disbursed are reflected in Nonoperating Revenues (Expenses).

Other assets, net Fixed assets, net of accumulated depreciation, in the amount of \$2,974,000 are included in Other assets in the financial statements. Recorded in Other assets (current) is \$3,174,000 in accounts receivables for Quadel Consulting contract administration, HOME returned checks in fiscal year 2011, Hardest Hit Program administration fees earned, Neighborhood Stabilization Program (NSP) and Lead Hazard Control Program administration fees earned and reimbursement of program costs, National Foreclosure Mitigation Counseling (NFMC) Rounds Two and Three program close-out, and HOME Program loans closed in fiscal year 2010 but reimbursed in fiscal year 2011. Accounts receivable in the amount of \$8,848,000 are reflected in the Home Ownership Bond Programs. This amount represents mortgage payments collected by servicers that will be remitted to the Agency in fiscal year 2011.

Deferred bond financing costs Deferred bond financing costs represent deferred bond issuance costs and deferred losses on refundings. Deferred losses on refundings result from a

difference between the reacquisition price and the net carrying amount of the old debt and are amortized on a straight-line basis over the shorter of the life of the old debt or the new debt. Deferred bond issuance costs are amortized on a straight-line basis over the terms of the bonds and are written down to the extent any bond calls are done. The amortization of deferred losses on refunding and deferred bond issuance costs is included as a component of Interest on bonds. Deferred bond financing costs are included in Bonds payable, net for financial statement presentation.

Deferred revenues Deferred 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.

Interprogram receivable/payable During the normal course of operations, the Agency has numerous transactions among programs in order to provide services. To the extent that certain transactions among programs have not been settled as of June 30, 2010, these balances are recorded as interprogram receivables or payables. These interprogram transactions are eliminated in the financial statements.

Net assets As of June 30, 2010, the Agency has \$12,255,000 of unrestricted net assets. The Agency intends to utilize these net assets 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 assets of the Home Ownership Bond Programs and Rental Bond Programs are restricted pursuant to the Agency's agreements with its bondholders as determined in each bond resolution. The Agency has restricted net assets in amounts sufficient to meet required debt service and operating expenses as defined by each bond resolution.

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

The Agency implemented GASB 31 on July 1, 1997, which requires the Agency to report investments at fair market value. The effect of the adoption on the Agency's financial statements for the past year ended June 30, 2010 is as follows:

(in thousands)	<u>June 30, 2010</u>	<u>June 30, 2009</u>
Decrease in Operating Income	\$ (46)	\$ (529)
Increase in Net Assets	\$ 7	\$ 53

Operating Revenues and Expenses One of the Agency's main functions is to borrow funds in the bond market and to use those funds to make home ownership and rental mortgage 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.

Non-operating Revenues and Expenses State appropriations received, State grants received, and STCs from the State of North Carolina are classified in Non-operating Revenues (Expenses). The related expenses are classified as State program expense. In fiscal year 2010, the Agency accrued \$28,005,000 in State Housing Credits for the 2009 award year (see additional comments under STCs Receivable).

General and administrative expenses General and administrative expenses are classified by the related program. To the extent allowed by bond resolutions 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. In the event

the bond resolution or Federal and State Programs do not permit payment of general and administrative expenses, expenses are paid from Agency reserve funds. Certain indirect costs were allocated to Federal and State Programs based on an independently prepared cost allocation study. These costs are allocated on certain parameters such as 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, 2010, the Agency had deposits in pooled investment accounts of the State Treasurer with a carrying value of approximately \$112,167,000 and a bank balance of approximately \$113,092,000. Included in the investment accounts of the State Treasurer is the amount of \$3,463,000 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 balance sheet.

The Agency also had deposits with both a carrying value of \$177,176,000 and bank balance approximating \$177,316,000 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 \$4,000.

Custodial credit risk At year end, the Agency was not exposed to any material custodial credit risk.

**Investments** Repurchase agreements are collateralized by obligations of the United States 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 percent 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, 2010, approximately \$83,953,000 was invested in such long-term agreements having maturity dates ranging from November 1, 2010 to July 1, 2039 primarily at rates ranging from 4.01% to 7.15%.

At June 30, 2010, the Agency held the following investments with the listed maturities at annual rates ranging from 4.01% to 7.15%. Ratings are displayed with the Standard & Poor's rating listed first and the Moody's Investors Service second.

(in thousands)	Carry Amount	<u>Investment Maturities (in Years)</u>			
		<u>Less Than 1</u>	<u>1 - 5</u>	<u>6 - 10</u>	<u>More Than 10</u>
<u>Investments</u>					
GNMA MBS's Rated AAA/Aaa	\$ 2,058	\$ -	\$ -	\$ -	\$ 2,058
FNMA MBS's Rated Aaa	430	-	-	-	430
Repurchase Agreements- Rated BBB+*/A3or higher	83,953	6	-	14,410	69,537
US Agency and State and Local Obligations- Rated AAA/Aaa	<u>136,329</u>	<u>135,144</u>	<u>1,185</u>	-	-
Total Categorized	<u>\$222,770</u>	<u>\$135,150</u>	<u>\$1,185</u>	<u>\$14,410</u>	<u>\$72,025</u>

\*Note that Bayerische Landesbank and Westdeutsche Landesbank are guaranteed by the country of Bavaria.

Interest rate risk 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 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 United States Government; (ii) obligations issued by an approved Agency or corporation wholly-owned by the United States 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 bond resolutions. Mortgage-Backed Securities (MBS) are securitized by the Federal National Mortgage Association (FNMA), (Fair Value - \$430,000, rated AAA/Aaa), and by the Government National Mortgage Association (GNMA), (Fair Value - \$2,058,000, rated AAA/Aaa). The Government National Mortgage Association is a direct obligation of the US Government. Repurchase agreements are fully collateralized by obligations issued by the United States Government or its agencies. The Government Securities are comprised of US Treasuries and State and Local Government Securities, both of which are direct obligations of the US Treasury (rated AAA/Aaa). The US Treasuries have a Fair Value of \$135,036,000 and the State and Local Government Securities have a Fair Value of \$1,293,000.

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 United States Government which represent 37.69% and 61.20%, respectively, of the Agency's total investments. Investments in any one



issuer that represent 5% or more of total investments as of June 30, 2010 are as follows (in thousands):

<b><u>Investment Issuer</u></b>	<b><u>Amount</u></b>
Bayerische Landesbank, repurchase agreement	\$19,839
Westdeutsche Landesbank, repurchase agreement	18,114
Societe Generale, repurchase agreement	12,401

Custodial credit risk At year end, the Agency was not exposed to custodial credit risk. The United States 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.

In accordance with the 1985 Single-family Revenue Bonds Series U and V, bond proceeds were used to purchase fully-modified mortgage-backed pass-through certificates of the GNMA and mortgage-backed pass-through certificates of FNMA 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.

**Securities lending transactions** GASB Statement No. 28, *Accounting and Financial Reporting for Securities Lending Transactions* (GASB 28) established 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 147-69.3c. The types of securities loaned include United States 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 and incurred no losses during the year ended June 30, 2010 related to these transactions.

As of June 30, 2010, 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, these financial statements do not reflect the risk associated with securities lending transactions as called for in GASB 28.

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

Mortgage loans purchased with the proceeds of the various single-family and multifamily bond issues have stated interest rates ranging from 3.99% to 13.00%. Unamortized discounts as of June 30, 2010 total \$813,000.

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 United States 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, 2010, all outstanding mortgage loans purchased with mortgage revenue bond proceeds satisfy these requirements. The Agency has allowance for loan losses in the single-family mortgage loan program of \$1,836,000 as of June 30, 2010.

Mortgage loans made with funds from the Agency Programs, Housing Trust Fund Programs, and Federal and State Programs have allowances for loan losses of \$163,000, \$1,383,000 and \$141,000, respectively, as of June 30, 2010.

For the Home Ownership and Rental Bond Programs, the Agency has collateralized \$1,354,391,000 in mortgage loans receivable, \$142,620,000 in reserves, and \$1,847,000 in program funds to repay \$1,470,170,000 single family and multiple family bonds payable at June 30, 2010. Proceeds from the bonds issued were utilized to finance housing throughout the State of North Carolina. The bonds are payable through 2039 and are paid down from cash collections on mortgage loans receivable, interest receivable on mortgage loans, unexpended bond proceeds, and sale 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, 2010 is \$2,471,767,000 (see page 28 "maturities"). For the current fiscal year, principal and interest paid for scheduled debt service payments and Homeownership and Rental Programs' operating income excluding bond interest expense were \$112,774,000 and \$83,967,000 respectively.

#### D. BONDS PAYABLE

Bonds payable activity for the year ended June 30, 2010 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	\$ 1,485,430	\$ 135,000	\$ (162,475)	\$ 1,457,955
Rental	<u>32,355</u>	-	<u>(20,140)</u>	<u>12,215</u>
	<u>\$ 1,517,785</u>	<u>\$ 135,000</u>	<u>\$ (182,615)</u>	<u>\$ 1,470,170</u>
Less Deferred Bond Financing Costs				
Home Ownership	\$ (16,397)	\$ (236)	\$ 2,118	\$ (14,515)
Rental	<u>(1,613)</u>	-	<u>1,108</u>	<u>(505)</u>
	<u>\$ (18,010)</u>	<u>\$ (236)</u>	<u>\$ 3,226</u>	<u>\$ (15,020)</u>
<b>Total Bonds payable, net</b>	<b><u>\$ 1,499,775</u></b>	<b><u>\$ 134,764</u></b>	<b><u>\$ (179,389)</u></b>	<b><u>\$ 1,455,150</u></b>

Bonds payable as of June 30, 2010 are as follows (*in thousands*):

<u>Issue</u>	<u>Stated Rates (%)</u>	<u>Final Maturity</u>	<u>Principal Amount</u>
<b>Single-family Revenue Bonds</b>			
(1985 Resolution)			
Series AA/BB	6.25	2017	\$ 2,190
Series CC/DD	5.60 - 6.20	2027	3,030
Series EE/FF	5.90 - 6.25	2028	3,505
Series GG/HH	5.90 - 6.30	2028	4,655
Series II/JJ	6.15 - 6.20	2017	4,680
Series KK/LL	5.88 - 6.20	2028	4,435
Series MM/NN	5.40 - 5.95	2028	2,750
Series OO/PP	5.80 - 6.25	2028	7,345
Series QQ/RR	5.20 - 5.85	2028	10,785
Series SS/TT	5.10 - 5.70	2028	4,840
Series UU/VV	4.75 - 5.35	2029	8,310
Series WW	6.25	2018	<u>24,695</u>
			<u>81,220</u>

<u>Issue</u>	<u>Stated Rates (%)</u>	<u>Final Maturity</u>	<u>Principal Amount</u>
<b>Home Ownership Revenue Bonds</b>			
(1998 Trust Agreement)			
Series 1	5.00 - 5.38	2030	\$ 15,875
Series 2	4.60 - 5.25	2030	9,065
Series 3	4.45 - 5.20	2030	19,585
Series 4	4.60 - 5.30	2030	14,155
Series 5	5.15 - 5.63	2030	13,770
Series 6	5.35 - 6.20	2030	7,680
Series 7	5.40 - 6.25	2031	14,630
Series 8	5.95 - 6.40	2031	3,945
Series 9	4.85 - 5.88	2032	26,105
Series 10	4.25 - 5.40	2033	15,695
Series 11	4.45 - 5.38	2033	28,235
Series 12	4.45 - 5.45	2033	35,080
Series 13	4.45 - 5.35	2034	32,450
Series 14	4.40 - 5.53	2034	38,290
Series 15	Variable - 4.95	2032	29,390
Series 16	Variable - 5.38	2032	29,505
Series 17	Variable - 5.00	2034	34,710
Series 18	Variable - 5.00	2035	32,145
Series 19	3.60 - 5.25	2035	46,720
Series 20	3.35 - 4.75	2035	48,720
Series 21	3.25 - 5.00	2035	48,910
Series 22A	3.85 - 5.50	2037	53,290
Series 22CE	3.95 - 5.25	2039	75,020
Series 23	3.80 - 5.00	2037	52,235
Series 24	3.65 - 5.50	2038	70,275
Series 25	4.00 - 5.75	2037	55,290
Series 26	3.50 - 5.50	2038	57,030
Series 27	3.80 - 6.00	2038	61,255
Series 28	3.55 - 5.50	2039	59,470
Series 29	3.85 - 5.50	2038	90,780
Series 30	3.50 - 5.50	2039	61,615
Series 31	3.30 - 5.50	2038	<u>60,815</u>
			<u>1,241,735</u>

**Issue**

**Home Ownership Revenue Bonds (\*see next page)**

(2009 Resolution) Series A

135,000

**Total Bonds Outstanding**

1,457,955

**Less Deferred Bond Financing Costs**

(14,515)

**Total Home Ownership Bond Programs**

**\$1,443,440**

\* On December 18, 2009, the Agency closed on the 2009 Resolution Series A Home Ownership Revenue Bonds associated with the New Issue Bond Program (NIBP) offered by the Treasury. The bond proceeds of \$135,000,000 were received January 12, 2010.

<u>Issue</u>	<u>Stated Rates (%)</u>	<u>Final Maturity</u>	<u>Principal Amount</u>
<b>Multifamily Revenue Bonds</b>			
(1984 Resolution) Series J	5.45 - 5.55	2029	\$ <u>685</u>
<b>Multifamily Revenue Refunding Bonds</b>			
(1992 Resolution) Series C	3.10 - 4.80	2024	<u>11,530</u>
			<u>12,215</u>
			<u>(505)</u>
<b>Less Deferred Bond Financing Costs</b>			
<b>Total Rental Bond Programs</b>			<b>\$ <u>11,710</u></b>

To the extent provided in the authorizing resolutions, the bonds of each Home Ownership Bond Program and Rental Bond Program are collateralized by the investments and mortgage loans receivable of that program and revenues derived therefrom and do not constitute a general obligation of the Agency. The bond resolutions further provide for the processing of money through specifically designated funds and accounts, periodic reporting, and the performance of other covenants, conditions, agreements, and provisions contained therein.

**Maturities** Debt service requirements, including sinking fund requirements on term bonds, subsequent to June 30, 2010, are as follows (*in thousands*):

<u>Fiscal Year Ending June 30, 2010</u>	<u>Home Ownership Programs</u>	<u>Rental Programs</u>	<u>Total</u>
2011	\$ 234,201	\$ 1,077	\$ 235,278
2012	99,192	1,104	100,296
2013	100,320	1,127	101,447
2014	99,558	1,147	100,705
2015	99,388	1,165	100,553
2016-2020	447,015	6,148	453,163
2021-2025	394,408	4,969	399,377
2026-2030	448,135	213	448,348
2031-2035	375,039	0	375,039
2036-2040	<u>157,561</u>	<u>0</u>	<u>157,561</u>
Total Requirements	\$ 2,454,817	\$ 16,950	\$ 2,471,767
Less Interest	<u>(996,862)</u>	<u>(4,735)</u>	<u>(1,001,597)</u>
<b>Principal</b>	<b>\$ 1,457,955</b>	<b>\$ 12,215</b>	<b>\$ 1,470,170</b>
Less Deferred Bond Financing Cost	<u>(14,515)</u>	<u>(505)</u>	<u>(15,020)</u>
<b>Bonds payable, net</b>	<b>\$ <u>1,443,440</u></b>	<b>\$ <u>11,710</u></b>	<b>\$ <u>1,455,150</u></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, or from funds released via the related

decreases in the respective debt service reserve requirements. Losses on these bond redemptions represent the reduction of the proportionate amount of unamortized deferred bond issuance costs for the bonds redeemed. Such losses are included in Interest on bonds for financial statement purposes. Various bond issues are redeemable at the option of the Agency with premiums ranging up to .5% for up to twelve years after the date of issue.

For the year ended June 30, 2010 bond redemptions by resolution were as follows (*in thousands*):

<u>Issue</u>	<u>Amount Redeemed</u>	<u>Loss Recorded</u>
Single-family Revenue Bonds (1985 Resolution)	\$ 15,920	\$ (233)
Home Ownership Revenue Bonds (1998 Trust Agreement)	<u>111,340</u>	<u>(1,131)</u>
<b>Total Home Ownership Bond Programs</b>	<b>\$ <u>127,260</u></b>	<b>\$ <u>(1,364)</u></b>
Multifamily Revenue Bonds (1984 Resolution)	\$ 12,135	\$ (717)
Multifamily Revenue Bonds (1994 Resolution)	2,090	(55)
Multifamily Revenue Bonds (1995 Resolution)	<u>4,265</u>	<u>(225)</u>
<b>Total Multifamily Ownership Bond Programs</b>	<b>\$ <u>18,490</u></b>	<b>\$ <u>(997)</u></b>

**Special Facilities (Conduits)** The Agency issued the Housing Facilities Revenue Bonds, Multifamily Housing Revenue Bonds and Student Housing Variable and Taxable Rate Revenue Bonds which are not presented in the basic 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.

Bonds Payable as of June 30, 2010 for Special Facilities is as follows (in thousands):

<u>Issue</u>	<u>Bond Type</u>	<u>Bonds Outstanding</u>
2000 Resolution* (Series A/B)	Student Housing Variable and Taxable Rate Revenue Bonds	\$16,775
2002 Resolution* (Series A, B, C, D)	Multifamily Housing Revenue Bonds	8,925
2002 Resolution*	Housing Facilities Revenue Bonds	<u>4,400</u>
<b>Total</b>		<b><u>\$30,100</u></b>

On December 11, 2009, the Agency issued \$8,764,000 in Rural Housing Preservation Multifamily Revenue Bonds, Series A and B. These bonds were redeemed at par on June 8, 2010.

\*These are Section 501(c)3 entities and did not require volume cap when bonds were issued.

## E. INTEREST RATE SWAP

**Summary Information.** During the reporting period from July 1, 2009 to June 30, 2010 the North Carolina Finance Agency did not execute, amend or terminate any derivative contracts. The Agency has four, pay-fixed, interest rate swap agreements with four separate financial counterparties (further described herein) each designated as a hedging derivative instrument representing cash flow hedges for the organization.

Hedgeable Item	Hedging Derivative Instrument	Notional Amount	Fair Value at June 30, 2010		Change in Fair Value	
			Classification	Liability	Classification	Decrease
Series 15C Bonds	Pay-Fixed Interest Rate Swap	\$16,015	Hedging Derivative	\$ (1,230)	Deferred Outflow of Resources	\$ (407)
Series 16C Bonds	Pay-Fixed Interest Rate Swap	16,355	Hedging Derivative	(1,782)	Deferred Outflow of Resources	(439)
Series 17C Bonds	Pay-Fixed Interest Rate Swap	20,000	Hedging Derivative	(2,369)	Deferred Outflow of Resources	(597)
Series 18C Bonds	Pay-Fixed Interest Rate Swap	20,000	Hedging Derivative	(1,317)	Deferred Outflow of Resources	(588)

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 several series in its 1998 Home Ownership Revenue Bond Resolution as a means to lower its borrowing costs when compared against fixed-rate bonds at the time of issuance. The intention of the swap was to effectively lower the Agency's interest rate on the long-term bonds to a fixed rate.

**Terms and fair value.** The terms and fair value of the outstanding swaps as of June 30, 2010 were as follows (dollars in thousands).

Notional Amount	Counterparty	Counterparty Credit Rating Moody's/S&P	Date of Swap Execution	Maturity Date of Swap	Fixed Rate	Floating Index
\$16,015 <sup>1</sup>	UBS AG	Aa3/A+	5/8/2003	7/1/2032	3.508%	63%L <sup>2</sup> + 0.30%
16,355 <sup>1</sup>	Bank of America, N.A.	Aa3/A+	9/16/2003	7/1/2032	3.810%	63%L <sup>2</sup> + 0.30%
20,000 <sup>1</sup>	Bank of America, N.A.	Aa3/A+	12/11/2003	7/1/2032	3.725%	63%L <sup>2</sup> + 0.30%
20,000 <sup>1</sup>	Goldman Sachs Mitsui Marine	A1/AAA	4/20/2004	1/1/2035	3.288%	63%L <sup>2</sup> + 0.30%

<sup>1</sup> The swap contracts contain optionality that allows the Agency the right to change the notional to better match the principal schedule on the bonds.

<sup>2</sup> L represents the USD, 1-Month LIBOR index as published on Telerate page 3750

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 0.25% as of June 30, 2010.

**Fair value.** In total, the swaps have a fair value of negative \$6.698 million as of June 30, 2010. 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.

**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 swaps contracts for the Agency utilize a compound formula for the floating rate index to reduce this risk. During the accounting period, the Agency realized a benefit of 15.67 basis points 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's ratings reach A2 for Moody's or A for S&P. Series 16, 17 and 18 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. Series 15 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.

**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, 2010, 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 Bonds	0.3169	0.4736	0.1567	3.4133%	3.2130 – 3.9627	PASS
Series 16C Bonds	0.3169	0.4736	0.1567	3.6533%	3.4290 – 4.2291	PASS
Series 17C Bonds	0.3169	0.4736	0.1567	3.5683%	3.3525 – 4.1348	PASS
Series 18C Bonds	0.3169	0.4736	0.1567	3.1313%	2.9592 – 3.6497	PASS

**Swap payments and associated debt** As rates vary, variable-rate bond interest payments and net swap payments will differ between the fixed payments paid to the counterparty and the variable rate paid to the Agency. Using rates as of June 30, 2010, debt service requirements of the variable-rate debt and net swap payments are as follows. The amounts below are in thousands:

<b>Fiscal Year</b> <b>Ending June 30</b>	<b>Variable-Rate Bond</b>		<b>Interest Rate</b>	<b>Total</b>
	<b>Principal</b>	<b>Interest</b>	<b>Swap, Net</b>	<b>Interest</b>
2011	\$ 1,470	\$ 178	\$ 2,201	\$ 2,379
2012	1,420	176	2,155	2,331
2013	1,355	172	2,110	2,282
2014	1,300	168	2,067	2,235
2015	1,235	166	2,027	2,193
2016-2035	<u>65,210</u>	<u>1,980</u>	<u>24,423</u>	<u>26,403</u>
<b>Total</b>	<b><u>\$71,990</u></b>	<b><u>\$2,840</u></b>	<b><u>\$34,983</u></b>	<b><u>\$37,823</u></b>

#### F. OPERATING LEASE

The Agency leases office space with future minimum lease payments of \$512,000 for fiscal year 2011, and \$85,000 for two months in fiscal year 2012. Total rent expense for all operating leases amounted to \$511,000 for the year ended June 30, 2010.

#### G. 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, 2010, \$133,068,000 which was received by the Agency and disbursed to landlords or families, is included in the Federal program awards received and Federal program expense in the 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, 2010, \$21,413,000, which was received and disbursed by the Agency, is included in the Federal program awards received and Federal program expense and Mortgage loans receivable, net in the Federal and State Programs, depending upon the terms of the transaction.

The Agency is designated as a participating entity under a grant agreement with HUD for the Tax Credit Assistance Program (TCAP). TCAP provides funding for the purpose of developing housing for persons of low and very low income to qualified low income builders. For the year ended June 30, 2010, \$3,932,000 was received and disbursed by the Agency and is included in the Federal program awards received and Federal program expense in the Federal and State Programs.

The Agency was selected as a participating entity under a grant agreement with the United States Department of Treasury for the Section 1602-Grants to Low-Income Housing in Lieu of Low-Income Housing Credits Program. The Section 1602 program provides funding for the purpose of financing construction of low-income housing in lieu of low-income housing tax credits. For the year ended June 30, 2010, \$61,976,000 was received and disbursed by the Agency, is included in the Federal program awards received and Federal program expense in the Federal and State Programs.

The Agency was selected as a participating entity under a grant agreement with the United States Department of Treasury passed through NeighborWorks® for the National Foreclosure Mitigation Counseling Program (NFMC). The NFMC Program provides funding for the purpose of counseling homeowners who are in danger of foreclosure. For the year ended



June 30, 2010, \$2,749,000 was received and disbursed by the Agency, and is included in the Federal program awards received and Federal program expense in the Federal and State Programs.

The Agency earned fees of \$9,656,000 for administering these and other federal programs for the year ended June 30, 2010. Of these fees, \$4,311,000 was paid to Quadel Consulting Corporation for the Section 8 Program Contract Administration, which is reported in General and administrative expense.

**H. PENSION PLAN**

**Plan Description** All permanent full-time employees of the Agency participate in the Teachers’ and State Employees’ Retirement System of North Carolina (the System), a cost-sharing multiple-employer defined benefit pension plan administered by the State. The System provides retirement benefits to plan members and beneficiaries. State statute assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Teachers’ and State Employees’ Retirement System 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 the System. The report may be obtained by writing to the Office of the State Controller, 3512 Bush Street, Raleigh, North Carolina 27609, or by calling (919) 981-5454.

**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 current rate is 8.75% of the annual covered payroll. The contribution requirements of plan members and the Agency are established and may be amended by the North Carolina 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, 2010, 2009, and 2008.

	<u>2010</u>	<u>2009</u>	<u>2008</u>
Retirement Benefit	\$244,000	\$238,000	\$203,000
Percentage of Covered Payroll	3.57%	3.36%	3.05%

**I. 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 of the System who have at least five years of creditable service under the System. The System 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 System membership service. For employees hired on or after October 1, 2006, the System will pay the full cost of coverage for retirees with 20 or more years of service, the System 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 in the System 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 the System. 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 workers 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 the System, the benefits payable from the Disability Income Plan cease, and the employee will commence retirement under the System.

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 year ended June 30, 2010, 2009, and 2008.

	<u>2010</u>	<u>2009</u>	<u>2008</u>
Health Care Benefit	\$307,000	\$291,000	\$274,000
Disability Benefit	36,000	37,000	35,000
Death Benefit	11,000	11,000	11,000
Percentage of Covered Payroll			
Health Care Benefit	4.50%	4.10%	4.10%
Disability Benefit	0.52%	0.52%	0.52%
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.

## **J. 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
- Employee Benefit Plans

## K. SEGMENT INFORMATION

The Agency's Home Ownership Bond Programs and Rental 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, 2010 for these two segments are as follows (*in thousands*):

<b><u>BALANCE SHEET</u></b>	<b><u>Home Ownership</u></b>	<b><u>Rental</u></b>
<b>ASSETS</b>		
<b>Current assets</b>		
Restricted cash and cash equivalents	\$143,170	\$20,558
Restricted investments	135,042	108
Accrued interest receivable on investments	815	25
Mortgage loans receivable	137,819	565
Accrued interest receivable on mortgage loans	10,953	52
Other assets	8,848	-
Interprogram receivable	<u>9</u>	<u>801</u>
<b>TOTAL CURRENT ASSETS</b>	<b><u>\$436,656</u></b>	<b><u>\$22,109</u></b>
<b>Noncurrent assets</b>		
Restricted cash and cash equivalents	\$1,841	\$ -
Restricted investments	81,391	6,229
Mortgage loans receivable, net	1,203,847	10,594
Deferred outflow of resources	<u>6,698</u>	-
<b>TOTAL NONCURRENT ASSETS</b>	<b><u>\$1,293,777</u></b>	<b><u>\$16,823</u></b>
<b>TOTAL ASSETS</b>	<b><u>\$1,730,433</u></b>	<b><u>\$38,932</u></b>
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Bonds payable	\$170,839	\$540
Accrued interest payable	41,948	269
Accounts payable	223	-
Other liabilities	<u>694</u>	-
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$213,704</b>	<b>\$809</b>
<b>Noncurrent liabilities</b>		
Bonds payable, net	\$1,272,601	\$11,170
Derivative instrument - interest rate swap	6,698	-
Other liabilities	<u>410</u>	-
<b>TOTAL NONCURRENT LIABILITIES</b>	<b><u>\$1,279,709</u></b>	<b><u>\$11,170</u></b>
<b>TOTAL LIABILITIES</b>	<b><u>\$1,493,413</u></b>	<b><u>\$11,979</u></b>
<b>TOTAL NET ASSETS, RESTRICTED</b>	<b><u>\$237,020</u></b>	<b><u>\$26,953</u></b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b><u>\$1,730,433</u></b>	<b><u>\$38,932</u></b>

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

	<u>Home Ownership</u>	<u>Rental</u>
<b>OPERATING REVENUES</b>		
Interest on investments	\$8,457	\$1,346
Net decrease in fair value of investments	(40)	(6)
Interest on mortgage loans	79,302	2,135
Other revenues	<u>81</u>	<u>108</u>
<b>TOTAL OPERATING REVENUE</b>	<b><u>\$87,800</u></b>	<b><u>\$3,583</u></b>
<b>OPERATING EXPENSES</b>		
Interest on bonds	\$69,485	\$2,702
Mortgage servicing expense	4,589	33
General and administrative	972	12
Other expenses	<u>1,808</u>	<u>2</u>
<b>TOTAL OPERATING EXPENSES</b>	<b><u>\$76,854</u></b>	<b><u>\$2,749</u></b>
<b>OPERATING INCOME</b>	<b><u>\$10,946</u></b>	<b><u>\$834</u></b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>		
Transfers in (out) to other Agency Programs	<u>\$18,193</u>	<u>\$(25,154)</u>
<b>TOTAL NON-OPERATING REVENUES (EXPENSES)</b>	<b><u>\$18,193</u></b>	<b><u>\$(25,154)</u></b>
<b>CHANGE IN NET ASSETS</b>	<b>\$29,139</b>	<b>\$(24,320)</b>
<b>TOTAL NET ASSETS - BEGINNING</b>	<b><u>207,881</u></b>	<b><u>51,273</u></b>
<b>TOTAL NET ASSETS - ENDING</b>	<b><u>\$237,020</u></b>	<b><u>\$26,953</u></b>

## STATEMENT OF CASH FLOWS

Net cash provided by operating activities	\$163,813	\$4,575
Net cash used in non-capital financing activities	(102,672)	(28,049)
Net cash (used in) provided by investing activities	<u>(111,885)</u>	<u>13,006</u>
Net decrease in cash	\$(50,744)	\$(10,468)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b><u>195,755</u></b>	<b><u>31,026</u></b>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<b><u>\$145,011</u></b>	<b><u>\$20,558</u></b>

### L. SUBSEQUENT EVENTS

On September 1, 2010, the U.S. Department of the Treasury announced changes to the New Issue Bond Program (NIBP). These changes included extending the program from its original date of December 31, 2010 until December 31, 2011. At June 30, 2010 the NIBP bonds payable and related assets in the 2009 Resolution are reflected as current.

# **North Carolina Housing Finance Agency**

## **Additional Information**

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## INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTAL MATERIAL

Our audit of the basic financial statements of the North Carolina Housing Finance Agency included in the preceding section of this report were performed for the purpose of forming an opinion on those statements taken as a whole. The supplemental material 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 has been subjected to the auditing procedures applied in the audits of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

*BDO USA, LLP*

September 16, 2010

# NORTH CAROLINA HOUSING FINANCE AGENCY

## COMBINING BALANCE SHEET

YEAR ENDED JUNE 30, 2010

(in thousands)	AGENCY	GRANT PROGRAMS		HOME OWNERSHIP BOND PROGRAMS		
	PROGRAMS	Housing Trust	Federal and			
		Fund	State Programs	1985	1998	2009
<b>ASSETS</b>						
<b>Current assets:</b>						
Cash and cash equivalents	\$ 8,214	-	-	-	-	-
Restricted cash and cash equivalents	47,547	39,512	28,505	14,388	128,781	1
Restricted investments	-	-	-	-	6	135,036
Accrued interest receivable on investments	13	45	-	682	133	-
Mortgage loans receivable, net	726	986	3,918	12,797	125,022	-
Accrued interest receivable on mortgage loans	82	10	14	1,223	9,730	-
State tax credits receivable	53,040	-	-	-	-	-
Other assets	33	-	3,174	968	7,880	-
Interprogram receivable/(payable)	852	(15)	(1,647)	2	7	-
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 110,507</b>	<b>40,538</b>	<b>33,964</b>	<b>30,060</b>	<b>271,559</b>	<b>135,037</b>
<b>Noncurrent assets:</b>						
Restricted cash and cash equivalents	\$ -	-	-	-	1,841	-
Restricted investments	-	-	-	34,714	46,677	-
Mortgage loans receivable, net	4,190	16,140	63,173	116,765	1,087,082	-
Deferred outflow of resources	-	-	-	-	6,698	-
Other assets, net	2,974	-	-	-	-	-
<b>TOTAL NONCURRENT ASSETS</b>	<b>\$ 7,164</b>	<b>16,140</b>	<b>63,173</b>	<b>151,479</b>	<b>1,142,298</b>	<b>-</b>
<b>TOTAL ASSETS</b>	<b>\$ 117,671</b>	<b>56,678</b>	<b>97,137</b>	<b>181,539</b>	<b>1,413,857</b>	<b>135,037</b>
<b>LIABILITIES</b>						
<b>Current liabilities:</b>						
Bonds payable, net	\$ -	-	-	5,465	30,610	134,764
Accrued interest payable	-	-	-	1,509	40,439	-
Accounts payable	154	-	1,999	-	223	-
Deferred revenues	1,078	-	-	-	-	-
Other liabilities	131	1	2	-	694	-
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 1,363</b>	<b>1</b>	<b>2,001</b>	<b>6,974</b>	<b>71,966</b>	<b>134,764</b>
<b>Noncurrent liabilities:</b>						
Bonds payable, net	\$ -	-	-	74,295	1,198,306	-
Derivative instrument - interest rate swap	-	-	-	-	6,698	-
Deferred revenues	8,055	-	-	-	-	-
Other liabilities	4,328	-	-	87	323	-
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>\$ 12,383</b>	<b>-</b>	<b>-</b>	<b>74,382</b>	<b>1,205,327</b>	<b>-</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 13,746</b>	<b>1</b>	<b>2,001</b>	<b>81,356</b>	<b>1,277,293</b>	<b>134,764</b>
<b>NET ASSETS</b>						
Restricted	\$ 91,670	56,677	95,136	100,183	136,564	273
Unrestricted	12,255	-	-	-	-	-
<b>TOTAL NET ASSETS</b>	<b>\$ 103,925</b>	<b>56,677</b>	<b>95,136</b>	<b>100,183</b>	<b>136,564</b>	<b>273</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 117,671</b>	<b>56,678</b>	<b>97,137</b>	<b>181,539</b>	<b>1,413,857</b>	<b>135,037</b>



**RENTAL BOND PROGRAMS**

1984	1992	1994	1995	TOTAL
-	-	-	-	\$ 8,214
7,174	13,384	-	-	279,292
-	108	-	-	135,150
8	17	-	-	898
29	536	-	-	144,014
5	47	-	-	11,111
-	-	-	-	53,040
-	-	-	-	12,055
-	801	-	-	-
7,216	14,893	-	-	\$ 643,774
-	-	-	-	\$ 1,841
2,219	4,010	-	-	87,620
950	9,644	-	-	1,297,944
-	-	-	-	6,698
-	-	-	-	2,974
3,169	13,654	-	-	\$ 1,397,077
10,385	28,547	-	-	\$ 2,040,851
20	520	-	-	\$ 171,379
18	251	-	-	42,217
-	-	-	-	2,376
-	-	-	-	1,078
-	-	-	-	828
38	771	-	-	\$ 217,878
632	10,538	-	-	\$ 1,283,771
-	-	-	-	6,698
-	-	-	-	8,055
-	-	-	-	4,738
632	10,538	-	-	\$ 1,303,262
670	11,309	-	-	\$ 1,521,140
9,715	17,238	-	-	\$ 507,456
-	-	-	-	12,255
9,715	17,238	-	-	\$ 519,711
10,385	28,547	-	-	\$ 2,040,851

# NORTH CAROLINA HOUSING FINANCE AGENCY

## COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

YEAR ENDED JUNE 30, 2010

(in thousands)	AGENCY PROGRAMS	GRANT PROGRAMS		HOME OWNERSHIP PROGRAMS		
		Housing Trust Fund	Federal and State Programs	1985	1998	2009
<b>OPERATING REVENUES</b>						
Interest on investments	\$ 852	644	202	2,630	5,827	-
Net increase (decrease) in fair value of investments	-	-	-	(47)	-	7
Interest on mortgage loans	98	337	784	7,872	71,430	-
Federal program awards received	-	-	220,239	-	-	-
Program income/fees	3,583	698	9,270	-	-	-
Other revenues	121	-	-	-	52	29
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 4,654</b>	<b>1,679</b>	<b>230,495</b>	<b>10,455</b>	<b>77,309</b>	<b>36</b>
<b>OPERATING EXPENSES</b>						
Interest on bonds	\$ -	-	-	5,884	63,601	-
Mortgage servicing expense	4	-	-	431	4,158	-
Federal program expense	1,707	-	217,767	-	-	-
Nonfederal program expense	775	-	-	-	-	-
General and administrative	11,215	-	4,313	55	901	16
Other expenses	16	751	51	32	1,776	-
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 13,717</b>	<b>751</b>	<b>222,131</b>	<b>6,402</b>	<b>70,436</b>	<b>16</b>
<b>OPERATING INCOME (LOSS)</b>	<b>\$ (9,063)</b>	<b>928</b>	<b>8,364</b>	<b>4,053</b>	<b>6,873</b>	<b>20</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>						
Transfers in (out)	\$ 12,403	(88)	(5,354)	12,787	5,153	253
State appropriations received	-	9,500	4,378	-	-	-
State grant received	-	-	5,170	-	-	-
State tax credits	28,005	-	-	-	-	-
State program expense	(23,111)	(15,028)	(4,351)	-	-	-
<b>TOTAL NON-OPERATING REVENUES (EXPENSES)</b>	<b>\$ 17,297</b>	<b>(5,616)</b>	<b>(157)</b>	<b>12,787</b>	<b>5,153</b>	<b>253</b>
<b>CHANGE IN NET ASSETS</b>	<b>\$ 8,234</b>	<b>(4,688)</b>	<b>8,207</b>	<b>16,840</b>	<b>12,026</b>	<b>273</b>
<b>TOTAL NET ASSETS - BEGINNING</b>	<b>95,691</b>	<b>61,365</b>	<b>86,929</b>	<b>83,343</b>	<b>124,538</b>	<b>-</b>
<b>TOTAL NET ASSETS - ENDING</b>	<b>\$ 103,925</b>	<b>56,677</b>	<b>95,136</b>	<b>100,183</b>	<b>136,564</b>	<b>273</b>

**RENTAL BOND PROGRAMS**

<b>1984</b>	<b>1992</b>	<b>1994</b>	<b>1995</b>	<b>TOTAL</b>
695	379	123	149	\$ 11,501
(6)	-	-	-	(46)
1,011	602	188	334	82,656
-	-	-	-	220,239
-	-	-	-	13,551
-	108	-	-	310
<b>1,700</b>	<b>1,089</b>	<b>311</b>	<b>483</b>	<b>\$ 328,211</b>
1,523	541	178	460	\$ 72,187
13	11	3	6	4,626
-	-	-	-	219,474
-	-	-	-	775
6	2	2	2	16,512
2	-	-	-	2,628
<b>1,544</b>	<b>554</b>	<b>183</b>	<b>468</b>	<b>\$ 316,202</b>
<b>156</b>	<b>535</b>	<b>128</b>	<b>15</b>	<b>\$ 12,009</b>
(13,547)	(3,287)	(4,281)	(4,039)	\$ -
-	-	-	-	13,878
-	-	-	-	5,170
-	-	-	-	28,005
-	-	-	-	(42,490)
<b>(13,547)</b>	<b>(3,287)</b>	<b>(4,281)</b>	<b>(4,039)</b>	<b>\$ 4,563</b>
<b>(13,391)</b>	<b>(2,752)</b>	<b>(4,153)</b>	<b>(4,024)</b>	<b>\$ 16,572</b>
<b>23,106</b>	<b>19,990</b>	<b>4,153</b>	<b>4,024</b>	<b>503,139</b>
<b>9,715</b>	<b>17,238</b>	<b>-</b>	<b>-</b>	<b>\$ 519,711</b>

# NORTH CAROLINA HOUSING FINANCE AGENCY

## COMBINING STATEMENT OF CASH FLOWS

YEAR ENDED JUNE 30, 2010

(in thousands)	AGENCY PROGRAMS			HOME OWNERSHIP PROGRAMS		
	AGENCY PROGRAMS	GRANT	PROGRAMS			
		Housing Trust Fund	Federal and State Programs	1985	1998	2009
<b>Cash flows from operating activities:</b>						
Interest on mortgage loans	\$ 111	338	784	7,571	70,672	-
Principal payments on mortgage loans	715	1,252	4,357	11,565	109,940	-
Purchase of mortgage loans	-	(2,272)	(7,109)	(9,030)	(21,263)	-
Federal awards received	-	-	219,869	-	-	-
Federal program expense	(1,707)	-	(218,192)	-	-	-
Nonfederal program expense	(775)	-	-	-	-	-
Federal grant administration income	-	-	7,210	-	-	-
Program income/fees	3,486	698	2,060	-	-	-
Other expenses	(11,550)	(4)	(4,031)	(497)	(5,730)	(16)
Other revenues	635	-	-	87	485	29
<b>Net cash provided by (used in) operating activities</b>	<b>\$ (9,085)</b>	<b>12</b>	<b>4,948</b>	<b>9,696</b>	<b>154,104</b>	<b>13</b>
<b>Cash flows from non-capital financing activities:</b>						
Issuance of bonds	\$ -	-	-	-	-	135,000
Principal repayments on bonds	-	-	-	(21,290)	(141,185)	-
Interest paid	-	-	-	(6,053)	(67,661)	-
Bond issuance costs paid	-	-	-	-	-	(236)
Net transfers	12,403	(88)	(5,354)	(1,082)	(418)	253
State appropriations received	-	9,500	4,378	-	-	-
State grant received	-	-	5,170	-	-	-
State tax credits	28,509	-	-	-	-	-
State program expense	(23,111)	(15,028)	(4,351)	-	-	-
<b>Net cash provided by (used in) non-capital financing activities</b>	<b>\$ 17,801</b>	<b>(5,616)</b>	<b>(157)</b>	<b>(28,425)</b>	<b>(209,264)</b>	<b>135,017</b>
<b>Cash flows from investing activities:</b>						
Proceeds from sales or maturities of investments	\$ -	-	-	24,723	72,411	675,032
Purchase of investments	-	-	-	(17,614)	(65,041)	(810,061)
Earnings on investments	859	664	202	2,770	5,895	-
<b>Net cash provided by (used in) investing activities</b>	<b>\$ 859</b>	<b>664</b>	<b>202</b>	<b>9,879</b>	<b>13,265</b>	<b>(135,029)</b>
Net increase (decrease) in cash	\$ 9,575	(4,940)	4,993	(8,850)	(41,895)	1
Cash and cash equivalents at beginning of year	46,186	44,452	23,512	23,238	172,517	-
<b>Cash and cash equivalents at end of year</b>	<b>\$ 55,761</b>	<b>39,512</b>	<b>28,505</b>	<b>14,388</b>	<b>130,622</b>	<b>1</b>
<b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:</b>						
Operating income (loss)	\$ (9,063)	928	8,364	4,053	6,873	20
<b>Adjustments to reconcile operating income to net cash provided by (used in) operating activities:</b>						
Interest on investments	(852)	(644)	(202)	(2,630)	(5,827)	-
Decrease (increase) in fair value of investments	-	-	-	47	-	(7)
Interest on bonds	-	-	-	5,884	63,601	-
Net operating transfers	-	-	-	13,869	5,571	-
<b>Change in assets and liabilities:</b>						
(Increase) decrease in mortgage loans	631	(269)	(2,702)	(11,425)	84,908	-
(Increase) decrease in interest receivable on mortgage loans	13	1	-	(213)	(1,066)	-
(Increase) decrease in other assets	726	-	(370)	87	433	-
Increase (decrease) in accounts payable and other liabilities	(434)	(4)	(142)	24	(389)	-
Increase (decrease) in deferred revenues	(106)	-	-	-	-	-
<b>Total adjustments</b>	<b>\$ (22)</b>	<b>(916)</b>	<b>(3,416)</b>	<b>5,643</b>	<b>147,231</b>	<b>(7)</b>
<b>Net cash provided by (used in) operating activities</b>	<b>\$ (9,085)</b>	<b>12</b>	<b>4,948</b>	<b>9,696</b>	<b>154,104</b>	<b>13</b>

**RENTAL BOND PROGRAMS**

1984	1992	1994	1995	Total
1,092	609	204	364	\$ 81,745
368	1,712	113	853	130,875
-	-	-	-	(39,674)
-	-	-	-	219,869
-	-	-	-	(219,899)
-	-	-	-	(775)
-	-	-	-	7,210
-	-	-	-	6,244
(21)	(13)	(5)	(8)	(21,875)
-	(693)	-	-	543
1,439	1,615	312	1,209	\$ 164,263
-	-	-	-	\$ 135,000
(12,890)	(490)	(2,195)	(4,565)	(182,615)
(1,184)	(515)	(146)	(350)	(75,909)
-	-	-	-	(236)
(1,200)	(3,644)	(1,371)	501	-
-	-	-	-	13,878
-	-	-	-	5,170
-	-	-	-	28,509
-	-	-	-	(42,490)
(15,274)	(4,649)	(3,712)	(4,414)	\$ (118,693)
9,068	1,012	6,752	3,930	\$ 792,928
(1,895)	(2,694)	(3,515)	(1,232)	(902,052)
882	387	162	149	11,970
8,055	(1,295)	3,399	2,847	\$ (97,154)
(5,780)	(4,329)	(1)	(358)	\$ (51,584)
12,954	17,713	1	358	340,931
7,174	13,384	-	-	\$ 289,347
156	535	128	15	\$ 12,009
(695)	(379)	(123)	(149)	(11,501)
6	-	-	-	46
1,523	541	178	460	72,187
(12,347)	357	(2,910)	(4,540)	-
12,715	1,355	3,023	5,393	93,629
81	7	16	30	(1,131)
-	(801)	-	-	75
-	-	-	-	(945)
-	-	-	-	(106)
1,283	1,080	184	1,194	\$ 152,254
1,439	1,615	312	1,209	\$ 164,263

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NORTH CAROLINA HOUSING FINANCE AGENCY  
Unaudited Financial Statements  
for the Six Months Ended December 31, 2010

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# NORTH CAROLINA HOUSING FINANCE AGENCY

COMBINING BALANCE SHEET

DECEMBER 31, 2010

(Unaudited)

(in thousands)	AGENCY PROGRAMS		GRANT PROGRAMS		HOME OWNERSHIP BOND PROGRAMS			RENTAL BOND PROGRAMS		TOTAL
		Fund	Housing Trust	Federal and	1985	1998	2009	1984	1992	
			Fund	State Programs						
<b>ASSETS</b>										
<b>Current assets:</b>										
Cash and cash equivalents	\$	5,891	-	-	-	-	-	-	-	\$ 5,891
Restricted cash and cash equivalents		64,555	38,490	42,916	24,980	121,015	1	-	13,476	305,433
Restricted investments		-	-	-	-	-	-	-	117	117
Accrued interest receivable on investments		10	32	2	684	90	-	-	16	834
Mortgage loans receivable		715	1,252	4,357	11,565	109,940	-	-	525	128,354
Accrued interest receivable on mortgage loans		82	12	17	1,222	10,261	-	-	46	11,640
State tax credit receivable		14,072	-	-	-	-	-	-	-	14,072
Other assets		37	-	3,532	916	7,999	-	-	-	12,484
Interprogram receivable/(payable)		1,438	(15)	(2,240)	9	4	-	-	804	-
<b>TOTAL CURRENT ASSETS</b>	<b>\$</b>	<b>86,800</b>	<b>39,771</b>	<b>48,584</b>	<b>39,376</b>	<b>249,309</b>	<b>1</b>	<b>-</b>	<b>14,984</b>	<b>\$ 478,825</b>
<b>Noncurrent assets:</b>										
Restricted cash and cash equivalents	\$	-	-	-	-	84	-	-	-	\$ 84
Restricted investments		-	-	-	35,365	49,391	135,102	-	4,084	223,942
Mortgage loans receivable, net		4,185	15,649	63,663	114,619	1,053,227	-	-	9,390	1,260,733
Deferred outflow of resources		-	-	-	-	5,148	-	-	-	5,148
Other assets, net		2,492	-	-	-	-	-	-	-	2,492
<b>TOTAL NONCURRENT ASSETS</b>	<b>\$</b>	<b>6,677</b>	<b>15,649</b>	<b>63,663</b>	<b>149,984</b>	<b>1,107,850</b>	<b>135,102</b>	<b>-</b>	<b>13,474</b>	<b>\$ 1,492,399</b>
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>93,477</b>	<b>55,420</b>	<b>112,247</b>	<b>189,360</b>	<b>1,357,159</b>	<b>135,103</b>	<b>-</b>	<b>28,458</b>	<b>\$ 1,971,224</b>
<b>LIABILITIES</b>										
<b>Current liabilities:</b>										
Bonds payable	\$	-	-	-	5,545	31,050	-	-	540	\$ 37,135
Accrued interest payable		-	-	-	1,544	37,934	-	-	247	39,725
Accounts payable		87	-	2,019	-	56	-	-	-	2,162
Deferred revenues		1,122	-	13,995	-	-	-	-	-	15,117
Other liabilities		130	1	2	36	218	-	-	-	387
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$</b>	<b>1,339</b>	<b>1</b>	<b>16,016</b>	<b>7,125</b>	<b>69,258</b>	<b>-</b>	<b>-</b>	<b>787</b>	<b>\$ 94,526</b>
<b>Noncurrent liabilities:</b>										
Bonds payable, net	\$	-	-	-	69,641	1,143,589	134,761	-	10,280	\$ 1,358,271
Derivative instrument - interest rate swap		-	-	-	-	5,148	-	-	-	5,148
Deferred revenues		8,084	-	-	-	-	-	-	-	8,084
Other liabilities		4,209	-	-	51	123	-	-	-	4,383
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>\$</b>	<b>12,293</b>	<b>-</b>	<b>-</b>	<b>69,692</b>	<b>1,148,860</b>	<b>134,761</b>	<b>-</b>	<b>10,280</b>	<b>\$ 1,375,886</b>
<b>TOTAL LIABILITIES</b>	<b>\$</b>	<b>13,632</b>	<b>1</b>	<b>16,016</b>	<b>76,817</b>	<b>1,218,118</b>	<b>134,761</b>	<b>-</b>	<b>11,067</b>	<b>\$ 1,470,412</b>
<b>NET ASSETS</b>										
Restricted	\$	69,771	55,419	96,231	112,543	139,041	342	-	17,391	\$ 490,738
Unrestricted		10,074	-	-	-	-	-	-	-	10,074
<b>TOTAL NET ASSETS</b>	<b>\$</b>	<b>79,845</b>	<b>55,419</b>	<b>96,231</b>	<b>112,543</b>	<b>139,041</b>	<b>342</b>	<b>-</b>	<b>17,391</b>	<b>\$ 500,812</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$</b>	<b>93,477</b>	<b>55,420</b>	<b>112,247</b>	<b>189,360</b>	<b>1,357,159</b>	<b>135,103</b>	<b>-</b>	<b>28,458</b>	<b>\$ 1,971,224</b>

# NORTH CAROLINA HOUSING FINANCE AGENCY

## COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

SIX MONTHS ENDED DECEMBER 31, 2010

(Unaudited)

(in thousands)	AGENCY	GRANT PROGRAMS		HOME OWNERSHIP BOND PROGRAMS			RENTAL BOND PROGRAMS		TOTAL
	PROGRAMS	Housing Trust Fund	Federal and State Programs	1985	1998	2009	1984	1992	
<b>OPERATING REVENUES</b>									
Interest on investments	\$ 385	212	89	1,194	2,075	-	15	141	\$ 4,111
Net decrease in fair value of investments	-	-	-	-	-	(4)	-	-	(4)
Interest on mortgage loans	43	171	404	4,328	34,097	-	10	279	39,332
Federal program awards received	-	-	172,335	-	-	-	-	-	172,335
Program income/fees	2,421	380	5,157	-	-	-	-	-	7,958
Other revenues	102	52	19	-	2	71	-	-	246
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 2,951</b>	<b>815</b>	<b>178,004</b>	<b>5,522</b>	<b>36,174</b>	<b>67</b>	<b>25</b>	<b>420</b>	<b>\$ 223,978</b>
<b>OPERATING EXPENSES</b>									
Interest on bonds	\$ -	-	-	2,594	29,320	-	37	265	\$ 32,216
Mortgage servicing expense	2	-	-	212	1,978	-	-	5	2,197
Federal program expense	671	-	171,931	-	-	-	-	-	172,602
Nonfederal program expense	436	-	-	-	-	-	-	-	436
General and administrative	6,171	-	2,226	16	379	14	-	1	8,807
Other expenses	-	-	-	23	2,024	-	-	-	2,047
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 7,280</b>	<b>-</b>	<b>174,157</b>	<b>2,845</b>	<b>33,701</b>	<b>14</b>	<b>37</b>	<b>271</b>	<b>\$ 218,305</b>
<b>OPERATING INCOME (LOSS)</b>	<b>\$ (4,329)</b>	<b>815</b>	<b>3,847</b>	<b>2,677</b>	<b>2,473</b>	<b>53</b>	<b>(12)</b>	<b>149</b>	<b>\$ 5,673</b>
<b>NONOPERATING REVENUES (EXPENSES)</b>									
Transfers in (out)	\$ 2,594	(45)	(2,553)	9,683	4	16	(9,703)	4	\$ -
State appropriations received	-	5,000	1,054	-	-	-	-	-	6,054
State grant received	-	-	1,498	-	-	-	-	-	1,498
State program expense	(22,345)	(7,028)	(2,751)	-	-	-	-	-	(32,124)
<b>Total nonoperating revenues (expenses)</b>	<b>\$ (19,751)</b>	<b>(2,073)</b>	<b>(2,752)</b>	<b>9,683</b>	<b>4</b>	<b>16</b>	<b>(9,703)</b>	<b>4</b>	<b>\$ (24,572)</b>
<b>Change in net assets</b>	<b>\$ (24,080)</b>	<b>(1,258)</b>	<b>1,095</b>	<b>12,360</b>	<b>2,477</b>	<b>69</b>	<b>(9,715)</b>	<b>153</b>	<b>\$ (18,899)</b>
<b>Total net assets - beginning</b>	<b>\$ 103,925</b>	<b>56,677</b>	<b>95,136</b>	<b>100,183</b>	<b>136,564</b>	<b>273</b>	<b>9,715</b>	<b>17,238</b>	<b>\$ 519,711</b>
<b>Total net assets - ending</b>	<b>\$ 79,845</b>	<b>55,419</b>	<b>96,231</b>	<b>112,543</b>	<b>139,041</b>	<b>342</b>	<b>-</b>	<b>17,391</b>	<b>\$ 500,812</b>

# NORTH CAROLINA HOUSING FINANCE AGENCY

## COMBINING STATEMENT OF CASH FLOWS

SIX MONTHS ENDED DECEMBER 31, 2010

(Unaudited)

(in thousands)	AGENCY PROGRAMS			HOME OWNERSHIP PROGRAMS			RENTAL BOND PROGRAMS		Total
	AGENCY PROGRAMS	GRANT	PROGRAMS	1985	1998	2009	1984	1992	
		Housing Trust Fund	Federal and State Programs						
<b>Cash flows from operating activities:</b>									
Interest on mortgage loans	\$ 43	169	401	4,317	33,720	-	15	280	\$ 38,945
Principal payments on mortgage loans	112	689	2,324	6,741	62,396	-	5	265	72,532
Purchase of mortgage loans	-	(412)	(3,234)	(2,376)	(15,263)	-	-	-	(21,285)
Federal awards received	-	-	185,972	-	-	-	-	-	185,972
Federal program expense	(671)	-	(171,911)	-	-	-	-	-	(172,582)
Nonfederal program expense	(436)	-	-	-	-	-	-	-	(436)
Federal grant administration income	-	-	4,170	-	-	-	-	-	4,170
Program income/fees	2,491	380	987	-	-	-	-	-	3,858
Other expenses	(5,975)	-	(1,633)	(252)	(3,574)	(14)	-	(6)	(11,454)
Other revenues	(484)	-	-	45	(114)	71	-	(3)	(485)
<b>Net cash provided by (used in) operating activities</b>	<b>\$ (4,920)</b>	<b>826</b>	<b>17,076</b>	<b>8,475</b>	<b>77,165</b>	<b>57</b>	<b>20</b>	<b>536</b>	<b>\$ 99,235</b>
<b>Cash flows from non-capital financing activities:</b>									
Principal repayments on bonds	\$ -	-	-	(4,665)	(54,970)	-	(685)	(255)	\$ (60,575)
Interest paid	-	-	-	(2,468)	(31,132)	-	(22)	(252)	(33,874)
Bond issuance costs paid	-	-	-	-	-	(3)	-	-	(3)
Net transfers	2,594	(45)	(2,553)	8,709	4	16	(8,729)	4	-
State appropriations received	-	5,000	1,054	-	-	-	-	-	6,054
State grant received	-	-	1,498	-	-	-	-	-	1,498
State tax credits	38,968	-	-	-	-	-	-	-	38,968
State program expense	(22,345)	(7,028)	(2,751)	-	-	-	-	-	(32,124)
<b>Net cash provided by (used in) non-capital financing activities</b>	<b>\$ 19,217</b>	<b>(2,073)</b>	<b>(2,752)</b>	<b>1,576</b>	<b>(86,098)</b>	<b>13</b>	<b>(9,436)</b>	<b>(503)</b>	<b>\$ (80,056)</b>
<b>Cash flows from investing activities:</b>									
Proceeds from sales or maturities of investments	\$ -	-	-	6,289	32,077	945,428	2,219	562	\$ 986,575
Purchase of investments	-	-	-	(6,940)	(34,785)	(945,498)	-	(645)	(987,868)
Earnings on investments	388	225	87	1,192	2,118	-	23	142	4,175
<b>Net cash provided by (used in) investing activities</b>	<b>\$ 388</b>	<b>225</b>	<b>87</b>	<b>541</b>	<b>(590)</b>	<b>(70)</b>	<b>2,242</b>	<b>59</b>	<b>\$ 2,882</b>
Net Increase (decrease) in cash	\$ 14,685	(1,022)	14,411	10,592	(9,523)	-	(7,174)	92	\$ 22,061
Cash and cash equivalents at beginning of year	55,761	39,512	28,505	14,388	130,622	1	7,174	13,384	289,347
<b>Cash and cash equivalents at end of period</b>	<b>\$ 70,446</b>	<b>38,490</b>	<b>42,916</b>	<b>24,980</b>	<b>121,099</b>	<b>1</b>	<b>-</b>	<b>13,476</b>	<b>\$ 311,408</b>
<b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:</b>									
Operating income (loss)	\$ (4,329)	815	3,847	2,677	2,473	53	(12)	149	\$ 5,673
<b>Adjustments to reconcile operating income to net cash provided by (used in) operating activities:</b>									
Interest on investments	(385)	(212)	(89)	(1,194)	(2,075)	-	(15)	(141)	(4,111)
Decrease in fair value of investments	-	-	-	-	-	4	-	-	4
Interest on bonds	-	-	-	2,594	29,320	-	37	265	32,216
Net operating transfers	-	-	-	974	-	-	(974)	-	-
Change in assets and liabilities:									
(Increase) decrease in mortgage loans	16	225	(929)	3,378	48,937	-	979	265	52,871
(Increase) decrease in interest receivable on mortgage loans	-	(2)	(3)	1	(531)	-	5	1	(529)
(Increase) decrease in other assets	(108)	-	(358)	45	(116)	-	-	(3)	(540)
Increase (decrease) in accounts payable and other liabilities	(187)	-	613	-	(843)	-	-	-	(417)
Increase in deferred revenues	73	-	13,995	-	-	-	-	-	14,068
<b>Total adjustments</b>	<b>\$ (591)</b>	<b>11</b>	<b>13,229</b>	<b>5,798</b>	<b>74,692</b>	<b>4</b>	<b>32</b>	<b>387</b>	<b>\$ 93,562</b>
<b>Net cash provided by (used in) operating activities</b>	<b>\$ (4,920)</b>	<b>826</b>	<b>17,076</b>	<b>8,475</b>	<b>77,165</b>	<b>57</b>	<b>20</b>	<b>536</b>	<b>\$ 99,235</b>

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**APPENDIX B**

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FORM OF APPROVING OPINION OF BOND COUNSEL  
WITH RESPECT TO THE SERIES 1 BONDS

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APPENDIX B  
LEGAL OPINION

Upon the delivery of the Series 1 Bonds, Womble Carlyle Sandridge & Rice, PLLC, Bond Counsel to the Agency, proposes to issue its approving opinion in substantially the following form:

August \_\_, 2011

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 \$34,000,000 North Carolina Housing Finance Agency Home Ownership Revenue Bonds, Series 1 (2009 Trust Agreement) (the "Series 1 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 1 Bonds, (iii) executed originals of the Trust Agreement, dated as of December 1, 2009 (the "Trust Agreement"), the First Supplemental Trust Agreement, dated as of December 1, 2009, as amended by the Amendment to First Supplemental Trust Agreement, dated as of November 1, 2010 (as amended, the "First Supplemental Trust Agreement") and the Second Supplemental Trust Agreement, dated as of August 1, 2011 (the "Second Supplemental Trust Agreement") and (iv) other proofs submitted relative to the issuance and sale of the Series 1 Bonds.

Simultaneously with the issuance of the Series 1 Bonds, \$51,000,000 of the Agency's Home Ownership Revenue Bonds, Series A (2009 Trust Agreement), issued pursuant to the Trust Agreement and the First Supplemental Trust Agreement, are being released and the interest rate thereon is being converted to a long-term fixed rate. The Series A Bonds being so released are redesignated the North Carolina Housing Finance Agency Home Ownership Revenue Bonds, Series A-1 (2009 Trust Agreement) (the "Series A-1 Bonds"). The Series A-1 Bonds are stated to mature July 1, 2041. In our opinion, the Series A-1 Bonds and the Series 1 Bonds are treated as a single issue of Bonds for federal income tax purposes. The Series A-1 Bonds and the Series 1 Bonds shall be referred to collectively as the "Related Bonds."

The Series 1 Bonds are dated as of their date of delivery and are stated to mature on each January 1 and July 1 from January 1, 2012 to July 1, 2022, inclusive, January 1, 2028 and July 1, 2028. The Series 1 Bonds are issued for the purposes of providing funds to the Agency, together with other available funds, to purchase Program Loans to finance single family residential housing for households of low and moderate income in North Carolina.

The Series 1 Bonds are issued under and pursuant to the Trust Agreement and the Second Supplemental Trust Agreement. The Agency has heretofore issued one 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 1 Bonds and any such additional Bonds are herein collectively referred to as the "Bonds."

The Series 1 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 Second Supplemental Trust Agreement.

The Related Bonds are subject to the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations promulgated thereunder, that must be met subsequent to the issuance and delivery of the Related Bonds in order that interest on the Related Bonds be excluded, on and after the date of such issuance and delivery, from the gross income of the owners thereof for federal income tax purposes under the Code. The Agency has established procedures to meet the requirements of the Code. The Agency has also covenanted in the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement to comply with the requirements of the Code, and in particular Sections 143 and 148 of the Code. Our opinion in paragraph 6 below with respect to the treatment of interest on the Related Bonds for purposes of federal income taxation is rendered on the assumption that the Agency will carry out its procedures and comply with the aforementioned covenant contained in the First Supplemental Trust Agreement and the Second 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 carry out the program of purchasing the Program Loans and to perform its obligations under the terms and conditions of the Trust Agreement and the Second Supplemental Trust Agreement.
2. The Agency has duly authorized, executed and delivered the Trust Agreement, the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement and such Agreements constitute legal, valid and binding agreements of the Agency, enforceable in accordance with their terms.
3. The Series 1 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 1 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. Assuming that the Agency will carry out the procedures mentioned above and comply with the covenants with respect to the Code contained in the First Supplemental Trust Agreement and the Second Supplemental Trust Agreement and other certificates and documents, interest on the Related Bonds is not includable in the gross income of the owners thereof for federal income tax purposes. Interest on the Related Bonds is not treated as a preference item in computing the alternative minimum tax imposed by the Code on individuals and corporations, and such interest is not includable in the adjusted current earnings of corporations for purposes of computing the alternative minimum tax imposed by the Code on corporations. Interest on the Related Bonds is exempt from all income taxes of the State of North Carolina. The Code and other laws of taxation, including the laws of taxation of the State of North Carolina, of other states, and of local jurisdictions, may contain other provisions that could result in tax consequences, upon which we render no opinion, as a result of the ownership or transfer of the Related Bonds or the inclusion in certain computations of interest that is excluded from gross income for purposes of federal and North Carolina income taxation.

The rights of the owners of the Series 1 Bonds and the enforceability thereof and of the Trust Agreement, the First Supplemental Trust Agreement and Second 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  
*A Professional Limited Liability Company*

By: \_\_\_\_\_



**APPENDIX C**

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SUMMARY OF CERTAIN PROVISIONS OF THE TRUST AGREEMENT  
AND THE SECOND SUPPLEMENTAL TRUST AGREEMENT

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## **SUMMARY OF THE TRUST AGREEMENT AND THE SECOND 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:

“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.

“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.

“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.

“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) Debt Service Reserve Fund
  - (i) Contribution Reserve Account
  - (ii) Equity Reserve Account
  - (iii) Proceeds Reserve Account
- (d) Insurance Reserve Fund
- (e) Redemption Fund
  - (i) Optional Redemption Account
- (f) Revenue Reserve Fund
- (g) 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.

**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 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;

Fifth: 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;

Sixth: 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;

Seventh: 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.

#### **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 PMI 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; 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.



## **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.

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 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.

## **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, or 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 Related Bonds. The Related 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 Related Bond certificate will be issued for each maturity of the Related 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 Related Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Related Bonds on DTC’s records. The ownership interest of each actual GSEs of each Related 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 Related 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 Related Bonds, except in the event that use of the book-entry system for the Related Bonds is discontinued.

To facilitate subsequent transfers, all Related 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 Related 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 Related Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Related 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 Related Bonds may wish to take certain steps to augment transmission to them of notices of significant events with respect to the Related 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 Related 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 Related 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 Related 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 Related Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Related 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 Related 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, Related Bond certificates 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, Related Bond certificates 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.