



REGULAR BOARD MEETING
JANUARY 15, 2013 10:00 A.M.

- I. Call to Order (**10:00 a.m.**) **NOTE TIME**
- II. Freedom of Information Act Statement
- III. Adoption of Proposed Agenda
- IV. Regular Session
 - A. Approval of Minutes November 13, 2012 (Chairman Union)
 - B. Bond Committee
 - 1. Resolution – The Parker at Cone (Tracey Easton)
 - C. 2012 Impact Report (Clayton Ingram)
 - D. Contract Administration Update (Carl Bowen)
 - E. SC HELP Update (Matt Rivers)
 - F. Authority Real Estate Owned Properties (Kim Spires)
 - G. Reports
 - 1. Chairman (Chairman Union)
 - 2. Executive Director (Valarie Williams)
 - 3. Deputy Director (Ed Knight)
 - 4. Marketing & HR Director (Cynthia Dannels)
 - 5. Finance Director (Richard Hutto)
- V. Other Business
- VI. Executive Session
- VII. Next Meeting (February 19, 2013)
- VIII. Adjournment



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803)896-9001

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Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

REGULAR COMMISSION MEETING

The Board of Commissioners of the South Carolina State Housing Finance and Development Authority met on Tuesday, November 13, 2012 at approximately 10:00 a.m., at the Authority's office, 300-C Outlet Pointe Boulevard, Columbia, South Carolina.

The following Commissioners were in attendance:

Christopher N. Union, Chairman
Robert Mickle, Vice Chairman
Charles E. Gardner
John Hill
Ernest Magaro, Jr.
Kenneth E. Ormand, Jr.
Mary Sieck
Robert E. Thomas

Staff and Guests attending the meeting included the following:

STAFF: Valarie M. Williams, Executive Director
Ed Knight, Deputy Director
Richard Hutto, Finance
Carl Bowen, Rental Asst. & Compliance
Wayne Sams, Internal Auditor
Tracey Easton, General Counsel
Cynthia Dannels, Marketing & Human Resources
Matt Rivers, SC HELP
Laura Nicholson, Development
Claude Spurlock, Homeownership Production
Lisa Rivers, Mortgage Servicing
Kim Spires, Investor Services
Luke Lukasewski, Contract Administration
Clayton Ingram, Marketing
Lisa Bussey, Legislative Outreach
Jeff Maddox, Development
Patricia Simmons, Development
Todd Elrod, Mortgage Production
Nancy Bradley, Mortgage Production
Gaoyee Yang, Housing Voucher Program
Bonita Shropshire, Executive Assistant

GUESTS: Sam Howell, Howell, Linkous, & Nettles
Alan Linkous, Howell, Linkous & Nettles
Joseph E. Resende, Franklin Capital Group
Mark Richardson, Greenway Residential
Alisa Mosley, AHC of SC
Colleen Siniard, CS Consulting
David Christmas, Connelly Development
Vicki Wilkes, SC Dept. of Disability & Special Needs
Brad Queener, Bradley Development

Freedom of Information Act Statement

Chairman Union called the meeting to order and asked Valarie Williams to read into the record the Freedom of Information Statement.

“As required by the provisions of Section 30-4-80(e) of the Code of Laws of South Carolina, notification of this meeting has been given to all persons, organizations, local news media, and other news media which have requested such notifications.”

Agenda

Chairman Union presented the agenda for approval.

MOTION Commissioner Hill moved to adopt the agenda as presented. The motion received a second from Commissioner Ormand. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Minutes

The Chairman asked if there were any additions or corrections to the minutes of October 16, 2012. There being none, he called for a motion to approve the minutes.

MOTION Commissioner Magaro moved to approve the minutes of October 16, 2012 as presented. The motion received a second from Commissioner Hill. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

SC Housing & Employment Lending Program (SC HELP)

Chairman Union called on Matt Rivers for the SC HELP update. Mr. Rivers reported that new customer account registrations have been relatively stable. He then went over the program enhancements that Staff recently submitted to the U.S. Department of Treasury. The enhancements which have received verbal approval include program cap increases for direct loan assistance, increase in the number of months assisted, and an increase in the marketing and outreach budget. Staff expects that the amendment to the HFA Participation Agreement that will finalize the approval of the enhancements mentioned above will be executed on November 14, 2012.

Mr. Rivers concluded with a program analysis that documented total number of applicants, funds committed and expended. The Board accepted the report as information.

Voucher Program and Contract Administration Update

The Chairman asked Carl Bowen to present the updates for the Voucher Program and Contract Administration Program. Mr. Bowen reported that for the 12th consecutive year, the Housing Choice Voucher Program (Section 8) has been rated by the U.S. Department of Housing and Urban Development as a high performer and scored a 100%.

Mr. Bowen continued his report with a status of the Project Based Contract (CA) with the U.S. Department of Housing and Urban Development (HUD). According to Mr. Bowen, the most recent activity would include contract extensions that will allow the Authority to continue managing the program through December 31, 2014. Mr. Bowen also informed the Board that the Contract Administration program had recently undergone a limited annual compliance review by HUD and there were no findings. After a thorough discussion, the Board accepted the report as information.

Bond Committee

The Chairman called upon Tracey Easton to present the following Resolution.

Resolution - 2012 Carry-Forward Allocation Request

Ms. Easton asked for consideration of a Resolution authorizing a petition to the Budget and Control Board requesting allocation of any unused portion of the State's 2012 Private Activity Bond Ceiling. Ms. Easton stated that Staff had recommended this Resolution to the Bond Committee at an earlier meeting that morning. Commissioner Mickle stated that the Bond Committee had received and reviewed the request, and recommended approval by the full Board.

MOTION Commissioner Mickle moved to approve the Resolution. The motion received a second from Commissioner Ormand. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Program Committee

Housing Trust Fund

Chairman Union called upon Laura Nicholson for the Housing Trust Fund (HTF) report. Ms. Nicholson presented the HTF's financial report which included a budget analysis, fiscal year-to-date awards by activity, and the fiscal year cash balance analysis. Ms. Nicholson noted that the Fund's remaining unencumbered cash balance was approximately \$243,286.03. Ms. Nicholson then presented 15 project proposals with total funds requested of \$823,250.

Owner-Occupied Rehabilitation Block Grants

Project No. 19013	Blackville Community Dev. Corp.	\$44,500
Project No. 19113	Community Assistance & Mentoring Program, Inc.	\$89,000
Project No. 19213	Community Org. for Rights & Empowerment	\$44,500
Project No. 19313	Friendship Community Improvement Corp.	\$44,500
Project No. 19413	Helping Hands Int. Outreach Ministry	\$89,000
Project No. 19513	Jasper County Neighbors United Inc.	\$44,500
Project No. 19613	Lighthouse Learning Center	\$44,500
Project No. 19713	Low Country Community Services, Inc.	\$89,000
Project No. 19813	Metanoia CDC	\$22,250
Project No. 19913	Nehemiah CRC	\$44,500
Project No. 20013	Parnell's Community Dev. Corp. Inc.	\$44,500
Project No. 20113	Santee Electric Trust	\$66,750
Project No. 20213	SC Uplift Community Outreach	\$44,500
Project No. 20313	Sunbelt Human Advancement Resources, Inc.	\$66,750
Project No. 20413	United Way of Kershaw County	\$44,500

Ms. Nicholson stated that Staff recommended approval of the project proposals to the Program Committee at their meeting earlier that day. Commissioner Mickle stated that the Program Committee had reviewed the Staff's request and recommended approval of the Trust Fund awards.

MOTION Commissioner Mickle moved to approve the project proposals. The motion received a second from Commissioner Hill. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Ms. Nicholson informed the Board that the HTF Advisory Board would be meeting at the Authority on November 28, 2012.

2013 Qualified Allocation Plan

Chairman Union called on Laura Nicholson to present the 2013 Qualified Allocation Plan. Ms. Nicholson presented a very thorough power point on the Low Income Housing Tax Credit Program (Tax Credit).

Ms. Nicholson then presented the Proposed Final Draft of the 2013 Low Income Housing Tax Credit Qualified Allocation Plan (QAP) and Manual. She informed the Board that the annual Developer Roundtable meeting was held on September 21, 2012, the Tax Credit Public Hearing was held on November 1, 2012, and that written comments were accepted until the close of business on November 2, 2012. Ms. Nicholson reported that Staff reviewed all comments received and revised the original draft documents, incorporating many of the comments received.

Ms. Nicholson stated that Staff recommends approval to forward the Proposed Final 2013 QAP to the Governor for approval and signature. Commissioner Robert Thomas raised questions regarding Section IV of the QAP which lists the eleven tie breakers. Commissioner Thomas' comments and concerns were specifically based on the second tie breaker which gives

additional preference for sites located within a community revitalization plan area.

After a very thorough discussion surrounding the topic, Chairman Union crafted the following motion, “to forward the Proposed 2013 QAP to the Governor with the exception of allowing Staff to move the current #2 Tie Breaker further down the Tie Breaker Criteria list.”

MOTION Commissioner Ormand moved to accept the motion as stated. The motion received a second from Commissioner Hill. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Reports

Executive Director

The Chairman called upon Valarie Williams for the Executive Director’s report. Ms. Williams began her report with follow up topics from the Board Retreat in October and thanked the commissioners for all of their input during the Retreat. She then gave a report on the NCSHA Fall Conference that was held in Orlando, Florida back in October and how the Authority plans to incorporate some of the best practices used by other HFAs. Ms. Williams then informed the Board that she had been nominated to serve on the Atlanta Federal Home Loan Bank Advisory Board. Before concluding her report she also informed the Board that the Agency Head Salary Commission would be meeting in November to finalize Executive Director’s salaries. Ms. Williams advised the Board that she would give final updates on her nomination and salary increase.

Deputy Director

Chairman Union called upon Ed Knight for the administrative update. Mr. Knight began by informing the Board that the bonds on the Mortgage Credit Certificate Program closed on the previous week and that the Program would be operational within the week. He reported that the marketing efforts thus far had been very well received.

Mr. Knight concluded with his normal monthly production reports.

Marketing & HR Division Director

Chairman Union asked Cynthia Dannels to present the Marketing & Human Resources report. Ms. Dannels announced that there were several new hires who had not been introduced at last month’s board meeting because it was held off-site. She allowed the divisional directors and managers to introduce the new hires and transfers within their areas. Ms. Dannels followed by inviting the Commissioners to the Authority’s annual Holiday Luncheon to be held on December 14th. She concluded with a brief summary of recent legislative and marketing activities.

Finance

The Chairman asked Richard Hutto to present the finance report. Mr. Hutto presented the audited financial statements for the period ending June 30, 2012 and provided an overview of the statements. He noted that there were no significant deficiencies or findings.

Executive Session

The Chairman called for a motion to enter executive session for the purpose of discussing a contractual matter.

MOTION

Commissioner Mickle moved to enter executive session for the purpose of discussing a contractual matter. The motion received a second from Commissioner Hill. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

[EXECUTIVE SESSION]

Upon rising from executive session, the Chairman reported that there were no actions or votes taken.

Other Business

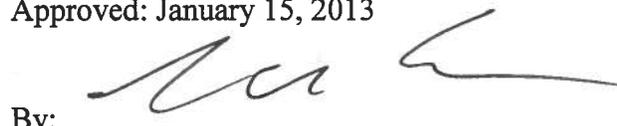
There being no additional business to come before the Board, Chairman Union adjourned the meeting.

Respectfully submitted,



Valarie M. Williams, Secretary

Approved: January 15, 2013



By: _____

Christopher N. Union
Chairman

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Other Business

There being no additional business to come before the Board, Chairman Union adjourned the meeting.

Respectfully submitted,

Valarie M. Williams, Secretary

Approved: January 15, 2013

By: _____
Christopher N. Union
Chairman

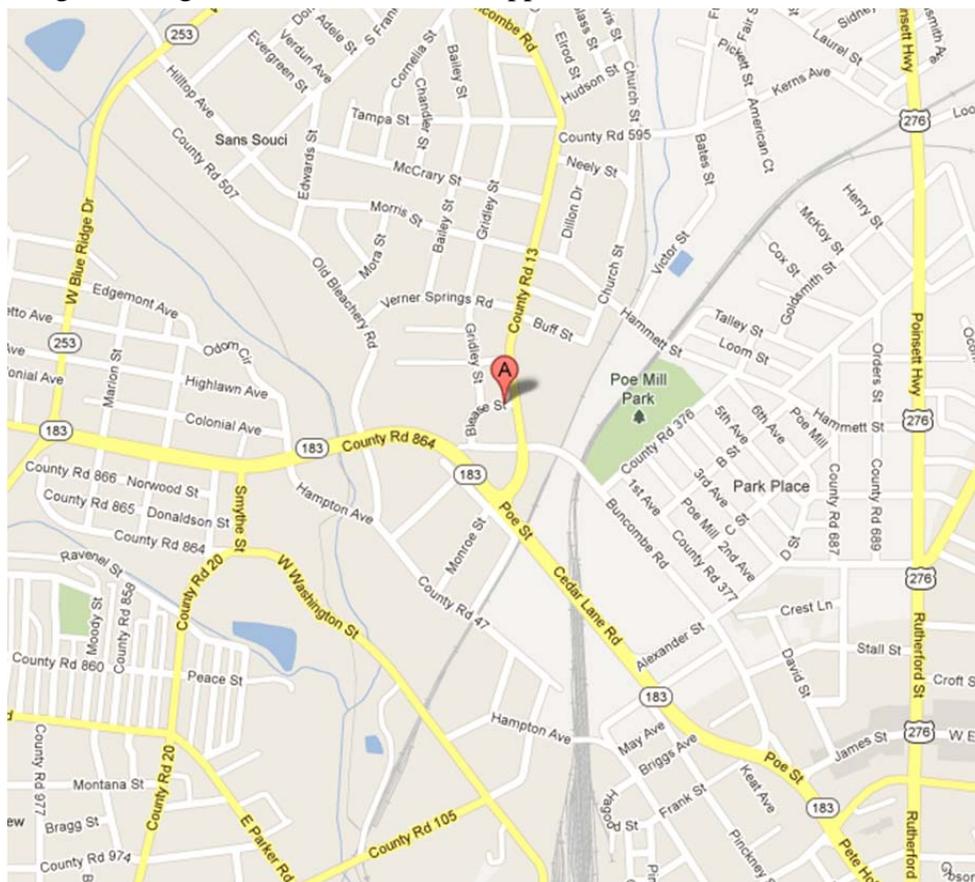


Division: **Legal**

Subject: **Consideration of a Resolution making Provision for the Issuance of not exceeding \$5,250,000 aggregate principal amount of Multifamily Rental Housing Revenue Bonds, (The Parker at Cone), of the South Carolina State Housing Finance and Development Authority and other matters related thereto.**

Developer: Cone Development II, LLC
Issue Type: New Money
Project Type: New Construction
Units: 96
Location: 50 Blease Street, Greenville, SC 29206; Greenville County
Amount: not exceeding \$5,250,000
Amount of Cap: not exceeding \$5,250,000
Type of Offering: Public Offering
Credit Enhancement: cash collateralized

Cone Development II, LLC is requesting final approval of a bond issue for a new money issue for The Parker at Cone. This is a new construction. The project will consist of 96 units with a target population of family. The project was given preliminary approval by the Bond Committee at its September 11, 2012 meeting. We will be seeking approval at the State Budget and Control Board at its January 29, 2013 meeting. Staff recommends the approval of this resolution and would hold such approval pending the Budget and Control Board's approval.



A RESOLUTION

MAKING PROVISION FOR THE ISSUANCE OF NOT TO EXCEED \$5,250,000 AGGREGATE PRINCIPAL AMOUNT MULTIFAMILY HOUSING REVENUE BONDS (THE PARKER AT CONE) OF THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY FOR THE PURPOSE OF PROVIDING CONSTRUCTION MORTGAGE LOAN FINANCING FOR A MULTIFAMILY HOUSING FACILITY, AND OTHER MATTERS RELATED THERETO.

WHEREAS, the South Carolina State Housing Finance and Development Authority Act of 1977 (Title 31, Chapter 13 of the Code of Laws of South Carolina 1976, as amended) (the “Act”), provides that the South Carolina State Housing Finance and Development Authority (the “Authority”), upon making a determination that sufficient persons or families of either beneficiary class (as defined by the Act) (the “Beneficiary Classes”) are unable to pay the amounts at which private enterprise is providing decent, safe, and sanitary housing, and that through the exercise of one or more of the programs authorized by the Act, decent, safe, and sanitary housing would become available to members of the Beneficiary Classes in need thereof and that a series of bonds must be sold in order to alleviate the lack of decent, safe, and sanitary housing available to members of the Beneficiary Class; and

WHEREAS, upon making such determination and the approval of the State Budget and Control Board (the “State Board”), the Authority may issue from time to time bonds for the purpose of obtaining funds with which to make construction mortgage loans to housing sponsors (as defined in the Act) who agree to and are required to provide for construction or rehabilitation of residential housing (as defined in the Act) for rental by persons or families of either Beneficiary Class; provided, however, that with respect to any particular issue of bonds, one of the following conditions must be met: (a) if there is a public distribution of the bonds, the issue must be rated by one or more of the national rating agencies, and one or more of the following conditions must be met: (i) there must be in effect a federal program providing assistance in repayment of the loans; or (ii) the proceeds must be used to acquire either federally insured mortgage loans or mortgage loans insured by a private mortgage insurer authorized to do business in the State of South Carolina; or (iii) the payment of the bonds to the purchasers and holders of them must be assured by the maintenance of adequate reserves or insurance or a guaranty from a responsible entity which has been determined to be sufficient by the Authority and the State Board; or (b) if the bonds are secured by a mortgage or other security agreement and are offered and sold as a unit with such mortgage or other security agreement in transactions with banks, institutional investors, or other nonregistered persons as provided in Section 35-1-202(11)(A) of the Code of Laws of South Carolina 1976, as amended, and the documents pursuant to which the bonds are issued must permit the Authority to avoid any default by it by completing an assignment of, or foregoing its rights with respect to, any collateral or security pledged to secure the bonds; and

WHEREAS, Cone Development II, LLC, being a limited liability company duly organized under the laws of the State of South Carolina (the “Housing Sponsor”), has requested the Authority to assist it through the issuance of bonds under the Act in the amount not to exceed \$5,250,000 (the “Bonds”) to provide a construction mortgage loan (the “Mortgage Loan”) to

finance the acquisition, construction, and equipping of a 96-unit affordable apartment development located in Greenville County, South Carolina, known as The Parker at Cone (the “Project”); and

WHEREAS, the Authority has determined that assisting in the financing of the Project with the proceeds of the Bonds will promote and serve the intended purposes of and in all respects will conform to the provisions and requirements of the Act, and, in order to assist in the financing of the Project, the Authority will issue the Bonds; and

WHEREAS, the Authority hereby finds and determines that in order to alleviate the lack of decent, safe, and sanitary housing available to individuals of the Beneficiary Classes, the Bonds must be issued; and

WHEREAS, the Bond Committee of the Authority on September 11, 2012, adopted its Resolution making preliminary provision for the issuance of the Bonds and authorising a petition to the State Board seeking its approval of the issuance of the Bonds, and the Authority hereby confirms the findings and determinations made by the Bond Committee regarding the Bonds, the Project, and the Housing Sponsor; and

WHEREAS, issuance of the Bonds is subject to the State Board giving its approval to the proposal of the Authority to issue the Bonds for the purpose of financing a portion of the costs of the Project; and

WHEREAS, the Authority has previously requested of the State Board, and was granted, a carry-forward allocation of private activity bond volume cap under Section 146(f)(2) of the Code, a portion of which shall be allocated to the Bonds; and

WHEREAS, the Authority proposes to issue the Bonds pursuant to a Trust Indenture (the “Indenture”) between the Authority and a Trustee to be approved by the Executive Director of the Authority, pursuant to which the proceeds of the Bonds will be paid to the Trustee for deposit as provided under the Indenture and used to finance the costs of acquisition and construction of the Project and the costs of issuance of the Bonds; and

WHEREAS, the Borrower has advised the Authority that the Bonds will be rated by one of the national rating agencies at a level satisfactory to the Authority, and the Indenture provides that payment of the Bonds will be assured through the maintenance of the Collateral Fund, the Bond Fund, the Project Fund, and the Initial Deposit Account of the Bond Fund, and an agreement (or comparable arrangement) by which the Borrower will cause Red Mortgage Capital, LLC, as Lender, to deposit, over time, up to \$5,250,000 from the sale of GNMA Securities and other Available Moneys (as defined in the Indenture) in the Collateral Fund for repayment of the Bonds, which maintenance of reserves the Authority has determined is sufficient under the Act for a public distribution of the Bonds by the Underwriter (as hereinafter defined); and

WHEREAS, the Bond proceeds will be used to originate the Mortgage Loan to the Housing Sponsor pursuant to a Loan Agreement (the “Loan Agreement”) between the Authority and the Housing Sponsor; and

WHEREAS, the Loan Agreement will require the Housing Sponsor to operate the Project to ensure the availability of housing to members of the Beneficiary Classes; and

WHEREAS, the Authority will assign all of its rights under the Loan Agreement (other than Unassigned Issuer’s Rights [as defined in the Indenture]) to the Trustee pursuant to the terms of the Indenture; and

WHEREAS, the Authority hereby finds and confirms that (i) in order to provide the moneys necessary to implement its program, the Bonds must be issued as provided in this resolution, and (ii) the revenues or other moneys estimated to be available pursuant to the Loan Agreement will provide moneys required for the payment of the principal and interest on the Bonds:

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY IN MEETING DULY ASSEMBLED AS FOLLOWS:

Section 1. Adoption of Premises. Each statement of fact, determination, and finding of the Authority set forth in the preamble hereto has been carefully examined and has been found to be in all respects true and correct as of the date hereof.

Section 2. Issuance of Bonds. Subject to approval by the State Board, in order to provide a portion of the moneys required to finance the costs of acquisition, construction, and equipping of the Project, there is hereby authorized and shall forthwith be issued an issue of bonds to be designated as “South Carolina State Housing Finance and Development Authority Multifamily Housing Revenue Bonds (The Parker at Cone),” with such series designation as approved by the Executive Director. The Bonds are intended to be issued as exempt facility bonds for qualified residential rental projects under Section 142(a)(7) of the Internal Revenue Code of 1986, as amended. The Bonds shall be executed on behalf of the Authority by the Chairman or Vice Chairman and attested by the Secretary of the Authority, in substantially the form attached to the Indenture, the form, terms, and conditions of which are hereby approved with such changes, additions, insertions, or modifications as shall be approved by the officers of the Authority executing such Bonds, such approval to be conclusively evidenced by such officers’ execution thereof.

Section 3. Approval of Form of Indenture. The Bonds shall be secured by the Indenture to be executed on behalf of the Authority by the Chairman or Vice Chairman and attested by the Secretary of the Authority, the form of which is presented at this meeting and filed with the minutes of this meeting, the form, terms, and conditions of which are hereby approved with such changes, additions, insertions, or modifications as shall be approved by the officers of the Authority executing the Indenture, their approval to be conclusively evidenced by such officers’ execution thereof.

Section 4. Approval of Form of Loan Agreement. The transactions described in the recitals to this Resolution shall be consummated pursuant to the terms of the Loan Agreement to be executed on behalf of the Authority by the Chairman or Vice Chairman and attested by the Secretary of the Authority, the form of which is presented at this meeting and filed with the minutes of this meeting, the form, terms, and conditions of which are hereby approved with such changes, additions, insertions, or modifications as shall be approved by the officers of the Authority executing the Loan Agreement, their approval to be conclusively evidenced by such officers' execution thereof.

Section 5. Sale of Bonds; Bond Purchase Agreement. The Chairman or Vice Chairman of the Authority is hereby authorized to sell the Bonds to Red Capital Markets, LLC (or an affiliate thereof) (the "Purchaser"), pursuant to the terms and conditions of a Bond Purchase Agreement (the "Bond Purchase Agreement") to be executed on behalf of the Authority by the Chairman or Vice Chairman or Executive Director. The authority hereby conferred may be exercised so long as the initial interest rate on the Bonds does not exceed 1.25% per annum, and the final maturity of the Bonds is not later than 35 years after their date of issue. The purchase price of the Bonds shall be as approved by the Chairman or Vice Chairman or Executive Director.

Section 6. Approval of Form of Restrictive Covenants and Regulatory Agreement. The Project will be encumbered by restrictive covenants to ensure the Project continuously complies with the requirements of the Act and of the Code pursuant to the Agreement as to Restrictive Covenants between the Authority and the Housing Sponsor (the "Restrictive Covenants") and pursuant to a Tax Regulatory Agreement between the Authority and the Housing Sponsor (the "Regulatory Agreement"), to be executed on behalf of the Authority by the Chairman, the Vice Chairman, or the Executive Director of the Authority, in substantially the form as presented at this meeting with such changes, additions, insertions, or modifications as shall be approved by the officers of the Authority executing such documents, their approval to be conclusively evidenced by such officer's execution thereof.

Section 7. Approval of Trustee.

The Trustee under the Indenture shall be a bank, trust company, or other corporate trustee requested by the Housing Sponsor and approved by the Executive Director.

Section 8. General Authority. The Board of Commissioners of the Authority and its appropriate officers, attorneys, agents, and employees are hereby authorized to do all acts and things required of them by this Resolution, the Indenture, the Loan Agreement, the Restrictive Covenants, the Regulatory Agreement, or the Bond Purchase Agreement, or desirable or consistent with the requirements hereof or thereof for the acquisition, construction, and equipping of the Project or the full, punctual, and complete performance of all the terms, covenants, and agreements contained in the Bonds, this Resolution, the Indenture, the Loan Agreement, the Restrictive Covenants, the Regulatory Agreement, and the Bond Purchase Agreement, and each such Commissioner, officer, attorney, and employee is hereby authorized and directed to execute and deliver any and all papers, financing statements, reports, forms,

certificates, and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated hereby and thereby.

Section 9. Limited Obligations; No Personal Liability.

(a) The Bonds are not a debt or grant or loan of credit of the State of South Carolina or any other political subdivision of the State. Neither the State nor any political subdivision of the State will be liable for the Bonds, nor shall the Bonds be payable out of any funds other than those revenues of the Authority pledged to the payment of the Bonds under the Indenture.

(b) No recourse shall be had for the enforcement of any obligation, covenant, promise, or agreement of the Authority contained in this Resolution, the Indenture, the Loan Agreement, the Restrictive Covenants, the Regulatory Agreement, the Bond Purchase Agreement, or the Bonds, against any member of the Board of Commissioners, or any officer or employee of the Authority, as such, in his or her individual capacity, past, present, or future, either directly or through the Authority, whether by virtue of any constitutional provision, statute, or rule of law, or by the enforcement of any assessment or penalty or otherwise; it being expressly agreed and understood that this Resolution, the Indenture, the Loan Agreement, the Restrictive Covenants, the Regulatory Agreement, the Bond Purchase Agreement, and the Bonds are solely corporate obligations, and that no personal liability whatsoever shall attach to, or be incurred by, any member, officer, or employee as such, past, present, or future, either directly or by reason of any of the obligations, covenants, promises, or agreements, entered into between the Authority and the registered owners or to be implied therefrom as being supplemental hereto or thereto; and that all personal liability of that character against every such member, officer, and employee is, by the adoption of this Resolution and the execution of the Indenture, the Loan Agreement, the Restrictive Covenants, the Regulatory Agreement, the Bond Purchase Agreement, and the Bonds, and as a condition of, and as a part of the consideration for, the adoption of this Resolution and the execution of the Indenture, the Loan Agreement, the Restrictive Covenants, the Regulatory Agreement, the Bond Purchase Agreement, and the Bonds, expressly waived and released. The immunity of the members, officers, and employees, of the Authority under the provision contained in this Section shall survive the termination of this Resolution.

ADOPTED IN MEETING DULY ASSEMBLED this 15th day of January, 2013.

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

I, the undersigned Secretary of the South Carolina State Housing Finance and Development Authority (the “**Authority**”), **DO HEREBY CERTIFY** that the foregoing is a true, correct, and verbatim copy of a Resolution duly adopted by the Authority at a duly called meeting held on January 15, 2013.

WITNESS MY HAND this 15th day of January, 2013.

Secretary, South Carolina State Housing Finance and
Development Authority



South Carolina
STATE HOUSING
Finance and Development Authority

Division: Marketing & Communications

Subject: 2012 Impact Report – copy will be provided



South Carolina
STATE HOUSING
Finance and Development Authority

Division: Rental & Compliance Division

Subject: CA Update - Oral Report



Division: **SC HELP**

Program Update

The program changes that were verbally approved by Treasury in early November became official as of November 15, 2012, and all changes have been fully integrated into SC HELP guidelines and processes. We have completed the process to reinstate customers who fall within the new guidelines but exceeded the previous reinstatement limits. We are also notifying affected customers regarding the extension of Monthly Payment limits, and should complete the notification process by the end of this month.

We received notification that the Treasury HHF Compliance team will visit our office during the week of February 11, 2012 to conduct our annual compliance review. Preparations for the visit are underway.

Program Performance Data

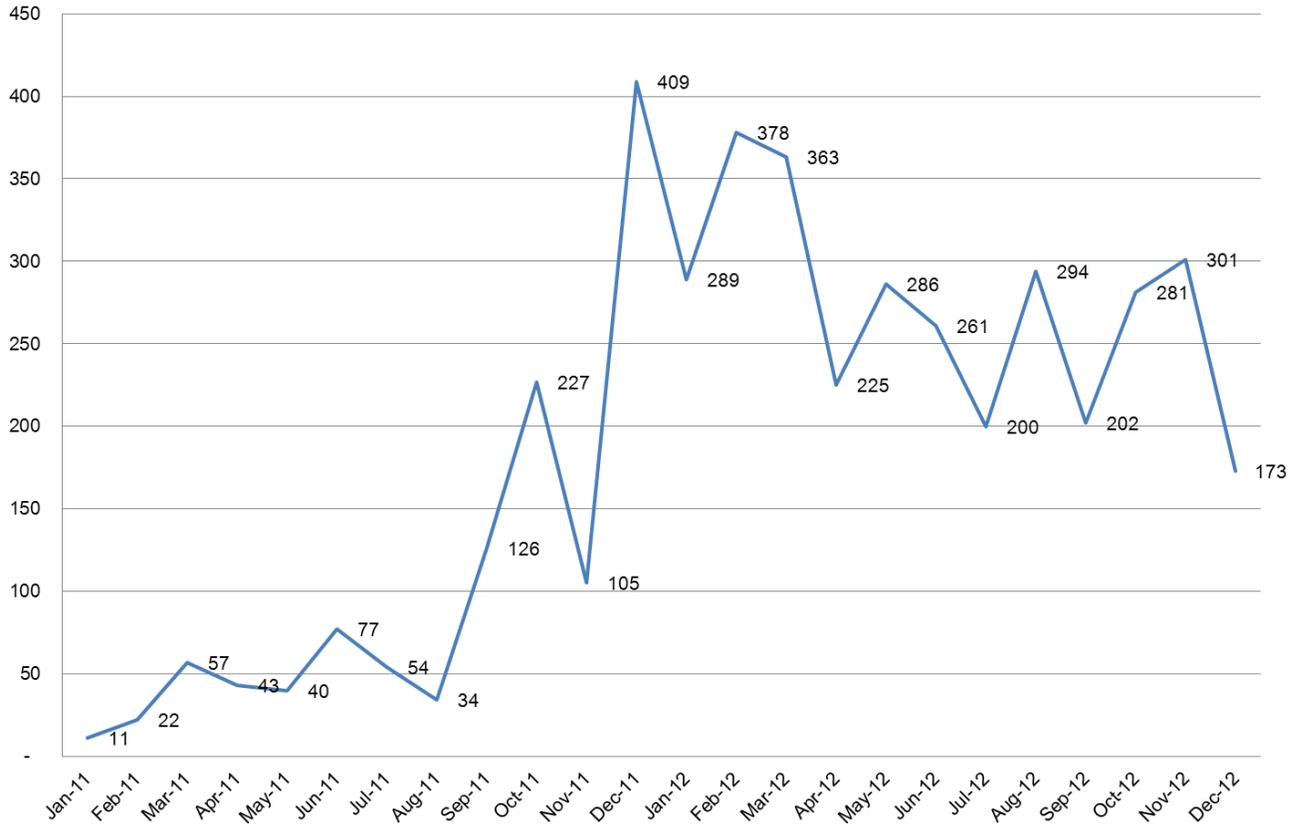
Production as of December 31, 2012:

Homeowners Approved & Funded	4,456
Homeowners Approved – Pending	311
Funds Disbursed	\$49,028,569
Additional Funds Committed	\$16,928,805

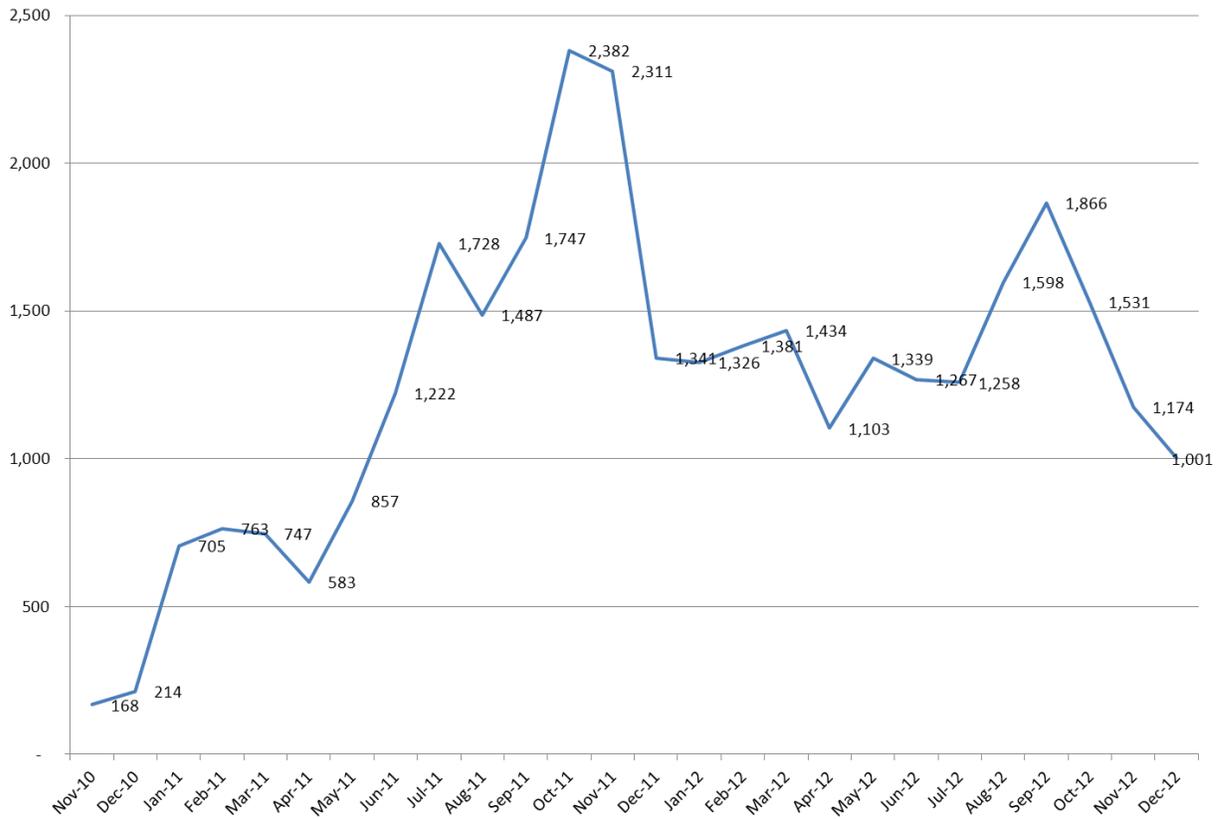
NOTE: Production (applicant and disbursement) numbers are NOT reconciled as of the date of this report. Final reconciled production numbers are provided on the Quarterly Production and Quarterly Financial Reports.

The following pages show trend data for approvals and new customer registrations.

SC HELP Approvals



SC HELP New Account Registrations





South Carolina
STATE HOUSING
Finance and Development Authority

Division: Investor Services

Subject: Authority REO Properties Oral Report



South Carolina

STATE HOUSING

Finance and Development Authority

Division: Chairman

Subject: Oral Report



South Carolina

STATE HOUSING

Finance and Development Authority

Division: Executive Director

Subject: Oral Report



South Carolina
STATE HOUSING
Finance and Development Authority

Homeownership

January 15, 2013

The following Homeownership Division monthly status reports as of December 31, 2012 are presented for information:

- Monthly and Fiscal YTD Loan Purchase Statistics
- Monthly and Fiscal YTD Portfolio Statistics
- Delinquency Statistics
- Rate Sheet

Monthly Loan Purchase Statistics

Month Ending December 31, 2012

Funding Source	Average Loan Amount	Average Household Income	Beginning Fund Balance (Allocated)	Purchases		New Fund Allocations	Recyled Funds	Ending Balance	Outstanding Reservations	Unreserved Balance
				Volume	Units					
MRB	\$102,425	\$46,324	\$17,448,642	(\$1,433,945)	14	\$0	\$14,500,000	\$30,514,697	(\$12,630,812)	\$17,883,885
DPA Repayable	\$4,250	\$49,158	\$1,880,684	(\$51,000)	12	\$0		\$1,829,684	(\$417,000)	\$1,412,684
HOME DPA	\$5,000	\$29,318	\$2,722,769	(\$10,000)	2	\$0	\$3,000	\$2,715,769	(\$254,000)	\$2,461,769
Home Voucher	\$10,000	\$28,346	\$30,000	\$0	0	\$0		\$30,000	\$0	\$30,000
TOTAL			\$22,082,095	(\$1,494,945)	28	\$0	\$14,503,000	\$35,090,150	(\$13,301,812)	\$21,788,338

UNRESERVED FUNDS	
Series 2011-A HRB US Bank 064	(\$25,280,965)
Series 2012-1 HRB US Bank 066	\$25,000,000
Series 2012-1 HRB US Bank 067	\$2,245,670
Series 001 Single Family	\$15,919,180
Total	\$17,883,885

July 1, 2012 Through December 31, 2012

Funding Source	Beginning Fund Balance (Allocated)	Purchases		New Fund Allocations	Recyled Funds	Ending Balance	Outstanding Reservations	Unreserved Balance
		Volume	Units					
MRB	\$32,767,477	(\$16,752,780)	164	\$0	\$14,500,000	\$30,514,697	(\$12,630,812)	\$17,883,885
DPA Repayable	\$868,308	(\$420,000)	84	\$0	\$1,381,376	\$1,829,684	(\$417,000)	\$1,412,684
HOME DPA	\$2,941,169	(\$235,000)	71	\$0	\$9,600	\$2,715,769	(\$254,000)	\$2,461,769
HOME Voucher	\$30,000	\$0	0	\$0	\$0	\$30,000	\$0	\$30,000
TOTAL	\$36,606,954	(\$17,407,780)	319	\$0	\$15,890,976	\$35,090,150	(\$13,301,812)	\$21,788,338

Monthly Portfolio Statistics

Month Ending December 2012

Loan Type	New Purchases		Payoffs		Foreclosures		Net Change		Ending Balance	
	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units
First Mortgage	\$0	0	(\$3,695,180)	(50)	(\$1,208,371)	(15)	(\$4,903,551)	(65)	\$598,374,570	8,574
Second Mortgage	\$61,000	14	(\$37,504)	(49)	(\$10,253)	(7)	\$13,243	(42)	\$13,113,880	5,347
Other	\$0	0					\$0	0	\$0	0
TOTAL	\$61,000	14	(\$3,732,684)	(99)	(\$1,218,624)	(22)	(\$4,890,308)	(107)	\$611,488,449	13,921

YTD Portfolio Statistics

Loan Type	New Purchases		Payoffs		Foreclosures		Net Change		Ending Balance	
	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units
First Mortgage	\$115,983	1	(\$20,853,782)	(268)	(\$7,603,383)	(102)	(\$28,341,182)	(369)	\$598,374,570	8,574
Second Mortgage	\$528,000	125	(\$324,568)	(255)	(\$111,302)	(70)	\$92,130	(200)	\$13,113,880	5,347
Other	\$0	0					\$0	0	\$0	0
TOTAL	\$643,983	126	(\$21,178,350)	(523)	(\$7,714,685)	(172)	(\$28,249,052)	(569)	\$611,488,449	13,921

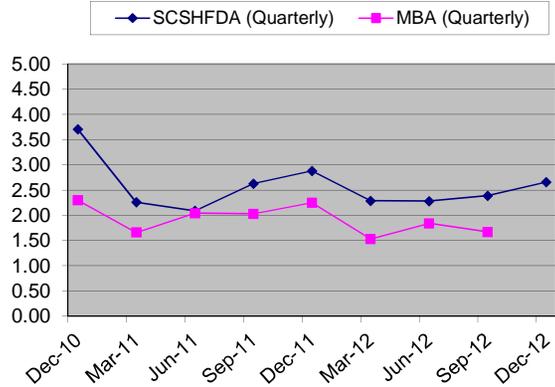
TOTAL MORTGAGES SERVICED

	Number	Outstanding Principle Balance
First Mortgages	8,574	\$598,374,570
Second Mortgages	5,347	\$13,113,880
SC HELP	1,819	\$15,758,481
Total Serviced	15,740	\$627,246,931

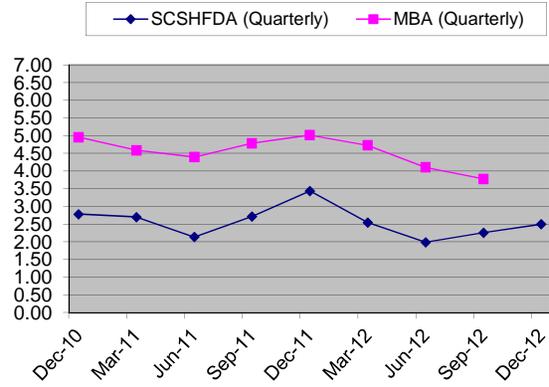
DELINQUENCY REPORT

			60 Day			90 Day			Foreclosures			Bankruptcies			
			SCSHFDA (Monthly)	SCSHFDA (Quarterly)	MBA (Quarterly)	SCSHFDA (Monthly)	SCSHFDA (Quarterly)	MBA (Quarterly)	SCSHFDA (Monthly)	SCSHFDA (Quarterly)	MBA	SCSHFDA (Monthly)	SCSHFDA (Quarterly)	MBA	
2 0 1 1	Apr-11	Q.2 2011	2.11	2.09	2.04	1.89	2.14	4.40	2.44	2.53	2.93	1.11	1.12	N/A	
	May-11		2.03			2.40			2.50			1.08			
	Jun-11		2.12			2.14			2.64			1.16			
	Jul-11	Q.3 2011	2.65	2.63	2.03	2.41	2.72	4.79	2.46	2.57	3.12	1.14	1.19	N/A	
	Aug-11		2.79			2.52			2.59			1.22			
	Sep-11		2.46			3.22			2.66			1.21			
	Oct-11	Q.4 2011	2.86	2.88	2.25	3.43	3.44	5.02	2.41	2.58	3.54	1.21	1.21	N/A	
	Nov-11		3.06			3.65			2.62			1.21			
	Dec-11		2.72			3.25			2.72			1.21			
	2 0 1 2	Jan-12	Q.1 2012	2.94	2.29	1.53	3.39	2.55	4.73	2.73	2.76	3.99	1.22	1.20	N/A
		Feb-12		2.11			2.51			2.84			1.20		
		Mar-12		1.83			1.75			2.71			1.19		
Apr-12		Q.2 2012	2.19	2.28	1.84	1.85	1.99	4.11	2.62	2.68	4.60	1.20	1.18	N/A	
May-12			2.41			1.90			2.75			1.18			
Jun-12			2.23			2.23			2.66			1.16			
Jul-12		Q.3 2012	2.20	2.39	1.67	2.16	2.26	3.78	2.82	2.85	4.38	1.19	1.24	N/A	
Aug-12			2.08			2.21			2.74			1.27			
Sep-12			2.90			2.42			2.99			1.25			
Oct-12		Q.4 2012	2.56	2.66	N/A	2.27	2.39	N/A	3.14	3.16	N/A	1.28	1.32	N/A	
Nov-12			2.66			2.40			3.12			1.28			
Dec-12			2.76			2.50			3.21			1.39			

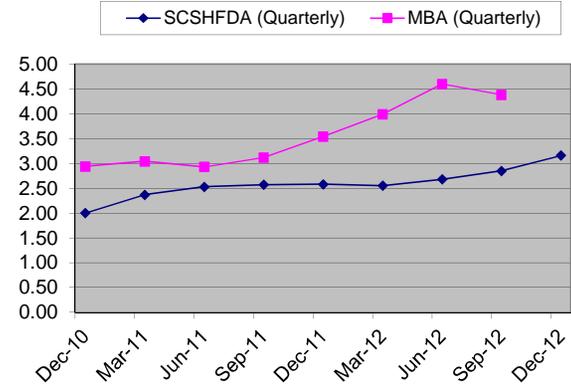
60 Day Delinquencies



90 Day Delinquencies



Foreclosures





South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9396

FAX: (803) 896-8589

RATE SHEET FOR LENDERS

Effective Date: 11:00 AM January 4, 2013

CATEGORY I Above 80% of Median Income See Income Charts for each County	DOWN PAYMENT ASSISTANCE AVAILABLE	First Mortgage Rate
<i>First-Time Homebuyer Program</i>	\$5,000 Repayable \$8,000 Repayable New Construction Only	3.500
<i>Single Parent Program</i> (First time homebuyer requirement waived)	\$5,000 Repayable \$8,000 Repayable New Construction Only	3.500
<i>Disability Program</i> (First time homebuyer requirement waived)	\$5,000 Repayable \$8,000 Repayable New Construction Only	3.500

CATEGORY II 80% and below of Median Income See Income Charts for each County	DOWN PAYMENT ASSISTANCE AVAILABLE	First Mortgage Rate
<i>First-Time Homebuyer Program</i>	\$5,000 Forgivable \$8,000 Forgivable New Construction Only	3.500
<i>Single Parent Program</i> (First time homebuyer requirement waived)	\$5,000 Forgivable \$8,000 Forgivable New Construction Only	3.500
<i>Disability Program</i> (First time homebuyer requirement waived)	\$5,000 Forgivable \$8,000 Forgivable New Construction Only	3.500

Note: Category III has been merged into Category II

All the rates, fees, and terms on this sheet are for informational purposes for participating lenders only and are subject to change without notice. The customer's rate will be the rate that is in effect on the date and time that the reservation is received by the Authority. For the APR (annual percentage rate), please contact one of our participating lending partners.

FOR ADDITIONAL INFORMATION SEE OUR WEBSITE

www.schousing.com



Division: **Marketing and Human Resources**

Subject: **Monthly Report**

Total Authorized Permanent Positions	145
Filled Permanent Positions	129
Vacancies	16
Authority Temporaries	8
Staffing Agency Temporaries	16

New Hires, Promotions & Transfers

Division\Department	Employee Name	Job Title	Effective Date
Investor Services	Nathan Powell	Accountant/Fiscal Analyst II	12/10/2012
Mortgage Production	Dacia Elrod	Accountant/Fiscal Analyst II	12/17/2012

Resignations & Retirements

Division\Department	Employee Name	State Job Title	Effective Date
Housing Choice Voucher	Jon Upson	Program Coordinator I	11/7/2012
Development	Thomas Brooks	Program Coordinator I	1/1/2012

Job Postings

Department/Title	State Job Title	Vacancy Posting Dates
Development: Program Coordinator	Temporary Grant PC I	12/6/2012 - 12/18/2012
Development: Program Coordinator	Temporary Grant PC I	12/6/2012 - 12/18/2012
Voucher: Housing Program Coordinator	Program Coordinator I	11/9/2012-11/23/2012

Our 2012 holiday charity was Children’s Garden/Vital Connections of the Midlands (VMC). Children’s Garden is a daycare center for homeless and/or very needy children. SC State Housing employees were able to make the holiday brighter by purchasing gifts for 92 children at-risk who attend Children’s Garden and two other centers supported by VMC. Through a friendly competition, employees of our Mortgage Servicing, Mortgage Production and Investor Services departments collected enough pennies to present a check to Children’s Garden in the amount of \$307.76.



Division: Marketing & Human Resources

Subject: Marketing & Communications/Legislative Outreach Update

Media Appearances:

- **November 12:** WKDK Coffee Hour radio show in Newberry

Outreach and Awareness:

- **November 6:** Meeting with representatives of the Affordable Housing Coalition to discuss anti-NIMBY initiatives.
- **November 8:** Arcadia Park Apartments Grand Opening, Richland County
- **November 7-9:** SC Municipal Human Resources Association Annual Conference and Trade Expo, Myrtle Beach

Social Media Update:

- Twitter Followers: 1,411
- Facebook Likes: 256
- LinkedIn Members: 120

SC HELP

- 29,000 letters mailed (in cooperation with DEW) to citizens receiving unemployment benefits

MCC Bank and Credit Union Outreach, Education and Recruitment

- 16 banks and credit unions with headquarters in the following counties: Beaufort, Berkeley, Colleton, Greenville, Hampton, Orangeburg, Spartanburg and Williamsburg

South Carolina State Housing Finance and Development Authority
Balance Sheet--Proprietary Funds
Unaudited Results

	General Operating Fund	Single Family Finance Programs	Program Fund	As of December 31	
				2012	2011
Assets					
Cash and cash equivalents	\$ 18,493,672	\$ 161,764,767	\$ 10,031,757	\$ 190,290,196	\$ 215,177,656
Accounts receivable	2,155,371	1,927,053	22,000	4,104,424	2,748,981
Investments, at market	-	176,918,034	-	176,918,034	152,748,870
Loans receivable, net of unamortized discounts	76,553,606	590,309,278	10,067,630	676,930,514	761,981,673
Interest receivable:					
Loans	382,496	5,613,803	18,519	6,014,818	6,468,501
Deposits and investments	-	1,121,118	-	1,121,118	1,178,558
Prepayments	589,731	-	-	589,731	541,455
Unamortized bond issuance cost	-	6,869,175	-	6,869,175	6,473,045
Furniture and equipment, net of depreciation	596,691	-	-	596,691	784,998
Total Assets	<u>98,771,567</u>	<u>944,523,228</u>	<u>20,139,906</u>	<u>1,063,434,701</u>	<u>1,148,103,737</u>
Liabilities and Retained Earnings					
Liabilities					
Accounts payable and accrued expenses	1,587,113	2,188,849	-	3,775,962	3,113,024
Bonds payable, net of unamortized discounts	-	698,930,435	-	698,930,435	791,073,835
Notes Payable	-	-	-	-	-
Interest payable on bonds and notes	-	15,018,849	-	15,018,849	18,698,936
Mortgage escrows	2,597,775	-	-	2,597,775	2,172,108
Other	310,165	121,832	2,195	434,192	565,770
Total Liabilities	<u>4,495,053</u>	<u>716,259,965</u>	<u>2,195</u>	<u>720,757,213</u>	<u>815,623,673</u>
Retained Earnings					
Reserved for debt service	-	41,231,342	-	41,231,342	41,556,888
Reserved for bond reserves	-	9,255,750	-	9,255,750	8,505,459
Designated for special programs	-	177,776,171	20,137,711	197,913,882	189,602,612
Undesignated	94,276,514	-	-	94,276,514	92,815,105
Total Retained Earnings	<u>94,276,514</u>	<u>228,263,263</u>	<u>20,137,711</u>	<u>342,677,488</u>	<u>332,480,064</u>
Total Liabilities and Retained Earnings	<u>\$ 98,771,567</u>	<u>\$ 944,523,228</u>	<u>\$ 20,139,906</u>	<u>\$ 1,063,434,701</u>	<u>\$ 1,148,103,737</u>

South Carolina State Housing Finance and Development Authority
Statement of Revenues, Expenses and Changes In Retained Earnings--Proprietary Funds
Unaudited Results

	<u>General Operating Fund</u>	<u>Single Family Finance Programs</u>	<u>Program Fund</u>	<u>Period Ending December 31</u>	
				<u>2012</u>	<u>2011</u>
Operating Revenues					
Interest on loans	\$ 727,609	\$ 17,432,961	\$ 74,170	\$ 18,234,740	\$ 20,435,939
Interest on deposits and investments	990	4,859,353	8,878	4,869,221	3,227,400
Administrative fees	5,874,115	-	-	5,874,115	5,128,497
Other	119,921	567,927	-	687,848	411,860
Total Operating Revenues	<u>6,722,635</u>	<u>22,860,241</u>	<u>83,048</u>	<u>29,665,924</u>	<u>29,203,696</u>
Operating Expenses					
Interest expense for bonds and notes	-	16,169,723	-	16,169,723	18,904,970
Program expenses	634,107	2,636,697	-	3,270,804	2,527,903
General and administrative expenses	5,559,884	-	-	5,559,884	4,863,081
Bond issuance cost amortization	-	294,306	-	294,306	255,862
Depreciation	114,178	-	-	114,178	130,368
Other	-	538,232	-	538,232	243,985
Total Operating Expenses	<u>6,308,169</u>	<u>19,638,958</u>	<u>-</u>	<u>25,947,127</u>	<u>26,926,169</u>
Operating Income (Loss)	<u>414,466</u>	<u>3,221,283</u>	<u>83,048</u>	<u>3,718,797</u>	<u>2,277,527</u>
Nonoperating Revenues (Expenses)					
Federal grant and contract revenue	68,099,931	-	-	68,099,931	71,603,142
HUD housing assistance payments and grant awards disbursed	(67,915,800)	-	(483,449)	(68,399,249)	(70,380,499)
Other grant awards disbursed	-	-	-	-	-
Total Nonoperating Revenue (Expenses) - Net	<u>184,131</u>	<u>-</u>	<u>(483,449)</u>	<u>(299,318)</u>	<u>1,222,643</u>
Income (Loss) Before Operating Transfers	598,597	3,221,283	(400,401)	3,419,479	3,500,170
Transfers					
Transfers among SHA funds	-	-	-	-	-
Transfers - Housing Trust Fund	-	-	-	-	-
Transfers - State General Fund	-	-	-	-	-
Income (Loss) Before Extraordinary Item	<u>598,597</u>	<u>3,221,283</u>	<u>(400,401)</u>	<u>3,419,479</u>	<u>3,500,170</u>
Extraordinary Items					
Extraordinary loss on early extinguishment of debt	-	-	-	-	-
Net Income (Loss)	<u>598,597</u>	<u>3,221,283</u>	<u>(400,401)</u>	<u>3,419,479</u>	<u>3,500,170</u>
Retained Earnings					
At beginning of fiscal year	93,677,917	225,041,980	20,538,112	339,258,009	328,979,894
Retained Earnings at End of Period	<u>\$ 94,276,514</u>	<u>\$ 228,263,263</u>	<u>\$ 20,137,711</u>	<u>\$ 342,677,488</u>	<u>\$ 332,480,064</u>

South Carolina State Housing Finance and Development Authority
Housing Trust Fund
Statement of Assets, Liabilities and Fund Balance--Governmental Fund
Unaudited Results

	As of December 31	
	2012	2011
Assets		
Cash and cash equivalents	\$ 5,933,637	\$ 7,560,722
Accounts receivable	1,422,636	959,535
Loans receivable, net of unamortized discounts	9,549,276	10,336,221
Interest receivable:		
Loans	23,592	108,225
Deposits and investments	-	-
Total Assets	16,929,141	18,964,703
 Liabilities and Fund Balance		
Liabilities		
Mortgage escrows	-	-
Total Liabilities	-	-
 Fund Balance		
Unpaid Grants/Awards	4,138,196	5,704,043
Reserved for Housing Trust Programs	12,790,945	13,260,660
Total Fund Balance	16,929,141	18,964,703
Total Liabilities and Fund Balance	\$ 16,929,141	\$ 18,964,703

South Carolina State Housing Finance and Development Authority
Housing Trust Fund
Statement of Revenues, Expenses and Changes In Fund Balance--Governmental Fund
Unaudited Results

	As of December 31	
	2012	2011
Operating Revenues		
Interest on loans	\$ 80,319	\$ 78,979
Interest on deposits and investments	5,373	2,278
Documentary stamp fees	3,796,806	2,957,027
Total Operating Revenues	3,882,498	3,038,284
Expenditures		
Grant disbursements for Housing Trust Programs	3,642,222	4,447,015
Total Expenditures	3,642,222	4,447,015
Revenues Over (Under) Expenditures	240,276	(1,408,731)
Transfers		
Transfers To Other Funds	-	-
Transfers From State General Fund	-	-
Fund Balance		
At beginning of fiscal year	16,688,865	20,373,434
Fund Balance at End of Period	\$ 16,929,141	\$ 18,964,703

South Carolina State Housing Finance and Development Authority
SC HELP
Statement of Assets, Liabilities and Fund Balance--Governmental Fund
Unaudited Results

	As of December 31	
	2012	2011
Assets		
Cash and cash equivalents	\$ 11,246,512	\$ 10,878,802
Accounts receivable	-	-
Loans receivable, net of unamortized discounts	-	-
Interest receivable:		
Loans	-	-
Deposits and investments	-	-
Total Assets	11,246,512	10,878,802
Liabilities and Fund Balance		
Liabilities		
Accounts payable and accrued expenses	960,074	419,738
Other - deferred revenue	10,286,438	10,458,901
Total Liabilities	11,246,512	10,878,639
Fund Balance		
Undesignated	-	163
Total Fund Balance	-	163
Total Liabilities and Fund Balance	\$ 11,246,512	\$ 10,878,802

South Carolina State Housing Finance and Development Authority
SC HELP
Statement of Revenues, Expenses and Changes In Fund Balance--Governmental Fund
Unaudited Results

	Period Ending December 31	
	2012	2011
Operating Revenues		
Administrative fees	\$ 2,884,642	\$ 1,190,585
Interest on deposits and investments	449	228
Other	12,678	
Total Operating Revenues	<u>2,897,769</u>	<u>1,190,813</u>
Operating Expenditures		
General and administrative expenses	<u>2,897,769</u>	<u>1,190,650</u>
Total Expenditures	<u>2,897,769</u>	<u>1,190,650</u>
Operating Revenues Over (Under) Expenditures	-	163
Nonoperating Revenues (Expenses)		
Federal grant and contract revenue	19,830,019	8,321,537
Grant awards disbursed	<u>(19,830,019)</u>	<u>(8,321,537)</u>
Total Nonoperating Revenue (Expenses) - Net	<u>-</u>	<u>-</u>
Total Revenues Over (Under) Expenditures	-	163
Transfers		
Transfers To Other Funds	-	-
Transfers From State General Operating Fund	-	-
Fund Balance		
At beginning of fiscal year	-	-
Fund Balance at End of Period	<u>\$ -</u>	<u>\$ 163</u>

South Carolina State Housing Finance and Development Authority
Total Agency
Budget vs Actual
Unaudited - December 31, 2012

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Interest on Loans	3,200,000	3,200,000	1,600,000	801,779	(798,221)
Administrative Fees	10,068,105	10,068,105	5,034,053	4,183,099	(850,954)
Federal Program Revenue	157,012,153	157,012,153	78,506,076	68,043,275	(10,462,801)
Other Revenue	-	-	-	148,090	148,090
Total Revenue Sources	<u>170,280,258</u>	<u>170,280,258</u>	<u>85,140,129</u>	<u>73,176,243</u>	<u>(11,963,886)</u>
Expenses:					
Payroll--Permanent Employees	6,804,812	6,804,812	3,402,406	2,927,324	475,082
Payroll--Temporary Employees	485,432	485,432	242,716	113,046	129,670
Payroll--Per Diem	4,500	4,500	2,250	1,540	710
Employee Benefits	2,232,552	2,232,552	1,116,276	977,760	138,516
Contractual Services	2,395,180	2,595,180	1,297,590	1,042,239	255,351
Supplies	449,739	449,739	224,869	106,424	118,445
Rent & Other Fixed Fees	584,770	584,770	292,385	273,311	19,074
Travel	491,209	491,209	245,605	141,161	104,444
Equipment	947,374	747,374	373,687	-	373,687
Depreciation	-	-	-	114,179	(114,179)
Program Payments/Allocations	32,413,055	32,413,055	16,206,528	4,551,779	① 11,654,749
Housing Assistance Payments	131,425,000	131,425,000	65,712,500	63,840,416	1,872,084
Total Expenses	<u>178,233,623</u>	<u>178,233,623</u>	<u>89,116,812</u>	<u>74,089,179</u>	<u>15,027,633</u>
Transfers from (to) Other Departments:					
Transfer from Single Family-Operations	-	-	-	-	-
Transfer from Single Family-Special Initiatives	-	-	-	-	-
Transfer from Programs-Special Initiatives	3,600,000	3,600,000	1,800,000	436,213	(1,363,787)
Transfer from Programs-Operations	6,602,837	6,602,837	3,301,420	3,199,230	(102,190)
Transfer to Operations-Programs	(2,498,186)	(2,498,186)	(1,249,094)	(1,937,523)	(688,429)
Transfer to HTF-Programs	248,714	248,714	124,357	-	(124,357)
Transfer from Off STARS Servicing Account	-	-	-	-	-
Total Transfers	<u>7,953,365</u>	<u>7,953,365</u>	<u>3,976,683</u>	<u>1,697,920</u>	<u>(2,278,763)</u>
Gain (Loss)	-	-	-	784,984	

① During the current fiscal year the Authority has purchased mortgages totaling \$9,000 as follows:
\$9,000 using Program funds.

Although budgeted as expenses in the corresponding category above, these mortgages have been appropriately reclassified to loans receivable in the balance sheet of the Authority.

South Carolina State Housing Finance and Development Authority
1-Development & Rental Assistance
Budget vs Actual
Unaudited - December 31, 2012

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Interest on Loans	2,000,000	2,000,000	1,000,000	529,054	(470,946)
Administrative Fees	8,560,105	8,560,105	4,280,053	4,025,822	(254,231)
Federal Program Revenue	155,012,153	155,012,153	77,506,077	68,043,275	(9,462,802)
Other Revenue	-	-	-	148,090	270,621
Total Revenue Sources	<u>165,572,258</u>	<u>165,572,258</u>	<u>82,786,130</u>	<u>72,746,241</u>	<u>(9,917,358)</u>
Expenses:					
Payroll--Permanent Employees	3,302,185	3,302,185	1,651,094	1,251,765	399,329
Payroll--Temporary Employees	208,000	208,000	104,000	51,616	52,384
Employee Benefits	1,089,253	1,089,253	544,625	422,407	122,218
Contractual Services	859,000	859,000	429,500	187,616	241,884
Supplies	125,420	125,420	62,710	34,292	28,418
Rent & Other Fixed Fees	236,502	236,502	118,251	85,447	32,804
Travel	318,913	318,913	159,456	84,600	74,856
Equipment	171,360	171,360	85,680	-	85,680
Allocations	25,587,153	25,587,153	12,793,577	4,065,575	8,728,002
Program Payments/Allocations - TCAP	-	-	-	-	-
Program Payments/Allocations - TC Exchange	-	-	-	-	-
Housing Assistance Payments	131,425,000	131,425,000	65,712,500	63,840,416	1,872,084
Total Expenses	<u>163,322,786</u>	<u>163,322,786</u>	<u>81,661,393</u>	<u>70,023,734</u>	<u>11,637,659</u>
Transfers from (to) Other Departments:					
Transfer to HTF-Operations	248,714	248,714	124,357	-	(124,357)
Transfer from Programs-Operations	(2,498,186)	(2,498,186)	(1,249,094)	(1,937,523)	(688,429)
Total Transfers	<u>(2,249,472)</u>	<u>(2,249,472)</u>	<u>(1,124,737)</u>	<u>(1,937,523)</u>	<u>(812,786)</u>
Gain (Loss)	-	-	-	784,984	

South Carolina State Housing Finance and Development Authority
2-Homeownership
Budget vs Actual
Unaudited - December 31, 2012

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Interest on Loans	600,000	600,000	300,000	198,555	(101,445)
Other Revenue	-	-	-	-	-
Total Revenue Sources	<u>600,000</u>	<u>600,000</u>	<u>300,000</u>	<u>198,555</u>	<u>(101,445)</u>
Expenses:					
Payroll--Permanent Employees	1,277,090	1,277,090	638,545	569,776	68,769
Payroll--Temporary Employees	193,682	193,682	96,841	27,638	69,203
Employee Benefits	427,365	427,365	213,683	199,904	13,779
Contractual Services	662,130	862,130	431,065	647,842	(216,777)
Supplies	88,500	88,500	44,250	27,498	16,752
Rent & Other Fixed Fees	109,468	109,468	54,734	57,913	(3,179)
Travel	42,796	42,796	21,398	9,855	11,543
Equipment	485,414	485,414	242,707	-	242,707
Allocations	625,902	625,902	312,951	9,809	303,142
Total Expenses	<u>3,912,347</u>	<u>4,112,347</u>	<u>2,056,174</u>	<u>1,550,235</u>	<u>505,939</u>
Transfers from Other Departments:					
Transfer from Single Family-Operations	-	-	-	-	-
Transfer to Program Fund-Special Initiatives	-	-	-	-	-
Transfer from Programs-Operations	3,312,347	3,512,347	1,756,174	1,351,680	(404,494)
Total Transfers	<u>3,312,347</u>	<u>3,512,347</u>	<u>1,756,174</u>	<u>1,351,680</u>	<u>(404,494)</u>
Gain (Loss)	-	-	-	-	-

South Carolina State Housing Finance and Development Authority

3-Executive

Budget vs Actual

Unaudited - December 31, 2012

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Interest on Loans	600,000	600,000	300,000	74,170	(225,830)
Administrative Fees	1,458,000	1,458,000	729,000	157,277	(571,723)
Housing Assistance Revenue	2,000,000	2,000,000	1,000,000	-	(1,000,000)
Total Revenue Sources	<u>4,058,000</u>	<u>4,058,000</u>	<u>2,029,000</u>	<u>231,447</u>	<u>(1,797,553)</u>
Expenses:					
Payroll--Permanent Employees	794,635	794,635	397,318	397,193	125
Payroll--Temporary Employees	35,750	35,750	17,875	7,356	10,519
Payroll--Per Diem	4,500	4,500	2,250	1,540	710
Employee Benefits	253,824	253,824	126,912	121,437	5,475
Contractual Services	312,250	312,250	156,125	50,462	105,663
Supplies	128,994	128,994	64,497	23,920	40,577
Rent & Other Fixed Fees	114,280	114,280	57,140	69,135	(11,995)
Travel	80,000	80,000	40,000	25,699	14,301
Equipment	10,000	10,000	5,000	-	5,000
Depreciation	-	-	-	112,697	(112,697)
Program Payments	6,200,000	6,200,000	3,100,000	476,395 ①	2,623,605
Total Expenses	<u>7,934,233</u>	<u>7,934,233</u>	<u>3,967,117</u>	<u>1,285,834</u>	<u>2,681,283</u>
Transfers from Other Departments:					
Transfer from Single Family-Operations	-	-	-	-	-
Transfer from Single Family-Special Initiatives	-	-	-	-	-
Transfer from Programs-Special Initiatives	3,600,000	3,600,000	1,800,000	436,213	(1,363,787)
Transfer from Programs-Operations	276,233	276,233	138,117	618,174	480,057
Total Transfers	<u>3,876,233</u>	<u>3,876,233</u>	<u>1,938,117</u>	<u>1,054,387</u>	<u>(883,730)</u>
Gain (Loss)	-	-	-	-	-

① The Authority has purchased mortgages totaling \$9,000 using Program funds during this fiscal year. Although budgeted as expenses under Allocations, these mortgages have been appropriately reclassified to assets and appear as loans receivable in the balance sheet of the Authority.

South Carolina State Housing Finance and Development Authority
4-Support Services
Budget vs Actual
Unaudited - December 31, 2012

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Administrative Fees	50,000	50,000	25,000	-	(25,000)
Total Revenue Sources	<u>50,000</u>	<u>50,000</u>	<u>25,000</u>	<u>-</u>	<u>(25,000)</u>
Expenses:					
Payroll--Permanent Employees	791,910	791,910	395,955	403,595	(7,640)
Payroll--Temporary Employees	12,500	12,500	6,250	9,795	(3,545)
Employee Benefits	254,655	254,655	127,328	135,144	(7,816)
Contractual Services	425,800	425,800	212,900	148,265	64,635
Supplies	91,825	91,825	45,912	17,142	28,770
Rent & Other Fixed Fees	88,975	88,975	44,488	47,331	(2,843)
Travel	35,500	35,500	17,750	12,052	5,698
Equipment	275,600	75,600	37,800	-	37,800
Depreciation	-	-	-	1,482	(1,482)
Total Expenses	<u>1,976,765</u>	<u>1,776,765</u>	<u>888,383</u>	<u>774,806</u>	<u>113,577</u>
Transfers from Other Departments:					
Transfer from Single Family-Operations	-	-	-	-	-
Transfer from Programs-Operations	1,926,765	1,726,765	863,383	774,806	(88,577)
Total Transfers	<u>1,926,765</u>	<u>1,726,765</u>	<u>863,383</u>	<u>774,806</u>	<u>(88,577)</u>
Gain (Loss)	-	-	-	-	

South Carolina State Housing Finance and Development Authority
5-Finance
Budget vs Actual
Unaudited - December 31, 2012

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Year-to-Date Budget</u>	<u>Year-to-Date Actual</u>	<u>Variance</u>
Revenue Sources:					
Administrative Fees	-	-	-	-	-
Total Revenue Sources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenses:					
Payroll--Permanent Employees	638,992	638,992	319,496	304,995	14,501
Payroll--Temporary Employees	35,500	35,500	17,750	16,641	1,109
Employee Benefits	207,455	207,455	103,728	98,868	4,860
Contractual Services	136,000	136,000	68,000	8,054	59,946
Supplies	15,000	15,000	7,500	3,572	3,928
Rent & Other Fixed Fees	35,545	35,545	17,772	13,485	4,287
Travel	14,000	14,000	7,000	8,955	(1,955)
Equipment	5,000	5,000	2,500	-	2,500
Total Expenses	<u>1,087,492</u>	<u>1,087,492</u>	<u>543,746</u>	<u>454,570</u>	<u>89,176</u>
Transfers from Other Departments:					
Transfer from Single Family-Operations	-	-	-	-	-
Transfer from Programs-Operations	1,087,492	1,087,492	543,746	454,570	(89,176)
Total Transfers	<u>1,087,492</u>	<u>1,087,492</u>	<u>543,746</u>	<u>454,570</u>	<u>(89,176)</u>
Gain (Loss)	-	-	-	-	-