

**2008
EXECUTIVE
OFFICE
CORRESPONDENCE**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Santa Ana Homeownership Center
Santa Ana Federal Building
34 Civic Center Plaza, Room 7015
Santa Ana, CA 92701-4003
www.hud.gov & espanol.hud.gov

✓ Ed
Lisa

November 24, 2008

Ms. Valerie Williams
Executive Director
South Carolina Housing
Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Subject: Servicing Review – South Carolina Housing Finance and
Development Authority (SCHFDA)
Servicer's Identification No. 47230 09993
QAD File No. 20830

Dear Ms. Williams:

Thank you for your response dated October 20, 2008 for the above-referenced Mortgagee Review. We appreciate your follow-up to resolve this matter.

Finding No. 4 remained opened and unresolved as detailed in HUD's letter of October 9, 2008. The unresolved finding related to FHA Case No. 461-3863132, **Artenus** and FHA Case No. 461-3276725, **Cooper** and SCHFDA's establishment of an agreement to allow the mortgagor to pay down a default through a Special Forbearance when the end results in an arrearage of 12 months and was followed by a Partial Claim. HUD had indicated this practice was incorrect because the maximum mortgage arrearage cannot exceed 12 months PITI to qualify for a Special Forbearance Type II combined with either a Partial Claim or Loan Modification.

SCHFDA indicated in their October 20, 2008 response that they have updated their internal policy to ensure that a Special Forbearance combined with a Partial Claim will not be used on any asset delinquent more than 12 months. Therefore, this finding is resolved and closed.

All findings for this review are resolved and closed.

If you have any questions or comments regarding this review, please contact me at (714) 796-1200, extension 3604. Please reference File Number 20830 with your response and any inquiry.

Sincerely,

Shannon O'Toole
Director
Quality Assurance Division

RECEIVED

DEC 05 2008

EXECUTIVE DIRECTOR

J: 20830CLSSouthCarolina

Chron

Subject

d'Artenay

Burch

Higginbotham

Peterson

Acosta

Mark Ross, Public Trust Officer, Albany, HULQ

Sharon Lundstrom, Deputy Director, Servicing and Loss Mitigation Division,

National Servicing Center, OKC, HUFM

Scott Bice, QAD Director, ATL 4AHHQ

----- R E P O R T S E L E C T I O N S -----

Report Type - Selection Criteria or Demographic: S MCC, MRB or Both:
Sort Type - Ascending or Descending Loan Numbers: A

Type	Fld #	Description	From	To	Stat	Break	NPage
(1)	C	029 Borrower Name		-			
(2)	A	001 Bond Series	001	-296	-	N	N
(3)	B	002 Prop, County	042	-042		N	N
(4)	A	116 LT-Stage 07 Dt	01/01/08	-12/08/08	A - A	N	N
(5)		000		-			
(6)		000		-			
(7)		000		-			

Select (R) Range or (M) Multiple Series : R							
Select (R) Range or (M) Multiple Indentures : R							
Select (R) Range or (M) Multiple Counties : R							

(8) Loan Status Codes or <RETURN> for "ALL" : ALL							

----- D E T A I L S E L E C T I O N S -----

Detail or Summary: D

Type	Fld #	Description	Size	Avg	Type	Fld #	Description	Size	Avg	Type	Fld #	Description	Size	Avg
01	C	029 Borrower Name	25		06	000		00		11	000		00	
02	A	004 Loan Amt	14	N	07	000		00		12	000		00	
03	A	116 LT-Stage 07 Dt	10	N	08	000		00		13	000		00	
04		000	00		09	000		00		14	000		00	
05		000	00		10	000		00		15	000		00	

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
 LOANS PURCHASED BY COUNTY

PAGE # 2
 REPORT # LTR907
 DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
040584029989	ARMSTRONG III THOMAS B	120,280.00	04/10/08	A
099584011673	ARMSTRONG III THOMAS B	4,000.00	04/10/08	A
040584030090	ARTEAGA MARCELINO	66,930.00	05/29/08	A
196584011695	ARTEAGA MARCELINO	2,000.00	05/29/08	A
296584011750	ARTEAGA MARCELINO	2,000.00	05/29/08	A
042584000013	BALLENGER DON ALEXANDER	71,151.00	11/13/08	A
196584012050	BALLENGER DON ALEXANDER	3,000.00	11/13/08	A
296584012084	BALLENGER DON ALEXANDER	2,000.00	11/13/08	A
040584029736	BEECH RICHARD ADAM	109,609.00	03/13/08	A
196584011512	BEECH RICHARD ADAM	3,000.00	03/13/08	A
296584011474	BEECH RICHARD ADAM	2,000.00	03/13/08	A
040686030092	BLANTON KEVIN D	83,420.00	05/15/08	A
099686011724	BLANTON KEVIN D	2,000.00	05/15/08	A
041645000127	CAMACHO CHRISTOPHER ALAN	84,875.00	08/14/08	A
196645011947	CAMACHO CHRISTOPHER ALAN	2,000.00	08/14/08	A
296645011887	CAMACHO CHRISTOPHER ALAN	2,000.00	08/14/08	A
040584029556	CARR DAVID L	75,900.00	01/31/08	A
099584011464	CARR DAVID L	4,000.00	01/31/08	A
005584029744	CARTER JOSHUA	111,550.00	05/15/08	A
099584011745	CARTER JOSHUA	2,000.00	05/15/08	A
006520001026	CATHCART SALENA	191,575.00	07/31/08	A
099520011790	CATHCART SALENA	5,000.00	07/31/08	A
040584029663	CHASE SHARI L	98,940.00	01/31/08	A
099584011444	CHASE SHARI L	4,000.00	01/31/08	A
041584000219	CLARK GRETA L	77,950.00	10/30/08	A
196584011972	CLARK GRETA L	5,000.00	10/30/08	A
040584030006	CROTTS CHRISTOPHER KYLE	116,100.00	04/24/08	A
099584011595	CROTTS CHRISTOPHER KYLE	4,000.00	04/24/08	A
040575030084	DAVIS LOVETTE	120,750.00	08/14/08	A
196575011922	DAVIS LOVETTE	2,000.00	08/14/08	A
296575011635	DAVIS LOVETTE	2,000.00	08/14/08	A
040147029707	DOVER STEPHANIE E	99,813.00	02/28/08	A
099147011538	DOVER STEPHANIE E	4,000.00	02/28/08	A
040584029496	DRUMMOND MORRIS	53,300.00	01/31/08	A
196584011366	DRUMMOND MORRIS	5,000.00	01/31/08	A
040096029279	DUNCAN CHRISTOPHER E	110,000.00	02/28/08	A
099096011351	DUNCAN CHRISTOPHER E	4,000.00	02/28/08	A
042142030042	ELLISON EDWARD J	112,140.00	10/09/08	A
099142012071	ELLISON EDWARD J	4,000.00	10/09/08	A
040584029699	EMORY JENNIFER M	93,000.00	02/14/08	A
099584011533	EMORY JENNIFER M	4,000.00	02/14/08	A
041147029727	FULLER SHONDRILL L.	90,873.00	10/30/08	A
040584030060	GETGASORN JASON OLIVER	66,800.00	04/10/08	A
196584011574	GETGASORN JASON OLIVER	5,000.00	04/10/08	A
005584029791	GIBSON AMBER NICOLE	86,000.00	05/29/08	A
196584011678	GIBSON AMBER NICOLE	2,000.00	05/29/08	A
296584011736	GIBSON AMBER NICOLE	2,000.00	05/29/08	A
040584029956	GIBSON ANTWAN T	102,800.00	08/28/08	A
196584011910	GIBSON ANTWAN T	2,000.00	08/28/08	A
296584011823	GIBSON ANTWAN T	2,000.00	08/28/08	A
040584029709	GILLESPIE JOHN T	78,570.00	02/28/08	A
099584011539	GILLESPIE JOHN T	4,000.00	02/28/08	A
006686001128	GREEN TAFFETTA D	133,850.00	07/31/08	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
 LOANS PURCHASED BY COUNTY

PAGE # 3
 REPORT # LTR907
 DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
099686011901	GREEN TAFFETTA D	5,000.00	07/31/08	A
005715000145	HAWK DEREK J	131,823.00	08/28/08	A
196715011956	HAWK DEREK J	2,000.00	08/28/08	A
296715011969	HAWK DEREK J	2,000.00	08/28/08	A
005584029760	HICKS BEVERLY	56,000.00	05/29/08	A
196584011671	HICKS BEVERLY	2,000.00	05/29/08	A
296584011724	HICKS BEVERLY	2,000.00	05/29/08	A
040538029734	HILL TERESA Y	111,525.00	07/31/08	A
196538011624	HILL TERESA Y	5,000.00	07/31/08	A
041584000138	HOLMES LINDA A	66,500.00	09/11/08	A
196584011933	HOLMES LINDA A	5,000.00	09/11/08	A
040584029910	HYATT LISA A	106,700.00	07/31/08	A
099584011868	HYATT LISA A	2,000.00	07/31/08	A
040686030104	JACKSON LINDSAY BROOKE	117,370.00	05/15/08	A
196686011658	JACKSON LINDSAY BROOKE	2,000.00	05/15/08	A
296686011646	JACKSON LINDSAY BROOKE	2,000.00	05/15/08	A
042584030145	JEFFERS DIANE JOYCE	75,000.00	11/13/08	A
196584012075	JEFFERS DIANE JOYCE	3,000.00	11/13/08	A
296584012105	JEFFERS DIANE JOYCE	2,000.00	11/13/08	A
040645029804	JOHNSON KEVIN M	117,855.00	03/27/08	A
099645011577	JOHNSON KEVIN M	4,000.00	03/27/08	A
041614000150	JUKES BRITTANY A	66,500.00	08/14/08	A
196614011936	JUKES BRITTANY A	5,000.00	08/14/08	A
041686000139	KISER JAMES N	98,000.00	08/14/08	A
196686011944	KISER JAMES N	2,000.00	08/14/08	A
296686011892	KISER JAMES N	2,000.00	08/14/08	A
005556029806	KOZA JONATHAN RYAN	136,770.00	05/29/08	A
099556011785	KOZA JONATHAN RYAN	2,000.00	05/29/08	A
040584029705	LANCASTER JONATHAN A	81,853.00	03/13/08	A
196584011482	LANCASTER JONATHAN A	3,000.00	03/13/08	A
296584011499	LANCASTER JONATHAN A	2,000.00	03/13/08	A
039606029564	LATOUR LANCE	107,573.00	01/17/08	A
196606011422	LATOUR LANCE	3,000.00	01/17/08	A
296606011400	LATOUR LANCE	2,000.00	01/17/08	A
041584000077	LIM DAVID	74,460.00	08/14/08	A
196584011945	LIM DAVID	2,000.00	08/14/08	A
296584011862	LIM DAVID	2,000.00	08/14/08	A
042031000267	LINDLER VIRGINA A	93,120.00	10/30/08	A
099031012052	LINDLER VIRGINA A	2,000.00	10/30/08	A
005645029722	LOR TONG	95,545.00	04/24/08	A
099645011734	LOR TONG	2,000.00	04/24/08	A
040584029905	MASON BRYAN	99,910.00	07/31/08	A
099584011865	MASON BRYAN	2,000.00	07/31/08	A
040520029814	MCABEE ROBIN ELIZABETH	116,303.00	03/13/08	A
040584029988	MCCOY ZACK YATES	92,000.00	04/10/08	A
196584011603	MCCOY ZACK YATES	3,000.00	04/10/08	A
296584011588	MCCOY ZACK YATES	2,000.00	04/10/08	A
040584029665	MEEKS KIMBERLY E	52,350.00	01/31/08	A
196584011446	MEEKS KIMBERLY E	3,000.00	01/31/08	A
296584011446	MEEKS KIMBERLY E	2,000.00	01/31/08	A
039096029160	MILLS JENNIFER L.	108,150.00	01/17/08	A
099096011290	MILLS JENNIFER L.	4,000.00	01/17/08	A
040646029946	MOODY ROBIN TRAVIS	62,854.00	05/15/08	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
 LOANS PURCHASED BY COUNTY

PAGE # 4
 REPORT # LTR907
 DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
196646011626	MOODY ROBIN TRAVIS	3,000.00	05/15/08	A
296646011570	MOODY ROBIN TRAVIS	2,000.00	05/15/08	A
006686001061	MOORE JULIE E	109,600.00	07/10/08	A
196686011723	MOORE JULIE E	7,000.00	07/10/08	A
040538029392	MOUA KAZUA	100,000.00	03/13/08	A
196538011503	MOUA KAZUA	5,000.00	03/13/08	A
040584029920	NIPPER JESSICA	95,720.00	07/31/08	A
196584011898	NIPPER JESSICA	2,000.00	07/31/08	A
296584011803	NIPPER JESSICA	2,000.00	07/31/08	A
040584029867	ODOM GINA E	90,600.00	07/31/08	A
196584011726	ODOM GINA E	5,000.00	07/31/08	A
039123029424	PENAR BRIAN J	70,750.00	01/17/08	A
196123011341	PENAR BRIAN J	5,000.00	01/17/08	A
040031029583	ROBINSON DONNA R.	48,500.00	04/24/08	A
099031011630	ROBINSON DONNA R.	4,000.00	04/24/08	A
040584029680	SANDERS CHRISTOPHER	64,460.00	02/14/08	A
196584011450	SANDERS CHRISTOPHER	5,000.00	02/14/08	A
040673030000	SCRUGGS ZACHARY L	85,360.00	05/15/08	A
296673011591	SCRUGGS ZACHARY L	2,000.00	05/15/08	A
196673011654	SCRUGGS ZACHERY L	3,000.00	05/15/08	A
040583029227	SHAFFER KELLY	67,900.00	01/31/08	A
196583011439	SHAFFER KELLY	3,000.00	01/31/08	A
296583011304	SHAFFER KELLY	2,000.00	01/31/08	A
040686030114	SILL LINDSAY P	88,949.00	06/26/08	A
196686011713	SILL LINDSAY P	2,000.00	06/26/08	A
296686011652	SILL LINDSAY P	2,000.00	06/26/08	A
040584029813	SIMON BELINDA F	104,725.00	04/24/08	A
196584011570	SIMON BELINDA F	3,000.00	04/24/08	A
296584011512	SIMON BELINDA F	2,000.00	04/24/08	A
040584029818	SIMON COURTNEY B	91,200.00	06/26/08	A
099584011586	SIMON COURTNEY B	4,000.00	06/26/08	A
042584000007	SIMPSON-KIRBY BENETTA	97,287.00	11/13/08	A
196584012063	SIMPSON-KIRBY BENETTA	3,000.00	11/13/08	A
296584012080	SIMPSON-KIRBY BENETTA	2,000.00	11/13/08	A
039538000258	SIMS STEPHANIE R	88,500.00	01/17/08	A
040584000198	SMITH TYLER W	103,790.00	09/25/08	A
196584012004	SMITH TYLER W	2,000.00	09/25/08	A
296584011988	SMITH TYLER W	2,000.00	09/25/08	A
041606000122	SPURLIN JOANNA WOOD	104,500.00	09/11/08	A
196606011930	SPURLIN JOANNA WOOD	2,000.00	09/11/08	A
296606012015	SPURLIN JOANNA WOOD	2,000.00	09/11/08	A
040584029594	STRATTON CHRISTOPHER J	127,900.00	01/31/08	A
099584011498	STRATTON CHRISTOPHER J	4,000.00	01/31/08	A
042584030123	THOMAS RICHARD	51,968.00	11/26/08	A
099584012104	THOMAS RICHARD	5,000.00	11/26/08	A
040036000009	VANDAHM ELIZABETH A	92,835.00	05/15/08	A
296036011250	VANDAHM ELIZABETH A	2,000.00	05/15/08	A
196036011339	VANDHAM ELIZABETH A	3,000.00	05/15/08	A
040584029874	VILLA MARTIN	69,440.00	06/26/08	A
196584011820	VILLA MARTIN	2,000.00	06/26/08	A
296584011778	VILLA MARTIN	2,000.00	06/26/08	A
039036029462	WALL STUART R	95,000.00	01/17/08	A
099036011407	WALL STUART R	4,000.00	01/17/08	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
 LOANS PURCHASED BY COUNTY

PAGE # 5
 REPORT # LTR907
 DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	LT Date	LT Type
040520029841	WESS MATTHEW P	101,500.00	03/27/08	A	
099520011598	WESS MATTHEW P	4,000.00	03/27/08	A	
006584001106	WHITE AMANDA DENISE	103,790.00	07/31/08	A	
099584011925	WHITE AMANDA DENISE	5,000.00	07/31/08	A	
040142029950	WILLIAMS CHRISTOPHER J	96,912.00	04/24/08	A	
196142011606	WILLIAMS CHRISTOPHER J	3,000.00	04/24/08	A	
296142011571	WILLIAMS CHRISTOPHER J	2,000.00	04/24/08	A	
042584000014	WILSON ROBERT JEFFREY	76,500.00	11/13/08	A	
099584012097	WILSON ROBERT JEFFREY	5,000.00	11/13/08	A	
040584029696	WOOD VERONICA LEE	96,984.00	02/14/08	A	
196584011465	WOOD VERONICA LEE	3,000.00	02/14/08	A	
296584011457	WOOD VERONICA LEE	2,000.00	02/14/08	A	
040584029777	WYATT TAMMI T	104,500.00	06/12/08	A	
196584011685	WYATT TAMMI T	2,000.00	06/12/08	A	
296584011731	WYATT TAMMI T	2,000.00	06/12/08	A	
040686029916	YOUNG KEISHA L	91,400.00	08/14/08	A	
196686011876	YOUNG KEISHA L	2,000.00	08/14/08	A	
296686011801	YOUNG KEISHA L	2,000.00	08/14/08	A	
040584030013	YOUNG STEPHANIE R	65,650.00	05/15/08	A	
196584011608	YOUNG STEPHANIE R	3,000.00	05/15/08	A	
296584011599	YOUNG STEPHANIE R	2,000.00	05/15/08	A	

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
LOANS PURCHASED BY COUNTY

PAGE # 6
REPORT # LTR907
DATE RUN 12/08/08

Loan #
Number Borrower Name

Original LT
Loan Amount Stage 07

Grand Total
180

7,318,557.00

----- R E P O R T S E L E C T I O N S -----

Report Type - Selection Criteria or Demographic: S MCC, MRB or Both:
Sort Type - Ascending or Descending Loan Numbers: A

Type	Fld #	Description	From	To	Stat	Break	NPage
(1)	C	029 Borrower Name		-			
(2)	A	001 Bond Series	001	-296	-	N	N
(3)	B	002 Prop, County	042	-042		N	N
(4)	A	116 LT-Stage 07 Dt	01/01/07	-12/31/07	A - A	N	N
(5)		000					
(6)		000					
(7)		000					

Select (R) Range or (M) Multiple Series : R							
Select (R) Range or (M) Multiple Indentures : R							
Select (R) Range or (M) Multiple Counties : R							

(B) Loan Status Codes or <RETURN> for "ALL" : ALL							

----- D E T A I L S E L E C T I O N S -----

Detail or Summary: D

Type	Fld #	Description	Size	Avg	Type	Fld #	Description	Size	Avg	Type	Fld #	Description	Size	Avg
01	C	029 Borrower Name	25		06	000		00		11	000		00	
02	A	004 Loan Amt	14	N	07	000		00		12	000		00	
03	A	116 LT-Stage 07 Dt	10	N	08	000		00		13	000		00	
04		000	00		09	000		00		14	000		00	
05		000	00		10	000		00		15	000		00	

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
 LOANS PURCHASED BY COUNTY

PAGE # 2
 REPORT # LTR907
 DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
036136026917	ALCANTARA MILCIADES	161,753.00	01/25/07	A
196136001475	ALCANTARA MILCIADES	2,000.00	01/25/07	A
296136009774	ALCANTARA MILCIADES	2,000.00	01/25/07	A
037584000175	ALLISON TRAVIS J	63,050.00	03/29/07	A
099584010703	ALLISON TRAVIS J	2,000.00	03/29/07	A
037584028568	APHAY ADITHACK	73,000.00	02/22/07	A
099584010615	APHAY ADITHACK	2,000.00	02/22/07	A
039608029399	ARAUZ ERICK	119,310.00	08/30/07	A
196608011116	ARAUZ ERICK	2,000.00	08/30/07	A
296608011108	ARAUZ ERICK	2,000.00	08/30/07	A
039584028863	ARTEAGA ANTONIO	66,000.00	06/14/07	A
196584002016	ARTEAGA ANTONIO	5,000.00	06/14/07	A
005123000132	ATTAWAY JOSHUA D	90,000.00	11/08/07	A
099123011136	ATTAWAY JOSHUA D	2,000.00	11/08/07	A
037538028775	BALLEW CHARLES A	103,500.00	06/14/07	A
040584029185	BARNES CHRISTOPHER A	73,235.00	12/13/07	A
099584011304	BARNES CHRISTOPHER A	4,000.00	12/13/07	A
039031029081	BEER ANDREW	108,600.00	09/13/07	A
037584028602	BELL TODD O	140,550.00	04/26/07	A
196584001932	BELL TODD O	2,000.00	04/26/07	A
296584010729	BELL TODD O	2,000.00	04/26/07	A
039520029368	BIEGE PAUL J	87,203.00	08/30/07	A
196520011151	BIEGE PAUL J	2,000.00	08/30/07	A
296520011087	BIEGE PAUL J	2,000.00	08/30/07	A
036096027225	BLACKWELL JENNIFER R	116,400.00	02/22/07	A
099096009981	BLACKWELL JENNIFER R	2,000.00	02/22/07	A
037031028908	BLACKWELL LORIE MICHELLE	65,400.00	06/14/07	A
099031010870	BLACKWELL LORIE MICHELLE	2,000.00	06/14/07	A
196031010897	BLACKWELL LORIE MICHELLE	2,000.00	06/14/07	A
039584028629	BLUFORD CAROLYN	94,000.00	05/30/07	A
099584010786	BLUFORD CAROLYN	2,000.00	05/30/07	A
002538028214	BOBO ROSALYN D	80,800.00	02/08/07	A
039584000026	BOOKER BEVERLY	108,700.00	10/25/07	A
196584011136	BOOKER BEVERLY	5,000.00	10/25/07	A
039901028740	BOUKNIGHT NICOLAS S	123,523.00	05/30/07	A
005606000245	BOWIE ANGELA B	113,975.00	10/25/07	A
196606011255	BOWIE ANGELA B	2,000.00	10/25/07	A
296606011228	BOWIE ANGELA B	2,000.00	10/25/07	A
039584028820	BRENTON NANNIE M	65,960.00	05/11/07	A
099584010828	BRENTON NANNIE M	2,000.00	05/11/07	A
037096000173	BRILES LINDSAY E	117,855.00	06/14/07	A
099096010702	BRILES LINDSAY E	2,000.00	06/14/07	A
037147028526	BRUMIT JAMES M	96,902.00	01/11/07	A
099147010593	BRUMIT JAMES M	2,000.00	01/11/07	A
037520028586	BUCKLEY JOSHUA L	118,340.00	02/08/07	A
099520010606	BUCKLEY JOSHUA L	2,000.00	02/08/07	A
037584028855	BYRD TORIA T	92,000.00	06/14/07	A
039501029338	CAUDLE III JOHN LAWRENCE	75,900.00	08/30/07	A
002096028233	CHINERY ASHLEY	86,925.00	08/09/07	A
040584029109	CLEMENTS JENNIFER L	74,690.00	11/29/07	A
196584011321	CLEMENTS JENNIFER L	5,000.00	11/29/07	A
037584000207	COLBERT JOSEPH F	82,353.00	03/29/07	A
099584010713	COLBERT JOSEPH F	2,000.00	03/29/07	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
LOANS PURCHASED BY COUNTY

PAGE # 3
REPORT # LTR907
DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
005584000067	DAVIS FRANCINA M	83,150.00	10/25/07	A
196584011174	DAVIS FRANCINA M	2,000.00	10/25/07	A
296584011154	DAVIS FRANCINA M	2,000.00	10/25/07	A
039584029084	DAWKINS KATRINA N	96,000.00	07/26/07	A
196584010956	DAWKINS KATRINA N	2,000.00	07/26/07	A
296584010940	DAWKINS KATRINA N	2,000.00	07/26/07	A
039584029077	DAWKINS TRINA	102,900.00	08/30/07	A
196584011086	DAWKINS TRINA	2,000.00	08/30/07	A
296584010937	DAWKINS TRINA	2,000.00	08/30/07	A
002096015568	DIXON LICITA RAQUEL	85,000.00	01/25/07	A
037036028461	DRUMMOND JAMIE T	109,125.00	05/11/07	A
037901028060	DUARTE JORGE A	147,682.00	02/08/07	A
099901010624	DUARTE JORGE A	2,000.00	02/08/07	A
039584029285	DYCHES ETHEL	103,948.00	12/13/07	A
196584011347	DYCHES ETHEL	3,000.00	12/13/07	A
296584011343	DYCHES ETHEL	2,000.00	12/13/07	A
039123028858	EARSING NICOLE MARIE	44,000.00	07/26/07	A
196123002010	EARSING NICOLE MARIE	5,000.00	07/26/07	A
039031000016	ERWIN BILLY	39,950.00	04/26/07	A
099031010630	ERWIN BILLY	2,000.00	04/26/07	A
039031029080	ERWIN ERICA R	24,550.00	08/30/07	A
100031010888	ERWIN ERICA R	5,000.00	08/30/07	A
005584000130	FULLER PAULETTE	75,200.00	10/11/07	A
196584011191	FULLER PAULETTE	2,000.00	10/11/07	A
296584011186	FULLER PAULETTE	2,000.00	10/11/07	A
039584028807	FULMER LINDSAY M	64,699.00	05/30/07	A
196584002014	FULMER LINDSAY M	2,000.00	05/30/07	A
296584010823	FULMER LINDSAY M	2,000.00	05/30/07	A
039520029405	GILMER JENNIFER S	140,553.00	09/13/07	A
196520011132	GILMER JENNIFER S	2,000.00	09/13/07	A
296520011110	GILMER JENNIFER S	2,000.00	09/13/07	A
039584029222	GIST EINIKE P	111,600.00	08/09/07	A
196584010968	GIST EINIKE P	5,000.00	08/09/07	A
040584029154	GUY ROBERT CORY	107,670.00	11/29/07	A
099584011287	GUY ROBERT CORY	4,000.00	11/29/07	A
039614029056	HALL MARY J	87,203.00	07/12/07	A
039584028920	HANEY SHELLEY M	101,850.00	06/14/07	A
196584010850	HANEY SHELLEY M	2,000.00	06/14/07	A
296584010876	HANEY SHELLEY M	2,000.00	06/14/07	A
037605000012	HARRIS RICAYE L	111,292.00	03/08/07	A
039584000087	HARRIS TOCORRO L	102,200.00	09/13/07	A
196584011175	HARRIS TOCORRO L	2,000.00	09/13/07	A
296584011164	HARRIS TOCORRO L	2,000.00	09/13/07	A
039584028773	HELMS JUSTIN G	76,630.00	05/30/07	A
196584001998	HELMS JUSTIN G	2,000.00	05/30/07	A
296584010824	HELMS JUSTIN G	2,000.00	05/30/07	A
040584000012	HETHINGTON FREDERICK A	84,000.00	11/08/07	A
099584011247	HETHINGTON FREDERICK A	4,000.00	11/08/07	A
039583000079	HINES GINGER	97,970.00	03/08/07	A
196583001871	HINES GINGER	2,000.00	03/08/07	A
296583010649	HINES GINGER	2,000.00	03/08/07	A
036096026856	HORTON DANIEL L	149,380.00	02/22/07	A
099096009733	HORTON DANIEL L	2,000.00	02/22/07	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
LOANS PURCHASED BY COUNTY

PAGE # 4
REPORT # LTR907
DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
040576029183	HOSTETLER BROADUS	40,740.00	11/29/07	A
196576011287	HOSTETLER BROADUS	5,000.00	11/29/07	A
039605028583	JACKSON MARCUS	112,520.00	05/11/07	A
196605001981	JACKSON MARCUS	2,000.00	05/11/07	A
296605010764	JACKSON MARCUS	2,000.00	05/11/07	A
039584028612	JETER MERITA	66,833.00	04/26/07	A
099584010779	JETER MERITA	2,000.00	04/26/07	A
037608000066	JIMENEZ RAFAEL	113,975.00	04/12/07	A
099608010651	JIMENEZ RAFAEL	2,000.00	04/12/07	A
039584029045	JOHNSON LARRY E	79,000.00	07/26/07	A
099584010910	JOHNSON LARRY E	2,000.00	07/26/07	A
196584010916	JOHNSON LARRY E	2,000.00	07/26/07	A
039584028764	JOWERS CHAD J	142,963.00	05/11/07	A
196584001994	JOWERS CHAD J	2,000.00	05/11/07	A
296584010799	JOWERS CHAD J	2,000.00	05/11/07	A
039584028695	JUAREZ FERNANDO B	50,000.00	05/30/07	A
099584010807	JUAREZ FERNANDO B	2,000.00	05/30/07	A
040584029391	KNEISLEY ALLISON	89,725.00	12/27/07	A
099584011371	KNEISLEY ALLISON	4,000.00	12/27/07	A
039584029118	KRYGER MAXINE E	122,000.00	07/12/07	A
196584010904	KRYGER MAXINE E	5,000.00	07/12/07	A
040584029469	LATTIMORE DORINDA	126,571.00	12/27/07	A
196584011376	LATTIMORE DORINDA	3,000.00	12/27/07	A
296584011360	LATTIMORE DORINDA	2,000.00	12/27/07	A
039031000194	LEE PHYLLIS JEAN	37,829.00	11/08/07	A
196031011270	LEE PHYLLIS JEAN	3,000.00	11/08/07	A
296031011269	LEE PHYLLIS JEAN	2,000.00	11/08/07	A
039584028783	LEONHARDT AMANDA L	87,203.00	05/11/07	A
196584001992	LEONHARDT AMANDA L	2,000.00	05/11/07	A
296584010810	LEONHARDT AMANDA L	2,000.00	05/11/07	A
039584028821	LERSCH DANIEL D	77,115.00	05/30/07	A
196584010882	LERSCH DANIEL D	2,000.00	05/30/07	A
296584010832	LERSCH DANIEL D	2,000.00	05/30/07	A
039538000038	LIPSCOMB MARGARET	47,000.00	11/08/07	A
196538011146	LIPSCOMB MARGARET	5,000.00	11/08/07	A
037517000170	LLOYD JAMIE L	95,060.00	03/29/07	A
099517010678	LLOYD JAMIE L	2,000.00	03/29/07	A
039520000082	LOOS DEBORAH J	79,229.00	11/08/07	A
196520011205	LOOS DEBORAH J	2,000.00	11/08/07	A
296520011162	LOOS DEBORAH J	2,000.00	11/08/07	A
040645029475	LUTZ JACKIE P	105,400.00	12/27/07	A
296645011364	LUTZ JACKIE P	2,000.00	12/27/07	A
039584029282	MARTIN MICHAEL W	83,000.00	08/09/07	A
196584011063	MARTIN MICHAEL W	2,000.00	08/09/07	A
296584011039	MARTIN MICHAEL W	2,000.00	08/09/07	A
039605029432	MARTINEZ ALZADO JOSEPH	99,619.00	10/11/07	A
196605011202	MARTINEZ ALZADO JOSEPH	2,000.00	10/11/07	A
296605011130	MARTINEZ ALZADO JOSEPH	2,000.00	10/11/07	A
036070000348	MCAVOY MINDI A	124,665.00	02/08/07	A
037584028512	MCGEE JOSA D	113,063.00	05/30/07	A
196584001825	MCGEE JOSA D	2,000.00	05/30/07	A
296584010592	MCGEE JOSA D	2,000.00	05/30/07	A
039036027761	MCKENZIE JIMMY T	97,000.00	07/12/07	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
 LOANS PURCHASED BY COUNTY

PAGE # 5
 REPORT # LTR907
 DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
099036010313	MCKENZIE JIMMY T	2,000.00	07/12/07	A
039584029199	METCALF TAMI R	51,695.00	07/26/07	A
196584010959	METCALF TAMI R	5,000.00	07/26/07	A
039608028720	MILICI JR MARK A	97,000.00	05/30/07	A
196608010779	MILICI JR MARK A	5,000.00	05/30/07	A
037538015579	MILLER CEDRIC G	91,650.00	02/08/07	A
036036026982	MOORE ERIN C	89,600.00	05/11/07	A
196036001407	MOORE ERIN C	2,000.00	05/11/07	A
296036009705	MOORE ERIN C	2,000.00	05/11/07	A
039584000054	MUNOZ JAVIER D	116,303.00	02/22/07	A
196584001857	MUNOZ JAVIER D	2,000.00	02/22/07	A
296584010637	MUNOZ JAVIER D	2,000.00	02/22/07	A
039584000202	NELSON ANDREW M	94,575.00	04/12/07	A
196584001937	NELSON ANDREW M	2,000.00	04/12/07	A
296584010696	NELSON ANDREW M	2,000.00	04/12/07	A
040584029510	NICHOLS BILLIE JOE	44,900.00	12/27/07	A
196584011370	NICHOLS BILLIE JOE	5,000.00	12/27/07	A
036123028254	O'SHIELDS MICHAEL SCOTT	77,700.00	02/08/07	A
099123010483	O'SHIELDS MICHAEL SCOTT	2,000.00	02/08/07	A
002538028215	PEAK SHAQUANNA	67,700.00	02/08/07	A
037031028501	PENLEY DEBRA L	92,150.00	01/25/07	A
196031001798	PENLEY DEBRA L	5,000.00	01/25/07	A
037584028419	PICKENS TERESA	87,500.00	01/11/07	A
196584001759	PICKENS TERESA	5,000.00	01/11/07	A
039096000245	PIERCE NICOLE	126,973.00	05/11/07	A
099096010736	PIERCE NICOLE	2,000.00	05/11/07	A
039606029053	PIGATE SETH	101,850.00	07/12/07	A
099606010912	PIGATE SETH	2,000.00	07/12/07	A
196606010918	PIGATE SETH	2,000.00	07/12/07	A
037584028567	RAMATHAN MOHSIN	74,500.00	03/29/07	A
196584001867	RAMATHAN MOHSIN	2,000.00	03/29/07	A
296584010611	RAMATHAN MOHSIN	2,000.00	03/29/07	A
039605028762	REEVES KIMBERLY A	149,962.00	05/11/07	A
196605001996	REEVES KIMBERLY A	2,000.00	05/11/07	A
296605010797	REEVES KIMBERLY A	2,000.00	05/11/07	A
039584000241	REID TYREKA	91,500.00	06/28/07	A
196584001892	REID TYREKA	5,000.00	06/28/07	A
037520028480	RITTENBERG MIRANDA LEE	114,460.00	01/11/07	A
196520001806	RITTENBERG MIRANDA LEE	2,000.00	01/11/07	A
296520010579	RITTENBERG MIRANDA LEE	2,000.00	01/11/07	A
005583000260	ROWLAND EDRIA M	70,810.00	11/08/07	A
099583011235	ROWLAND EDRIA M	2,000.00	11/08/07	A
002538015569	RUIZ FRANCISCO	80,000.00	02/08/07	A
039584029177	SAFFERSTEIN TERESA W	51,350.00	12/13/07	A
196584011356	SAFFERSTEIN TERESA W	3,000.00	12/13/07	A
296584011289	SAFFERSTEIN TERESA W	2,000.00	12/13/07	A
036096027641	SCHUETZ JENNIFER L	110,152.00	01/11/07	A
099096010238	SCHUETZ JENNIFER L	2,000.00	01/11/07	A
039584029032	SCHUMPERT DORATHA TARA	109,500.00	07/12/07	A
099584010901	SCHUMPERT DORATHA TARA	2,000.00	07/12/07	A
196584010889	SCHUMPERT DORATHA TARA	2,000.00	07/12/07	A
039584028774	SCRUGGS DAVID G	99,910.00	05/11/07	A
196584001988	SCRUGGS DAVID G	2,000.00	05/11/07	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
 LOANS PURCHASED BY COUNTY

PAGE # 6
 REPORT # LTR907
 DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
296584010805	SCRUGGS DAVID G	2,000.00	05/11/07	A
039518029352	SHACKELFORD JASON ROBERT	107,767.00	09/13/07	A
099518010968	SHACKELFORD JASON ROBERT	2,000.00	09/13/07	A
039123029086	SHUGART GINNY LYNN	144,271.00	07/26/07	A
039584000208	SIMS IRENE	73,000.00	04/26/07	A
196584001880	SIMS IRENE	5,000.00	04/26/07	A
039584029275	SMITH BRETT A	71,000.00	12/13/07	A
196584011352	SMITH BRETT A	3,000.00	12/13/07	A
296584011322	SMITH BRETT A	2,000.00	12/13/07	A
037538028345	SMITH LATOYA	82,900.00	02/22/07	A
036096026956	SMITH MARY L	122,320.00	03/08/07	A
039584029289	SPAKE DAVID L	94,575.00	08/09/07	A
196584011065	SPAKE DAVID L	2,000.00	08/09/07	A
296584011042	SPAKE DAVID L	2,000.00	08/09/07	A
039584029369	STANFORD MICHAEL DOUGLAS	74,200.00	08/30/07	A
196584011106	STANFORD MICHAEL DOUGLAS	2,000.00	08/30/07	A
296584011088	STANFORD MICHAEL DOUGLAS	2,000.00	08/30/07	A
039584000203	STARNES ROBIN	96,455.00	04/26/07	A
196584001963	STARNES ROBIN	2,000.00	04/26/07	A
296584010697	STARNES ROBIN	2,000.00	04/26/07	A
040584029110	STEWART CYNTHIA DENISE	106,100.00	11/29/07	A
196584011277	STEWART CYNTHIA DENISE	3,000.00	11/29/07	A
296584011261	STEWART CYNTHIA DENISE	2,000.00	11/29/07	A
039605028628	SUBH JENNIFER	136,800.00	04/26/07	A
196605001967	SUBH JENNIFER	2,000.00	04/26/07	A
296605010740	SUBH JENNIFER	2,000.00	04/26/07	A
039584000010	TAYLOR TASHIA L	84,500.00	03/08/07	A
196584001845	TAYLOR TASHIA L	2,000.00	03/08/07	A
296584010626	TAYLOR TASHIA L	2,000.00	03/08/07	A
039584000048	TRULY EDDRENA L	54,189.00	09/13/07	A
099584010959	TRULY EDDRENA L	2,000.00	09/13/07	A
040641029142	VANG DAO	128,900.00	11/29/07	A
099641011279	VANG DAO	2,000.00	11/29/07	A
040520029263	VERNER BERTHA M	106,600.00	12/27/07	A
039584000057	VINESETT MARC D	106,699.00	03/08/07	A
196584001864	VINESETT MARC D	2,000.00	03/08/07	A
296584010640	VINESETT MARC D	2,000.00	03/08/07	A
039584028649	WATSON STACI	67,415.00	05/11/07	A
099584010793	WATSON STACI	2,000.00	05/11/07	A
039901028684	WATTS CLIFFORD A	179,535.00	08/30/07	A
039584029186	WHITMIRE VANESSA	66,000.00	08/30/07	A
196584010953	WHITMIRE VANESSA	5,000.00	08/30/07	A
037584028613	WILKINS LOLETHA M	87,500.00	06/14/07	A
196584010810	WILKINS LOLETHA M	2,000.00	06/14/07	A
296584010822	WILKINS LOLETHA M	2,000.00	06/14/07	A
002538028226	WOODRUFF JAMIE S	105,000.00	09/13/07	A
037606028770	YODER TRACEY	126,225.00	06/28/07	A
196606010805	YODER TRACEY	2,000.00	06/28/07	A
296606010843	YODER TRACEY	2,000.00	06/28/07	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
LOANS PURCHASED BY COUNTY

PAGE # 7
REPORT # LTR907
DATE RUN 12/08/08

Loan
Number Borrower Name

Original LT
Loan Amount Stage 07

Grand Total
261

11,403,677.00

----- R E P O R T S E L E C T I O N S -----

Report Type - Selection Criteria or Demographic: S MCC, MRB or Both:
Sort Type - Ascending or Descending Loan Numbers: A

Type	Fld #	Description	From	To	Stat	Break	NPage
(1)	C	029 Borrower Name		-			
(2)	A	001 Bond Series	001	-296	-	N	N
(3)	B	002 Prop, County	042	-042		N	N
(4)	A	116 LT-Stage 07 Dt	01/01/06	-12/31/06	A - A	N	N
(5)		000		-			
(6)		000		-			
(7)		000		-			

Select (R) Range or (M) Multiple Series : R							
Select (R) Range or (M) Multiple Indentures : R							
Select (R) Range or (M) Multiple Counties : R							

(8) Loan Status Codes or <RETURN> for "ALL" : ALL							

----- D E T A I L S E L E C T I O N S -----

Detail or Summary: D

Type	Fld #	Description	Size	Avg	Type	Fld #	Description	Size	Avg	Type	Fld #	Description	Size	Avg
01	C	029 Borrower Name	25		06	000		00		11	000		00	
02	A	004 Loan Amt	14	N	07	000		00		12	000		00	
03	A	116 LT-Stage 07 Dt	10	N	08	000		00		13	000		00	
04		000	00		09	000		00		14	000		00	
05		000	00		10	000		00		15	000		00	

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
 LOANS PURCHASED BY COUNTY

PAGE # 2
 REPORT # LTR907
 DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
036036026912	ABERNATHY KIMBERLY D	72,750.00	08/10/06	A
099036009771	ABERNATHY KIMBERLY D	2,000.00	08/10/06	A
037608028257	ALICEA JOEZEL ANA	65,475.00	11/16/06	A
099608010484	ALICEA JOEZEL ANA	2,000.00	11/16/06	A
002538015560	ARCE ANGELO SR	94,500.00	06/29/06	A
036031027462	ARTHUR GAREN K	75,200.00	08/10/06	A
037584027825	BAGWELL ELIZABETH	106,700.00	08/31/06	A
099584010352	BAGWELL ELIZABETH	2,000.00	08/31/06	A
037584028360	BAYLIFF MATTHEW A	92,000.00	12/28/06	A
037584027989	BENNINGTON JESSICA E	52,650.00	10/12/06	A
002538015564	BETHEA WALTER	92,500.00	06/29/06	A
036059026937	BLEWER KYLE H	107,960.00	07/27/06	A
099059009786	BLEWER KYLE H	2,000.00	07/27/06	A
036538000398	BOMAR JANICE E	88,000.00	07/27/06	A
036605027727	BRADLEY JR FRANKLIN E	109,000.00	08/10/06	A
036538026881	BRANNON KAREN K	57,521.00	06/29/06	A
099538009751	BRANNON KAREN K	2,000.00	06/29/06	A
036031026687	BREVARD JONATHAN M	114,450.00	05/25/06	A
196031001408	BREVARD JONATHAN M	2,000.00	05/25/06	A
296031000215	BREVARD JONATHAN M	2,000.00	05/25/06	A
037031027823	BROWN CHANCEY B	94,550.00	09/14/06	A
099031010350	BROWN CHANCEY B	2,000.00	09/14/06	A
037520027888	BRYSON JAMES S	106,700.00	08/31/06	A
037554027944	BURKE KAYLA	111,550.00	08/31/06	A
196554001586	BURKE KAYLA	2,000.00	08/31/06	A
296554010207	BURKE KAYLA	2,000.00	08/31/06	A
036538026604	CARITHERS HUNTER G	53,350.00	05/25/06	A
037901027988	CARLISLE MARK A	138,385.00	08/31/06	A
099901010410	CARLISLE MARK A	2,000.00	08/31/06	A
037584028335	CASE CHARLAMY J	71,998.00	12/28/06	A
099584010503	CASE CHARLAMY J	2,000.00	12/28/06	A
036031027384	CASH GARRETT L	71,750.00	07/27/06	A
099031010080	CASH GARRETT L	2,000.00	07/27/06	A
036584027790	CAULDER FRANCES E	101,200.00	08/31/06	A
196584001560	CAULDER FRANCES E	1,000.00	08/31/06	A
296584010164	CAULDER FRANCES E	2,000.00	08/31/06	A
036605027399	CAVANAUGH CINDY	128,250.00	07/06/06	A
099605010091	CAVANAUGH CINDY	2,000.00	07/06/06	A
037584028192	COOPER NICHOLAS C	51,000.00	11/30/06	A
037584027990	DESHERLIA DANIEL W	92,150.00	08/31/06	A
099584010411	DESHERLIA DANIEL W	2,000.00	08/31/06	A
037031027433	DIAL JANELLE C	118,500.00	08/31/06	A
099031010108	DIAL JANELLE C	2,000.00	08/31/06	A
037129027615	ELLENBERGER TIMOTHY R	125,860.00	09/28/06	A
099129010223	ELLENBERGER TIMOTHY R	2,000.00	09/28/06	A
092608027936	FLICKER BARRY	116,400.00	08/31/06	A
099608010425	FLICKER BARRY	2,000.00	08/31/06	A
036096000243	FRANKLIN E LORETTA	85,000.00	04/27/06	A
099096009376	FRANKLIN E LORETTA	2,000.00	04/27/06	A
036584027171	GARDNER GERALD L	77,600.00	07/06/06	A
099584009942	GARDNER GERALD L	2,000.00	07/06/06	A
036584027470	GIBSON MELISSA S	67,500.00	07/06/06	A
100584001477	GIBSON MELISSA S	5,000.00	07/06/06	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
LOANS PURCHASED BY COUNTY

PAGE # 3
REPORT # LTR907
DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
036584026858	GIDEON CHRIS D	174,600.00	05/25/06	A
099584009735	GIDEON CHRIS D	2,000.00	05/25/06	A
002538015561	GOOD AMY L	87,000.00	11/16/06	A
037520028296	GOSNELL JASON A	100,000.00	11/30/06	A
196520001726	GOSNELL JASON A	2,000.00	11/30/06	A
296520010507	GOSNELL JASON A	2,000.00	11/30/06	A
002538015575	GREELY CHARIS ANNE	82,900.00	11/30/06	A
092608027295	GREEN FURMAN E	70,591.00	06/29/06	A
099608010028	GREEN FURMAN E	2,000.00	06/29/06	A
036096026958	HAMPTON MATTHEW W	116,303.00	08/10/06	A
099096009805	HAMPTON MATTHEW W	2,000.00	08/10/06	A
036160027439	HANEY JENNIFER	91,563.00	12/14/06	A
099160010199	HANEY JENNIFER	2,000.00	12/14/06	A
036520028358	HARRIS JR KENNETH V	86,330.00	12/14/06	A
099520010508	HARRIS JR KENNETH V	2,000.00	12/14/06	A
093584027786	HERRING TRACY M	86,912.00	08/10/06	A
196584001559	HERRING TRACY M	2,000.00	08/10/06	A
296584010162	HERRING TRACY M	2,000.00	08/10/06	A
037096026719	HILL KEVIN S	106,700.00	10/26/06	A
099096009666	HILL KEVIN S	2,000.00	10/26/06	A
036031027002	HILLIARD LACEY D	109,600.00	07/27/06	A
036552000281	HOENE MELISSA C	82,935.00	02/09/06	A
099552009474	HOENE MELISSA C	2,000.00	02/09/06	A
036036026747	HOLLIFIELD JOHN W	117,650.00	07/27/06	A
093096026720	HUCKABEE JASON T	122,220.00	06/29/06	A
099096009667	HUCKABEE JASON T	2,000.00	06/29/06	A
036096000020	HUTSELL SCOTT R	98,940.00	02/23/06	A
196096001188	HUTSELL SCOTT R	2,000.00	02/23/06	A
296096000019	HUTSELL SCOTT R	2,000.00	02/23/06	A
036520027043	IVESTER CINDY	97,950.00	06/29/06	A
196520001436	IVESTER CINDY	2,000.00	06/29/06	A
296520009718	IVESTER CINDY	2,000.00	06/29/06	A
002538015573	JACKSON SHENRA	99,098.00	08/31/06	A
002538015549	JAMES MARY A	49,000.00	07/06/06	A
037584028275	JENNINGS SANDY J	96,900.00	11/16/06	A
099584010490	JENNINGS SANDY J	2,000.00	11/16/06	A
034584000213	JOHNSON KAREEM G	98,900.00	01/26/06	A
196584001257	JOHNSON KAREEM G	2,000.00	01/26/06	A
296584000097	JOHNSON KAREEM G	2,000.00	01/26/06	A
036538026551	JOHNSON RICKY	99,910.00	05/25/06	A
099538009769	JOHNSON RICKY	2,000.00	05/25/06	A
036036026874	JOHNSON STEPHANIE	102,400.00	07/27/06	A
099036009746	JOHNSON STEPHANIE	2,000.00	07/27/06	A
034538000178	JONES ALIEN F	73,000.00	01/12/06	A
037584028306	KHRAPITSKIY VITALIY	84,000.00	11/30/06	A
091584026623	KITCHENS BRANDON B	64,000.00	05/25/06	A
099584009618	KITCHENS BRANDON B	2,000.00	05/25/06	A
036584000339	KNOX CARRIE C	82,450.00	02/09/06	A
099584009434	KNOX CARRIE C	2,000.00	02/09/06	A
036505026448	LAWTON CASSANDRA L	35,405.00	03/30/06	A
099505009523	LAWTON CASSANDRA L	2,000.00	03/30/06	A
036031026957	LAYTON FRANK B	87,300.00	06/29/06	A
099031009804	LAYTON FRANK B	2,000.00	06/29/06	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
 LOANS PURCHASED BY COUNTY

Loan Number	Borrower Name	Original LT	Loan Amount Stage 07
0360966000216	LONG SHARON D	95,800.00	04/13/06 A
1960966001235	LONG SHARON D	2,000.00	04/13/06 A
2960966000075	LONG SHARON D	2,000.00	04/13/06 A
037605028191	LOPEZ JOSE G	106,603.00	11/16/06 A
099605010470	LOPEZ JOSE G	2,000.00	11/16/06 A
036584027378	LYDA JASON B	100,395.00	07/06/06 A
2965840009969	LYDA JASON B	2,000.00	07/06/06 A
1965840010493	LYDA JASON B	2,000.00	07/06/06 A
036584026535	MANUEL TRIPP	101,753.00	04/27/06 A
0995840009579	MANUEL TRIPP	2,000.00	04/27/06 A
037584028090	MARUSICH JULIA L	100,500.00	09/28/06 A
036031027003	MASSEY JR THOMAS	125,400.00	09/14/06 A
099031009836	MASSEY JR THOMAS	2,000.00	09/14/06 A
037513027991	MATHIS CHARLOTTE M	92,150.00	08/31/06 A
196513001615	MATHIS CHARLOTTE M	2,000.00	08/31/06 A
296513010221	MATHIS CHARLOTTE M	2,000.00	08/31/06 A
036608027584	MATHIS TONY G	90,113.00	07/06/06 A
0996608010205	MATHIS TONY G	2,000.00	07/06/06 A
002538015572	MCKINNEY JAMIE	74,700.00	07/13/06 A
03654026734	MEANS GEORGE M	86,233.00	06/08/06 A
099584009674	MEANS GEORGE M	2,000.00	06/08/06 A
037616027905	MEFFORD BRENDEN A	79,055.00	09/14/06 A
19661600101619	MEFFORD BRENDEN A	2,000.00	09/14/06 A
296616010193	MEFFORD BRENDEN A	2,000.00	09/14/06 A
036540000396	MIEHLBACH MARVIN L	67,600.00	03/09/06 A
099584009515	MIEHLBACH MARVIN L	2,000.00	03/09/06 A
037538028070	MILEY KAREN E	68,000.00	10/12/06 A
099538010433	MILEY KAREN E	2,000.00	10/12/06 A
037608028449	MOON ROBIN	101,850.00	12/28/06 A
196608001783	MOON ROBIN	2,000.00	12/28/06 A
296608010566	MOON ROBIN	2,000.00	12/28/06 A
092584027044	MOORE JAMES G	106,400.00	06/29/06 A
099584009864	MOORE JAMES G	2,000.00	06/29/06 A
036584026332	MOORE JR WALTER L	133,375.00	04/27/06 A
196584001349	MOORE JR WALTER L	2,000.00	04/27/06 A
296584000129	MOORE JR WALTER L	2,000.00	04/27/06 A
093518026746	MORRISON NATALIE K	183,350.00	06/29/06 A
036575027148	MOSS ADAM KYLE	75,660.00	07/27/06 A
099575009931	MOSS ADAM KYLE	2,000.00	07/27/06 A
036608027365	MURRELL KRISTEN M	74,720.00	08/10/06 A
196608001558	MURRELL KRISTEN M	2,000.00	08/10/06 A
296608009962	MURRELL KRISTEN M	2,000.00	08/10/06 A
036096026844	MAKINCHENG PHAVADY S	134,345.00	10/26/06 A
099096009724	MAKINCHENG PHAVADY S	2,000.00	10/26/06 A
036552026564	MATAL SONNE L	147,828.00	05/25/06 A
099552009590	MATAL SONNE L	2,000.00	05/25/06 A
036096027812	NEWMAN LAUREN A	116,755.00	09/14/06 A
099096010342	NEWMAN LAUREN A	2,000.00	09/14/06 A
034145025914	NUTTING JONATHAN B	82,450.00	01/12/06 A
099145008877	NUTTING JONATHAN B	3,000.00	01/12/06 A
036538026840	ODOM RICHARD S	63,050.00	06/29/06 A
092527027927	OGBA ROSALYN	92,829.00	08/31/06 A
196527001601	OGBA ROSALYN	871.00	08/31/06 A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
LOANS PURCHASED BY COUNTY

PAGE # 5
REPORT # LTR907
DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
296527010201	OGBA ROSALYN	2,000.00	08/31/06	A
002538015578	DGLESBY JERRY L	99,800.00	09/28/06	A
037160027113	PARKER LINDSEY S	99,439.00	11/16/06	A
092584027726	PEACE DUSTIN D	77,503.00	08/31/06	A
099584010291	PEACE DUSTIN D	2,000.00	08/31/06	A
092584026970	PERRY DONNA	93,120.00	06/29/06	A
196584001430	PERRY DONNA	2,000.00	06/29/06	A
296584009723	PERRY DONNA	2,000.00	06/29/06	A
037031027180	POTEAT EUGENE C	121,250.00	08/31/06	A
099031009947	POTEAT EUGENE C	2,000.00	08/31/06	A
036031027755	QUIDLEY JESSICA L	99,950.00	10/26/06	A
099031010308	QUIDLEY JESSICA L	2,000.00	10/26/06	A
002096015536	RAMOS MIRYAN	96,400.00	01/12/06	A
037096027210	RAY KRISTALYN L	98,940.00	09/14/06	A
099096009971	RAY KRISTALYN L	2,000.00	09/14/06	A
091538026562	REZNICHENKO VASILIIY V.	101,700.00	06/08/06	A
036139027313	ROBBINS JENNIFER F	78,000.00	07/13/06	A
036031027546	ROBERTSON MICHAEL D	78,764.00	09/28/06	A
099031010177	ROBERTSON MICHAEL D	2,000.00	09/28/06	A
034584000309	ROME JESSE W	76,630.00	01/26/06	A
099584009416	ROME JESSE W	2,000.00	01/26/06	A
037096026599	ROSS JOSHUA R	145,403.00	08/31/06	A
099096009610	ROSS JOSHUA R	2,000.00	08/31/06	A
037608028329	SANCHEZ JANETH	107,670.00	12/14/06	A
196608001725	SANCHEZ JANETH	5,000.00	12/14/06	A
037501027995	SANSON BUD R	112,400.00	08/31/06	A
037031028035	SHANNON BRIAN L	63,995.00	09/14/06	A
099031010235	SHANNON BRIAN L	2,000.00	09/14/06	A
036575027423	SMITH DARREN L	155,100.00	07/27/06	A
099575010404	SMITH DARREN L	2,000.00	07/27/06	A
100575008073	SMITH DARREN L	2,000.00	07/27/06	A
036584028314	SMITH KADISHA	101,496.00	12/14/06	A
196584001734	SMITH KADISHA	5,000.00	12/14/06	A
036538000318	SNIVELY ANN M	105,735.00	03/30/06	A
037606028133	STEPP BRYAN	127,070.00	09/28/06	A
196606001638	STEPP BRYAN	2,000.00	09/28/06	A
296606010273	STEPP BRYAN	2,000.00	09/28/06	A
036036027104	SULLIVAN LAKEYETTA	91,850.00	11/16/06	A
196036001603	SULLIVAN LAKEYETTA	2,000.00	11/16/06	A
296036009844	SULLIVAN LAKEYETTA	2,000.00	11/16/06	A
036584027027	THOMAS ANTONY	104,760.00	06/29/06	A
099584009854	THOMAS ANTONY	2,000.00	06/29/06	A
037538027886	THOMAS FREDDIE	94,560.00	11/30/06	A
091145026434	THOMPSON TIFFANY A	114,000.00	06/08/06	A
196145001320	THOMPSON TIFFANY A	2,000.00	06/08/06	A
296145000140	THOMPSON TIFFANY A	2,000.00	06/08/06	A
092160026541	TRUITT KRISTIE H	90,233.00	06/08/06	A
196160001318	TRUITT KRISTIE H	2,000.00	06/08/06	A
296160000166	TRUITT KRISTIE H	2,000.00	06/08/06	A
036123027781	WATSON MATTHEW B	104,275.00	09/14/06	A
196123001583	WATSON MATTHEW B	2,000.00	09/14/06	A
296123010159	WATSON MATTHEW B	2,000.00	09/14/06	A
036538000239	WHITT RIANN E	121,050.00	03/09/06	A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
LOANS PURCHASED BY COUNTY

PAGE # 6
REPORT # LTR907
DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage 07
037584027762	WILEY CRYSTAL N	96,903.00	08/31/06 A
196584001567	WILEY CRYSTAL N	2,000.00	08/31/06 A
296584010153	WILEY CRYSTAL N	2,000.00	08/31/06 A
037538028248	WITHERSPOON O'MENTREE S	96,200.00	12/28/06 A
037608028038	ZAPATA WILMER	115,333.00	12/28/06 A
196608001762	ZAPATA WILMER	2,000.00	12/28/06 A
296608010560	ZAPATA WILMER	2,000.00	12/28/06 A

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
LOANS PURCHASED BY COUNTY

PAGE # 7
REPORT # LTR907
DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage 07
----------------	---------------	-------------------------	----------------

Grand Total			
219		11,135,320.00	

----- R E P O R T S E L E C T I O N S -----

Report Type - Selection Criteria or Demographic: S MCC, MRB or Both:
Sort Type - Ascending or Descending Loan Numbers: A

Type	Fld #	Description	From	To	Stat	Break	N	Page
(1)	C	029 Borrower Name		-				
(2)	A	001 Bond Series	001	-296	-	N	N	
(3)	B	002 Prop, County	042	-042		N	N	
(4)	A	116 LT-Stage 07 Dt	01/01/05	-12/31/05	A - A	N	N	
(5)		000		-				
(6)		000		-				
(7)		000		-				

Select (R) Range or (M) Multiple Series : R								
Select (R) Range or (M) Multiple Indentures : R								
Select (R) Range or (M) Multiple Counties : R								

(8) Loan Status Codes or <RETURN> for "ALL" : ALL								

----- D E T A I L S E L E C T I O N S -----

Detail or Summary: D

Type	Fld #	Description	Size	Avg	Type	Fld #	Description	Size	Avg	Type	Fld #	Description	Size	Avg
01	C	029 Borrower Name	25		06	000		00		11	000		00	
02	A	004 Loan Amt	14	N	07	000		00		12	000		00	
03	A	116 LT-Stage 07 Dt	10	N	08	000		00		13	000		00	
04		000	00		09	000		00		14	000		00	
05		000	00		10	000		00		15	000		00	

SOUTH CAROLINA STATE HOUSING FINANCE AUTHORITY
LOANS PURCHASED BY COUNTY

PAGE # 2
REPORT # LTR907
DATE RUN 12/08/08

Loan Number	Borrower Name	Original Loan Amount	LT Stage	07
034160025190	BEASON FRANKLIN D	84,671.00	02/10/05	A
099160008300	BEASON FRANKLIN D	1,000.00	02/10/05	A
196160000821	BEASON FRANKLIN D	2,000.00	02/10/05	A
196545000911	BRANDON LAQUANDA	2,000.00	01/27/05	A
034545025387	BRANNON LAQUANDA R	83,900.00	01/27/05	A
099545008442	BRANNON LAQUANDA R	1,000.00	01/27/05	A
034538026017	BRANSON ELLEN R	56,000.00	11/23/05	A
034538025833	BRUCE DORI M	101,000.00	08/04/05	A
034142026358	CALHOUN NICOLE J	82,209.00	11/23/05	A
099142009258	CALHOUN NICOLE J	2,000.00	11/23/05	A
196584001240	CAMBELL III FREDERICK A	2,000.00	12/29/05	A
034584000191	CAMPBELL III FREDERICK A	60,625.00	12/29/05	A
296584000068	CAMPBELL III FREDERICK A	2,000.00	12/29/05	A
034538025913	COLEMAN EMMA L	67,000.00	11/03/05	A
034545025428	COPELAND KEVIN A	65,960.00	02/10/05	A
099545008467	COPELAND KEVIN A	2,000.00	02/10/05	A
034123025921	DOBBS AMY K	92,000.00	10/06/05	A
099123008883	DOBBS AMY K	3,000.00	10/06/05	A
196123001098	DOBBS AMY K	2,000.00	10/06/05	A
034538025707	DOVER EMILY J	117,600.00	06/16/05	A
034520025710	EADDY JUSTIN C	92,750.00	06/16/05	A
099520008696	EADDY JUSTIN C	2,000.00	06/16/05	A
196520001025	EADDY JUSTIN C	2,000.00	06/16/05	A
034584025888	ELLISON PAUL C JR	87,300.00	08/18/05	A
099584008858	ELLISON PAUL C JR	2,000.00	08/18/05	A
196584001075	ELLISON PAUL C JR	2,000.00	08/18/05	A
034581026230	ENN EM	75,039.00	11/03/05	A
099581009159	ENN EM	2,000.00	11/03/05	A
034584026332	EVERETT CHARLES E	99,800.00	11/23/05	A
196584001160	EVERETT CHARLES E	4,000.00	11/23/05	A
034584026090	FLORES JOSEFINA	67,000.00	09/22/05	A
099584009041	FLORES JOSEFINA	2,000.00	09/22/05	A
196584001118	FLORES JOSEFINA	2,000.00	09/22/05	A
034584026063	GOSNELL NICHOLAS A	87,300.00	09/22/05	A
099584009017	GOSNELL NICHOLAS A	3,000.00	09/22/05	A
196584001116	GOSNELL NICHOLAS A	2,000.00	09/22/05	A
034538000093	GRIGG BRIAN W	72,000.00	12/29/05	A
034584026287	HAYES JOSHUA E	82,450.00	11/23/05	A
099584009208	HAYES JOSHUA E	2,000.00	11/23/05	A
034538025670	HURLEY JOSEPH L	129,980.00	06/16/05	A
034538025788	JOHNSON TAMEIKA L	83,000.00	08/04/05	A
034519025769	JOLLEY WHITE ANGELA D	107,375.00	06/16/05	A
099519008750	JOLLEY WHITE ANGELA D	2,000.00	06/16/05	A
196519001041	JOLLEY WHITE ANGELA D	2,000.00	06/16/05	A
034583026296	KELLNER LENSI	89,725.00	11/03/05	A
099583009215	KELLNER LENSI	2,000.00	11/03/05	A
196583001165	KELLNER LENSI	2,000.00	11/03/05	A
002031015522	LYTLE ELIZABETH L	75,150.00	12/08/05	A
034538025911	PETTY MARIA A	88,000.00	09/22/05	A
034538026128	PHILLIPS SAMUEL J	101,365.00	09/22/05	A
034538026372	RICE JACQUELINE	93,000.00	12/29/05	A
034142026153	ROMAN TAMEKA L	98,455.00	12/29/05	A
099142009091	ROMAN TAMEKA L	2,000.00	12/29/05	A



South Carolina State Housing Finance and Development Authority

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

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

T. Scott Smith
Chairman

Valarie M. Williams
Executive Director

December 8, 2008

Office of State Budget
1201 Main Street, Suite 870
Columbia, SC 29201

RE: Other Funds Survey

Attached please find the completed Agency Subfund Survey and the Agency Revenue Object Code Survey for the South Carolina State Housing Finance and Development Authority (the Authority). While evaluating the Authority's other funds cash balances, there are a several points I hope would be taken into consideration. They are as follows:

- The Authority receives no General Fund Appropriations. The Authority issues tax-exempt mortgage revenue bonds to make mortgage loans to low and middle income citizens of the state. These bond issues are rated by Moody's Investor Services. The rating on our last issue was Aa1. We were upgraded to this level in August of 2007 and this has resulted in the lowering our costs of issuance. When rating the bonds of the Authority, Moody's considers both the collateralization of the bond program as well as the overall financial health of the Authority. Given the recent events that have occurred in the financial and housing sectors, rating agencies now prefer housing finance agencies to be more liquid. Consequently, transfers to the State's General Fund could adversely result in the Authority being placed on credit watch or downgraded.
- Our authorizing legislation allows the Authority to carry forward all funds to be used for our corporate purposes.
- Program dollars disbursed by the Authority result in direct economic benefit to the State. Last year the Authority's total investment exceeded \$400 million. We provide financing for construction and rehabilitation of single and multi-family housing as well as make mortgage loans and provide down payment assistance.

I hope that this information is of value to you. Please contact Debra Seymour, Director of Finance at 896-8664 should you require any further information or clarifications.

Sincerely,

Valarie M. Williams
Executive Director



U. S. Department of Housing and Urban Development

South Carolina State Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

November 20, 2008

Ms. Valerie Williams
Executive Director
SC State Housing Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Subject: Fair Housing and Equal Opportunity (FHEO) portion of the Tier I Consolidated Monitoring Review - SC State Housing Authority

Dear Ms. Williams:

During the on-site Tier 1 Consolidated Review, scheduled to begin December 2, 2008, the Columbia Public Housing Team will examine areas of interest to the Office of Fair Housing and Equal Opportunity (FHEO). The following materials are enclosed with this letter so that you may be prepared for this portion of the program management review.

Attachment A – "On-Site Limited Monitoring Review of Civil Rights Related Program Requirements (CRRPR) for Low Rent Public Housing (LR) and Housing Choice Voucher (HCV) Program" checklist.

The Columbia Public Housing Team will complete this review checklist in conjunction with the on-site review. After FHEO has reviewed all data, certain civil rights and fair housing issues may arise. If this is the case, FHEO will work directly with the SC State Housing Authority to resolve these problems.

If you have any questions, please contact Kristie Mosley, Public Housing Revitalization Specialist, at (803) 765-5314 or via email at Kristie.L.Mosley@hud.gov.

Very sincerely yours,

A handwritten signature in black ink, appearing to read "Larry Knightner", with a long horizontal flourish extending to the right.

Larry Knightner
Director
Public Housing Program Center

RECEIVED

NOV 24 2008

EXECUTIVE DIRECTOR

ATTACHMENT A

2

ON-SITE LIMITED MONITORING REVIEW OF
CIVIL RIGHTS-RELATED PROGRAM REQUIREMENTS (CRRPR) FOR
LOW-RENT PUBLIC HOUSING (LR)
AND
HOUSING CHOICE VOUCHER (HCV) PROGRAM

The Office of Public and Indian Housing (PIH) must complete this checklist when conducting its on-site comprehensive/consolidated review of a Public Housing Agency (PHA). These questions cover areas that PIH is expected to observe or data that PIH is expected to collect. This checklist is not intended to cover the full range of civil rights and fair housing concerns and PIH will not provide any evaluation or analysis of the data. This checklist alerts PIH and FHEO to certain PHA practices in the Low-Rent Public Housing (LR) and/or Housing Choice Voucher (HCV) Program(s) that may indicate noncompliance with civil rights and fair housing regulations. PIH should forward the completed checklist to local FHEO within ten (10) business days of PIH completing the on-site comprehensive/consolidated review, whether problems are noted or not.

PHA Name: _____

PHA Identification Number: _____

Location: _____

Indicate type PHA program, number of units and vouchers in each, as applicable:

LR Elderly _____ Number of Units _____ Number of Vouchers _____

LR Family _____ Number of Units _____ Number of Vouchers _____

HCV _____ Number of Units _____ Number of Vouchers _____

Reviewer's Name: _____

Reviewer's Title: _____

Reviewer's Telephone Number and Extension: _____

Date of Review: _____

ATTACHMENT A

3

PART I. POSTING OF DOCUMENT/MATERIAL REQUIREMENTS

Place an "x" in the appropriate column and provide comments whenever an explanation is warranted.

Are the following displayed and readily visible or are they otherwise made available in accordance with the applicable regulations?	YES	NO	COMMENTS (if applicable)
1. Equal Opportunity in Housing Poster (HUD 928.1-English/HUD 928.1A-Spanish) prominently displayed in all public areas. [24 CFR 110.15]			
2. Is the Public Housing Agency Plan readily available for public review? [24 CFR 903]			
3. Is the Administrative Plan available for public review. [24 CFR 982.54]			
4. Notice that the PHA must give the family information on how to fill out and file a housing discrimination complaint. [24 CFR 982.54 (d)(6); 982.304].			
5. Are policies, rules, and regulations posted in the project office? [24 CFR 966.5].			

ATTACHMENT A

PART II. OTHER

	YES	NO	COMMENTS (if applicable)
1. Is there anything else that is related to civil rights or fair housing that should be noted? [For example, fair housing discrimination complaints brought against the PHA by its employees, or media reports of racial/ethnic tensions at the PHA's developments?] If yes , please note.			
2. Limited English Proficiency (LEP). Executive Order 13166, titled "Improving Access to Services by Persons with Limited English Proficiency," requires all agencies and their recipients to ensure that their programs provide meaningful access for LEP persons. (Final Guidance will be published in Federal Register, and is also noted in the Public Housing Occupancy Guidebook, Section 6.2 "Accessibility and Plan Language," page 68.)			
Has the PHA taken the following steps to ensure meaningful access to programs by LEP persons?			
<ul style="list-style-type: none"> • Conducted a four-factor analysis. If "yes," bring a copy to FHEO. 			
<ul style="list-style-type: none"> • Developed a written Language Assistance Plan? If "yes," bring a copy to FHEO. 			
<ul style="list-style-type: none"> • Hired bi-lingual staff. 			
<ul style="list-style-type: none"> • Contracted with a telephone language line services to provide interpretation for residents and applicants. 			



cc: Carol DeLoria
U. S. Department of Housing and Urban Development

South Carolina Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

November 6, 2008

Ms. Valerie Williams
Executive Director
SC State Housing Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

Subject: Audit Report for FYE June 30, 2008

We have reviewed your Independent Audit Report for fiscal year ended June 30, 2008, and noted that there is one (1) finding that requires an action/response on your part as follows:

2008-1: Cash Reconciliations Not Properly Cleared

Condition and Criteria: Several cash account reconciliations had reconciling items that had not been properly cleared as of June 30, 2008.

Cause: The Agency is not properly enforcing their current policy for prompt and accurate clearing of all cash account reconciling items.

Effect: When reconciling items are not worked and cleared on a timely basis, they can distort the financial picture of an organization. Additionally, the longer reconciling items remain outstanding, the more difficult it becomes to resolve them.

Required Corrective Action(s): The Authority must ensure that it enforces its current policy in the prompt and accurate clearing of all cash account reconciling items. Also, a copy of the policy/procedures must be provided to this office for our review. Based on the response from the Authority that a Controller was added in April 2008 and pending our receipt/review and acceptance of your policy, this finding may be cleared.

Please submit the requested documentation within 45 days of the date of this letter. If you are unable to correct the deficiency in a timely manner, you must provide this Office with the steps being taken towards resolution. If you have any questions in relation to this matter, please contact Eric Bickley, Financial Analyst, at (803) 253-3238.

RECEIVED
NOV 10 2008
EXECUTIVE DIRECTOR

Very sincerely yours,

Larry Knightner
Director
Public Housing Program Center

CC: ✓ Port



U. S. Department of Housing and Urban Development

South Carolina State Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

November 3, 2008

Ms. Valerie Williams
Executive Director
SC State Housing Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Subject: Tier I Consolidated Monitoring Review
SC State Housing Authority

Dear Ms. Williams:

This correspondence confirms the dates December 2 - 4, 2008 in order for our office to conduct a Tier I Consolidated Monitoring Review at the South Carolina State Housing Finance and Development Authority.

The purpose of the Tier I Consolidated Monitoring Review is to institutionalize the Office of Public Housing's (PIH) continuing efforts to address a Public Housing Agency's (PHA) improper payments and other high-risk elements. The Tier I Consolidated Monitoring Reviews will ensure the Department's continued compliance with findings and recommendations set forth by the Office of Management and Budget (OMB), the General Accounting Office (GAO) and the Office of Inspector General (OIG).

The FY 2009 Tier I Consolidated Monitoring Reviews are comprised of the following components:

- Rental Integrity Monitoring (RIM) Review;
- Enterprise Income Verification (EIV) System Implementation;
- Section 8 Management Assessment Program (SEMAP) Quality Control (QC) Review; and
- Civil Rights Front-End Limited Monitoring Reviews

Rental Integrity Monitoring (RIM) Review

Rental Integrity Monitoring (RIM) Reviews are required as a HUD-wide effort to reduce income and rent errors and improper payments in the administration of both Public Housing and Section 8 Housing Choice Voucher (HCV) Programs. This includes gathering PHA income and rent information, identifying income and rent errors, and assessing PHA policies and procedures.

Enterprise Income Verification (EIV) System Implementation

The purpose of the Enterprise Income Verification (EIV) Review is to ensure that the PHA has implemented adequate security measures to safeguard Upfront Income Verification (UIV) data contained in the online EIV system.

Section 8 Management Assessment Program (SEMAP) Quality Control (QC) Review

The SEMAP Quality Control (QC) Review is conducted to measure Housing Authority performance in key Section 8 Housing Choice Voucher Program areas and to confirm PHA certified performance ratings. During the SEMAP QC Review, the reviewer will review PHA documentation for Indicators (1) Selection from the waiting list; (2) Rent Reasonableness; (3) Adjusted Income; (5) HQS Quality Control; and (6) HQS Enforcement.

Civil Rights Front-End Limited Monitoring Review

The purpose of the Civil Rights Front-End Limited Monitoring Review is to notify Public and Indian Housing (PIH) and the Office of Fair Housing and Equal Opportunity (FHEO) of a PHA's compliance or noncompliance with Section 504 of the Rehabilitation Act of 1973, as amended.

We will randomly select a sample of files to be reviewed for each of components listed above in accordance with HUD requirements. Prior to the review, we will provide you with a list of the selected participant files. We ask that you pull each file and have them available for the review. In addition to the participant files, please provide the following items:

- ✓ Payment Standards Fiscal Years 2007 & 2008
- ✓ Copy of the current Administrative Plan
- ✓ Utility Allowance Schedule Fiscal Years 2007 & 2008

The review team consists of, Kristie Mosley and Rose Pendelton, Public Housing Revitalization Specialists; Bridget Keith, Public Housing Revitalization Specialist Facilities Management (FM); and Barry Bennett, MBA Fellows. The Entry Conference is scheduled for 9:00 a.m. on Tuesday, December 2, 2008.

If you have any questions, please contact Kristie Mosley, Public Housing Revitalization Specialist, at (803) 765-5314 or via email at Kristie.L.Mosley@hud.gov.

Very sincerely yours,



Larry Knightner
Director
Public Housing Program Center

NEIGHBORHOOD REVITALIZATION

\$3.92 BILLION GOES TO STATES AND LOCALITIES IN THE FORM OF GRANTS

\$180 MILLION GOES TO COUNSELING

HUD IS WORKING ON THE FORMULA AS FAR AS THE NUMBER AND PERCENT FOR HOMES IN FORECLOSURE, SUBPRIME MORTGAGES AND LOANS IN DEFAULT

CDBG FUNDS – DISTINCTION IS THIS SHOULD BE TREATED AS CDBG BUT DOES NOT MEAN THAT THIS IS ADDITIONAL ALLOCATION OF CDBG USING THOSE RULES AND REGS

MINIMUM STATE ALLOCATION - .5% - THIS GOES TO THE STATE AGENCY DESIGNATED BY THE STATE TO ADMINISTER THE PROGRAM

INTENT: FUNDS GET WHERE NEEDED MOST AND GET THEIR QUICKLY
HUD REQUIRED TO HAVE FORMULA WITHIN 60 DAYS; FUNDS AVAILABLE 30 DAYS AFTER THAT; FUNDS MUST BE USED WITHIN 18 MONTHS. HUD WORKING TO DIFFERENTIATE BETWEEN COMMITTED OR ACTUALLY SPENT – LEANING TO COMMITTED.

5 YEAR DEADLINE ON PROGRAM. FUNDS NOT USED WITHIN 5 YEAR PERIOD MUST BE REPAID TO THE TREASURY.

INCOME TARGETING: NOT TO EXCEED 120% OF AMI AND 25% OF FUNDS FOR FAMILIES NOT EXCEEDING 50% OF AMI. HOMEOWNERSHIP IS QUESTIONABLE FOR THOSE AT THE 50% LEVEL. HOWEVER CAN BE USED FOR RENTAL PROPERTIES.

ELIGIBLE USES: REDEVELOPMENT OF HOMES THAT HAVE BEEN FORECLOSED, ABANDONED, ETC. HUD TALKS ABOUT USING LAND BANKS. ALSO MAY BE USED TO DEMOLISH AND REDEVELOP PROPERTIES.

*we are not
joining
per
VMW
7/08*

Bill To
SC State Housing Fin & Devl Auth
Attn: Valarie Williams, Exec Direc
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Invoice

Date	Invoice #
7/2008	2008-209

Tax I.D. Number	Terms
39-1211513	Due on Receipt

Description	Amount
Billing for Annual Associate/Consultant Member Dues for Fiscal Year July 2008 through June 2009	1,500.00

Please Remit To COSCDA 1825 K Street, NW Suite 515 Washington, DC 20006	<p>Total RECEIVED \$1,500.00</p> <p>JUL 28 2008</p>
---	--

EXECUTIVE DIRECTOR

Craddock, Ann 6-9005

From: Seymour, Debra 6-8664
Sent: Thursday, August 21, 2008 9:59 AM
To: Knight, Ed 6-8686; Craddock, Ann 6-9005
Subject: FW: Temporary PO Policy

FYI

-----Original Message-----

From: Perry, Doug 6-9279
Sent: Thursday, August 21, 2008 9:58 AM
To: Franks, Willie 6-9068
Cc: Seymour, Debra 6-8664; Ritter, Thomas 6-8577; Walker, Kay 6-9042
Subject: Temporary PO Policy

Willie-

We have met and discussed your area creating an updated agency policy of Purchase Orders (P.O.'s). I know you are still researching DSL charges and delivery invoices (such as FedEx). I also know we are researching what controls would be needed if the HOME draws did not require P.O.'s.

As discussed, we are proposing temporary exceptions to requiring a Purchase Order for the following types of transactions:

1. Invoices for gas and electricity, water and sewer service provided by public utilities subject to rate regulation by the Public Service Commission.
2. Invoices for Attorneys, subject to approval by the Attorney General's Office.
3. Invoices for Auditors, subject to approval by the State Auditor's Office.
4. The transfer of funds from one bank to another.
5. Invoices for rent from Market Place Development.
6. All Special Initiative funds spent subject to approval by the Board of Commissioners.
7. Housing Choice Vouchers payments.
8. Contract Administration property payments.

As soon as you approve this change, we will immediately begin to change our requirement when we process these types of payments.

The other part of this change would be to communicate the change of requirements to area managers/supervisors, which I assume you would do as the Procurement Manager.

Doug Perry, Controller
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Telephone (803) 896-9279
Fax (803) 551-4977

Strickland/Alabama: We receive 25% of the state's volume cap and quite often get some carry-over at the end of the year.

Auger/Florida: We get about a quarter of the state's allocation (local HFAs get twice that and the other quarter goes to the business pools). Then at the end of the year, we get what's left – and there usually is a bunch that comes to us then.

Dewey/Virginia: By statute, VHDA gets 43 percent but, at the end of the year, we get the amount unused by the other 2 categories (IDAs and local housing authorities). Generally we tend to average around 80 percent but last year it was only about 65 percent.

Kucab/NC: No issuer receives a fixed portion of the cap, but housing is the second priority after IRBs and we normally have access to whatever share of the cap that we need and most (if not all) the carryforward.

McQuady/Kentucky: Currently state issuers receive 80% of the total state allocation. The only state issuers are the Student Loans and Kentucky Housing and we work together to divide the 80%. KHC receives significantly more than student loans.

Fellman/Tennessee: THDA receives 35% at the beginning of the year and then we also get an allocation at year end (depending on how much others have used or requested during the year). Last year we received \$180 million at the beginning of the year at around \$85 million at year end.

Bailey/Louisiana: Yes, but we have to apply to the Governor for an annual allocation. Also, the new housing act gives Louisiana an additional \$134 million toward preventing foreclosures.

25% of Volume Cap

Alabama (some carryforward at end of year)

Florida (carryforward at end of year)

35% of Volume Cap

Tennessee (carryforward at end of year)

40% of Volume Cap (80% between student loans and housing w/housing getting larger share)

Kentucky

43% of Volume Cap

Virginia (carryforward at end of year)

Apply for Annual Allocation

Louisiana

Request as needed

North Carolina (carryforward as requested)

Sec. 1337. Federal Home Loan Mortgage Corp. set aside amount equal to 4.2 basis points for each dollar of unpaid principal balance of its total new business purchases;
Allocate or transfer 65% of such amounts to HUD for HTF

Federal National Mortgage Assn shall:

Set aside amount equal to 4.2 basis points for each dollar of unpaid principal balance of its total new business purchases; and

Allocate or transfer 65% of such amounts to HUD for HTF

Sec. 1338. HUD establish and manage HTF.

Purpose: to provide grants to States to increase and preserve rental housing and homeownership for extremely low and very low income families.

Funding: 2009 none – all allocations used to reimburse Treasury for HOPE for owners Program

2010 50% to States 50% to Treasury

2011 75% to States 25% to Treasury

excess funds at end of HOPE program shall revert to intended purpose for HTF

States designate housing agency, housing and community development entity, tribally designated housing entity, or other qualified instrumentality of the State

Needs Based Formula

Ratio of shortage to extremely low-income renter households in the State to aggregate in all States;

Ratio of shortage to very low renter households to aggregate shortage in all States;

Ratio of extremely low in State living with incomplete kitchen or plumbing facilities; more than 1 person per room; paying more than 50% of income for housing to aggregate in all States;

Ratio of very low households in State paying more than 50% of income on rent to aggregate in all States;

Resulting sum shall be multiplied by relative cost of construction in the State;

Cost of Construction or building rehab in State relative to national cost;

Values higher than 1.0 indicate State's costs are higher than national ave;

Values at 1.0 indicate State's costs are same as national average;

Values below 1.0 indicate State's costs are lower than national average;

Allocation

Amount: 60 days after Secretary determines formula amounts they are published in Federal Register;

Minimum: State allocation determined by formula is less than \$3 million then State receives \$3 million;

Plans: allocation plan sets forth distribution of grant amounts based on priority needs and includes performance goals as required

Notify public of plan, public comment period, etc.
Eligibility Requirements, eligible activities, certification plan

Eligible Activities may use grants for:

Production, preservation and rehabilitation of rental housing and for operating costs

75% for extremely low

25% for very low

Production, preservation and rehabilitation of housing for homeownership including down payment assistance, closing cost assistance, and assistance for interest rate buy-downs

use as principal residence for extremely low and very low

1st time homebuyers

Purchase price meets requirements of Cranston-Gonzalez....

Resale restrictions of Cranston-gonzalez

Homebuyers completed financial education and counseling

Eligible Recipients:

State or State designated entity allocates to organization, agency, or entity (for-profit or nonprofit)

designated experience and capacity to own, construct, rehabilitate, manage, operate affordable multifamily rental housing development design, construct or rehabilitate, market affordable housing for homeownership

provide assistance such as down payments, closing costs or interest rate buy-downs for purchasers

Ability/capacity to manage eligible activity; familiarity with federal requirements; ensures compliance

Limitations on Use:

Homeownership Activities – of the aggregate allocation to State/entity not more than 10% shall be used for activities

Grant amounts used or committed within 2 years from date grant made available

Return on loan or other investment shall be treated as grant amount

Prohibited:

Political activities; advocacy; lobbying; counseling services; travel expenses;

Preparing/providing advice on tax returns

Exception in clause (iii) grant amounts of state or entity may not be used for administrative, outreach, or other costs of State or entity or other recipient of grants

Tracking Funds:

Tracking system; periodic reporting; record retention; audit requirements



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-6000

ENG to Carol
11/17/08

OFFICE OF POLICY DEVELOPMENT
AND RESEARCH

November 13, 2008

Ms. Valarie Williams
South Carolina State Housing Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Williams:

The Department of Housing and Urban Development is conducting a nation-wide study to measure the amount and sources of error associated with determinations of eligibility and tenant rent in the Public Housing, Section 8, Section 202, and Section 811 programs. This study, known as *the Quality Control for Rental Assistance Subsidy Determinations* study, also explores the causes of error and serves as a basis for corrective actions.

Data will be collected at approximately 600 projects from a total of 2400 households. Information will be abstracted from tenant files and also obtained through in-person interviews with tenants. Certain file documents will also need to be photocopied. Field data collection will begin in February 2009. Macro International (Macro) was selected as the contractor for this effort and is responsible for the data collection. The enclosed letter from Macro includes a description of the study activities. You will need to provide certain data **within the next few weeks** so that Macro can complete the required preliminary tasks in this study.

Office of Management and Budget (OMB) clearance for this study has been obtained, and the OMB clearance number is 2528-0203. The estimated burden for completing the enclosed Project Specific Information form is 15 minutes. The information obtained from this study will be reported as statistical summaries; however, individual information is shared with HUD headquarters.

The Department's General Counsel has determined that participation will be required of both tenants and PHA and Owner staff. Accurate study results are required to comply with Congressionally mandated reporting requirements, and participation of selected projects and tenants is essential to ensure that results are statistically reliable.

If you have any general questions about the study, please contact Dr. Yves Djoko, the Government Technical Representative for the study, at 202-708-0426, ext. 5851. If you have questions about specific study procedures, you may contact the Macro Survey Manager, Laura Webb at 301-572-0229.

Sincerely,

Kurt G. Usowski, Ph.D.
Deputy Assistant Secretary
Office of Policy Development and Research

RECEIVED
NOV 17 2008
EXECUTIVE DIRECTOR



November 13, 2008

Ms. Valarie Williams
South Carolina State Housing Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Valarie Williams:

Macro International (Macro) is under contract with the Department of Housing and Urban Development to conduct a nation-wide study to measure the amount and sources of error associated with determinations of eligibility and tenant rent. The attached form(s) identifies the PHA and/or project(s) under your management selected to participate in this study. To begin this effort, we request that you:

- verify all of the identifying information at the top of the enclosed form(s),
- correct any discrepancies, and
- complete and return the form(s) in the enclosed envelope by **Nov. 26th 2008**.

Office of Management and Budget (OMB) clearance for this study has been obtained, and the OMB clearance number is 2528-0203. The estimated burden for completing the enclosed Project Specific Information form is 15 minutes. The information obtained from this study will be reported as statistical summaries; however, individual information is shared with HUD headquarters.

Data collection is scheduled from January through May 2009. Our field interviewer will be contacting you near the beginning of February to obtain some preliminary information and schedule a date to begin data collection. The interviewer will make every effort to accommodate your schedule. We ask that you be as flexible as possible when our field interviewer contacts you to schedule a time to collect data.

While at your PHA/project, the field interviewer will:

- select a sample of households,
- abstract data from selected tenant files,
- obtain photocopies of specific documents relating to tenant rents, and
- conduct in-home interviews with selected tenants.

PHA/Project Staff will be expected to:

- provide a list of all HUD-assisted households in each PHA and/or project listed on the enclosed attachment(s),
- make available paper and electronic files for selected tenants,
- provide assistance in contacting tenants,
- provide access to a photocopier and a fax machine (if available),
- complete a Project Staff Questionnaire about how your PHA/project administers assisted housing programs, and
- respond to all requests for additional data, both during and possibly after data collection.

RECEIVED

NOV 17 2008

EXECUTIVE DIR



The data collected during this study will be used to identify the most serious errors and target them for corrective action. It will also be used to meet Congressionally mandated reporting requirements related to the accuracy of subsidy determinations and financial statements. The importance of this study is emphasized by the ruling of the Department's General Counsel that PHAs, projects, and households randomly selected for this study will be required to participate.

Macro field interviewers will have some knowledge of HUD regulations, but their primary responsibilities are limited to data collection. Determination of error will be made by Macro professional staff that have been working on these types of HUD studies for several years and have detailed knowledge of HUD requirements.

We recognize that this study places a burden on participants. We have made every attempt, however, to design data collection procedures that minimize this burden and not greatly disrupt office activities. If at any time during data collection you are concerned about our procedures or the conduct of our field interviewer, please call the Macro Survey Manager, Laura Webb. She can be reached at 301-572-0229 or through Macro's toll free number, 877-392-9776. Only if we hear about problems can we take action to correct them.

Our staff greatly appreciates your cooperation with this study.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mary K. Sistik'. The signature is written in a cursive, flowing style.

Mary K. Sistik
Project Director

Voucher Program PHA Specific Information

1. IDENTIFIERS

MACRO ID: 48/240 

We will be selecting a sample of voucher tenant files from those the PHA administered in the **county specified**. Check the information below for accuracy. If it is correct, please check the box to the right of the item. If it is not correct, please enter the correct information in the far right column.

	Information in Our File	<input type="checkbox"/> if correct	If not correct, indicate correct information below
PHA Code	SC911		
PHA Name	South Carolina State Housing Authority		
County	Dorchester		
Number of Leased Units in: Dorchester County	378		

2. SPECIAL CIRCUMSTANCES

Are any of the voucher units in the county specified above part of a special demonstration? That is, have you been given *special permission* to design and implement different program policies and procedures related to calculating rent?

Yes ___ No ___

If **Yes**, return the survey to Macro without completing the remaining questions.

3. CONTACT INFORMATION

- a) If we need further information about the leased vouchers in the county specified above, whom should we contact?

Name:		Title:	
Phone:	Fax:	Email:	
Street Address:	City:	State:	Zip:

- b) When we are ready to begin collecting data from tenant files, whom should our field interviewer contact?

Name:		Title:	
Phone:	Fax:	Email:	
Street Address:	City:	State:	Zip:

4. VOUCHER TENANT FILES

- a) Where are the files located for the voucher tenants in the county specified above?

IF FILES FOR TENANTS RESIDING IN THE COUNTY SPECIFIED ABOVE ARE KEPT IN MORE THAN ONE LOCATION, PLEASE PROVIDE THE NAME OF THE OFFICE, THE NUMBER OF TENANT FILES FROM THE SPECIFIED COUNTY LOCATED THERE AND THE ADDRESS OF THE OFFICE.

Office Name	# Vouchers	Address
_____	_____	_____
_____	_____	_____
_____	_____	_____

- b) Where are the 50058 forms located for certification and recertification actions effective Nov. 1, 2007 through Oct. 31, 2008? _____

5. PASSBOOK RATE

What Passbook Interest Rates were used for actions **effective** Nov.1, 2007 through Oct. 31, 2008?

NOTE: Record interest rates as a percentage; for example, if the rate is the decimal .025, it should be written as 2.5%.

_____ % From (MM/YYYY) _____ Thru (MM/YYYY) _____

_____ % From (MM/YYYY) _____ Thru (MM/YYYY) _____

6. PHA SPECIFIC RENT INFORMATION

Please answer the following questions. Circle the appropriate response and attach the documents used to support actions effective from Nov. 1, 2007 through Oct. 31, 2008:

Item	Question	Circle Yes or No for Each Item and Send Requested Documents	
Welfare Rent	Does your PHA use Welfare Rent when calculating the TTP?	Yes Attach Welfare Rent Schedules.	No
Earned Income Disallowance (EID)	Do you use an EID worksheet?	Yes Attach a copy of the worksheet.	No
Minimum Rent	Do you have a Minimum Rent schedule?	Yes Attach Minimum Rent schedules. If multiple schedules, attach all. If necessary, provide information about how to determine the correct Minimum Rent for a unit.	No What is the minimum amount of rent a household is required to pay?: \$ _____
Payment Standards	Attach Payment Standard schedules. If the specified county or jurisdiction has Payment Standards for more than one geographic area, attach information for each additional area for the period specified above. You should also provide information about any exception rent areas or success rate payment standard areas within this county or jurisdiction. If necessary, provide maps of the area identifying where the various payment standard amounts apply.		

7. HOUSING TYPES

Does the PHA administer any of the following special housing types in the voucher program in the specified county?

Housing Type	Circle Yes or No for Each Housing Type and Send Requested Documents		
Single Room Occupancy	Yes	No	
Congregate Housing	Yes	No	
Group Home	Yes	No	
Shared Housing	Yes	No	
Cooperative Housing	Yes	No	
Manufactured Home Space Rental	Yes	No	If yes, attach the Manufactured Home Space Payment Standard for actions effective Nov.1, 2006 through Oct. 31, 2008: \$ _____

8. RENT COMPARABILITY

Send a copy of the form you use to determine Rent Reasonableness and answer the following questions about your PHA's Rent Reasonableness policy:

a) Where will our field interviewer find rent comparability information for selected tenants?

_____ Tenant File _____ Other, specify: _____

b) Indicate the type of rent comparability/rent reasonableness process used by your PHA to determine if the rent charged by the landlord is reasonable, by recording the percent you use each of the different processes identified below up to a total of 100 percent.

_____ % Unit-to-Unit. Comparing the rents of one or more specific comparable unit(s) to the assisted unit

_____ % Average Rents. Comparing the average rent from a large survey of comparable units to the rent requested for the assisted unit.

_____ % Point or Ranking System. Comparing units within a certain point range to the assisted unit. Points are awarded, and a higher rent is allowed for better unit conditions and/or specific attributes or amenities.

_____ % Request for Tenancy Approval (RFTA). Using comparable units and rents listed by the owner/property manager in Section 12a of the HUD form 52517.

_____ % Professional Judgment. Experienced staff determine whether the rent request is acceptable based on knowledge of the local rental market.

_____ % Rent Comparability Software Program. Please record the name of the program and the software vendor: _____

_____ % Subcontract Rent Comparability Function to an Outside Organization. Please identify the organization: _____

_____ % None. No rent comparison is completed prior to approving the amount of rent for the assisted unit.

_____ % Other Procedure. Explain: _____

9. Utility Allowance Schedules and Policy

Send a copy of the Utility Allowance Schedules (HUD-52667 – Allowance for Tenant Furnished Utilities and Other Services) for actions effective Nov. 2007 through Oct. 2008 and answer the following questions about your PHA's policy on how Utility Allowances are calculated and recorded:

Question	Answer	Send Requested Documents	
Identifying Utilities			
What document is considered the official source for identifying the utilities for which the household is responsible?	<input type="checkbox"/> Request for Tenancy Approval (Form 52517) <input type="checkbox"/> HAP Contract (Form 52641) <input type="checkbox"/> Inspection Report <input type="checkbox"/> Lease <input type="checkbox"/> Allowances for Tenant Furnished Utilities (Form 52667) <input type="checkbox"/> Other _____	A copy of the document you indicated was used as the official source.	
How often is this document updated?			
Is this document located in the tenant file?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If no, where can this document be found?			
Calculation Document			
What document is used to calculate the value of the utilities paid by the tenant?	<input type="checkbox"/> Request for Tenancy Approval (Form 52517) <input type="checkbox"/> HAP Contract (Form 52641) <input type="checkbox"/> Inspection Report <input type="checkbox"/> Lease <input type="checkbox"/> Allowances for Tenant Furnished Utilities (Form 52667) <input type="checkbox"/> Other _____	A copy of the document you indicated is used for calculation.	
How often is this document updated?			
Is this document located in the tenant file?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If no, where can this document be found?			
Flat Fee			
As part of determining the Utility Allowance, does the PHA apply a flat fee to all or some cases?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, does it apply to all cases?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If not applied to all cases, how can Macro staff determine to which cases the flat fee is applicable? (e.g., those paying for air conditioning)?			
Variable Utility Rates by Utility Company			
Does the PHA apply different utility rates based on utility company?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, how can Macro staff determine the appropriate utility company reimbursement amounts when calculating the Utility Allowance?			
Variable Utility Rates by Geographic Area			
Does the PHA allocate different utility allowances for different parts of the county?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, how can Macro staff determine the appropriate utility schedule for the tenants included in the study?			

PLEASE RETURN THIS FORM AND THE REQUESTED DOCUMENTS IN THE ENCLOSED ENVELOPE OR FAX IT TO OUR TOLL FREE FAX (800-823-0127)

Completed by: _____ Date: _____

Phone Number: _____ E-mail: _____



South Carolina State Housing Finance and Development Authority

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

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

T. Scott Smith
Chairman

Valarie M. Williams
Executive Director

November 25, 2008

The Honorable Joe Wilson
Member of Congress
Midlands District Office
1700 Sunset Blvd, Suite 1
West Columbia, SC 29169

Dear Congressman Wilson:

Thank you for your letter to the South Carolina State Housing Finance and Development Authority (the Authority) dated November 19, 2008 concerning Ms. Beatrice Thompson and the issues she has been experiencing concerning her current landlord and her rental assistance.

The Authority received a letter from Ms. Thompson's landlord, Ms. Dorothy Davis, on October 15, 2008 stating that she had given Ms. Thompson a written 30 day notice to vacate her unit by November 30, 2008, as required by the South Carolina Residential Landlord and Tenant Act. Ms. Davis stated that Ms. Thompson was an undesirable tenant, had only paid \$200 of a \$400 security deposit, had not paid her portion of the rent (\$7.00) for five months and had an unauthorized member living in the household. She also indicated that police incident reports substantiating the unauthorized member could be obtained from the Cayce, SC Police Department. Ms. Davis was sent a letter on October 23, 2008 informing her that rental assistance payments on behalf of Ms. Thompson would be discontinued effective November 30, 2008 based on her notification.

The Authority contacted the Cayce, SC Police Department on October 17, 2008 requesting reports concerning any incidents that may have occurred at Ms. Thompson's address. Four police reports were received on October 20, 2008, two of which indicated Ms. Thompson's son, Kevin T. Thompson, was living in the unit. A letter was sent to Ms. Thompson on October 20, 2008 informing her that her rental assistance was subject to termination effective November 30, 2008 for having an unauthorized member living in the unit. The letter gave Ms. Thompson ten (10) business days (until November 3, 2008) to write and request an informal hearing if she disagreed with the proposed action.

No response was received from Ms. Thompson; therefore, a letter was sent to her on November 7, 2008 notifying her that her rental assistance was being terminated effective November 30, 2008 for having an unauthorized member living in the household. The letter also stated that since she had not requested a hearing, her right to an informal hearing was waived.

Congressman Joe Wilson
November 25, 2008
Page Two

The Authority subsequently received a letter from Ms. Thompson on November 10, 2008 concerning her son's release from the hospital and stating that he would be temporarily staying with her until she heard from the Authority concerning him being approved to reside with her permanently. Ms. Thompson had not requested to add her son to her rental assistance prior to this letter.

Ms. Thompson was sent a letter on November 10, 2008 informing her that the Authority could not approve her request to add her son as her rental assistance was cancelled effective November 30, 2008, and again explaining the reason for the termination. The letter also stated that, even though she had not specifically requested an informal hearing, her file would be submitted to the Hearing Officer for review and she would be contacted by separate correspondence concerning his decision.

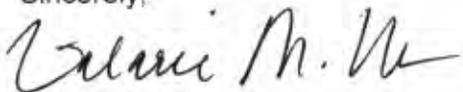
The Hearing Officer, Mr. Jarrunis Yates, sent Ms. Thompson a letter on November 12, 2008 informing her that he had scheduled an informal hearing for 11:00 A.M. on November 24, 2008 at the Housing Authority.

A telephonic informal hearing was conducted, at Ms. Thompson's request, at 11:00 A.M. on November 24, 2008 at the Authority. Ms. Thompson presented additional compelling information during the course of the hearing and was able to better document and explain the nature of her son's medical condition and the necessity for him to reside with her during treatment. Therefore, the Hearing Officer determined it was in the best interest of all concerned to allow Ms. Thompson to retain her rental assistance provided she abides by Authority policy regarding the approval of household members.

Since Ms. Thompson's landlord has served notice for her to vacate the unit by November 30, 2008, her rental assistance at her current address will be discontinued. Ms. Thompson's rental assistance may only be continued at another unit.

We thank you for your continued concern for the welfare of the citizens of South Carolina. If I can be of further assistance, please do not hesitate to contact me at (803) 896-9005.

Sincerely,



Valarie M. Williams
Executive Director

Enclosure
Original Letter concerning Ms. Thompson

CC: Roy Tucker, Jr., Deputy Director for Programs
Carl E. Bowen, Director, Housing Choice Voucher Program

JOE WILSON
2ND DISTRICT, SOUTH CAROLINA
ASSISTANT REPUBLICAN WHIP

COMMITTEES:
ARMED SERVICES
EDUCATION AND LABOR
FOREIGN AFFAIRS
HOUSE POLICY

Congress of the United States House of Representatives

November 19, 2008

COUNTIES:
AIKEN*
ALLEDALE
BARNWELL
BEAUFORT
CALHOUN*
HAMPTON
JASPER
LEXINGTON
ORANGEBURG*
RICHLAND*
(*PARTS OF)
DINO TEPPARA
CHIEF OF STAFF
AND COUNSEL

Mr. Andy Laurent
Director
SC State Housing Finance
And Development Authority
300 Outlet Point Blvd.
Columbia, South Carolina 29210

Re: Mr. Beatrice Thompson
529 Riverside Lane
Cayce, South Carolina 29033

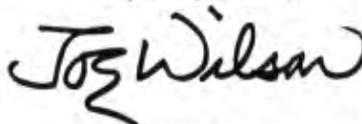
Dear Mr. Laurent,

I am writing to you on behalf of the above named constituent who has contacted me regarding her lease and the problems she is incurring. Enclosed is a letter from Ms. Thompson further explaining her concerns. Your kind assistance in this matter would be greatly appreciated.

It is an honor to represent the people of the Second Congressional District, and I value your input. Thank you for your time and concern in this and all other matters.

Please respond to the Midlands District Office at 1700 Sunset Blvd., Suite 1, West Columbia, South Carolina 29169, Fax: 803-939-0078.

Very truly yours,



JOE WILSON
Member of Congress

RECEIVED

NOV 20 2008

EXECUTIVE DIRECTOR

JW/jmc
Enclosure

MIDLANDS OFFICE:
1700 SUNSET BLVD. (US 378), SUITE 1
WEST COLUMBIA, SC 29169
(803) 939-0041
FAX: (803) 939-0078

212 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-4002
(202) 225-2452
FAX: (202) 225-2455
www.joewilson.house.gov

LOWCOUNTRY OFFICE:
903 PORT REPUBLIC STREET
P.O. Box 1538
BEAUFORT, SC 29901
(843) 521-2530
FAX: (843) 521-2535

2ND DISTRICT, SOUTH CAROLINA

ASSISTANT REPUBLICAN WHIP

COMMITTEES:

ARMED SERVICES

EDUCATION AND LABOR

FOREIGN AFFAIRS

HOUSE POLICY

Congress of the United States House of Representatives

COUNTIES:

- AIKEN*
- ALLENDALE
- BARNWELL
- BEAUFORT
- CALHOUN*
- HAMPTON
- JASPER
- LEXINGTON
- ORANSEBURG*
- RICHLAND*
- (*PARTS OF)

DINO TEPPARA
CHIEF OF STAFF
AND COUNSEL

Consent for Release of Personal Records by Executive Agencies

Name of Agency: South Carolina State Housing-Finance and Development Authority

To Whom It May Concern:

I have sought assistance from Congressman Joe Wilson on a matter that may require the release of information maintained by your agency, and which may be prohibited from dissemination under the Privacy Act of 1974.

I hereby authorize you to release all relevant portions of my records or to discuss information involved in this case with Congressman Wilson or any authorized member of his staff until the matter is resolved.

Beatrice Thompson

Name of Claimant- (Please Print)

9-11-64

Date of Birth

529 Riverside Lane

Address of Claimant

CAYLE

City

29033

Zip

250-25-3397

Social Security Number

VA Claim # of OPM # (if applicable)

796-0671

Telephone Number- Home

834-2780

Telephone Number- ~~Work~~ Cell

Beatrice Thompson

Signature of Claimant

11-15-08

Today's Date

Please briefly explain your concern: my concern is; I signed in 07
(use the back if necessary)

of Nov. with landlord Dorothy Davis, and I didn't know at the

I went in to the agreement with her, that I couldn't pay her

no more than 400.00 deposit, which she wanted 750.00 and 750.00 rent

housing only allotted me 437.00, and I told her, and the housing agent

at that time told me not to pay her any more monies other than

Mr. Wilson, I've tried to explain to Mr. Ron Phillips at Housing Authority, and I still have to move by Nov. 30th 08, and I need assistance to move. They said they would review, and let me know. I wrote to Mr. Phillips and let him know that Kevin Thompson my son was here no more than 2 weeks at a time in August, Sept, Oct, and Nov. Because he is sick, and had been in and out the hospital, he needs a bone marrow transplant. I'm trying to get his SSZ, and Medicaid started to help him with medical bills. I didn't add him to my lease because I wasn't going to let him live with me because Mrs Davis didn't want anyone else to move in, and she had already stated she wasn't going to renew the lease, and I wasn't sure if Housing would accept my son in housing because of his past police record before he became mentally unstable. He understands now because he is taking mental health med. that he can't stay with me, but if Housing add him on then he could if they reevaluate my lease. I got a letter from Mr. Phillips stating that they would give me a hearing on Nov 24th at 11am.

I had wanted Mr. Phillips after receiving the first letter for an informal hearing, but I didn't word the letter right.

I'm in need of assistance, and if my
 son can't be added to my housing I understand
 I just try, and stay within guidelines, and
 I can't lose my voucher, which I already
 have, because I got to move, by Nov 30th.
 please take my concern in consideration, and
 help me if you can.

if it his possible can
 my son get some assistance with
 SSI I applied for him in Oct. of 07, and
 still hadn't got anywhere with it yet
 his name is Kevin T. Thompson SSI # 242-753132
 DOB 4-15-87

Thank you
 Beatrix Thompson,
 11-15-08

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

IN THE MAGISTRATE'S COURT
NOTICE TO QUIT PREMISES

6-04-08
8:15 pm

Beatrice Thompson
529 Riverside Dr
Cayce, SC 29033
(803) 834-7365

PLAINTIFF(S)

Vs

Kevin Thompson
529 Riverside Dr
Cayce, SC 29033

DEFENDANT(S)

6-4
6-5
DISMISSED
NO RESPONSE BY LANDLORD
6/16

Upon an affidavit filed by the plaintiff which states you:

Kevin Thompson
defendant(s), are a trespasser(s) and are occupying the premises at 529 Riverside Dr, Cayce, SC 29033 without permission of the owner of said premises. You are required to immediately vacate the premises or contact the:

Cayce-West Columbia Magistrate Court Court
650 Knox Abbott Drive
Cayce, SC 29033
Phone: (803) 796-7100 Fax: (803) 796-7635

within five (5) days to show cause, if any you can, why you should not be ejected from these premises.

FAILURE TO VACATE THE PREMISES OR TO CONTACT THIS OFFICE WITHIN FIVE (5) DAYS MAY RESULT IN THE ISSUANCE OF A WRIT OF EJECTMENT.

Dated: May 27, 2008

JUDGE

PERSONALLY appeared before me, the undersigned deponent, who being duty sworn, says that s/he served the herein Notice to Quit Premises/Rule to Show Cause on 28 on the 28 day of MAY, 2008 at 2:45 AM PM
Kevin Thompson

Sworn to and subscribed before me this 28 Day of May, 2008

[Signature]
Sheriff's Deputy or Constable

NOTARY PUBLIC or JUDGE
My Commission Expires: _____

I didn't expect me to read N.M. 5074, P. 1. I didn't
remember else to read from just she stated that she would
rent to give the deposit back, she wasn't going to renew the
lease. She didn't want me to

rid anyone to my lease. My son Kevin Thompson came down
from back in 11. She kept coming by the housing
on his sister to help me move and he didn't get a ride back home
right way. So she complained about him being here. She stressed me
very much, being very very bad, until she stressed me so
worrying me for more money, because of the stroke,
and I can't walk without a walker because of the stroke,
and not a stroke. And I can't walk like that she would do what she
Mrs Davis stated to me a few weeks later, but he would come to
have to get me out. My son went home, but he would come to
disturb me, and she called housing several of times reporting, my
son was living here, my son was here in March, April, and May, but not
during the rule is I could have a visitor for two weeks in a month. And I
kept within the guidelines, my son has mental problems, he was giving
something in a few times to the police he live here after they
said they couldn't make him leave. The police told me I had to evict him, so
I got the money for the eviction I did evict him. Housing did my
eviction reports to housing from months ago before I got my services
evicted. So he could understand the matter and realize he
couldn't keep putting me through this. He was determined to make me leave. If he
couldn't stay, that was his state of mind. The housing sent me a letter
that I had to move and my under assistant was terminated, as of now, so
I understand Mrs Davis didn't want to pay rent and utilities
my under assistant, I just got my under assistant back in 07, and I lost it before
because I was in the hospital having open heart surgery, and my under assistant was up
for several and my rights was out because I wasn't able to go from the hospital
to pay the bill and I wasn't receiving my mail from housing concerning the rental
for what happened I had already lost the keys, and housing wouldn't give me
rent for five years, and I explain to them I was going through heart surgery, I was
disabled for a few years since and disabled. I can't go through that again.

ASSISTANT REPUBLICAN WHIP

COMMITTEES:

ARMED SERVICES

EDUCATION AND LABOR

FOREIGN AFFAIRS

HOUSE POLICY

Congress of the United States House of Representatives

COUNTIES:

- AIKEN*
- ALLEDALE
- BARNWELL
- BEAUFORT
- CALHOUN*
- HAMPTON
- JASPER
- LEXINGTON
- ORANGEBURG*
- RICHLAND*
- (*PARTS OF)

DINO TEPPARA
CHIEF OF STAFF
AND COUNSEL

November 12, 2008

Mr. Beatrice Thompson
529 Riverside Lane
Cayce, South Carolina 29033

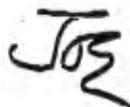
Dear Beatrice,

Thank you for contacting my office regarding Social Security Disability. I certainly regret the difficulties that you are experiencing. I will be happy to assist you with your problem.

However, due to the Privacy Act of 1974, I will need your written permission to look into this matter for you. Therefore, I am enclosing a consent form that will give me the authorization that I need to be of assistance in this matter. Please complete the form, sign it and mail it to me in the enclosed envelope.

I look forward to hearing from you in the near future. It is an honor to represent the people of the Second Congressional District, and I value your input.

Very truly yours,



JOE WILSON
Member of Congress

AGW/jmc
Enclosure

MIDLANDS OFFICE:
1700 SUNSET BLVD. (US 378), SUITE 1
WEST COLUMBIA, SC 29169
(803) 539-0041
FAX: (803) 539-0078

212 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-4002
(202) 225-2452
FAX: (202) 225-2466
www.joewilson.house.gov

LOWCOUNTRY OFFICE:
803 PORT REPUBLIC STREET
P.O. BOX 1638
BEAUFORT, SC 29501
(843) 521-2530
FAX: (843) 521-2635

REGISTRATION CARD

1st Attendee Name: Valarie M. Williams _____ Organization: SC State Housing Finance & Dev. Authority

Address: 300-C Outlet Pointe Blvd., Columbia, SC 29210

Phone: 803 896-9005 Fax: 803 551-4876 Email: valarie.williams@schousing.com

CONFRONTING THE FORECLOSURE CRISIS IN SC, Thursday, November 20, 2008

Additional Attendees: _____

Total Due \$ 0- Total Enclosed \$ _____ Invoice Requested _____

ANNUAL MEMBERSHIP MEETING, Friday, November 21, 2008

Investors Council Member (Add'l attendees \$25): Valarie M. Williams _____
(1st Attendee Free)

AHC Members @ \$25 _____

Non Members @ \$50: _____

Total Due \$ _____ Total Enclosed \$ _____ Invoice Requested _____

AHC SPECIAL DISCOUNT FOR MEMBERS: ATTEND BOTH FOR \$45

AHC Members Only: _____

Total Due \$ _____ Total Enclosed \$ _____ Invoice Requested _____

You may register online by credit card, or, print this form and mail it in with your check.

TRANSMISSION VERIFICATION REPORT

TIME : 11/04/2008 12:00
NAME : SC STATE HOUSING
FAX : 803-896-8589
TEL :
SER.# : BROM5J402025

DATE, TIME 11/04 12:00
FAX NO./NAME 99960551
DURATION 00:00:14
PAGE(S) 01
RESULT OK
MODE STANDARD
ECM

REGISTRATION CARD

1st Attendee Name: Valarie M. Williams Organization: SC State Housing Finance & Dev. Authority
Address: 300-C Outlet Pointe Blvd., Columbia, SC 29210
Phone: 803 896-9005 Fax: 803 551-4876 Email: valarie.williams@schousing.com

CONFRONTING THE FORECLOSURE CRISIS IN SC, Thursday, November 20, 2008

Additional Attendees: _____

Total Due \$ 0- Total Enclosed \$ _____ Invoice Requested _____

ANNUAL MEMBERSHIP MEETING, Friday, November 21, 2008

Investors Council Member (Add'l attendees \$25): Valarie M. Williams
(1st Attendee Free)

AHC Members @ \$25 _____

Non Members @ \$50: _____

Total Due \$ _____ Total Enclosed \$ _____ Invoice Requested _____



**THE AFFORDABLE HOUSING COALITION OF SC WELCOMES YOU TO
THE ANNUAL WORKSHOP AND MEMBERSHIP MEETING**

Thursday, November 20th – Friday, November 21st, 2008

Thursday, November 20, 2008 9:00 AM – 5:00 PM

CONFRONTING THE FORECLOSURE CRISIS IN SC

***Investor Council Members -0- AHC Members \$25 Non Members \$50**
Includes Continental Breakfast, Lunch, Afternoon Break

***One person per membership**

Friday, November 21, 2008 9:00 AM – 3:00 PM

ANNUAL MEMBERSHIP MEETING

Investor Council Members -0-* AHC Members \$25 Non Members \$50
Includes Continental Breakfast, Lunch, Afternoon Break

***One person per membership**

AHC SPECIAL DISCOUNT FOR MEMBERS: ATTEND BOTH FOR \$45

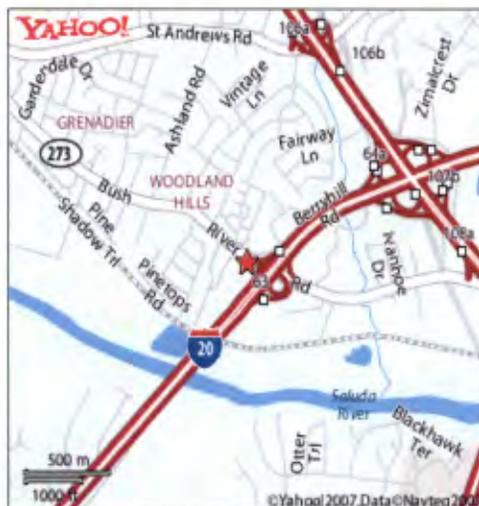
See Registration on Last Page

ACCOMMODATIONS

Radisson Hotel Columbia & Conference Center

2100 Bush River Road
Columbia, SC 29210
803 731 0300 800 333 3333 www.radisson.com

A Room Block is being held under the name of the "Affordable Housing Coalition" for the nights of Wednesday, November 19th and Thursday, November 20th at a discounted rate of \$129 single/double and includes a full buffet breakfast per person. **The deadline for reserving rooms is November 10th, 2008.** Space is limited so please reserve your room as soon as possible.



Radisson Hotel Columbia

This elegant full service hotel was fully renovated in July 2006 and features 237 luxuriously appointed guest rooms with voice mail, coffee makers, hair dryers, irons, ironing boards, and data ports. On site amenities include a full services restaurant, an atrium bar, meeting facilities for up to 1,800 people, an exercise facility, indoor and outdoor pools, a sauna, airport shuttle services, and a gift shop.

(803) 731-0300

2100 Bush River Rd, Columbia, SC 29210 |
Cross Streets: Near intersection of Berryhill Rd &
Bush River Rd



Confronting the Foreclosure Crisis in SC

Thursday, November 20, 2008

Hosted



and



- 8:30 AM** Registration and Refreshments
- 9:00 am** Introduction of the Morning Program
Clanitra Stewart, Esq., South Carolina Appleseed Legal Justice Center
- 9:10 am** The Foreclosure Problem in SC: According to the Numbers Board
Matt Martin, PhD, Federal Reserve Board of Richmond Virginia
- 10:15 am** Foreclosure Task Force: Who we are and collaborative efforts
Bernie Mazyck, President, SC Association of Community Development Corporations
- 10:45 am** What can Housing Counselors do and how do I get involved?
Debbie Kidd, Director, Family Services, Charleston, SC
- 11:15 am** The Legal process: How does foreclosure work and what happens if we ignore it?
Stephen Suggs, Esq., South Carolina Appleseed Legal Justice Center
- 12:00 N - 1:30 PM** Lunch
- Housing and Economic Recovery Act of 2008- National Models
Enayat W. Oliver, Southern Office, NeighborWorks®.
- 1:30 pm** Building Collaborative Partnerships - Charlotte Neighborhood Stabilization Pilot
Evan Covington-Chavez, Real Estate Development Director, Self Help, Raleigh, NC
- 2:30-4:00 pm** Panel Discussion of Possible Approaches in S. C. Markets
Enayat W. Oliver and Evan Covington-Chavez
Facilitator: Ms. Valarie Williams, Executive Director, SC Housing Finance & Development Authority

Sponsored



WACHOVIA





2008 ANNUAL MEMBERSHIP MEETING

AGENDA

09:00 AM	Registration & Refreshments	
10:00 AM	Welcome	Gloria Bowden Executive Director
	Introduction of the AHC Board of Directors	
10:30 AM	State of the Coalition	Thomas Faulkner President
11:00 AM	Recognition of Members of the AHC of SC Investors Council	
11:15 AM	2008 Legislative Update—What to Expect in 2009	Coretta Bedsole Legislative Consultant
12:00 N	Lunch Buffet	
12:45 PM	Matthew Van Patton and Rebecca Ramos Esq., Principals <i>Palmetto Public Affairs</i>	
01:15 PM	“Building Our Coalition’s Future” Recognition of New Members 2007 Ambassador of the Year	Tammy Wilson Membership Chair
02:00 PM	Election 2009 Board of Directors	Kimberly Davis Secretary/Treasurer
	Committee Chairperson Appointments	Thomas Faulkner President
02:15 PM	Dessert Social	

An informal setting for networking with business associates and rekindling friendships, while enjoying a spectacular & delicious array of South Carolina desserts

REGISTRATION CARD

1st Attendee Name: _____ Organization: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

CONFRONTING THE FORECLOSURE CRISIS IN SC, Thursday, November 20, 2008

Additional Attendees: _____

Total Due \$ _____ Total Enclosed \$ _____ Invoice Requested _____

ANNUAL MEMBERSHIP MEETING, Friday, November 21, 2008

Investors Council Member (Add'l attendees \$25): _____
(1st Attendee Free)

AHC Members @ \$25 _____

Non Members @ \$50: _____

Total Due \$ _____ Total Enclosed \$ _____ Invoice Requested _____

AHC SPECIAL DISCOUNT FOR MEMBERS: ATTEND BOTH FOR \$45

AHC Members Only: _____

Total Due \$ _____ Total Enclosed \$ _____ Invoice Requested _____

You may register online by credit card, or, print this form and mail it in with your check.



THE AFFORDABLE HOUSING COALITION OF SC WELCOMES YOU TO THE ANNUAL WORKSHOP AND MEMBERSHIP MEETING

Thursday, November 20th – Friday, November 21st, 2008

Thursday, November 20, 2008 9:00 AM – 5:00 PM

CONFRONTING THE FORECLOSURE CRISIS IN SC

***Investor Council Members -0- AHC Members \$25 Non Members \$50**
Includes Continental Breakfast, Lunch, Afternoon Break
***One person per membership**

Friday, November 21, 2008 9:00 AM – 3:00 PM

ANNUAL MEMBERSHIP MEETING

Investor Council Members -0-* AHC Members \$25 Non Members \$50
Includes Continental Breakfast, Lunch, Afternoon Break
***One person per membership**

AHC SPECIAL DISCOUNT FOR MEMBERS: ATTEND BOTH FOR \$45

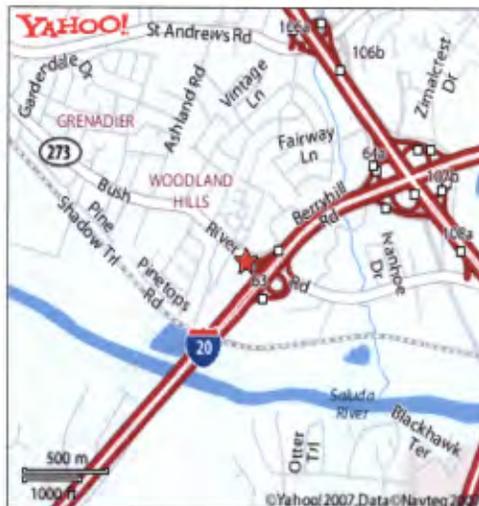
See Registration on Last Page

ACCOMMODATIONS

Radisson Hotel Columbia & Conference Center

2100 Bush River Road
Columbia, SC 29210
803 731 0300 800 333 3333 www.radisson.com

A Room Block is being held under the name of the "Affordable Housing Coalition" for the nights of Wednesday, November 19th and Thursday, November 20th at a discounted rate of \$129 single/double and includes a full buffet breakfast per person. **The deadline for reserving rooms is November 10th, 2008.** Space is limited so please reserve your room as soon as possible.



Radisson Hotel Columbia

This elegant full service hotel was fully renovated in July 2006 and features 237 luxuriously appointed guest rooms with voice mail, coffee makers, hair dryers, irons, ironing boards, and data ports. On site amenities include a full services restaurant, an atrium bar, meeting facilities for up to 1,800 people, an exercise facility, indoor and outdoor pools, a sauna, airport shuttle services, and a gift shop.

(803) 731-0300

2100 Bush River Rd, Columbia, SC 29210 |
Cross Streets: Near intersection of Berryhill Rd & Bush River Rd



Confronting the Foreclosure Crisis in SC

Thursday, November 20, 2008

Hosted



and



- 8:30 AM** Registration and Refreshments
- 9:00 am** Introduction of the Morning Program
Clanitra Stewart, Esq., South Carolina Appleseed Legal Justice Center
- 9:10 am** The Foreclosure Problem in SC: According to the Numbers Board
Matt Martin, PhD, Federal Reserve Board of Richmond Virginia
- 10:15 am** Foreclosure Task Force: Who we are and collaborative efforts
Bernie Mazyck, President, SC Association of Community Development Corporations
- 10:45 am** What can Housing Counselors do and how do I get involved?
Debbie Kidd, Director, Family Services, Charleston, SC
- 11:15 am** The Legal process: How does foreclosure work and what happens if we ignore it?
Stephen Suggs, Esq., South Carolina Appleseed Legal Justice Center
- 12:00 N - 1:30 PM** Lunch
- Housing and Economic Recovery Act of 2008- National Models
Enayat W. Oliver, Southern Office, NeighborWorks®.
- 1:30 pm** Building Collaborative Partnerships – Charlotte Neighborhood Stabilization Pilot
Evan Covington-Chavez, Real Estate Development Director, Self Help, Raleigh, NC
- 2:30-4:00 pm** Panel Discussion of Possible Approaches in S. C. Markets
Enayat W. Oliver and Evan Covington-Chavez
Facilitator: Ms. Valarie Williams, Executive Director, SC Housing Finance & Development Authority

Sponsored

Bank of America



WACHOVIA

SCBT
SOUTH CAROLINA BANK AND TRUST





2008 ANNUAL MEMBERSHIP MEETING

AGENDA

09:00 AM	Registration & Refreshments	
10:00 AM	Welcome	Gloria Bowden Executive Director
	Introduction of the AHC Board of Directors	
10:30 AM	State of the Coalition	Thomas Faulkner President
11:00 AM	Recognition of Members of the AHC of SC Investors Council	
11:15 AM	2008 Legislative Update—What to Expect in 2009	Coretta Bedsole Legislative Consultant
12:00 N	Lunch Buffet	
12:45 PM	Matthew Van Patton and Rebecca Ramos Esq., Principals <i>Palmetto Public Affairs</i>	
01:15 PM	“Building Our Coalition’s Future” Recognition of New Members 2007 Ambassador of the Year	Tammy Wilson Membership Chair
02:00 PM	Election 2009 Board of Directors	Kimberly Davis Secretary/Treasurer
	Committee Chairperson Appointments	Thomas Faulkner President
02:15 PM	Dessert Social	

An informal setting for networking with business associates and rekindling friendships, while enjoying a spectacular & delicious array of South Carolina desserts



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Santa Ana Homeownership Center
Santa Ana Federal Building
34 Civic Center Plaza, Room 7015
Santa Ana, CA 92701-4003
www.hud.gov & espanol.hud.gov

*Ed
Hesa
Kern*

October 9, 2008

Ms. Valerie Williams
Executive Director
South Carolina Housing
Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Subject: Servicing Review – South Carolina Housing Finance and Development Authority (SCHFDA)
Servicer’s Identification No. 47230 09993
QAD File No. 20830

Dear Ms. Williams:

Thank you for your response dated August 14, 2008 for the above-referenced Mortgagee Review. We appreciate your follow-up to resolve this matter. After a review of your response, we offer the following in reply:

Finding No. 1: The SFDMS report contained erroneous information.

The Single Family Default Monitoring System (SFDMS) report as of February 28, 2008, contained incorrect coding because: 1) SCHFDA did not report loans as reinstated after the servicing was transferred from another loan servicer; 2) loans were omitted due to a system conversion; and 3) miscellaneous errors.

(The 34 cases were detailed in our July 2, 2008, letter to SCHFDA.)

In addition to the coding errors identified above, three cases had miscellaneous status codes for the February 2008 SFDMS reporting cycle that were determined to be erroneous based upon a review of the collection notes and payment history.

FHA Case No. Loan No.	Mortgagor	SFDMS Report	Correct Code
461-3461094 10456	Aiken	RFD-07 excessive obligation	The Collection Notes History dated 12/31/07 indicated the mortgagor had been sick and therefore, missed the agreed upon payment. The reason for default

RECEIVED

OCT 14 2008

EXECUTIVE DIRECTOR

			(RFD) should have been code 02 (illness). The loan has been reinstated by the mortgagor.
461-4051060 22491	Anderson	Mortgage Status- 42 delinquent	The payment history shows that the mortgage was Paid-in-Full (PIF) effective 2/27/08.
461-2642853 2117	Jones, M.	Mortgage Status-12 repayment	The payment history shows the mortgagor has been current since 9/1/07; the mortgagor status should be code 20 (reinstated by mortgagor).

SCHFDA responded that in the cases coded incorrectly during the servicing transfer and system conversion, the loan status had been updated to show the loans as “current.”

SCHFDA responded to the three cases with miscellaneous coding errors as follows:

- FHA Case No. 461-3461094, **Aiken**, the staff has been instructed to ensure updates each time there is a change in the RFD.
- FHA Case No. 461-4051060, **Anderson**, the termination (paid-in-full) was processed through FHA Connection on 3/03/08; however, SFDMS continued to report the loan as delinquent. When SCHFDA attempted to report the paid-in-full status, an error message was received indicating that the insurance had been cancelled and the issue was subsequently reported to HUD for resolution. The HUD programming staff is working on a resolution to this issue.
- FHA Case No. 461-2642853, **Jones, M.**, a manual code “20” reinstatement was successfully reported through FHAC in 4/08.

The SCHFDA response resolves and closes Finding No. 1.

Finding No. 2: The Special Forbearance Agreement is not in compliance with HUD/FHA requirements.

The Special Forbearance Agreement stated the months the mortgagor was delinquent and the arrearage amount; however, it was unclear if the arrearage amount included late fees and/or foreclosure costs. The mortgagor must be informed of the total amount he/she owes.

Furthermore, the Agreement did not provide notice that failure to comply with the Special Forbearance terms can result in the initiation of foreclosure proceedings.

(Our July 2, 2008, letter listed five cases reviewed for which a Special Forbearance Agreement was used to reinstate the loan.)

SCHFDA responded by providing a copy of an updated Special Forbearance agreement to address the deficiencies noted. The SCHFDA response resolves and closes Finding No. 2.

The SCHFDA response to the case-specific Findings No. 3 and No. 4 are detailed in Attachment A. We reviewed and accept the response provided by SCHFDA with the exception of Finding No. 4 for FHA Case No. 461-3863132, **Artenus**, and FHA Case No. 461-3276725, **Cooper**. SCHFDA indicated that it was their “practice to establish an agreement to allow the mortgagor to pay down default through a Special Forbearance when the end results in an arrearage of 12 months allowed by a Partial Claim.” SCHFDA wrote that its action was supported by Loss Mitigation staff in HUD’s Servicing Center.

We reviewed your response to Finding No. 4 in the **Artenus** and **Cooper** cases with the National Servicing Center because the maximum mortgage arrearage cannot exceed 12 months PITI to qualify for the Special Forbearance Type II combined with either a Partial Claim or Loan Modification.

The Loss Mitigation staff in HUD’s National Servicing Center supports our conclusion based on the language in Mortgagee Letter 2002-17, *i.e.* “while there is no maximum duration requirement for special forbearance agreements, and lenders are encouraged to allow as much time for repayment as is reasonable based on the borrower’s ability to repay, at no time may the maximum mortgage arrearage due under a special forbearance plan exceed the equivalent of 12 months of principal, interest, taxes, and insurance (‘PITI’).”

SCHFDA requested guidance in its response to Finding No. 3, for FHA Case No. 461-3927924, **Williams**. SCHFDA asked if HUD/FHA required reimbursement for the 4/06/07 inspection fee of \$15. This loan was resolved through a third party sale, and SCHFDA could only attempt delivery at the last known address of record. We will not require the \$15 reimbursement in the **Williams** loan and consider the case (and Finding No. 3) resolved.

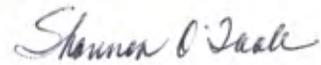
We request that SCHFDA review Mortgagee Letter 2002-17, and 1) provide this Office within 30 days from the date of this letter your response to the unresolved Finding No. 4 (**Artenus** and **Cooper**), and 2) provide a statement of corrective actions taken to prevent a recurrence of this violation.

HUD reserves the right to take further remedial action concerning the findings based on your response. Please send your response to:

U. S. Department of Housing and Urban Development
Quality Assurance Division, Attention: Ann M. Acosta
Santa Ana Federal Building, Room 7015
34 Civic Center Plaza
Santa Ana, CA 92701-4003

If you have any questions or comments regarding this review, please contact me at (714) 796-1200, extension 3604. Please reference File Number 20830 with your response and any inquiry.

Sincerely,

A handwritten signature in cursive script that reads "Shannon O'Toole".

Shannon O'Toole
Director
Quality Assurance Division

Attachment

Servicing Findings Key Codes

Finding No. 3

Disallowed/excess fees:

An inspection was performed and the mortgagor was assessed an inspection fee; although there was contact with the mortgagor, or the mortgagor was in bankruptcy.

The “initial” property inspection was not performed by the 60th day of delinquency with no contact with the mortgagor and/or “occupancy” inspections were not performed every 30 days. Inspections for “vacant” properties are to be performed every 25 to 35 days.

Refer to HUD Handbook 4330.1 REV-5 paragraph 9-9.

Finding No. 4

Loss mitigation deficiencies:

The loss mitigation option provided to the mortgagor was inappropriate.

Refer to Mortgagee Letter 00-05.

Attachment B
South Carolina Housing FDA
Mortgagee ID No. 47230 09993

FHA Case

No./ Loan No.	Mortgagor	Key Code	Findings															
461-3947935 19065	Alford	3	<p><i>Disallowed/excess fees:</i></p> <table border="1"> <thead> <tr> <th>Contact/Paymt</th> <th>Inspect date</th> <th>Assessed date</th> </tr> </thead> <tbody> <tr> <td>---</td> <td>8/18/06*</td> <td>9/13/06</td> </tr> <tr> <td>9/14/06</td> <td>9/15/06</td> <td>9/29/06</td> </tr> <tr> <td>10/03/06</td> <td>10/10/06</td> <td>10/27/06</td> </tr> <tr> <td>11/03/06</td> <td>11/08/06</td> <td>11/30/06</td> </tr> </tbody> </table>	Contact/Paymt	Inspect date	Assessed date	---	8/18/06*	9/13/06	9/14/06	9/15/06	9/29/06	10/03/06	10/10/06	10/27/06	11/03/06	11/08/06	11/30/06
Contact/Paymt	Inspect date	Assessed date																
---	8/18/06*	9/13/06																
9/14/06	9/15/06	9/29/06																
10/03/06	10/10/06	10/27/06																
11/03/06	11/08/06	11/30/06																

*The 8/18/06 inspection was done within 25 days of the prior inspection on 7/24/06.

Loan Status: Active (1st legal to foreclose).

SCHFDA's Response:

8/18/06: The inspection fee was disputed because subsequent inspections are to be performed 25-35 days following a prior inspection if the property is vacant or following the last contact with the mortgagor if the mortgage is in default (ML 02-12).

9/15/06, 10/10/06: The reimbursement of the inspection fee was not disputed. (The inspection fees should be reimbursed and applied to the loan.)

11/08/06: The inspection fee was not collected from the mortgagor. The fee was absorbed as a corporate expense and removed from the loan 6/29/07.

461-3863132 Artenus 3
16081

Disallowed/excess fees:

Contact/Paymt.	Inspect date	Assessed date
Bankruptcy		
5/11/06	5/15/06	6/29/06
6/14/06	6/16/06	8/02/06
Bankruptcy	10/02/06	11/17/06
Bankruptcy	8/30/07	10/02/07

(The mortgagor filed bankruptcy on 9/29/06; which was dismissed 10/17/07.)

4

Loss mitigation deficiency:

The payment history shows an arrearage of 23 months; however, the mortgagor was advised

3/14/08 she would be considered for a Partial Claim after remitting 12 months PITI, foreclosure costs, and late fees. The PFS and/or DIL should have been pursued rather than a Partial Claim.

Specifically, Mortgagee Letter 03-19 requires arrearages not to exceed 12 months of PITI to qualify for the Partial Claim. Furthermore, the collection notes indicated the mortgagor would lose her part time job on 4/30/08 resulting in a monthly deficit and making her ineligible for a Partial Claim.

Loan Status: Active (1st legal to foreclose).

SCHFDA's Response:

5/15/06: Inspection was included in the Proof of Claim filed with the Bankruptcy court and was paid without objections. (The property was tenant occupied.)

6/16/06: Inspection resulted from numerous attempts to contact the mortgagor and it had been 32 days since the prior contact. The fee was recovered via a Trustee disbursement received and posted on 7/10/07.

10/02/06: Inspection could not be stopped; although SCHFDA was timely notified of the mortgagor's bankruptcy filing on 9/29/06. The fee was inadvertently charged to the loan and was not included in the Proof of Claim filed; however, it was recovered via Trustee disbursements received and posted to the loan. (After the bankruptcy dismissal, the mortgagor failed to make payments; the foreclosure was restarted and was completed 7/08. The funds recouped from the mortgagor will be used to offset the loss on non-reimbursable fees for this account.)

8/30/07: Inspection was conducted because the mortgagor was not performing in the Bankruptcy court and there had been no contact since 7/16/07. An inspection was completed and charged to the loan; however, on 10/15/07 a corporate advance was posted to the account to reverse the charge and neither the mortgagor nor HUD will be requested to reimburse this expense.

(Finding 4 response)

The 3/13/08 income analysis indicated surplus income of \$28.93. The 3/14/08 memo indicated the mortgagor had \$8,000 on hand and a promise from

lowered by \$62.88 monthly because of an escrow analysis. If the mortgagor had performed as required, a Special Forbearance would have been offered followed by a Partial Claim.

461-3885446 Bass 3
16536

Disallowed/excess fees:

Contact/Paymt.	Inspect date	Assessed date
7/06/07	7/16/07	8/17/07
8/02/07	8/16/07	9/21/07
8/30,8/31,9/05/07	9/07/07	9/25/07

Loan Status: Active – brought current on 4/7/08

SCHFDA's Response:

7/16/07, 8/16/07 inspections were conducted because the 7/06/07 and 8/02/07 contacts were with the mortgagor's non-borrower spouse.

9/07/07 inspection fee will be reimbursed to the mortgagor by SCHFDA because the 9/05/07 contact was with the mortgagor.

461-3909829 Cohen 4
18418

Loss mitigation deficiency:

The Special Forbearance Type II with the Partial Claim was utilized as the loss mitigation option to cure the arrearage. However, the non-occupant co-borrower's entire income was used in the financial analysis to qualify for the loss mitigation option.

The loss mitigation reinstatement options are available to owner-occupants only. The reason for including the non-occupant co-borrower's income in the analysis was not clear or realistic.

Loan Status: (delinquent 8/08)

SCHFDA's Response:

The non-occupant co-borrower's income and debt payments were used in the financial analysis because the reason for default was marital difficulties. The mortgagor and co-mortgagor agreed to work together to qualify for loss mitigation to allow the borrower to reside in the property. Although the borrower and co-borrower had separated for one year, there was no recorded divorce or legal separation.

461-3276725 Cooper 4
7758

Loss mitigation deficiency:

The Special Forbearance Type II with the Partial Claim was the loss mitigation option used to cure the arrearage. However, as of 3/31/08, the mortgagor was 15 months in arrears.

The mortgagor's spouse is not on the loan and the mortgagor indicated on 8/10/06, 8/30/06, and 9/13/06 that the non-borrower spouse did not contribute to the mortgage payment. Yet the spouse's monthly income of \$2,611.40 was used in the 8/23/07 financial analysis.

Loan Status: (8-08 Reinstated after Partial Claim)

SCHFDA's Response:

SCHFDA's practice is to implement an agreement to pay down the default through a Special Forbearance and when the arrearage is 12 months a Partial Claim is granted. SCHFDA indicated that this practice was supported by HUD staff.

461-4017274 Harrison 3

Disallowed/excess fees:

Contact/Paymt.	Inspect date	Assessed date
3/05/08	3/15/08	4/15/08

Loan Status: Active

SCHFDA's Response:

3/15/08 inspection was charged to the mortgagor but was uncollected because the loan remains in foreclosure. A corporate advance will be requested to post to foreclosure expenses to offset the \$20 charge to the mortgagor.

461-3984025 Hooks 3

Disallowed/excess fees:

Contact/Paymt.	Inspect date	Assessed date
11/27/0712/13/07	12/15/07	12/17/07

Loan Status: Active

SCHFDA's Response:

12/15/07 inspection fee will be reimbursed through a corporate advance posted to unapplied cash to offset the \$15 charge to the mortgagor. The mortgagor is in a forbearance agreement and the funds can be used to meet the forbearance requirements.

461-3877784 Williams, 3
175078 J. III

Disallowed/excess fees:

Contact/Paymt.	Inspect date	Assessed date
9/07/07	9/12/07	10/02/07
9/25/07	10/10/07	10/26/07

Loan Status: Active

SCHFDA's Response:

9/12/07, 10/10/07 inspections will be refunded through a corporate advance to post to unapplied cash to offset the \$30 charge to the mortgagor. The mortgagor made no payments since reinstatement and was referred to foreclosure. The funds will be credited toward reinstatement if applicable for any new action or applied to outstanding fees.

461-3927924 Williams, 3
T.

Disallowed/excess fees:

Contact/Paymt.	Inspect date	Assessed date
3/07/07	4/06/07	5/04/07
2/12/08	2/18/08	2/20/08

Loan Status: Active

SCHFDA's Response:

4/06/07 inspection will be refunded. There was contact 29 days prior to the 4/06/07 inspection that was reimbursed by the mortgagor. The mortgagor defaulted again; foreclosure was restarted 10/07, and completed 4/07/08.

2/18/08 inspection was paid by a third party that purchased the property.

SCHFDA requested guidance on a possible mortgagor \$15 reimbursement for the 4/06/07 inspection by attempting delivery at the last known address of record.

**STANDARD
& POOR'S**

55 Water Street, 38th Floor
New York, NY 10041-0003
tel 212 438-7994
reference no.: 40199133

September 24, 2008

South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210
Attention: Eugene A. Laurent, Executive Director

Re: *\$11,880,000 South Carolina State Housing Finance and Development Authority,
Multifamily Rental Housing Revenue Bonds (Various Rural Housing Apartment Project),
Series 2007B*

Dear Mr. Laurent:

Standard & Poor's has reviewed the rating on the above-referenced obligations. After such review, we have changed the rating to "SP-1" from "SP-1+" and changed the outlook to developing from not meaningful. A copy of the rationale supporting the rating and outlook is enclosed.

The rating is not investment, financial, or other advice and you should not and cannot rely upon the rating as such. The rating is based on information supplied to us by you or by your agents but does not represent an audit. We undertake no duty of due diligence or independent verification of any information. The assignment of a rating does not create a fiduciary relationship between us and you or between us and other recipients of the rating. We have not consented to and will not consent to being named an "expert" under the applicable securities laws, including without limitation, Section 7 of the Securities Act of 1933. The rating is not a "market rating" nor is it a recommendation to buy, hold, or sell the obligations.

This letter constitutes Standard & Poor's permission to you to disseminate the above-assigned rating to interested parties. Standard & Poor's reserves the right to inform its own clients, subscribers, and the public of the rating.

Standard & Poor's relies on the issuer/obligor and its counsel, accountants, and other experts for the accuracy and completeness of the information submitted in connection with the rating. To maintain the rating, Standard & Poor's must receive all relevant financial information as soon as such information is available. Placing us on a distribution list for this information would facilitate the process. You must promptly notify us of all material changes in the financial information and the documents. Standard & Poor's may change, suspend, withdraw, or place on Credit Watch the rating as a result of changes in, or unavailability of, such information. Standard & Poor's reserves the right to request additional information if necessary to maintain the rating.

RECEIVED
OCT 15 2008
EXECUTIVE DIRECTOR

Phd Eugene A. Laurent
Page 2
September 24, 2008

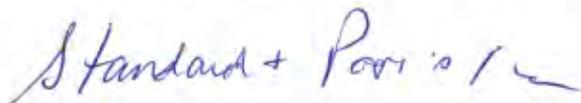
Please send all information to:

Standard & Poor's Ratings Services
Public Finance Department
55 Water Street
New York, NY 10041-0003

If you have any questions, or if we can be of help in any other way, please feel free to call or contact us at nypublicfinance@standardandpoors.com. For more information on Standard & Poor's, please visit our website at www.standardandpoors.com. We appreciate the opportunity to work with you and we look forward to working with you again.

Sincerely yours,

Standard & Poor's Ratings Services
a division of The McGraw-Hill Companies, Inc.

A handwritten signature in blue ink that reads "Standard + Poor's" followed by a stylized flourish.

yh
enclosure

STANDARD
& POOR'S

Standard & Poor's Ratings Services downgraded its rating on AIG Matched Funding backed issues.

This action follows Standard & Poor's September 15, 2008, downgrade of AIG Matched Funding to 'A-/A-1' from 'AA-/A-1+'.

Internet communications cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore, we do not accept responsibility for any errors or omissions that are present in this message, or any attachment, that have arisen as a result of e-mail transmission. If verification is required, please request a hard-copy version. Any views or opinions presented are solely those of the author and do not necessarily represent those of the company.

Craddock, Ann 6-9005

From: Reggie Barner [rbarner@thebarnergrouop.org]
Sent: Tuesday, August 26, 2008 6:20 PM
To: Williams, Valarie 6-9005
Subject: ED Association meeting

*email Reggie
Laura
Matt
Jan*

Valarie,

I'm working with Becky Holmes, ED, Anderson Housing Authority and President of the SC Association of Public Housing Executive Director's. She would like to staff to present the following topics on October 9, 2008 at the annual meeting in Pawley's Island.

1. TBRA
2. Housing Trust Fund Program
3. Other programs offered by the authority to include Bond Financing

Please let me know who you will assign to present. I will present an over of Housing Authority to develop not-for-profit affiliate's. Ray Jones, Parker Poe will discuss legal requirements of developing a Community Development Corporation, Claudia Adams, CPA will discuss accounting issues. We also have syndicator's, FHLB ATL and Fannie Mae.

Thanks in advance for you support.

Reginal B. Barner, Sr. ,PHM, CMS, HDFP
President/CEO

The Barner Group, LLC
133 Marshall Street
Graniteville, SC 29829
Mailing: PO Box 76, Aiken, SC 29802
Phone: 803.663.3995
Fax: 803.663.3997
Cell: 803.439.6273

This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed and may contain information that is confidential, subject to copyright or constitutes a trade secret. If you are not the intended recipient you are hereby notified that any dissemination, copying or distribution of this message, or files associated with this message, is strictly prohibited.

If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer. Messages sent to and from us may be monitored. Internet communications cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. Therefore, we do not accept responsibility for any errors or omissions that are present in this message, or any attachment, that have arisen as a result of e-mail transmission. If verification is required, please request a hard-copy version. Any views or opinions presented are solely those of the author and do not necessarily represent those of the company.

Last Name	First Name	Prefix	Company	Title
Strickland	Robert	Mr.	Alabama Housing Finance Authority	Executive Director
Fauske	Daniel	Mr.	Alaska Housing Finance Corporation	CEO/Executive Director
Karnas	Fred	Mr.	Arizona Department of Housing/Arizona Housing Finance Authority	Executive Director
Dodson	Mac	Mr.	Arkansas Development Finance Authority	President
Parker	Theresa	Ms.	California Housing Finance Agency	Executive Director
Alexander	Milroy	Mr.	Colorado Housing and Finance Authority	Executive Director
King	Gary	Mr.	Connecticut Housing Finance Authority	President - Executive Director
Johnson	Sandra	Ms.	Delaware State Housing Authority	Director
Sewell	Harry	Mr.	District of Columbia Housing Finance Agency	Executive Director
Auger	Stephen	Mr.	Florida Housing Finance Corporation	Executive Director
Beatty	Mike	Mr.	Georgia Department of Community Affairs/Georgia Housing and Finance Authority	Commissioner
Davidson	Orlando	Mr.	Hawaii Housing Finance and Development Corporation	Executive Director
Hunter	Gerald	Mr.	Idaho Housing and Finance Association	President & Executive Director
Forney	DeShana	Ms.	Illinois Housing Development Authority	Executive Director
Seiwert	Sherry	Ms.	Indiana Housing and Community Development Authority	Executive Director
Mills	Bret	Mr.	Iowa Finance Authority	Executive Director
Allsup	Gary	Mr.	Kansas Housing Resources Corporation	Executive Director
Cook	Ben	Mr.	Kentucky Housing Corporation	Executive Director
Bailey	Milton	Mr.	Louisiana Housing Finance Agency	Chief Executive Officer
McCormick	Dale	Ms.	Maine Housing	President
Skinner	Raymond	Mr.	Maryland Department of Housing and Community Development	Director
Gleason	Thomas	Mr.	Mass Housing	Secretary
DeVos	Michael	Mr.	Michigan State Housing Development Authority	Executive Director
Marx	Tim	Mr.	Minnesota Housing	Commissioner
Bolen	Dianne	Ms.	Mississippi Home Corporation	Executive Director
Ramsel	Pete	Mr.	Missouri Housing Development Commission	Executive Director
Brensdal	Bruce	Mr.	Montana Board of Housing/Housing Division	Executive Director
Kenny	Timothy	Mr.	Nebraska Investment Finance Authority	Executive Director
Horsey	Charles	Mr.	Nevada Housing Division	Administrator
Christon	Dean	Mr.	New Hampshire Housing Finance Authority	Executive Director
Della Vecchia	Marge	Ms.	New Jersey Housing and Mortgage Finance Agency	Executive Director
Czar	Jay	Mr.	New Mexico Mortgage Finance Authority	Executive Director
VACANT			New York City Housing Development Corporation	Acting President
VanAmerongen	Deborah	Ms.	New York State Division of Housing and Community Renewal	Comissioner
Almodovar	Priscilla	Ms.	New York State Housing Finance Agency/State of New York Mortgage Agency	President/Chief Executive Officer
Kucab	A. Robert	Mr.	North Carolina Housing Finance Agency	Executive Director
Anderson	Michael	Mr.	North Dakota Housing Finance Agency	Executive Director
Garver	Douglas	Mr.	Ohio Housing Finance Agency	Executive Director
Shockley	Dennis	Mr.	Oklahoma Housing Finance Agency	Executive Director
Merced	Victor	Mr.	Oregon Housing and Community Services	Executive Director
Hudson	Brian	Mr.	Pennsylvania Housing Finance Agency	Executive Director
Rivas	Carlos	Mr.	Puerto Rico Housing Finance Authority	Executive Director
Godfrey	Richard	Mr.	Rhode Island Housing	Executive Director
Williams	Valarie	Ms.	South Carolina State Housing Finance and Development Authority	Executive Director
Lauseng	Mark	Mr.	South Dakota Housing Development Authority	Interim Executive Director

Richard
McQuadey

ED_Contact_List_11.01.07

Address Line 1	Address Line 2	City	State	Zip	Email
P.O. Box 230909		Montgomery	AL	361230909	rstrickland@ahfa.com
P.O. Box 101020		Anchorage	AK	99510	dfauske@ahfc.state.ak.us
1110 W. Washington Street	Suite 310	Phoenix	AZ	85007	fredk@azhousing.com
P.O. Box 8023		Little Rock	AR	72203	mdodson@adfa.state.ar.us
1415 L Street	5th Floor	Sacramento	CA	95814	tparker@calhfa.ca.gov
1981 Blake Street		Denver	CO	80202	ralexander@chfainfo.com
999 West Street		Rocky Hill	CT	06067	gary.king@chfa.org
18 The Green		Dover	DE	19901	sandy@destatehousing.com
815 Florida Avenue, NW		Washington	DC	20001-3017	hsewell@dchfa.org
227 North Bronough Street	Suite 5000	Tallahassee	FL	32301	steve.auger@floridahousing.org
60 Executive Park South, NE		Atlanta	GA	30329	mbeatty@dca.state.ga.us
677 Queen Street	Suite 300	Honolulu	HI	96813	dan.davidson@hawaii.gov
P.O. Box 7899		Boise	ID	83707-1899	geraldh@ihfa.org
401 North Michigan Avenue	Suite 700	Chicago	IL	60611	dforney@ihda.org
30 South Meridian	Suite 1000	Indianapolis	IN	46204	sseiwert@ihcda.in.gov
2015 Grand Avenue		Des Moines	IA	50312	bret.mills@iowa.gov
611 S. Kansas	Suite 300	Topeka	KS	66603	gallsup@kshousingcorp.org
1231 Louisville Road		Frankfort	KY	40601	mbook@kyhousing.org
2415 Quail Drive		Baton Rouge	LA	70808	mbailey@lhfa.state.la.us
353 Water Street		Augusta	ME	04330	dmccormick@mainehousing.org
100 Community Place		Crownsville	MD	21032	skinner@mdhousing.org
One Beacon Street		Boston	MA	02108	tleason@masshousing.com
735 E. Michigan Avenue	PO Box 30044	Lansing	MI	48909	devosm@michigan.gov
400 Sibley Street	Suite 300	Saint Paul	MN	55101	tim.marx@state.mn.us
P.O. Box 23369		Jackson	MS	39225	dbolen@mshc.com
3435 Broadway		Kansas City	MO	64111	pramsel@mhdcc.com
P.O. Box 200528		Helena	MT	59620-0528	bbrensdal@mt.gov
1230 O Street	200 Commerce Court	Lincoln	NE	68508	timkenny@nifa.org
1535 Old Hot Springs Road	Suite 50	Carson City	NV	89706	chorsey@govmail.state.nv.us
32 Constitution Drive		Bedford	NH	03110	dchriston@nhhfa.org
P.O. Box 18550		Trenton	NJ	08650	mdellavecchia@njhmf.state.nj.us
344 4th Street, SW		Albuquerque	NM	87102	jczar@housingnm.org
110 William Street	10th Floor	New York	NY	10038-3901	
38-40 State Street		Albany	NY	12207	dvanamerongen@dhcr.state.ny.us
641 Lexington Avenue	4th Floor	New York	NY	10022	palmodar@nyhomes.org
P.O. Box 28066		Raleigh	NC	27611	arkucab@nchfa.com
P.O. Box 1535		Bismarck	ND	58502	maanders@ndhfa.org
57 East Main Street		Columbus	OH	43215	dgarver@ohiohome.org
P.O. Box 26720		Oklahoma City	OK	73126	dennis.shockley@ohfa.org
725 Summer Street, NE	Suite B	Salem	OR	97301-1271	victor.merced@hcs.state.or.us
211 N. Front Street		Harrisburg	PA	17101	bhudson@phfa.org
P.O. Box 71361		San Juan	PR	00936-8461	carlos.rivas@prhfc.gobierno.pr
44 Washington Street		Providence	RI	02903	rgodfrey@rhodeislandhousing.org
300-C Outlet Pointe Boulevard		Columbia	SC	29210	valarie.williams@schoosing.com
P.O. Box 1237		Pierre	SD	57501	mark@sdfhda.org

ED_Contact_List_11.01.07

Fellman	Ted	Mr.	Tennessee Housing Development Agency	Executive Director
Gerber	Michael	Mr.	Texas Department of Housing and Community Affairs	Executive Director
Erickson	William	Mr.	Utah Housing Corporation	President
Carpenter	Sarah	Ms.	Vermont Housing Finance Agency	Executive Director
Graham	Clifford	Mr.	Virgin Islands Housing Finance Authority	Executive Director
Dewey	Susan	Ms.	Virginia Housing Development Authority	Executive Director
Herman	Kim	Mr.	Washington State Housing Finance Commission	Executive Director
Hatfield	Joe	Mr.	West Virginia Housing Development Fund	Executive Director
Riley	Antonio	Mr.	Wisconsin Housing and Economic Development Authority	Executive Director
Haney	David	Mr.	Wyoming Community Development Authority	Executive Director

ED_Contact_List_11.01.07

404 James Robertson Parkway P.O. Box 13941	Suite 1114	Nashville Austin	TN TX	37243 78711	tfellman@thda.org Michael.gerber@tdhca.state.tx.us
2479 South Lake Park Boulevard P.O. Box 408		West Valley City Burlington	UT VT	84120 05402	werickson@uthc.org scarpenter@vhfa.org
3032 Demarara # 3	Frenchtown Plaza, Suite 200	St. Thomas	VI	802	cgraham@vihfa.gov
601 South Belvidere Street		Richmond	VA	23220	sfidewey@vhda.com
1000 Second Avenue	Suite 2700	Seattle	WA	98104	kim.herman@wshfc.org
814 Virginia Street, East		Charleston	WV	25301	jproctor@wwhdf.com
P.O. Box 1728		Madison	WI	53701	antonio.riley@wheda.com
P.O. Box 634		Casper	WY	82602	haney@wyomingcda.com

**STANDARD
& POOR'S**

55 Water Street, 38th Floor
New York, NY 10041-0003
tel 212 438-7994
reference no.: 40199134

October 8, 2008

South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210
Attention: PHD Eugene A. Laurent, Executive Director

Re: *\$15,812,000 South Carolina State Housing Finance and Development Authority,
Multifamily Rental Housing Revenue Bonds (Various Rural Housing Apartment Project),
Series 2007A*

Dear Mr. Laurent:

Standard & Poor's has reviewed the rating on the above-referenced obligations. After such review, we have changed the rating to "AA" from "AA+". The rating is placed on CreditWatch with negative implications. A copy of the rationale supporting the rating and CreditWatch is enclosed.

The rating is not investment, financial, or other advice and you should not and cannot rely upon the rating as such. The rating is based on information supplied to us by you or by your agents but does not represent an audit. We undertake no duty of due diligence or independent verification of any information. The assignment of a rating does not create a fiduciary relationship between us and you or between us and other recipients of the rating. We have not consented to and will not consent to being named an "expert" under the applicable securities laws, including without limitation, Section 7 of the Securities Act of 1933. The rating is not a "market rating" nor is it a recommendation to buy, hold, or sell the obligations.

This letter constitutes Standard & Poor's permission to you to disseminate the above-assigned rating to interested parties. Standard & Poor's reserves the right to inform its own clients, subscribers, and the public of the rating.

Standard & Poor's relies on the issuer/obligor and its counsel, accountants, and other experts for the accuracy and completeness of the information submitted in connection with the rating. To maintain the rating, Standard & Poor's must receive all relevant financial information as soon as such information is available. Placing us on a distribution list for this information would facilitate the process. You must promptly notify us of all material changes in the financial information and the documents. Standard & Poor's may change, suspend, withdraw, or place on CreditWatch the rating as a result of changes in, or unavailability of, such information. Standard & Poor's reserves the right to request additional information if necessary to maintain the rating.

Phd Eugene A. Laurent

Page 2

October 8, 2008

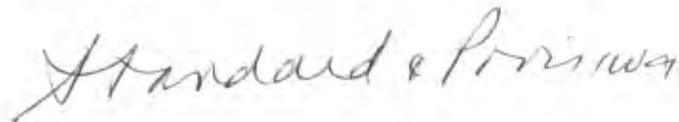
Please send all information to:

Standard & Poor's Ratings Services
Public Finance Department
55 Water Street
New York, NY 10041-0003

If you have any questions, or if we can be of help in any other way, please feel free to call or contact us at nypublicfinance@standardandpoors.com. For more information on Standard & Poor's, please visit our website at www.standardandpoors.com. We appreciate the opportunity to work with you and we look forward to working with you again.

Sincerely yours,

Standard & Poor's Ratings Services
a division of The McGraw-Hill Companies, Inc.

A handwritten signature in cursive script that reads "Standard & Poor's Ratings Services".

yh
enclosure

STANDARD & POOR'S

Standard & Poor's Ratings Services downgraded its rating on 4 Bank of America N.A. (USA), LOC-Backed issues to 'AA/A-1+/Credit watch Negative' from 'AA+/A-1+'

This action follows Standard & Poor's September 15, 2008, downgrade of Bank of America N.A. (USA), to 'AA/A-1+/Credit Watch Negative' from 'AA+/A-1+'."



U. S. Department of Housing and Urban Development

Columbia Field Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480
www.hud.gov

October 21, 2008

Valerie Williams, Executive Director
South Carolina State Housing Finance
and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

Dear Valerie:

We want to express our sincere gratitude to the South Carolina State Housing Finance and Development Authority for being a partner of the Developing Affordable Energy Efficient Housing Conference in September. The wonderful compliments from our attendees are a reflection of the support and participation of our diligent partners.

With continued education about developing affordable energy efficient housing, we can make a difference in South Carolina. Each speaker brought a unique approach to developing affordable energy efficient housing, and hopefully those activities will be taken back to the individual entities and executed.

Again, thank you for contributing and helping to make the conference such a success.

Sincerely,

A handwritten signature in black ink that reads "Jim Chaplin".

Jim Chaplin
HUD Field Office Director
Regional Energy Coordinator

A handwritten signature in black ink that reads "Jack Suber".

Jack Suber
HUD Field Office Energy Coordinator
Senior Financial Analyst

RECEIVED

OCT 22 2008

EXECUTIVE DIRECTOR



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

October 21, 2008

T. Scott Smith
Chairman

Valarie M. Williams
Executive Director

Mr. Tammy Stegall
The Bank of New York
Jacksonville, FL 32256

Dear Tammy:

Please issue a wire from the Revenue Fund Accounts listed below to CSG Advisors, Inc. Wire instructions are located on attached invoice. This is for the services relating to creating and updating the asset / liability database for the master trust indenture to establish a new basis for consolidated cash flow analyses.

<u>Invoice</u>		<u>Amount</u>
Series 94A1-A2	(450923)	\$ 1,147.06
Series 95A	(450929)	\$ 1,147.06
Series 96A	(405849)	\$ 1,147.06
Series 97A	(449233)	\$ 1,147.06
Series 99A	(451149)	\$ 1,147.06
Series 99B	(451159)	\$ 1,147.06
Series 2000A	(451173)	\$ 1,147.06
Series 2001A	(451180)	\$ 1,147.06
Series 2002A	(451196)	\$ 1,147.06
Series 2003A	(451197)	\$ 1,147.06
Series 2004A	(451205)	\$ 1,147.06
Series 2005A	(451211)	\$ 1,147.06
Series 2006A	(451221)	\$ 1,147.06
Series 2006C	(451226)	\$ 1,147.06
Series 2007A/B	(451251)	\$ 2,294.10
Series 2008A	(451258)	\$ 1,147.06

Total **\$19,500.00**

Thank you for your assistance.

Sincerely,

Paul M. Linhardt
Accounting Manager

Approved:

Approved:

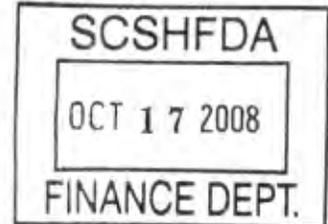


Atlanta • New York • Dallas • San Francisco

11720 AmberPark Drive, Suite 435
Alpharetta, Georgia 30004
Telephone: (678) 319-1906
Facsimile: (678) 319-1901
E-mail: bdetjen@csgadvisors.com

April 10, 2008

Debra Seymour
Division of Finance
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210



INVOICE

For professional services rendered as Financial Advisor to the South Carolina State Housing Finance and Development Authority in connection with the preparation of Consolidated Cash Flow Analyses As of July 1, 2008 for Mortgage Revenue Bonds.

Mortgage Revenue Bonds - Computer analytical services relating to creating and updating the asset / liability database for master trust indenture to establish a new basis for consolidated cash flow analyses, and for performing the analyses for 17 series of bonds x \$1,000 = \$17,000 plus \$2,500 = \$19,500.00. \$19,500.00

(\$2,500 plus \$1,000 per series of bonds covered by the analyses, subject to a maximum fee of \$35,000)

Total \$19,500.00

CSG Advisors Incorporated Wiring Instructions:

Bank Name: Bank of America
Bank Address: 244 South Main Street
Alpharetta, GA 30004
Wire Routing (R/T) Number: 0260-09593
ACH Routing Number: 0610-00052
Account Name: CSG Advisors Incorporated
Money Market Savings
Account #: 3286273364

OK
DA 10/17/08

SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY

Summary of Cash Flow Data

As of 7/1/2008

Issue	Mortgage	Program Fund *	Revenue Fund	CAP Int	Debt Svc Rsv Bond Rsv Fund	Total Assets	Total Bonds	Asset Coverage
Mortgage Revenue Bond Program								
1. 1994 A	5,098,814		873,771		600,000	6,572,585	2,775,000	3,797,585
2. 1995 A	5,404,903		654,329		750,000	6,809,233	3,590,000	3,219,233
3. 1996 A	5,419,244		3,551,306		750,000	9,720,550	5,185,000	4,535,550
4. 1997 A	9,133,973		3,505,660		900,000	13,539,633	11,065,000	2,474,633
5. 1999 A	12,888,023		920,937		1,140,660	14,949,620	11,070,000	3,879,620
6. 1999 B	39,375,362		675,888		3,389,000	43,440,251	39,990,000	3,450,251
7. 2000 A	30,437,538		1,999,799		-	32,437,337	30,115,000	2,322,337
8. 2001 A	30,153,253		2,626,307		-	32,779,560	32,310,000	469,560
9. 2002 A	25,954,328		1,345,855		-	27,300,183	24,920,000	2,380,183
10. 2003 A	35,876,904		2,911,530		-	38,788,434	33,490,000	5,298,434
11. 2004 A	83,158,870	64,403	6,095,316		-	89,318,589	82,520,000	6,798,589
12. 2005 A	76,445,030	7,239	2,997,855		-	79,450,124	74,690,000	4,760,124
13. 2006 A	95,322,829	-	2,057,860		-	97,380,689	94,465,000	2,915,689
14. 2006 C	83,271,233	1,131,366	442,750	184,484	-	85,029,834	82,490,000	2,539,834
15. 2007 A	71,638,770	10,423,210	531,696	130,000	2,490,000	85,213,675	83,000,000	2,213,675
16. 2007 B		48,500,000	-		1,500,000	50,000,000	50,000,000	-
17. 2008 A		19,658,051	17,827	450,000	600,000	20,725,878	20,000,000	725,878
Total Mortgage Revenue Bond Program as of 7/1/2008	609,579,075	79,784,269	31,208,687	764,484	12,119,660	733,456,175	681,675,000	51,781,175
After 7/1/2008								
2008 B		44,077,843		500,000	1,356,450	45,934,293	45,215,000	719,293
2008 C		21,340,000			660,000	22,000,000	22,000,000	-
Grand Total	609,579,075	145,202,112	31,208,687	1,264,484	14,136,110	801,390,468	748,890,000	52,500,468

* Program Fund includes Servicing Release Premium



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

T. Scott Smith
Chairman

Valarie M. Williams
Executive Director

October 20, 2008

Ms. Tammy Stegall
The Bank of New York
Jacksonville, FL 32256

Dear Tammy:

Attached is an invoice from **CSG advisors** for preparation of Cash Flow Analyses reports. Please issue a wire as noted on the invoice from the Revenue Fund of the following series made payable to **CSG advisors**:

<u>Invoice</u>	<u>Revenue Account</u>	<u>Amount</u>
Series 1998	(451132)	3,500.00
Total		\$3,500.00

Thank you for your assistance.

Sincerely,

Paul Linhardt
Finance Manager

Approved

Approved

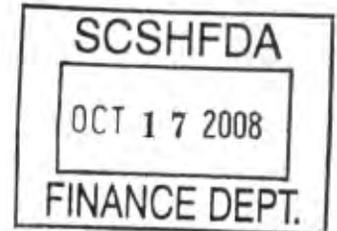
CSG | advisors

Atlanta • New York • Dallas • San Francisco

11720 AmberPark Drive, Suite 435
Alpharetta, Georgia 30004
Telephone: (678) 319-1906
Facsimile: (678) 319-1901
E-mail: bdetjen@csgadvisors.com

March 26, 2008

Debra Seymour
Division of Finance
South Carolina State Housing Finance
And Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210



INVOICE

For professional services rendered as Financial Advisor to the South Carolina State Housing Finance and Development Authority in connection with the preparation of Consolidated Cash Flow Analyses As of July 1, 2008 for Single Family Mortgage Revenue Bonds.

Single Family Mortgage Purchase Bonds - Computer analytical services relating to creating and updating the asset / liability database for master trust indenture to establish a new basis for consolidated cash flow analyses, and for performing the analyses for 1 series of bonds (1998) x \$1,000 = \$1,000 plus \$2,500 = \$3,500.00.

\$3,500.00 ✓

(\$2,500 plus \$1,000 per series of bonds covered by the analyses, subject to a maximum fee of \$35,000)

Total

\$3,500.00

CSG Advisors Incorporated Wiring Instructions:

Bank Name:	Bank of America
Bank Address:	244 South Main Street Alpharetta, GA 30004
Wire Routing (R/T) Number:	0260-09593
ACH Routing Number:	0610-00052
Account Name:	CSG Advisors Incorporated Money Market Savings
Account #:	3286273364

OK
DA
10/17/08

Craddock, Ann 6-9005

From: VALERIA JACKSON [JACKSONV@rcgov.us]
Sent: Tuesday, October 14, 2008 3:42 PM
To: Craddock, Ann 6-9005; Martin Livingston
Subject: RE: conference call w/V Wms and V. Jackson

This Friday at 10:30 am works for me. I will be in Orlando tomorrow and Thursday learning about NSP and hope to be fresh with ideas on Friday morning.

Ann, I can be reached directly at 576-2063.

Thanks!

Valeria D. Jackson
Director of Community Development
Richland County Government
2020 Hampton Street
Suite 3063
PO Box 192
Columbia, SC 29202
(803) 576-2063 (w)
(803) 576-2052 (f)

*Valeria J.
576-2063
476-A
864-242-9801 x114*

From: Craddock, Ann 6-9005 [mailto:Ann.Craddock@schousing.com]
Sent: Tuesday, October 14, 2008 3:34 PM
To: Martin Livingston; VALERIA JACKSON
Subject: RE: conference call w/V Wms and V. Jackson

What about Friday at 10:30 am. We can originate the call just let us know what number to dial.

Ann Craddock

-----Original Message-----

From: Martin Livingston [mailto:MLivingston@GCRA-SC.Org]
Sent: Tuesday, October 14, 2008 3:25 PM
To: Craddock, Ann 6-9005
Subject: RE: conference call w/V Wms and V. Jackson

Friday morning this week between 9-1 is good for me.

Martin L. Livingston, Jr.
Greenville County Redevelopment Authority

From: Craddock, Ann 6-9005 [mailto:Ann.Craddock@schousing.com]
Sent: Tuesday, October 14, 2008 3:24 PM
To: Martin Livingston
Subject: conference call w/V Wms and V. Jackson

Hi

Ms. Jackson is not available Wed or Thurs this week. The best dates for her would be Friday, Oct 17, or Monday, Oct 20. Would either of these days work w/your schedule?

Thanks

Jri 10:30
10-17

9064

864 242 -9801

X 114

Martin Livingston

Craddock, Ann 6-9005

From: Martin Livingston [MLivingston@GCRA-SC.Org]
Sent: Tuesday, October 14, 2008 3:51 PM
To: Craddock, Ann 6-9005
Subject: RE: conference call w/V Wms and V. Jackson

Friday at 10:30 is good. You can call me at (864) 242-9801, extension 114.

Martin L. Livingston, Jr.
Greenville County Redevelopment Authority

From: Craddock, Ann 6-9005 [mailto:Ann.Craddock@schousing.com]
Sent: Tuesday, October 14, 2008 3:34 PM
To: Martin Livingston; JACKSONV@rcgov.us
Subject: RE: conference call w/V Wms and V. Jackson

What about Friday at 10:30 am. We can originate the call just let us know what number to dial.

Ann Craddock

-----Original Message-----

From: Martin Livingston [mailto:MLivingston@GCRA-SC.Org]
Sent: Tuesday, October 14, 2008 3:25 PM
To: Craddock, Ann 6-9005
Subject: RE: conference call w/V Wms and V. Jackson

Friday morning this week between 9-1 is good for me.

Martin L. Livingston, Jr.
Greenville County Redevelopment Authority

From: Craddock, Ann 6-9005 [mailto:Ann.Craddock@schousing.com]
Sent: Tuesday, October 14, 2008 3:24 PM
To: Martin Livingston
Subject: conference call w/V Wms and V. Jackson

Hi

Ms. Jackson is not available Wed or Thurs this week. The best dates for her would be Friday, Oct 17, or Monday, Oct 20. Would either of these days work w/your schedule?

Thanks

Ann Craddock
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210
(803) 896-9005
ann.craddock@schousing.com



South Carolina State Housing Finance and Development Authority

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

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

T. Scott Smith
Chairman

Valarie M. Williams
Executive Director

October 14, 2008

Tammy Stegall
Bank of New York
10161 Centurion Parkway
Jacksonville, FL 32256

Re: SCSHFDA Series 2007AB Investment Agreement with DEPFA

Dear Tammy,

This letter serves as our instruction to the Bank of New York Mellon, as Trustee, to direct DEPFA Bank plc to proceed with assignment of the September 30, 2008 DEPFA Bank plc Investment Agreement to Pallas Capital Corporation. This direction can be provided by email to the following:

shervyn.vonhoerl@depfa.com
david.smith@depfa.com
Dana.Altman@depfa.com

We would appreciate it if you could expedite notification to DEPFA Bank plc. Thank you for all your assistance in this matter.

Sincerely yours,

A handwritten signature in cursive script that reads "Debra H. Seymour".

Debra H. Seymour
Director of Finance

cc: Valarie Williams, SCSHFDA
Tracey Easton, SCSHFDA
Kathy Li, CSG Advisors
Rion Foley, McNair Law Firm

TRANSMISSION VERIFICATION REPORT

TIME : 10/01/2008 13:32
NAME : SC STATE HOUSING
FAX : 803-896-8589
TEL :
SER.# : BROM5J402025

DATE, TIME	10/01 13:32
FAX NO. /NAME	97779409
DURATION	00:00:15
PAGE(S)	01
RESULT	OK
MODE	STANDARD
	ECM

RSVP and Pre-Registration Information, CFSR Kickoff, October 14, 2008

Please Complete and FAX this RSVP and Pre registration sheet to:

TO: Jessica Bowles, Jr. Conference Planner
The Center for Child and Family Studies
College of Social Work, University of South Carolina

FAX: 803-777-9409

Yes, I plan to attend and participate

No, I am unable to attend and participate

I am unable to participate at this time, but would like to remain involved.

Name: Valarie M. Williams

Email: Valarie.williams@schousing.com

Phone: (803)896-9005

FAX: (803)551-4876

County of Residence: Richland

Please check all that apply – I am a: **Youth in Care** **Birth Parent**
 Foster Parent **Adoptive Parent** **Community Partner**

If you are a Community Partner, please identify your agency: SC State Housing Finance & Dev. Authority

There will be four topics for workgroups, two groups per topic. Please place a 1 beside the workgroup topic in which you would prefer to participate. Place a 2 beside your second choice, and a 3 beside your third choice.

Workgroup Topic A: "Getting the Outcome Results You Need" This workgroup will be assessing current levels of safety, permanency and well being practice performance – with a focus on changing child welfare culture to be more outcome/performance driven.

RSVP and Pre-Registration Information, CFSR Kickoff, October 14, 2008

Please Complete and FAX this RSVP and Pre registration sheet to:

TO: Jessica Bowles, Jr. Conference Planner
The Center for Child and Family Studies
College of Social Work, University of South Carolina

FAX: 803-777-9409

Yes, I plan to attend and participate

No, I am unable to attend and participate

I am unable to participate at this time, but would like to remain involved.

Name: Valarie M. Williams

Email: Valarie.williams@schousing.com

Phone: (803)896-9005

FAX: (803)551-4876

County of Residence: Richland

Please check all that apply – I am a: **Youth in Care** **Birth Parent**
 Foster Parent **Adoptive Parent** **Community Partner**

If you are a Community Partner, please identify your agency: SC State Housing Finance & Dev. Authority

There will be four topics for workgroups, two groups per topic. Please place a 1 beside the workgroup topic in which you would prefer to participate. Place a 2 beside your second choice, and a 3 beside your third choice.

Workgroup Topic A: “Getting the Outcome Results You Need” This workgroup will be assessing current levels of safety, permanency and well being practice performance – with a focus on changing child welfare culture to be more outcome/performance driven.

Workgroup Topic B: “Expediting Permanency” This workgroup will look at issues related to: youth, family and provider involvement in planning and court; permanency options; and timeliness of hearings and exits to permanence. Help us identify best practice strategies.

Workgroup Topic C: “Enhancing Family Centered Practice” This workgroup will review services available for families, agency responsiveness to families, and how we can improve on our involvement with youth and families. Help us identify best practice strategies.

Workgroup Topic D: “Professional Development of Staff and Care Providers” This workgroup will focus on reviewing training provided for agency staff, contract child placing agency staff, our care providers, and trainings offered to community partners. Let us learn more about your needs.

Please Note: We will also have three focus groups and some of you will be selected instead to participate in a focus group.

Content Questions? Contact Louann Sandel at (803)898-7542 or email louann.sandel@dss.sc.gov

Registration Questions? Contact Jessica Bowles at (803)777-5656 or email BowlesJ@gwm.sc.edu

South Carolina Child and Family Services Review Kickoff

October 14, 2008

Partnering for the Preservation and Connections of Families and Communities

The Child and Family Services Review (CFSR) is a process that assesses how well a state is performing in achieving positive outcomes for children and families engaged in child welfare services – with a focus on: child safety; child permanency; and child and family well-being. This occurs approximately every five years and it's time again for South Carolina!

The CFSR process begins with the primary state agency charged with child protection and permanency, the South Carolina Department of Social Services (SCDSS), working with partners and stakeholders (YOU!) to conduct a self assessment and analysis of the child welfare system in SC. The process then includes a week long onsite visit in which federal and state teams review actual child welfare cases, interview case related parties, and interview community stakeholders.

The onsite review for SC will be July 27 – 31, 2009. That's why we are having this kickoff – we need YOU, our partners and stakeholders - because the preservation and connections of our families and communities is not about one individual or one agency working alone. We need you to help us assess where we are and where we need to be. We need you to assist us in developing any plans for ongoing improvement and the next five year child welfare plan for SC. Even though we are inviting you to a one day event, we all know that families and communities are ever changing. Your, "our", involvement and commitment for the preservation and connections of families and communities is a continuous process of evaluation and improvement.

We hope you will come join us for the day on October 14th!

Where: Columbia Metropolitan Convention Center
1101 Lincoln Street, Columbia, SC, 29201
(803-545-0001) (www.columbiaconventioncenter.com)
• Map and directions will be provided with your registration confirmation

Agenda: Registration and Networking Continental Breakfast, 8:00 – 10:00a.m.

Morning Program to start promptly at 10:00a.m.

Morning session includes presentations from:

- Dr. Kathleen Hayes, Director of SCDSS
- Rosalyn Frierson, Director, South Carolina Court Administration
- Tracy Fava, Ann Fontaine of Children's Bureau regional office
- Various SC agency staff and community partners

Networking Buffet Luncheon

Post Lunch Sessions for Workgroups and Focus Groups and reporting

Panel Presentation from GOALL

- "Go Out and Learn Life" – our statewide youth advisory group)

Next Steps and Closing Remarks



CITY OF
SPARTANBURG
HOUSING SERVICES

TELEPHONE: 864.596.3560
FAX: 864.596.2680

www.cityofspartanburg.org

Wes Corrothers
864.596.2907

06/19/2008

Valerie Williams, Executive Director
SC State Housing Finance & Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Re: Redevelopment of Midtowne Heights

Dear Ms. Williams:

Attached is a brief overview of our redevelopment efforts in the Neighborhood Services Department. We hope you will take note of our past accomplishments and partnerships and want to continue to be a part of our redevelopment future. We know your organization can help contribute development expertise, financing experience to help us redevelop underserved areas in Spartanburg. With financial partners like you and using development themes outlined in our Downtown Master Plan, we can convert Midtowne Heights into an attractive, viable, sustainable, and affordable neighborhood.

We will follow up with you in a week to schedule a time for you to visit our City and meet with our Mayor and senior staff and answer any questions you may have.

Sincerely

J. Wesley Corrothers
Neighborhood Services Director

RECEIVED

JUN 20 2008

EXECUTIVE DIRECTOR

Craddock, Ann 6-9005

From: Jeanne Papst [JPapst@spcf.org]
Sent: Wednesday, August 13, 2008 11:29 AM
To: Craddock, Ann 6-9005
Subject: RE: mtg w/Spartanburg officials

Sure thing! Here are the available dates for the remainder of October. Thanks so much!

- ~~10-6~~
- ~~10-10~~
- ~~10-15~~
- ~~10-16~~
- ~~10-17~~
- ~~10-20~~
- ~~10-22~~
- ~~10-23~~
- ~~10-24~~
- ~~10-29~~
- ~~10-30~~
- ~~10-31~~

Oct 6
10 a.m. →
Sbg Co Foundation
424 East Kennedy St
Mary's ofc
Confirmed w/ Mo Thomas
for Oct 6 ✓

Jeanne A. Papst
Executive Assistant
The Spartanburg County Foundation
424 East Kennedy Street
Spartanburg, SC 29302
(864) 582-0138 Business
(864) 573-5378 Fax

Connect to The Power of Generosity. Visit our new website at www.spcf.org.
Click [here](#) to subscribe to our quarterly e-newsletter.



Confirmed in compliance with National Standards for U.S. Community Foundations

NOTICE: This communication is intended only for the person or entity to whom it is addressed and may contain confidential, proprietary, and/or privileged material. Unless you are the intended addressee, any review, reliance, dissemination, distribution, copying or use whatsoever of this communication is strictly prohibited. If you received this in error, please reply immediately and delete the material from all computers. Email sent through the Internet is not secure. Do not use email to send us confidential information such as credit card numbers, PIN numbers, passwords, Social Security Numbers, Account numbers, or other important and confidential information.

From: Craddock, Ann 6-9005 [mailto:Ann.Craddock@schousing.com]
Sent: Wednesday, August 13, 2008 11:10 AM
To: Jeanne Papst
Subject: mtg w/Spartanburg officials

Hi Jeanne...

I just received a call from Mayor Barnet's office – there is a conflict with some of his staff for September 4 – so.... Would you mind giving me some dates for the remainder of October? Thx

Ann

MAPQUEST.

Sorry! When printing directly from the browser your directions or map may not print correctly. For best results, try clicking the Printer-Friendly button.

 **424 E Kennedy St**
Spartanburg, SC 29302-1916



[Mobile](#) | [International](#) | [Toolbar](#) | [MapQuest API](#) | [Business Solutions](#) | [Advertise](#) | [Site Map](#) | [Help](#) | [Settings](#)
[About MapQuest](#) | [Blog](#) | [Privacy Policy](#) | [Terms of Use](#) | ©2008 MapQuest, Inc. All rights reserved.

All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)

MAPQUEST

Sorry! When printing directly from the browser your directions or map may not print correctly. For best results, try clicking the Printer-Friendly button.

START 300 Outlet Pointe Blvd
Columbia, SC 29210-5658

END 424 E Kennedy St
Spartanburg, SC 29302-1916

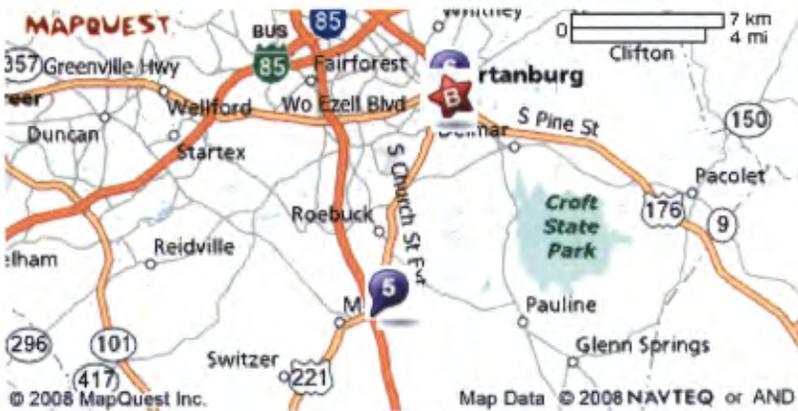
Total Estimated Time: 1 hour 29 minutes Total Estimated Distance: 89.75 miles

▼ Directions from A to B:

-  1: Start out going **NORTHEAST** on **OUTLET POINTE BLVD** toward **BUSH RIVER RD/SC-273**. 0.2 mi
-  2: Turn **RIGHT** onto **BUSH RIVER RD/SC-273**. 0.2 mi
-  3: Merge onto **I-20 E** toward **FLORENCE**. 1.0 mi
-  4: Merge onto **I-26 W** via **EXIT 64B** toward **SPARTANBURG**. 79.1 mi



-  5: Merge onto **US-221 N** via **EXIT 28** toward **SPARTANBURG**. 8.4 mi



-  6: Turn **RIGHT** onto **E HENRY ST/SC-56**. Continue to follow **E HENRY ST**. 0.7 mi



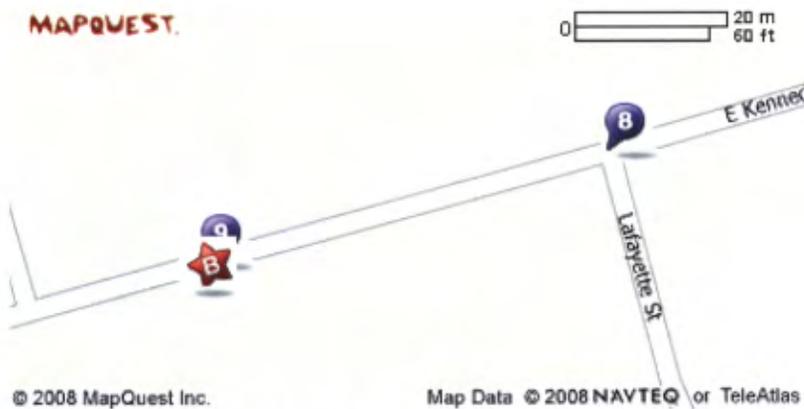
7: Turn LEFT onto LAFAYETTE ST.

0.1 mi



8: Turn LEFT onto E KENNEDY ST.

0.0 mi



9: End at 424 E Kennedy St Spartanburg, SC 29302-1916



Estimated Time: 1 hour 29 minutes Estimated Distance: 89.75 miles

Total Estimated Time: 1 hour 29 minutes **Total Estimated Distance: 89.75 miles**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Greensboro Field Office
Office of Multifamily Housing
1500 Pinecroft Road, Suite 401, Asheville Building
Greensboro, North Carolina 27407-3838
336-547-4000
www.hud.gov • espanol.hud.gov

September 30, 2008

Ms. Valerie M. Williams
Executive Director
South Carolina State Housing Finance
and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

**SUBJECT: Fiscal Year 2008 Annual Compliance Review Report
Section 8 Performance-Based Contract Administration**

We have reviewed your September 11, 2008 response, to the issue of concern and observation contained in the South Carolina State Housing Finance and Development Authority's 2008 Annual Compliance Review Report. As a result of the information provided, we are closing our files regarding the subject review.

Thank you for your prompt response and the courtesy, cooperation, and assistance provided during the course of the noted Annual Compliance Review. Should you have questions regarding this letter, feel free to contact Evelyn Kingsberry, CAOM, at (336) 547-4000, ext. 2029 (voice) or 547-4054 (TTY).

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel A. McCanless, Jr.", written over the word "Sincerely,".

Daniel A. McCanless, Jr.
Director, Greensboro Multifamily Hub

cc:
Roy Tucker
Richard Hutto
Columbia HUD

RECEIVED

OCT 02 2008

EXECUTIVE DIRECTOR

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.

DSS

Serving Children and Families

KATHLEEN M. HAYES, PH.D.
STATE DIRECTOR

MARK SANFORD
GOVERNOR

September 17, 2008

Valerie Williams
SC State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 210

Dear Ms. *Valerie* Williams:

On behalf of the South Carolina Department of Social Services, I would like to invite you to a special Child and Family Services Review Kickoff event that officially marks the beginning of a statewide assessment of South Carolina's child welfare services. This statewide assessment involves us looking at our processes and services with our stakeholders to analyze how we are doing as a state and where we can make improvements. We are asking for your participation because whether you are a parent, youth, foster or adoptive parent, agency staff, or a representative of one of our partner agencies, you are an important stakeholder in the child welfare processes. Your experiences and ideas are valuable and we believe you will find participating in this process exciting as we all begin to work together to further improve child welfare services in South Carolina.

It is important for you to know that this should not be thought of as an invitation only to a one time meeting. There will be additional opportunities for you to provide information and give us feedback on the ongoing results of the statewide assessment process as we progress toward the actual onsite review process next summer. This day long kickoff event will be held on Tuesday, October 14, 2008, in Columbia. Continental breakfast and a buffet lunch will be provided.

For more details, please refer to the enclosed flyers. Contact and return information is provided on the RSVP and Registration form. If you wish to ask further questions before you respond, please contact Louann Sandel at (803) 898-7542 or louann.sandel@dss.sc.gov. We need you to complete and return the RSVP and Registration form no later than September 30th.

Thank you for your contributions to child welfare and your help in this important undertaking.

Sincerely,



Kathleen M. Hayes, Ph.D.
State Director

KMH:ws

Enclosures

RECEIVED

SEP 19 2008

EXECUTIVE DIRECTOR

South Carolina Child and Family Services Review Kickoff
October 14, 2008

Partnering for the Preservation and Connections of Families and Communities

The Child and Family Services Review (CFSR) is a process that assesses how well a state is performing in achieving positive outcomes for children and families engaged in child welfare services – with a focus on: child safety; child permanency; and child and family well-being. This occurs approximately every five years and it's time again for South Carolina!

The CFSR process begins with the primary state agency charged with child protection and permanency, the South Carolina Department of Social Services (SCDSS), working with partners and stakeholders (YOU!) to conduct a self assessment and analysis of the child welfare system in SC. The process then includes a week long onsite visit in which federal and state teams review actual child welfare cases, interview case related parties, and interview community stakeholders.

The onsite review for SC will be July 27 – 31, 2009. That's why we are having this kickoff – we need YOU, our partners and stakeholders - because the preservation and connections of our families and communities is not about one individual or one agency working alone. We need you to help us assess where we are and where we need to be. We need you to assist us in developing any plans for ongoing improvement and the next five year child welfare plan for SC. Even though we are inviting you to a one day event, we all know that families and communities are ever changing. Your, "our", involvement and commitment for the preservation and connections of families and communities is a continuous process of evaluation and improvement. **We hope you will come join us.**

Where: Columbia Metropolitan Convention Center
1101 Lincoln Street, Columbia, SC, 29201
(803-545-0001) (www.columbiaconventioncenter.com)

- Map and directions will be provided with your registration confirmation

Agenda: Registration and Networking Continental Breakfast, 8:00 – 10:00a.m.
Morning Program to start promptly at 10:00a.m.

Morning session includes presentations from:

- Dr. Kathleen Hayes, Director of SCDSS
- Rosalyn Frierson, Director, South Carolina Court Administration
- Tracy Fava, Ann Fontaine of Children's Bureau regional office
- Various SC agency staff and community partners

Networking Buffet Luncheon

Post Lunch Sessions for Workgroups and Focus Groups and reporting

Panel Presentation from GOALL

- "Go Out and Learn Life" – our statewide youth advisory group)

Next Steps and Closing Remarks

RSVP and Pre-Registration Information, CFSR Kickoff, October 14, 2008

Please Complete and FAX this RSVP and Pre registration sheet to:

TO: Jessica Bowles, Jr. Conference Planner
The Center for Child and Family Studies
College of Social Work, University of South Carolina

FAX: 803-777-9409

Yes, I plan to attend and participate

No, I am unable to attend and participate

I am unable to participate at this time, but would like to remain involved.

Name: _____

Email: _____

Phone: (_____) _____ **FAX:** (_____) _____

County of Residence: _____

Please check all that apply – I am a: **Youth in Care** **Birth Parent**
 Foster Parent **Adoptive Parent** **Community Partner**

If you are a Community Partner, please identify your agency: _____

There will be four topics for workgroups, two groups per topic. Please place a 1 beside the workgroup topic in which you would prefer to participate. Place a 2 beside your second choice, and a 3 beside your third choice.

Workgroup Topic A: “Getting the Outcome Results You Need” This workgroup will be assessing current levels of safety, permanency and well being practice performance – with a focus on changing child welfare culture to be more outcome/performance driven.

Workgroup Topic B: “Expediting Permanency” This workgroup will look at issues related to: youth, family and provider involvement in planning and court; permanency options; and timeliness of hearings and exits to permanence. Help us identify best practice strategies.

Workgroup Topic C: “Enhancing Family Centered Practice” This workgroup will review services available for families, agency responsiveness to families, and how we can improve on our involvement with youth and families. Help us identify best practice strategies.

Workgroup Topic D: “Professional Development of Staff and Care Providers” This workgroup will focus on reviewing training provided for agency staff, contract child placing agency staff, our care providers, and trainings offered to community partners. Let us learn more about your needs.

Please Note: We will also have three focus groups and some of you will be selected instead to participate in a focus group.

Content Questions? Contact Louann Sandel at (803)898-7542 or email louann.sandel@dss.sc.gov

Registration Questions? Contact Jessica Bowles at (803)777-5656 or email BowlesJ@gwm.sc.edu

Craddock, Ann 6-9005

From: Rivers, Lisa 6-9384
Sent: Wednesday, August 27, 2008 8:45 AM
To: Craddock, Ann 6-9005; Williams, Valarie 6-9005
Cc: Knight, Ed 6-8686; Shaw, Rene' 6-9498
Subject: Jordan

Mr. Jordan is due for the 5/07 payment. LandAmerica (our tax service) paid taxes on the incorrect parcel in 2007. Mr. Jordan questioned this on 7/25/07. We refunded the difference to the customers account and reanalyzed his account the same day. Mr. Jordan had a significant shortage in his escrow account even after the correction. We spread his payment out to lessen the impact. We began working with him on 7/25/07 to bring his account current. Prior to this we had been attempting to contact him by phone and mail in regards to his delinquent account.

Borrower made no further payments despite qualifying for a workout. We continued to contact him on a regular basis during this time. On 1/7/08 he filed bankruptcy. Mr. Jordan made one payment under his bankruptcy plan on 2/29/08. The bankruptcy was dismissed by the Trustee on 7/08/08 due to non payment. On 7/9/08 we mailed paperwork to the borrower for completion in an attempt to qualify him for a workout. These were mailed to him again on 8/12/08. We have not received this paperwork back to date. Since receiving his letter on 8/22/08 we have been in contact with the insurer of this loan to discuss options they would allow.

The insurer is contacting the Mr. Jordan and should be contacting us today in regards to a workout. After the conversation, we will be responding to Mr. Jordan. I will copy you on the letter.

Lisa

Lisa E. Rivers
Director, Mortgage Servicing
SC State Housing
300C Outlet Pointe Boulevard
Columbia, SC 29210
(803) 896-9384
lisa.rivers@schousing.com

-----Original Message-----

From: Craddock, Ann 6-9005
Sent: Tuesday, August 26, 2008 4:18 PM
To: Rivers, Lisa 6-9384
Subject:

Hi Lisa...

Valarie received a copy of a letter from Jarrah Jordan, 128 legend Oaks, Cola. I think you received a copy as well. Val wants an update on this and a copy of the response if there was one. Thx

Ann

Jarrah D. Jordan
128 Legend Oaks Dr.
Columbia, S. C. 29229

RECEIVED
AUG 22 2008
EXECUTIVE DIRECTOR

August 21, 2008

S.C. State Housing Fin. & Dev. Authority
300 C Outlet Pointe Blvd.
Columbia, S. C. 29210

To Whom It May Concern,

Please let this letter suffice as my official and written notice to SC State Housing Authority, concerning the error in determining, and my subsequent house / mortgage payment dispute.

I purchased this house in October of 2005. The taxes for the first year \$430, was paid by me directly to the tax office. In February 2007, I was informed by my account rep. (via regular mail), Ms. Jeanne Marvin, that my I needed to pay \$2200 toward my housing taxes, or that my regular payments would increase from \$624 to \$944.

After looking into the matter further and conferring with Ms. Marvin, we found that the monies that were accumulated, in escrow in the amount of \$1800, was paid incorrectly on a different house. This \$1800 was not a part of the \$2200, that was now being requested.

In April 2007, a notice from the tax office was posted on my door, stating that taxes were in default. But per Ms. Marvin, \$1800 in taxes had already been paid per the computer screen. As I stated the tax monies had been paid on a different house, a house with a similar address but much larger in size, which necessitated a larger tax payment and thereby a larger house payment.

When I told them that I could not pay the \$2200, upfront my regular payment jumped to \$944, of which I was only able to pay one month, at that amount. I then spoke to Ms. Marvin in March stating that this new payment was too high to maintain. Per Ms. Marvin, these new payments would have to be maintained or I would default. No payments were made from April to July at the new rate, in July I received a forbearance plan packet, for which I did not qualify.

In September, a new forbearance plan was sent, for which I then qualified, the new payment plan sought to include past due payments, late charges and the current payment due. The new plan required payments in the amounts of either \$2743 up front or 1 payment on the 1st of \$753.64, 2nd payment due on the 16th of \$251.21. Again these payments were not affordable to me.

My continued complaint to Ms. Marvin went unheeded, that the confusion with the tax payment was not my fault, and that I should not be penalized for their error. Had this not have occurred I could have continued to make my regular payment of \$624. To this date I have not been able to get a satisfactory answer from anyone at SC SHA, concerning correcting the mess they've made, of my account, my good credit and my payment schedule. My hopes are that through this letter, someone will take notice and correct this matter before any further damage is done to my good name. Before this began I had excellent credit. Trying to keep my house under the plans given me by SC SHA, have caused an adverse affect in every other area of my financial obligations. Somebody PLEASE HELP.

I welcome any direct inquiries to me concerning this matter, in hopes that this situation can be resolved properly and expeditiously, I do not want to lose my home, it's all I have. So please if I can help to or by answering any questions in this matter, I can be reached on my cell phone at 803/210-5588, at any time,

(Continued On Next Page)

Jarrah D. Jordan

there may be some occasions when I cannot answer right away, but please leave a message, I will call you right back.

Sincerely,

Jarrah D. Jordan

CC:

Valerie Williams, Executive Director - SC SHA

Lisa Rivers, Escrow Accounts Director - SC SHA

Jeanne Marvin, Loan Account Representative – SC SHA

Bothwell F. Graham, Esq.

Jarrah D. Jordan
128 Legend Oaks Dr.
Columbia, S. C. 29229

August 21, 2008

S.C. State Housing Fin. & Dev. Authority
300 C Outlet Pointe Blvd.
Columbia, S. C. 29210

To Whom It May Concern,

Please let this letter suffice as my official and written notice to SC State Housing Authority, concerning the error in determining, and my subsequent house / mortgage payment dispute.

I purchased this house in October of 2005. The taxes for the first year \$430, was paid by me directly to the tax office. In February 2007, I was informed by my account rep. (via regular mail), Ms. Jeanne Marvin, that my I needed to pay \$2200 toward my housing taxes, or that my regular payments would increase from \$624 to \$944.

After looking into the matter further and conferring with Ms. Marvin, we found that the monies that were accumulated, in escrow in the amount of \$1800, was paid incorrectly on a different house. This \$1800 was not a part of the \$2200, that was now being requested.

In April 2007, a notice from the tax office was posted on my door, stating that taxes were in default. But per Ms. Marvin, \$1800 in taxes had already been paid per the computer screen. As I stated the tax monies had been paid on a different house, a house with a similar address but much larger in size, which necessitated a larger tax payment and thereby a larger house payment.

When I told them that I could not pay the \$2200, upfront my regular payment jumped to \$944, of which I was only able to pay one month, at that amount. I then spoke to Ms. Marvin in March stating that this new payment was too high to maintain. Per Ms. Marvin, these new payments would have to be maintained or I would default. No payments were made from April to July at the new rate, in July I received a forbearance plan packet, for which I did not qualify.

In September, a new forbearance plan was sent, for which I then qualified, the new payment plan sought to include past due payments, late charges and the current payment due. The new plan required payments in the amounts of either \$2743 up front or 1 payment on the 1st of \$753.64, 2nd payment due on the 16th of \$251.21. Again these payments were not affordable to me.

My continued complaint to Ms. Marvin went unheeded, that the confusion with the tax payment was not my fault, and that I should not be penalized for their error. Had this not have occurred I could have continued to make my regular payment of \$624. To this date I have not been able to get a satisfactory answer from anyone at SC SHA, concerning correcting the mess they've made, of my account, my good credit and my payment schedule. My hopes are that through this letter, someone will take notice and correct this matter before any further damage is done to my good name. Before this began I had excellent credit. Trying to keep my house under the plans given me by SC SHA, have caused an adverse affect in every other area of my financial obligations. Somebody PLEASE HELP.

I welcome any direct inquiries to me concerning this matter, in hopes that this situation can be resolved properly and expeditiously, I do not want to lose my home, it's all I have. So please if I can help to or by answering any questions in this matter, I can be reached on my cell phone at 803/210-5588, at any time,

(Continued On Next Page)

Jarrah D. Jordan

there may be some occasions when I cannot answer right away, but please leave a message, I will call you right back.

Sincerely,

Jarrah D. Jordan

CC:

Valerie Williams, Executive Director - SC SHA

Lisa Rivers, Escrow Accounts Director - SC SHA

Jeanne Marvin, Loan Account Representative – SC SHA

Bothwell F. Graham, Esq.

RICHLAND COUNTY
REAL PROPERTY
TAX NOTICE

1 NOTICE NO. R-2006-085188	2 TAX DIST. ZDP			
PAY THIS AMOUNT BY JANUARY 16, 2007	AFTER JANUARY 16, 2007	AFTER FEBRUARY 1, 2007	AFTER MARCH 16, 2007	INDICATE AMOUNT PAID
913.04	940.43	1,004.34	1,050.00	

JORDAN JARRAH D

23116-05-01- 128 LEGEND OAKS DR

PLEASE PAY ONE OF THE AMOUNTS ACCORDING TO DATE
PAYMENT REACHES TREASURER'S OFFICE

PLEASE PUT ANY DIFFERENT RETURN
ADDRESS ON BACK OF THIS FORM.

AVOID STANDING IN LINES

PAY BY MAIL TO: RICHLAND COUNTY TREASURER OR
CREDIT CARD AT: www.richlandonline.com

OR CALL: 803-576-2262

3200600085188 0000913042

PLEASE RETURN THIS TOP PORTION
 WITH YOUR PAYMENT. MAKE CHECKS PAYABLE TO
 RICHLAND COUNTY TREASURER
 OR CREDIT CARD AT: www.richlandonline.com
 OR CALL: 803-576-2262
 DETACH ALONG THIS PERFORATION

2006

RICHLAND COUNTY
REAL PROPERTY
TAX NOTICE

PAY THIS AMOUNT BY JANUARY 16, 2007	AFTER JANUARY 16, 2007	AFTER FEBRUARY 1, 2007	AFTER MARCH 16, 2007	INDICATE AMOUNT PAID
913.04	940.43	1,004.34	1,050.00	

TAX MAP
NUMBER

23116-05-01-

PROPERTY
LOCATION

LOT 1

PRIOR
YEAR TAX

60X110.9X14.2X50X120.9

LEG. RES	NOTICE NUMBER	TAX DIST.	PROPERTY DESCRIPTION	TAX DISTRIBUTION		
YES	R-2006-085188	ZDP	128 LEGEND OAKS DR	DOLLAR AMOUNT	ALLOCATION	%
ACRES	APPRaised VALUE TAXABLE	RATIO	ASSESSED VALUE		SCHOOL TAXES	26.8
	79,600	.04	3,180	245.50		
ENTITY	TOTAL ASSESSED VALUE	MILLS	TAX	217.19	SCHOOL BONDS	23.8
COUNTY	3,180	388.7	1,236.07	62.50	COUNTY * †	6.8
IMPORTANT PLEASE RETURN THE TOP PORTION WITH YOUR PAYMENT ENCLOSED IN THE RETURN ENVELOPE PROVIDED BELOW. MAKE CHECK PAYABLE TO: RICHLAND COUNTY TREASURER IF YOU HAVE A DIFFERENT MAILING ADDRESS PLEASE INDICATE NEW ADDRESS ON BACK OF RETURN PORTION IN SPACE SHOWN.				27.03	COUNTY BONDS	3.0
				55.33	FIRE SERVICE	6.1
				41.66	PUBLIC LIBRARY	4.6
				39.11	RECREATION	4.3
				6.68	RIVERBANKS ZOO	.7
				9.22	MIDLANDS TECH	1.0
				3.82	MENTAL HEALTH	.4
				.00	EAST RICH. PSD	.0
				.00	CITY †	.0
				205.00	GARBAGE	22.5
913.04	PAY THIS AMOUNT					

* COUNTY INCLUDES - OPERATIONS, LANDFILL, CAPITAL REPLACEMENTS,
CONSERVATION COMMISSION AND NEIGHBORHOOD REDEVELOPMENT.

† LOCAL OPTION SALES TAX CREDIT HAS BEEN APPLIED TO YOUR COUNTY
AND CITY TAX DISTRIBUTION.

DETACH ENVELOPE ALONG THIS PERFORATION



RICHLAND COUNTY TREASURER

P.O. BOX 11947

COLUMBIA SC 29211-1947

EXECUTION NOTICE

REAL ESTATE

**THESE TAXES ARE PAST DUE! PAY NOW TO
AVOID ADVERTISEMENT AND SALE OF PROPERTY**

YEAR	BILL NUMBER	TAX MAP #	DIST.
R-2006	085188	23116-05-01	2DP

PROPERTY DESCRIPTION	LEVY YEAR	ASSESSMENT VALUE	TOTAL
	2006	3,180	1,050.00
128 LEGEND OAKS DR			
15577 1 AV 0.293 15577 1 AV 0.293 JORDAN JARRAH D 128 LEGEND OAKS DR COLUMBIA SC 29229-7140	015577 15577 64		
R			
	AMOUNT DUE BY	5/18/2007	\$ 1,050.00
	EXECUTION COST		\$ 70.00
	AMOUNT DUE AFTER 5/18/2007		\$ 1,120.00

IF THESE TAXES, ASSESSMENTS, PENALTIES AND COSTS ARE NOT PAID BY 11/30/2007. THE PROPERTY MUST BE DULY ADVERTISED AND SOLD FOR DELINQUENT PROPERTY TAXES, ASSESSMENTS, PENALTIES AND COSTS.

231160501

RICHLAND COUNTY WILL BE SELLING MOBILE HOMES IN THE 12/03/2007 TAX SALE

IF YOU DO NOT PAY THE AMOUNT DUE, THE FOLLOWING ACTIONS WILL BE TAKEN:

1. AN "OFFICIAL NOTICE OF LEVY" WILL BE MAILED TO YOU.
2. A SIGN MAY BE PLACED ON YOUR PROPERTY ANNOUNCING THAT THE PROPERTY IS TO BE SOLD FOR NON-PAYMENT OF TAXES.
3. YOUR PROPERTY WILL BE ADVERTISED IN A LOCAL NEWSPAPER.
4. YOUR PROPERTY WILL BE SOLD AT A PUBLIC AUCTION.

SEE IMPORTANT PHONE NUMBERS ON BACK

IF THIS BILL IS INCORRECT: PLEASE CALL 803-576-2250

▼ TEAR AT PERFORATION AND RETURN BOTTOM PORTION WITH PAYMENT ▼

*** CREDIT CARD PAYMENT FOR LEVY YEAR 2006 ONLY ***

BILL NUMBER: R-2006-085188 YOU CAN PAY BY CREDIT CARD AT WWW.RICHLANDONLINE.COM OR CALL 803-576-2262. THERE IS A 2% PROCESSING FEE.

TAX MAP #: 23116-05-01

AMOUNT DUE \$ 1,050.00

AMOUNT DUE AFTER 5/18/2007 \$ 1,120.00

JORDAN JARRAH D

MAKE PAYMENTS TO:

128 LEGEND OAKS DR
COLUMBIA SC 29229

15577 1 AV 0.293
RICHLAND COUNTY TREASURER
 PO Box 11947
 Columbia SC 29211-1947

R

South Carolina State Housing Finance and Development Authority



300-C Outlet Pointe Blvd., Columbia, SC 29210

Telephone: (803) 896-9437

Fax: (803) 896-8592

TTY: (803) 896-8831

Telephone: (803)-896-9001

Toll Free: 1-800-476-0412

www.schousing.com

November 6, 2007

Jarrah Jordan
128 Legend Oaks Drive
Columbia, SC 29229

Loan #21468

Dear Mortgagor:

The South Carolina State Housing Finance & Development Authority has agreed to grant you a forbearance agreement to bring your delinquent mortgage payments current. The forbearance agreement allows you an extended period of time to pay your past due balances. Your loan is currently past due \$ **6,029.12** for the months of **April 2007 thru November 2007**. To enter this agreement you must make the monthly mortgage payment of **\$753.64** and the forbearance agreement portion of **\$251.21** monthly for the remainder of the agreement. **Only certified funds (cashiers check or money order) will be accepted during the forbearance agreement period.** A payment schedule through **March 2008**, which **excludes** outstanding late fees, is provided below.

Nov 16, 2007	\$1,205.82	– 20% down to South Carolina Housing	
Nov 16, 2007	\$1,504.50	– Finkel Law Firm LLC	
Nov 16, 2007	\$ 33.00	– South Carolina State Housing	
Dec 1, 2007	\$753.64	Feb 1, 2008	\$753.64
Dec 16, 2007	\$251.21	Feb 16, 2008	\$251.21
Jan 1, 2008	\$753.64	Mar 1, 2008	\$753.64
Jan 16, 2008	\$251.21	Mar 16, 2008	\$251.21

Yearly, an escrow analysis is performed that may cause a change in your monthly mortgage payment. When this occurs, we will issue a new forbearance agreement document to include any changes to your payment, and a new payment schedule. The new document is necessary to continue with the agreement until the full amount of your delinquent balance is collected.

Jarrach Jordan
178 Legend Oaks Dr
Columbia S.C 29229

Attention - Valerie Williams
Personal & Confidential



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Greensboro Field Office
Office of Multifamily Housing
1500 Pinecroft Road, Suite 401, Asheville Building
Greensboro, NC 27407-3838
336-547-4000
www.hud.gov • espanol.hud.gov

File 9/8
this could
9/12
Returned
Resp
9/12
Sherry L.

August 14, 2008

Ms. Valerie M. Williams
Executive Director
South Carolina State Housing Finance
and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

**SUBJECT: Fiscal Year 2008 Annual Compliance Review Report
Section 8 Performance-Based Contract Administration**

Thank you for the courtesy, cooperation and assistance of your staff during the U.S. Department of Housing and Urban Development's Annual Compliance Review conducted April 29, 2008 to July 17, 2008. During the review, we interviewed your Section 8 Performance-Based Contract Administration staff, performed site reviews of selected properties, and reviewed Section 8 contract files to assess Annual Contributions Contract (ACC) compliance related to the incentive-based performance standards and general management operations.

Enclosed is the 2008 Annual Compliance Review Report detailing the review results. This report contains an issue of concern, an observation, and corrective actions. Within 30 days of receipt of this letter, advise us of the actions taken relative to the noted issue of concern and observation. Please submit your response to Evelyn Kingsberry, Contract Administrator Oversight Monitor (CAOM), at the address shown in the letterhead.

Should you have questions regarding this letter and the enclosed review report, feel free to contact Ms. Kingsberry at (336) 547-4000, ext. 2029, or Sandra Wood at (803) 765-5173.

Sincerely,

Daniel A. McCannless, Jr.
Director, Greensboro Multifamily Hub

Enclosure
cc:
Richard Hutto
Roy Tucker
Columbia HUD

RECEIVED

AUG 18 2008

EXECUTIVE DIRECTOR

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.

**ANNUAL COMPLIANCE REVIEW
SECTION 8 PERFORMANCE-BASED CONTRACT ADMINISTRATOR
SOUTH CAROLINA STATE HOUSING FINANCE & DEVELOPMENT AUTHORITY**

REVIEW DATES: July 16, and 17, 2008 (Review of PBCA Office Files)
April 29, 2008 to May 22, 2008 (On-Site/Shadow Reviews)

REVIEW TEAM: Evelyn Kingsberry, Contract Administrator Oversight
Monitor (CAOM), Team Leader
Sandra Wood, Supervisory Project Manager
Dawn Beard, Senior Project Manager
Harriette Bost, Project Manager

GENERAL OPERATIONS

The South Carolina State Housing Finance and Development Authority (SCSHFDA) is the Section 8 Performance-Based Contract Administrator (PBCA) for the state of South Carolina. It is an agency of the South Carolina State Government and, as of June 30, 2008, had 271 Section 8 contracts. The Rental Assistance and Compliance Division performs the Section 8 Contract Administration activities. However the Finance Office, Information Technology Office, and an Internal Auditor provide support.

The SCSHFDA has a library that contains HUD Handbooks, Notices, Regulations, the Section 8 PBCA Guidebook, and other references. These resources and the Annual Contributions Contract (ACC) provide the PBCA staff with guidance on the work they are required to complete. In addition to these resources, the SCSHFDA's PBCA staff is kept up-to-date on policy and procedure changes by e-mails, during training (internal and external), over the internet, and during staff meetings.

Fidelity bond coverage of \$10,000,000 is maintained and is effective until November 1, 2008. The SCSHFDA's fidelity bond policy covers all of the agency's employees, reflects HUD as a Loss Payee, and is adequate to cover the Housing Assistance Payment receipts after the offset of the Section 202 mortgages.

It was noted that the SCSHFDA's PBCA staff have developed some excellent computer spreadsheets, checklist, reports, tracking logs, and other automated tools. For fiscal year 2008, the SCSHFDA implemented their Document Management System, that utilizes imaging to enhance processing, response and retrieval of property files and related documentation; the procedural changes related to the 4350.3 Change 2; and the procedural changes related to iREMS. We commend the SCSHFDA's PBCA staff for the tools they have developed to ensure compliance with the requirements of their ACC and the applicable HUD policies and procedures.

In an effort to work towards the goal of making sure all the requirements of HUD and the ACC are met, information is shared and direct communication between the SCSHFDA, the owners,

the CAOM, and other HUD staff occurs when necessary and appropriate. Such communication and information sharing is done by e-mail, telephone, fax, during meetings, and in writing. So far there is an excellent and professional working relationship between the owners, the SCSHFDA, the CAOM, and other HUD staff.

NOTIFICATIONS AND CERTIFICATIONS

For those with speech or hearing disabilities, the SCSHFDA has an operable TDDY phone on the receptionist's desk. The TDDY phone number is posted in the lobby and it is reflected on the SCSHFDA's letterhead. Also posted in the lobby, is the Equal Employment Opportunity Notice.

The SCSHFDA's fiscal year 2008 Annual Conflict of Interest Certifications, have been updated and are acceptable to HUD. These certifications are obtained and maintained by the SCSHFDA's Rental Assistance and Compliance Division.

QUALITY CONTROL AND INTERNAL CONTROLS

The SCSHFDA maintains a system of detailed records, segregation of duties, independent reviews and review checks, and system security, as a safeguard against potential fraud, waste and abuse. Quality Control reviews are conducted by the PBCA staff in accordance with the HUD requirements and those of the SCSHFDA. These reviews are done monthly and are conducted by the supervisory and senior PBCA staff. In addition, reviews are done by the SCSHFDA's Internal Auditor.

SYSTEMS

A coordinator in the Information Technology Division handles the access and access terminations for the SCSHFDA's computer systems. The Secured System Coordinator handles the access and access terminations for the HUD Secure Systems (iREMS, LOCCS, and TRACS). Currently the Contract Administration Director has access to HDS (the SCSHFDA's computer system), iREMS, LOCCS, and TRACS; the Director of Finance has access to HDS, iREMS, LOCCS, and TRACS; the Asset Managers have access to the HDS Asset Manager Section, and the view only section for the vouchers; and the Voucher Staff have access to HDS, the Voucher Processing Systems, and TRACS. Also, the SCSHFDA has taken steps to assure proper security is in place for all the data systems and for the data stored in the same.

INCENTIVE –BASED PERFORMANCE STANDARD (IBPS) ACC CORE TASKS

For the annual compliance review IBPS core tasks and the SCSHFDA's compliance with each task requirements, the last page of this report reflects the PBCA contracts reviewed. Of these eleven contracts, three special claims were reviewed, five of the contracts also received an on-site/shadow review, and one received only an opt-out file review. In addition to the PBCA file reviews, we also reviewed the HUD files, various logs, tracking tools, and HUD Systems data (iREMS, TRACS, and LOCCS).

IBPS 1 and 2: Management and Occupancy Reviews, and Civil Rights Compliance

The SCSHFDA is utilizing the required HUD-9834 for Management and Occupancy Reviews, and the required FHEO questionnaire for FHEO Compliance Reviews. For the contract files reviewed, the SCSHFDA completed the Management and Occupancy Reviews timely, submitted timely reports to the owners/agents and HUD, and made the required iREMS entries. It was also noted that the required FHEO reports were completed, submitted timely, and iREMS updated. However during the on-site/shadow reviews, we had the following issue of concern and observation:

Shannon Park (SC16H055036)

Issue of Concern:

The Management and Occupancy Review (MOR) reflects that a disability verification was not in the file of Edwards, in Unit G-08, and that the resident was not entitled to medical expenses. However, the HUD reviewer noted that the resident is 75 years of age and not required to have a disability verification. For more information, see HUD Handbook 4350.3 REV-1, Paragraph 5-10.D (page 5-43).

Corrective Action:

Confirm that the appropriate corrective actions have been taken, such that all eligible medical expenses are allowed for Unit G-08.

Clinton Manor (SC160061005)

Observation:

The HUD reviewer noted that Price, in Unit 1E, receives social security and no disabled family deductions. Also noted is that the file documentation did not reflect whether the resident is eligible for such deductions (i.e. a \$400 family deduction and the allowable medical expense deduction).

Corrective Action:

Confirm that an effort has been made to determine whether Unit 1E qualifies for the noted family and medical expense deductions (for more information, see HUD Handbook 4370.3 REV-1, Paragraph 5-10.D & E). If so, take steps to assure the resident is given credit for all allowable deductions retroactive to the time they should have been allowed.

IBPS 3: Rent Adjustments

Of the contract files reviewed, the rental adjustments were processed as timely as possible, and in accordance with the ACC and HUD rental adjustment requirements. It was also noted that the changes in monthly reserve deposits were handled properly, and that the required iREMS entries were made.

IBPS 4 and 5: Section 8 Contract Opt-Out and Terminations

The opt-out file for Branchwood Apartments (SC16R000018) was reviewed for these tasks, and it was noted that it contained the required file documentation. Also noted is that this opt-out was

processed in accordance with the ACC and other HUD requirements, and that the required iREMS entries were made.

IBPS 6 and 7: Section 8 Vouchers and Notices of Corrective Actions

For these tasks, we reviewed 10 voucher processing files, three special claims, and the iREMS, TRACS, and LOCCS information relative to the same. The vouchers and special claims reviewed, were processed in accordance with the ACC and other HUD voucher and special claims processing requirements. In addition, the required iREMS updates were made and the required special claims log is being maintained. While there were no underpayments noted, an overpayment was noted for Prescott Manor (SC160076005). However, the overpayment was caught by the SCSHFDA, and the appropriate corrective actions were taken.

IBPS 9 and 10: Life Threatening and Non-Life Threatening Health & Safety Issues

Of the contract files reviewed, it was noted that the life threatening and non-life threatening health and safety issues were responded to in accordance with the ACC. Also noted is that the required tracking system is maintained, and that it covers the PBCA health and safety and community/resident inquiries and complaints. In addition to this, the required iREMS entries were made.

IBPS 11: Budgets, Requisitions, and Revisions

Budgets, requisitions, and revisions, are no longer required by HUD. For more information regarding this, see the February 7, 2001 memorandum from Fred Tombar (the previous Director of the Office of Housing Assistance and Contract Administration Oversight) to the Performance-Based Section 8 Contract Administrators, called "Modification of Procedure for Payments under Multifamily Housing's Performance-Based Section 8 Annual Contributions Contracts."

IBPS 12: Year-End Statement/Annual Certification

All of the information required for this task was provided as timely as possible, with the allowance to submit the required Annual Interest Earned Certification and CMIA after the SCSHFDA receives the CMIA from the State Treasury's Office. As a result of the date HUD received the required information for fiscal year 2007, we expect to receive the SCSHFDA's fiscal year 2008 CMIA and Annual Interest Earned Certification by the end of December 2008.

IBPS 13: Public Housing Agency Audit

The required annual audited and unaudited financial statements were submitted to HUD in accordance with the requirements of OMB Circular A-133 and the SCSHFDA's ACC.

IBPS 14: Renewal of Expiring Section 8 Contracts

During our review of the contract renewals, for the selected contracts, it was noted that they were processed in accordance with the ACC and the HUD contract renewal procedures. It was also noted that there were processing delays beyond the control of the PBCA, of which the SCSHFDA handled appropriately. In addition, it was noted that the required iREMS entries were made.

IBPS 15: General Reporting

The required monthly, quarterly, and annual reports were submitted in accordance with the ACC and guidebook requirements.

IBPS 16: Monitoring Physical Inspection Results

Of the contract files reviewed, the SCSHFDA obtained the required EH&S certifications and updated iREMS. However, there were problems with iREMS providing event notifications and retaining project action entries. However, the EH&S certifications were obtained as soon as possible and iREMS was updated as soon as possible.

**South Carolina State Housing Finance and Development Authority's
2008 Annual Compliance Review
Contract Review List**

On-Site/Shadow Review Contracts

Property	Contract Number
Clinton Manor	SC160061005
Manning Gardens	SC160055008
Prescott Manor	SC160076005
Redwood Village	SC160076065
Shannon Park	SC16H055036

PBCA Office Review Contracts

Property	Contract Number
Belton Woods	SC16M000055
Branchwood	SC16R000018
Brockington Heights	SC16M000084
Clinton Manor	SC160061005
Manning Gardens	SC160055008
Palmetto Terrace	SC16M000076
Prescott Manor	SC160076005
Redwood Village	SC160076065
Shannon Park	SC16H055036
Spring Grove	SC160056002
Twin Oaks	SC16M000014

An opt-out only review was done for Branchwood Apartments (SC16R000018).

Special Claims Reviewed

Property	Contract Number	Claims Number
Belton Woods	SC16M000055	SC800129980114
Prescott Manor	SC160076005	SC800129980371
Spring Grove	SC160056002	SC800129970485



Tracey
Richard

August 15, 2008

Ms. Valarie Williams
Executive Director
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Williams,

This year marks a very special time for HDS as we celebrate our 10th anniversary. It has been a very rewarding journey for us, and we are honored to have had the opportunity to provide our products and services to the Affordable Housing and Community Development industries.

HDS has grown from an eight-person start up software firm to an established going concern. Our *commitment* is to the Affordable Housing, Community and Economic Development vertical markets. Although we are a Customized COTS vendor, we have also expanded our operations to provide custom integrated solutions. As a software solutions provider, the systems are just a small piece of what we do; we also provide implementation services, business analysis, special projects, sub-contractor services to agencies, including compliance, program management, and other market related activities .

As we have grown these past couple of years, the management of HDS has also changed. Our management approach continues to be 'team-based', anchored by Software Development, Business & Implementation, Program Management & Compliance, IT QA/QC, Marketing and Administration. This structure has allowed us to implement many of the business process changes needed for our industry, and to provide you better product and services.

I wanted to take this opportunity to formally advise you that Mr. Matt Gilson is no longer affiliated with HDS in any way. Matt is pursuing other personal and professional interests outside of our affordable housing, community and economic development markets, and we wish him much success in his future endeavors.

In looking ahead, we have many exciting changes which have been implemented during these past couple of years, and new ones well in progress. HDS is successfully converting all of its systems to .NET, with many of them finished. This will provide your agency with an increased lifecycle and ROI on your software investments.

We will be releasing our version 8.1 in September of this year, which among other things includes the large scale TRACS 202C iMAX iREMS re-write. Additionally, we are launching the first phase of our Funds Management Project and Activity Tracking Module also re-written in .NET.

The Multifamily Underwriting and Asset Management Systems have also undergone re-writes, and we are excited to implement our Single Family Mortgage Compliance system users into our new Single Family Management System, and finally retire MC.

This year's User Conference scheduled for September 28-October 1st, 2008 will showcase these new system modules and rewrites, in addition to many more. We have changed the format of the conference to include more training in specific system areas, and amplified HDS/Agency IT workshops to promote better system uses, implementation and release methods, quality control and security and a better insight to the HDS development and planning roadmap.

We are anticipating a very successful and beneficial conference for agency users and I ask you to support your agency staff's attendance as needed. There is no question they will greatly benefit from the conference workshops. The Conference registration and hotel information can be found on our website at <http://www.hdssoftware.com/conference>. The detailed track/session agenda will be updated frequently during the next few weeks, so please make sure you visit often.

On behalf of all of us at HDS, we want to take this opportunity to thank South Carolina State Housing Finance and Development Authority for your business through the years. I look forward to the opportunity of working closer together with you and your staff. I am available to speak with you at any time (as is my direct staff) and trust you will contact us should you like to discuss new business opportunities or have any questions.

We look forward to your continued support, and hope to see your agency staff at our conference!

Sincerely yours,



Cristina Miranda Gilson
President and CEO
cristina.gilson@hdssoftware.net
(954) 217-9597 ext 201

STATE OF SOUTH CAROLINA
State Budget and Control Board

OFFICE OF RESEARCH & STATISTICS

Ed Clayton

MARK SANFORD, CHAIRMAN
GOVERNOR
CONVERSE A. CHELLIS III, CPA
STATE TREASURER
RICHARD ECKSTROM, CPA
COMPTROLLER GENERAL



HUGH K. LEATHERMAN, SR.
CHAIRMAN, SENATE FINANCE COMMITTEE
DANIEL T. "DAN" COOPER
CHAIRMAN, WAYS AND MEANS COMMITTEE
FRANK W. FUSCO
EXECUTIVE DIRECTOR

REMBERT C. DENNIS BUILDING
1000 ASSEMBLY STREET, SUITE 425
COLUMBIA, SOUTH CAROLINA 29201

Bobby Bowers
DIRECTOR

August 26, 2008
Ms. Valarie Williams
Interim Executive Director
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

A complete and accurate census count of every residence of South Carolina is important. The census affects political representation and directs the allocation of billions of dollars in federal funding. The U.S. Bureau of the Census has the responsibility to conduct the census count but a successful census also depends on active state and local government participation.

The Office of Research and Statistics State Data Center with the Charlotte Regional Office of the U.S. Bureau of the Census will conduct a one day meeting with an overview of the 2010 Census plans and programs, and use of census data.

You are invited to attend this one day meeting to be held in the Vista Room at the State Museum located at 301 Gervais Street, Columbia on **October 20, 2008**. The meeting will run from **8:45 to 4:30 with lunch included**. In order to provide lunch we need to know the number of persons attending. Please contact Amy Simpson no later than October 1, 2008. Amy may be contacted at: phone 803 734-3793, fax 803 734-3619, e-mail amy.simpson@ors.sc.gov.

We all need to be committed to making the 2010 Census a success for our state. This meeting is a part of the process to that success. I look forward to working with you to insure an accurate census count in South Carolina.

Sincerely,

Bobby M. Bowers
Bobby M. Bowers

RECEIVED

AUG 27 2008

EXECUTIVE DIRECTOR

ECONOMIC RESEARCH
WILLIAM GILLESPIE
(803) 734-3805

GEODETTIC SURVEY
5 GEOLOGY ROAD
COLUMBIA, S.C. 29210
LEWIS LAPINE
(803) 896-7700

ADMINISTRATION MANAGER
DIANE PORTER
(803)734-3802

HEALTH & DEMOGRAPHICS
STATISTICS
1919 BLANDING STREET
COLUMBIA, S.C. 29201
WALTER P. BAILEY, M.P.H.
(803) 898-9941



SOUTH CAROLINA QUALITY FORUM

University of South Carolina Upstate • 800 University Way • Spartanburg, SC 29303

Phone: 1-888-231-0578 • Fax: 864-503-5995 • Web: www.scquality.com

An Affiliate of the South Carolina Chamber of Commerce

E. a. Clayton

August 15, 2008

Valerie Williams
State Housing Finance & Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

RECEIVED
AUG 27 2008
EXECUTIVE DIRECTOR

Dear Ms. Williams:

The South Carolina Quality Forum (SCGQA) cordially invites you and your organization to participate in our annual South Carolina Governor's Quality Award Conference. The SCGQA is modeled after the national Malcolm-Baldrige Quality Award, the highest quality distinction in the United States. If your organization is searching for a model that leads to Business Excellence then this is a "must attend" conference. The conference will take place on **Wednesday, October 22, 2008** at the **Columbia Conference Center** in Columbia, SC. We are excited to have as featured speakers two National Baldrige Award recipients, Ms. Sonia Rhodes, Vice President, Sharpe HealthCare, 2007 winner and Mr. David Porter, Senior Vice President, Harland-Clarke, 2001 winner. 3rd District Congressional Representative J. Gresham Barrett and Dr. Harry Hertz, Executive Director, Baldrige National Quality Program will be on hand to present awards to this year's South Carolina winners.

What is Baldrige? A proven, flexible set of criteria developed by key industry and government leaders to improve business results, to facilitate sharing of best practices and to serve as a working tool for managing performance. Baldrige is utilized by many Fortune 500 companies and followers have a 4 to 1 ratio of success to non-followers.

The Baldrige Criteria for Performance Excellence:

- Provides an integrated approach to organizational performance applicable to any company yielding sustained results.
- Enhances all quality management systems such as ISO and company developed quality systems.
- Provides a roadmap for perfect alignment of business objectives and results.
- Promotes a culture of "continuous improvement" throughout an organization.
- Promotes innovation, employee involvement and employee recognition.
- Improves business processes, customer satisfaction which leads to increased profits.

As a quality conscious leader, why should you attend the SCGQA conference?

- Attend workshops covering topics that can assist in leading your organization to business excellence.
- Learn how the Baldrige model can help your organization.
- Network and benchmark with other company leaders to promote quality and discuss business.
- Experience how state government and business work together towards a common quality goal.
- Promote Quality throughout South Carolina.

We also offer you several other opportunities to showcase your organization. You will receive recognition at the conference if you would like to provide us a promotional door prize item or small item with your organization's logo for participant's goody bag or purchase a display table for \$50.00, which includes lunch for one person. We hope you will consider one of these options and to meet you at this year's conference.

The conference cost will be \$130.00 per person, group discounts available. A brochure outlining conference details will be mailed to you in the near future. If you need additional information please contact Ms. Jeanette Reeves, University of South Carolina Upstate at 1-888-231-0578 or check our web site www.scquality.com.

Sincerely,

Robert L. Colones

Chair, SC Quality Forum Advisory Board

Suzanne W. Rast

Chair, SC Quality Forum Steering Committee

NATIONAL BALDRIGE WINNERS-2007

- PRO-TEC Coating Co.
- Mercy Health System
- Sharp HealthCare
- City of Coral Springs
- U.S. Army Armament Research, Development and Engineering Center



SCGQA WINNERS - 2000 - 2005

- Wackenhut Services
- Standard Corporation
- Robert Bosch Corp-Spartanburg
- Bridgestone/ Firestone
- Dana-Wix Filtration Products
- McLeod Regional Medical Center

SOUTH CAROLINA LAW ENFORCEMENT DIVISION

cc: Tracey Cynthia

MARK SANFORD
Governor



REGINALD I. LLOYD
Director

July 30, 2008

Ms. Valarie M. Williams
Executive Director
S.C. State Housing Finance & Dev.
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

I am in receipt of your letter dated July 24, 2008, regarding allegations of inappropriate conduct by a former employee of your agency. I appreciate you taking the time to inform our agency of this matter.

If you have any questions regarding this matter, or if this Division can be of any additional assistance to you, please do not hesitate to call upon me.

With best regards, I am

Yours very truly,

Lawrence E. Gainey, Jr.

Lawrence E. Gainey, Jr., Major
Investigative Services
South Carolina Law Enforcement Division

LEG/slm

RECEIVED

AUG 01 2008

EXECUTIVE DIRECTOR



An Accredited Law Enforcement Agency

P.O. Box 21398 / Columbia, South Carolina 29221-1398 / (803) 737-9000 / Fax (803) 896-7041

INDIAN WATERS COUNCIL 553

BOY SCOUTS OF AMERICA

PO. Box 144
Columbia, South Carolina 29202
(803) 750-9868 FAX (803) 750-9855

July 21, 2008

SCSHFDA
Valerie Williams
300-C Outlet Pointe BLvd
Columbia, SC 29210

Dear Valerie:

Recently, Wes Laws attended Boy Scout Camp Barstow as a leader. I would like to thank you for your support of Wes as a volunteer leader with the Boy Scouts of America.

Boy Scout Summer Camp differs from many other youth camps in that the adult volunteer leaders attend with the boys. This allows them to continue mentoring the Scouts they work with throughout the year and increases the positive impact of the Scouting program.

Independent studies by the University of South Carolina and by Harris Interactive (a national research group) have indicated:

Boys who are active in Scouting for five or more years are more likely to:

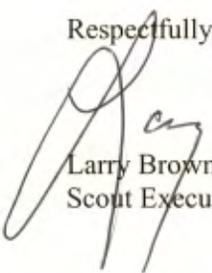
- Assume leadership roles
- Have higher self confidence
- Resist negative peer pressure
- Consider the needs of others first

Local results have indicated:

- 96% of Scouts who attended Camp Barstow responded that they "felt good about something they accomplished at camp."
- 92% of parents feel their son will be better prepared to handle the challenges of life because of his Scouting experience.
- 90% of parents feel that Scouting equips boys to be effective leaders and 93% feel that Scouting equips boys to be productive citizens.

Again, thank you for your support in teaching values to our youth through Scouting.

Respectfully,


Larry Brown
Scout Executive



Remember Scouting In Your Will!

Serving: Bamberg, Calhoun, Fairfield, Kershaw, Lexington, Orangeburg, Richland, And Saluda Counties



South Carolina State Housing Finance and Development Authority

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

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

July 7, 2008

Ms. Brandolyn Pinkston
Director
SC Department of Consumer Affairs
PO Box 5757
Columbia, SC 29250-5757

Dear Ms. Pinkston:

We just wanted to confirm in writing our willingness to participate with the Department of Consumer Affairs in future Homebuying 101 Conferences across the state. We would be willing to assist you as you put on these conferences for consumers during 2009 under the Fair Housing Initiatives Program in the following cities: Greenville, Myrtle Beach, Rock Hill, and Charleston.

As an in-kind donation, the Authority would be willing to provide staff members as panel discussion participants and cover travel costs in exchange for the opportunity to present our programs to your audience and be included in your promotional efforts as well. We estimate that such in-kind donation is worth \$840.

We look forward to partnering and taking this conference to areas where home readiness, financial literacy, and foreclosure prevention are needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Valarie M. Williams".

Valarie M. Williams
Executive Director

Haynsworth
Sinkler Boyd, P.A.

ATTORNEYS AND COUNSELORS AT LAW

ELLIS M. JOHNSTON, II
DIRECT DIAL NUMBER (864)240-3217
EMAIL ejohnston@hsblawfirm.com

75 BEATTIE PLACE, 11TH FLOOR (29601-2119)
POST OFFICE BOX 2048 (29602-2048)
GREENVILLE, SOUTH CAROLINA
TELEPHONE 864.240.3200
FACSIMILE 864.240.3300
www.hsblawfirm.com

May 13, 2008

Ms. Valerie Williams
Executive Director
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

Re: **Laurence H. Davis, Jr., et al vs. Parkview Apartments, et al**
Civil Action No. 2003-CP-07-726

Laurence H. Davis, Jr., et al vs. Roosevelt Gardens, a South Carolina Limited Partnership, et al
Civil Action No. 2005-CP-38-1138

Rhonda G. Rentz, et al vs. Orleans Gardens, a South Carolina Limited Partnership, et al
Civil Action No. 2005-CP-10-4229

Laurence H. Davis, Jr., et al vs. Palmetto Apartments, a South Carolina Limited Partnership, et al
Civil Action No. 2005-CP-07-1989

Dear Ms. Williams:

This will confirm our telephone conversation of a week or so ago during which we discussed each of the above captioned matters. I have enclosed with this letter, subpoenas previously issued, which identify the addresses of each of the complexes, but for simplicity, they are:

Orleans Gardens, located at 1900 Hazelwood Drive, Charleston, South Carolina;
Parkview Apartments, located at 2500 Duke Street, Beaufort, South Carolina;
Palmetto Apartments, located at Hwy. 290, Burton, South Carolina; and
Roosevelt Gardens I Apartments located at Hwy. 601 N., Orangeburg, South Carolina.

The South Carolina State Housing Finance and Development Authority has responded to these subpoenas, which we appreciate. My concern, is that perhaps we have been asking for the wrong things.

I would very much appreciate it if I could sit down with you, or someone that you designate, to discuss the issues with which we are confronted in these cases. Each of these projects, subsequent to what we believe is the critical date, December 31, 2000, have been sold and/or

RECEIVED
MAY 14 2008

EXECUTIVE DIRECTOR

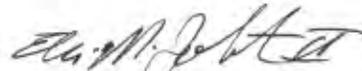
resold. We have subpoenaed various entities in an effort to ascertain what if any incentives, low income housing tax credits, etc. may have accompanied those sales. In some instances, some of the entities either no longer exist or, their records are, we believe, incomplete.

In any event, any assistance that you can provide would be much appreciated. I can be in Columbia virtually anytime. I know I will be going through Columbia on the afternoon of May 28, 2008 on the way to a much needed and deserved vacation at the beach, but, as I indicated, anytime will be fine.

I certainly appreciate your help and assistance.

With kind regards, I remain,

Very truly yours,



Ellis M. Johnston, II

EMJ/kmh

Enclosures

12/14/04

STATE OF SOUTH CAROLINA

ISSUED BY THE COMMON PLEAS COURT IN THE COUNTY OF BEAUFORT

Laurence H. Davis, Jr.;
Mary Jane R. Pike; Eva
Marie Reynolds; and
Rhoda G. Rentz,
individually and in their
capacities as the Limited
Partners of Parkview
Apartments, a South
Carolina Limited
Partnership,

Plaintiffs,

SUBPOENA IN A CIVIL CASE
Case Number: 03-CP-07-726
Pending in Beaufort County

vs.

Parkview Apartments, a
South Carolina Limited
Partnership; Apartment
Investment and
Management Company
a/k/a AIMCO; Insignia
Financial Group, Inc.;
AmReal Corporation a/k/a
and f/k/a USS Corporation
a/k/a and f/k/a U.S.
Shelter Corporation; ISTC
Corporation; N. Barton
Tuck, Jr., and John Doe,
a generic designation for a
party or parties whose
true identity is unknown

Defendants.

TO: South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

[] YOU ARE COMMANDED to appear in the above named court at the place, date and time specified below to testify in the above case.

PLACE OF TESTIMONY	COURTROOM:
	DATE AND TIME:

[] YOU ARE COMMANDED to appear in the place, date, and time specified below to testify at the taking of a deposition in the above case.

PLACE OF DEPOSITION:	DATE AND TIME:
----------------------	----------------

[X] YOU ARE COMMANDED to produce and permit inspection and copying of the following documents or objects in your possession, custody or control at the place, date and time specified below (list documents or objects): See Exhibit A.

PLACE: Haynsworth Sinkler Boyd, P.A. 75 Beattie Place, 11 th Floor Greenville, South Carolina 29601	DATE AND TIME: January 4, 2005 @ 11:00 a.m.
---	--

YOU ARE COMMANDED to permit inspection of the following premises at the time specified below.

PREMISES

DATE AND TIME

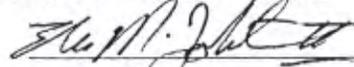
ANY SUBPOENAED ORGANIZATION NOT A PARTY TO THIS SUIT IS HEREBY DIRECTED PURSUANT TO RULE 30(b)(6), SOUTH CAROLINA RULES OF CIVIL PROCEDURE, TO FILE A DESIGNATION WITH THE COURT SPECIFYING ONE OR MORE OFFICERS, DIRECTORS, OR MANAGING AGENTS, OR OTHER PERSONS WHO CONSENT TO TESTIFY ON ITS BEHALF, AND SHALL SET FORTH, FOR EACH PERSON DESIGNATED, THE MATTERS ON WHICH HE WILL TESTIFY OR PRODUCE DOCUMENTS OR THINGS. THE PERSON SO DESIGNATED SHALL TESTIFY AS TO MATTERS KNOWN OR REASONABLY AVAILABLE TO THE ORGANIZATION.

ISSUING OFFICER'S NAME, ADDRESS AND PHONE NUMBER

Ellis M. Johnston, II, HAYNSWORTH, SINKLER BOYD, P.A., P.O. Box 2048, Greenville, South Carolina 29602, Phone 240-3217

CERTIFY THAT THE SUBPOENA IS ISSUED IN COMPLIANCE WITH RULE 45 (c) (1) AND THAT NOTICE AS REQUIRED BY RULE 45 (b) (1) HAS BEEN GIVEN TO ALL PARTIES.

ATTORNEY FOR DEFENDANT



ISSUING OFFICER'S SIGNATURE (INDICATE IF ATTORNEY FOR PLAINTIFF OR DEFENDANT) DATE December 13, 2004
SCCA FORM 254 (7/93) (See Rule 45, South Carolina Rules of Civil Procedure, Parts (c) & (d) on Reverse)

DOCUMENTS TO BE PRODUCED

The documents listed below which should be produced in response to the attached subpoena shall include such documents referring or relating to the following apartment complexes:

- (a) Orleans, located at 1900 Hazelwood Drive, Charleston, South Carolina;
 - (b) Palmetto, located at Hwy. 280, #127, Burton, South Carolina;
 - (c) Parkview, located at 2500 Duke Street, Beaufort, South Carolina;
 - (d) Roosevelt I, located at Hwy. 601, North, Orangeburg, South Carolina; and,
 - (e) Roosevelt II, located at Hwy. 601, North, Orangeburg, South Carolina.
-
- 1. REAC scores for each of the above properties;
 - 2. Audited financial statements for each of the above properties;
 - 3. Annual management reviews for each of the above properties;
 - 4. Any capital needs assessments for each of the above properties;
 - 5. Any deficiency letters of any kind and any responses thereto from or to the owners of such properties;
 - 6. Any correspondence relating to proposed sales, TPAs, or other asset transfers;
- and,
- 7. Any other documents relating or referring to the aforementioned documents.

PROOF OF SERVICE

SERVED	DATE <i>12-14-4</i>	FEES AND MILEAGE TENDERED TO WITNESS YES NO AMOUNT \$
	PLACE <i>Columbia</i>	

SERVED ON (PRINT NAME) <i>MANIAM Whitehead</i>	MANNER OF SERVICES
SERVED BY (PRINT NAME) <i>Bruce Holcombe</i>	TITLE

DECLARATION OF SERVER

I certify that the foregoing information contained in the Proof of Service is true and correct.

Executed on _____
DATE

Bruce Holcombe
SIGNATURE OF SERVER

ADDRESS OF SERVER:

Rule 45, South Carolina Rules of Civil Procedure, Parts (c) and (d):

(c) PROTECTION OF PERSON SUBJECT TO SUBPOENAS

(1) A party or an attorney responsible for the issuance and service of a subpoena shall take reasonable steps to avoid imposing undue burden or expense on a person subject to that subpoena. The court on behalf of which the subpoena was issued shall enforce this duty and impose upon the party or attorney in breach of this duty an appropriate sanction, which may include, but is not limited to, lost earnings and a reasonable attorney's fee.

(2) (A) A person commanded to produce and permit inspection and copying of designated books, papers, documents or tangible things, or inspection of premises need not appear in person at the place of production or inspection unless commanded to appear for deposition, hearing or trial.

(B) Subject to paragraph (d) (2) of this rule, a person commanded to produce and permit inspection and copying may, within 14 days after service of the subpoena or before the time specified for compliance if such time is less than 14 days after service, serve upon the party or attorney designated in the subpoena written objection to inspection or copying of any or all of the designated materials or of the premises. If objection is made, the party serving the subpoena shall not be entitled to inspect and copy the materials or inspect the premises except pursuant to an order of the court by which the subpoena was issued. If objection has been made, the party serving the subpoena may, upon notice to the person commanded to produce, move at any time in the court that issued the subpoena for an order to compel the production. Such an order to compel production shall protect any person who is not a party or an officer of a party from significant expense resulting from the inspection and copying commanded.

(3) (A) On timely motion, the court by which a subpoena was issued, or regarding a subpoena commanding appearance at a deposition, or production or inspection directed to a non-party, the court in the county where the non-party resides, is employed or regularly transacts business in person, shall quash or modify the subpoena if it:

- (i) fails to allow reasonable time for compliance; or
- (ii) requires a person who is not a party or an officer, director or managing agent of a party to travel more than 50 miles from the county where that person resides, is employed or regularly transacts business in person, except that, subject to the provisions of clause (c) (3) (B) (iii) of this rule, such a person may in order to attend trial be commanded to travel from the county where the subpoena was served to the place within the state where the trial is held; or
- (iii) requires disclosure of privileged or otherwise protected matter and no exception or waiver applies; or
- (iv) subjects a person to undue burden.

(B) If a subpoena:

- (i) requires disclosure of a trade secret or other confidential research, development, or commercial information, or
- (ii) requires disclosure of an unretained expert's opinion or information not describing specific events or occurrences in dispute and resulting from the expert's study made not at the request of any party, or
- (iii) requires a person who is not a party or an officer, director or managing agent of a party to incur substantial expense to travel from the county where that person resides, is employed or regularly transacts business in person,

the court may, to protect a person subject to or affected by the subpoena, quash or modify the subpoena or, if the party in whose behalf the subpoena is issued shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship and assures that the person to whom the subpoena is addressed will be reasonably compensated, the court may order appearance or production only upon specified conditions.

(d) DUTIES IN RESPONDING TO SUBPOENA.

(1) A person responding to a subpoena to produce documents shall produce them as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the demand.

(2) When information subject to a subpoena is withheld on a claim that it is privileged or subject to protection as trial preparation materials, the claim shall be made expressly and shall be supported by a description of the nature of the documents, communications, or things not produced that is sufficient to enable the demanding party to contest the claim.



APS•LEGAL EASE

601 East McBee Avenue, Suite 210
Greenville, South Carolina 29601
Phone (864) 235-3426 Fax (864) 235-9171

Party Requesting Service

HAYNSWORTH, MARION, MCKAY, ET AL.
Attn: Kelli M Foran
P.O. Box 2048
Greenville, SC 29602

AFFIDAVIT OF SERVICE
SC State Housing Finance and, Development Authority

Lawrence H. Davis, Jr., et. al., Plaintiff(s)
vs.
Parkview Apartments, et. al., Defendant(s)

Case No: 03CP07726

Name of Server: Bruce Holcombe, undersigned, being duly sworn, deposes and says that at time of service, s/he was over the age of twenty-one, was not a party to this action;

Date/Time of Service that on 14-Dec-2004 01:00 pm

Place of Service: at 300-C Outlet Pointe Blvd., City of Columbia, State of SC

Documents Served: the undersigned served the documents described as:
Cover Letter
Subpoena
Exhibit A

Service of Process on, Person Served, and Method of Service: A true and correct copy of the aforesaid document(s) was served on: SC State Housing Finance and, Development Authority
By delivering them into the hands of an officer or managing agent whose name and title is Marlian Whitehead, Legal Department

Signature of Server: Subscribed and sworn to before me this 15th day of December, 2004. Undersigned declares under penalty of perjury that the foregoing is true and correct.

Barbara M. McInley Notary Public for South Carolina
My Commission Expires: 7/28/2014
Bruce Holcombe Signature of Server

STATE OF SOUTH CAROLINA

ISSUED BY THE COMMON PLEAS COURT IN THE COUNTIES OF **BEAUFORT, CHARLESTON AND ORANGEBURG**

Laurence H. Davis, Jr., et al.,

Plaintiffs,

SUBPOENA IN A CIVIL CASE
Case Number: **03-CP-07-726**
Pending in **Beaufort County**

vs.

Parkview Apartments, a South Carolina Limited Partnership, et al.

Defendants.

Laurence H. Davis, Jr., et al.,

Plaintiffs,

SUBPOENA IN A CIVIL CASE
Case Number: **05-CP-38-1131**
Pending in **Orangeburg County**

vs.

Roosevelt Gardens, a South Carolina Limited Partnership, et al.

Defendants.

Rhonda G. Rentz, et al.,

Plaintiffs,

SUBPOENA IN A CIVIL CASE
Case Number: **05-CP-10-4229**
Pending in **Charleston County**

vs.

Orleans Gardens, a South Carolina Limited Partnership, et al.

Defendants.

Laurence H. Davis, Jr., et al.,

Plaintiffs,

SUBPOENA IN A CIVIL CASE
Case Number: **05-CP-07-1989**
Pending in **Beaufort County**

vs.

Palmetto Apartments, a South Carolina Limited Partnership, et al.

Defendants.

Laurence H. Davis, Jr., et al.,

Plaintiffs,

SUBPOENA IN A CIVIL CASE
Case Number: **05-CP-07-1990**
Pending in **Beaufort County**

vs.

Pinewood Park Apartments, a South Carolina Limited Partnership, et al.

Defendants.

TO: South Carolina State Housing Finance and Development Authority
300 C Outlet Pointe Boulevard
Columbia, SC 29210

YOU ARE COMMANDED to appear in the above named court at the place, date and time specified below to testify in the above case.

PLACE OF TESTIMONY	COURTROOM:
	DATE AND TIME:

YOU ARE COMMANDED to appear in the place, date, and time specified below to testify at the taking of a deposition in the above case.

PLACE OF DEPOSITION:	DATE AND TIME:
----------------------	----------------

YOU ARE COMMANDED to produce and permit inspection and copying of the following documents or objects in your possession, custody or control at the place, date and time specified below (list documents or objects):

See Exhibit A.

PLACE: Please Respond by Mail to: Haynsworth Sinkler Boyd, P.A. Post Office Box 2048 (29602) 75 Beattie Place, Eleventh Floor (29601) Greenville, SC	DATE AND TIME: March 5, 2008 @ 4:00 p.m.
---	---

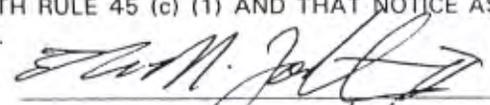
YOU ARE COMMANDED to permit inspection of the following premises at the time specified below.

PREMISES	DATE AND TIME
<p>ANY SUBPOENAED ORGANIZATION NOT A PARTY TO THIS SUIT IS HEREBY DIRECTED PURSUANT TO RULE 30(b)(6), SOUTH CAROLINA RULES OF CIVIL PROCEDURE, TO FILE A DESIGNATION WITH THE COURT SPECIFYING ONE OR MORE OFFICERS, DIRECTORS, OR MANAGING AGENTS, OR OTHER PERSONS WHO CONSENT TO TESTIFY ON ITS BEHALF, AND SHALL SET FORTH, FOR EACH PERSON DESIGNATED, THE MATTERS FOR WHICH HE WILL TESTIFY OR PRODUCE DOCUMENTS OR THINGS. THE PERSON SO DESIGNATED SHALL TESTIFY AS TO MATTERS KNOWN OR REASONABLY AVAILABLE TO THE ORGANIZATION.</p>	

ISSUING OFFICER'S NAME, ADDRESS AND PHONE NUMBER: **Ellis M. Johnston, II, HAYNSWORTH, SINKLER BOYD, P.A., P.O. Box 2048, Greenville, South Carolina 29602, Phone (864) 240-3200**

CERTIFY THAT THE SUBPOENA IS ISSUED IN COMPLIANCE WITH RULE 45 (c) (1) AND THAT NOTICE AS REQUIRED BY RULE 45 (b) (1) HAS BEEN GIVEN TO ALL PARTIES.

ATTORNEY FOR DEFENDANTS



ISSUING OFFICER'S SIGNATURE (INDICATE IF ATTORNEY FOR PLAINTIFF OR DEFENDANT) DATE 2/20/08
SCCA FORM 254 (7/93) (See Rule 45, South Carolina Rules of Civil Procedure, Parts (c) & (d) on Reverse)

PROOF OF SERVICE

SERVED	DATE <i>2/20/08</i>	FEES AND MILEAGE TENDERED TO WITNESS YES (X) NO AMOUNT \$
	PLACE <i>Greenville, SC</i>	

SERVED ON (PRINT NAME) <i>South Carolina State Housing Finance and Development Authority</i>	MANNER OF SERVICES <i>U.S. Mail</i>
SERVED BY (PRINT NAME) <i>Hugh G. Craddock</i>	TITLE: <i>Paralegal</i>

DECLARATION OF SERVER

I certify that the foregoing information contained in the Proof of Service is true and correct.

Executed on *2/20/08* DATE

Hugh G. Craddock
SIGNATURE OF SERVER

ADDRESS OF SERVER: *P. O. Box 2048*
Greenville, SC 29602

Rule 45, South Carolina Rules of Civil Procedure, Parts (c) and (d):

(c) PROTECTION OF PERSON SUBJECT TO SUBPOENAS

(1) A party or an attorney responsible for the issuance and service of a subpoena shall take reasonable steps to avoid imposing undue burden or expense on a person subject to that subpoena. The court on behalf of which the subpoena was issued shall enforce this duty and impose upon the party or attorney in breach of this duty an appropriate sanction, which may include, but is not limited to, lost earnings and a reasonable attorney's fee.

(2) (A) A person commanded to produce and permit inspection and copying of designated books, papers, documents or tangible things, or inspection of premises need not appear in person at the place of production or inspection unless commanded to appear for deposition, hearing or trial.

(B) Subject to paragraph (d) (2) of this rule, a person commanded to produce and permit inspection and copying may, within 14 days after service of the subpoena or before the time specified for compliance if such time is less than 14 days after service, serve upon the party or attorney designated in the subpoena written objection to inspection or copying of any or all of the designated materials or of the premises. If objection is made, the party serving the subpoena shall not be entitled to inspect and copy the materials or inspect the premises except pursuant to an order of the court by which the subpoena was issued. If objection has been made, the party serving the subpoena may, upon notice to the person commanded to produce, move at any time in the court that issued the subpoena for an order to compel the production. Such an order to compel production shall protect any person who is not a party or an officer of a party from significant expense resulting from the inspection and copying commanded.

(3) (A) On timely motion, the court by which a subpoena was issued, or regarding a subpoena commanding appearance at a deposition, or production or inspection directed to a non-party, the court in the county where the non-party resides, is employed or regularly transacts business in person, shall quash or modify the subpoena if it:

- (i) fails to allow reasonable time for compliance; or
- (ii) requires a person who is not a party or an officer, director or managing agent of a party to travel more than 50 miles from the county where that person resides, is employed or regularly transacts business in person, except that, subject to the provisions of clause (c) (3) (B) (iii) of this rule, such a person may in order to attend trial be commanded to travel from the county where the subpoena was served to the place within the state where the trial is held; or
- (iii) requires disclosure of privileged or otherwise protected matter and no exception or waiver applies; or
- (iv) subjects a person to undue burden.

(B) If a subpoena:

- (i) requires disclosure of a trade secret or other confidential research, development, or commercial information, or
- (ii) requires disclosure of an unretained expert's opinion or information not describing specific events or occurrences in dispute and resulting from the expert's study made not at the request of any party, or
- (iii) requires a person who is not a party or an officer, director or managing agent of a party to incur substantial expense to travel from the county where that person resides, is employed or regularly transacts business in person,

the court may, to protect a person subject to or affected by the subpoena, quash or modify the subpoena or, if the party in whose behalf the subpoena is issued shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship and assures that the person to whom the subpoena is addressed will be reasonably compensated, the court may order appearance or production only upon specified conditions.

(d) DUTIES IN RESPONDING TO SUBPOENA.

(1) A person responding to a subpoena to produce documents shall produce them as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the demand.

(2) When information subject to a subpoena is withheld on a claim that it is privileged or subject to protection as trial preparation materials, the claim shall be made expressly and shall be supported by a description of the nature of the documents, communications, or things not produced that is sufficient to enable the demanding party to contest the claim.

EXHIBIT A TO SOUTH CAROLINA STATE HOUSING SUBPOENA

1. Any and all documents regarding or relating to the valuation, reports of physical condition, TPA, 2530 documents, financial condition, mortgage satisfactions, mark to market, purchase and/or sale of **Parkview Apartments**, 2500 Duke Street, Beaufort, South Carolina.
2. Any and all documents regarding or relating to the valuation, reports of physical condition, TPA, 2530 documents, financial condition, mortgage satisfactions, mark to market, purchase and/or sale of **Orleans Gardens Apartments**, 1900 Hazelwood Drive, Charleston, South Carolina.
3. Any and all documents regarding or relating to the valuation, reports of physical condition, TPA, 2530 documents, financial condition, mortgage satisfactions, mark to market, purchase and/or sale of **Palmetto Apartments**, Hwy. 290, Burton, South Carolina.
4. Any and all documents regarding or relating to the valuation, reports of physical condition, TPA, 2530 documents, financial condition, mortgage satisfactions, mark to market, purchase and/or sale of **Roosevelt Gardens I Apartments**, Hwy. 601 North, Orangeburg, South Carolina.
5. Any and all documents regarding or relating to the valuation, reports of physical condition, TPA, 2530 documents, financial condition, mortgage satisfactions, mark to market, purchase and/or sale of **Pinewood Park Apartments**, 852 Barton Road, Allendale, South Carolina.



South Carolina State Housing Finance and Development Authority

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

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

May 23, 2008

Delbert H. Singleton, Jr., Esq.
Secretary
State Budget and Control Board
612 Wade Hampton Office Building
Columbia, South Carolina 29201

Re: \$10,000,000 Ceiling Allocation
South Carolina State Housing Finance and Development
Authority Mortgage Revenue Bonds, Series 2008 A

Dear Mr. Singleton:

At the Board's January meeting, the Authority requested an allocation of \$10,000,000 in new ceiling for its Mortgage Revenue Bonds, Series 2008 A. At the March meeting, the Authority requested that the tentative allocation be extended and the Board granted that request.

As I am sure you are very aware, the bond market has not been as attractive to investors in recent months. Based on the market and our current lending patterns, we determined, with the advice of our Financial Advisor and Underwriters, that we should not issue bonds that included the new ceiling. We are prepared to close the Series 2008 A issue and, unfortunately, will not be including the \$10,000,000 allocation granted to us by the Board, thus it will not be used prior to the expiration of the tentative allocation.

We appreciate the Board's continued support for our efforts in the affordable housing bond arena and look forward to working with the Board again when the bond market becomes more attractive in the coming months.

Very truly yours,

A handwritten signature in black ink, appearing to read "Valarie M. Williams". The signature is fluid and cursive, written over a light blue horizontal line.

Valarie M. Williams



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

May 8, 2008

Rick Harmon, Senior Asst. State Treasurer
Office of the State Treasurer
Post Office Box 11778
Columbia, SC 29211

Dear Mr. Harmon:

We are seeking the State Treasurer's Office permission to add Edward Jones as a selling group member in connection with the issuance of the Authority's Mortgage Revenue Bonds. After having had discussions with them, we feel that they could add value from the retail investor side, especially within the state, in selling Authority bonds. Attached is information, provided by them, that addresses their capital position as well as legal actions and litigation. Debra Seymour has spoken with a couple of the housing authorities (Indiana and Oregon) for which they participate as members of the underwriting team. They have been very satisfied with the job that they do with retail sales. Widening our investor base is critical given the volatility that has been occurring in the municipal bond market.

We look forward to hearing from you. Please contact Debra Seymour at 896-8664 should you have any further questions or need us to request additional information from Edward Jones. Thank you for all the assistance that you and your office provide the Authority.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Valarie M. Williams". The signature is fluid and cursive.

Valarie M. Williams
Executive Director

Enclosure

cc: Christopher B. Fraser
Debra H. Seymour

415a East Chapel Hill Street
P.O. Box 968
Durham, NC 27702
919-683-2636
www.edwardjones.com

Edward Jones®

April 15, 2008

Debra Seymour
Director of Finance
South Carolina State Housing Finance & Development Authority
300 C Outlet Point Blvd
Columbia, SC 29210

Ms. Seymour,

Thank you for the opportunity to provide the South Carolina State Housing Finance & Development Authority with some information about Edward Jones and our underwriting capabilities. As I mentioned, our retail clients have a fondness for Housing Authority bonds, and Edward Jones has served as a co-manager on \$3.998 billion of Housing bonds in six states since January, 2005. As an indication of our clients' interest in your Authority's bonds – we hold over \$19.5 million of the December 2006 issue, representing over 23% of the issue.

Below, please find the information you requested for our inclusion as a selling group member.

CURRENT STATE HOUSING AGENCY CLIENTS

All of the following client relationships are with Edward Jones serving as a Co-Senior or Co-manager:

 <p><small>through shared efforts of MISSOURI HOUSING Development Commission</small></p> <p>Missouri Housing Development Commission</p> <p>Mr. Pete Ramsel Acting Executive Director 3435 Broadway Kansas City, Missouri 64111 #816-759-6656 Email: pramsel@mhdc.com</p>	 <p>Oregon Housing and Community Services</p> <p>Mr. Rick Crager Chief Financial Officer 725 Summer Street NE, Ste B Salem, Oregon 97309 503-986-2000 www.hcs.state.or.us</p>	 <p>North Carolina Housing Finance Agency</p> <p>Ms. Betsy Rozakis Chief Financial Officer 3508 Bush Street Raleigh, North Carolina 27609 919-877-5687 eirozakis@nchfa.com</p>
--	---	--

 Idaho Housing and Finance ASSOCIATION	
<i>Idaho Housing and Finance Association</i>	<i>Indiana Housing Finance Authority</i>
Mr. John Sager Chief Financial Officer 565 W. Myrtle P.O. Box 7899 Boise, Idaho 83707-1899 208-331-4728 Email: johns@ihfa.org	Mr. Blake Blanch Chief Financial Officer 115 W. Washington St. Suite 1350, South Tower Indianapolis, Indiana 46204-3413 317-232-7777 Email: blakeblanch@ihfa.state.in.us

EDWARD JONES CAPITAL POSITION

Edward Jones maintains one of the strongest capital positions in the securities industry at \$1.34 billion. The Securities Industry Association (SIA) ranks Edward Jones 31st in terms of capital. Edward Jones routinely commits its capital to municipal underwritings. When the 2007 audited financial statement are available, I will forward a copy to you.

Edward Jones Capital Position	Year End December 2007	Year End December 2006	Year End December 2005	Year End December 2004
Total Capital				
Total Ownership Equity Qualified for Net Capital	\$1,040,250,675	\$783,905,403	\$687,166,093	\$665,717,404
Subordinated Debt	275,300,000	298,500,000	344,200,000	387,425,000
Canada Flow-Through Capital	28,625,865	22,118,710	21,420,509	29,263,399
Total Capital per FOCUS report	<u>\$1,344,176,540</u>	<u>\$1,104,524,113</u>	<u>\$1,052,786,602</u>	<u>\$1,082,405,803</u>
Equity Capital				
Total Capital	\$1,344,176,540	\$1,104,524,113	\$1,052,786,602	\$1,082,405,803
Less: Subordinated Debt	(275,300,000)	(298,500,000)	(344,200,000)	(387,425,000)
Plus: Unapproved Capital	48,665,448	26,342,810	27,422,395	9,500,000
Equity Capital	<u>\$1,117,541,988</u>	<u>\$832,366,923</u>	<u>\$736,008,997</u>	<u>\$704,480,803</u>
Excess Net Capital				
Net Capital	\$798,139,207	\$573,912,617	\$570,928,814	\$614,243,336
(Net Capital Requirement)	(37,186,580)	(38,502,709)	(46,770,593)	(48,856,314)
Excess Net Capital	<u>\$760,952,627</u>	<u>\$535,409,908</u>	<u>\$524,158,221</u>	<u>\$565,387,022</u>

LITIGATION STATEMENT

Edward Jones is in full compliance with MSRB Rules G-37 and G-38. In the normal course of business, the firm has been named, from time to time, as a defendant in various legal actions, including arbitrations, class actions and other litigation. Certain of these legal actions include claims for substantial compensatory and/or punitive damages or claims for indeterminate amounts of damages. The firm is involved, from time to time, in

investigations and proceedings by government and self-regulatory agencies, certain of which may result in adverse judgments, fines or penalties. Recently, the number of investigations and claims has increased with a focus on mutual fund issues among many firms in the financial services industry, including Edward Jones.

In view of the inherent difficulty of predicting the outcome of such matters, particularly in cases in claimants seek substantial or indeterminate damages or actions, which are in various stages, the firm cannot predict with certainty the eventual loss or range of loss related to such matters. Edward Jones believes, based on current knowledge and reserves and after consultation with counsel, that the outcome of these actions will not have a material effect on the consolidated financial condition of the firm, although the outcome could be material to Edward Jones' future operating results for a particular period or periods.

Neither Edward Jones nor any of its public finance employees have pending litigation, either State or Federal, related to the public finance department of the firm. There have been no actions taken against Edward Jones or its public finance employees by the NASD, SEC, MSRB or other regulatory body including State or Federal agencies relative to the firm's activities in the area of public finance. There is no information that presently or with the passage of time could materially impair Edward Jones' ability to provide the level of service required for this or any transaction. All investment banking personnel that will be assigned to the bond issue(s) are free from all obligations, interest and regulatory problems that might conflict with the interests of the SC State Housing and Development Authority.

SYNDICATE DESK CONTACT INFORMATION

Contact information for our desk:

Stina Wishman	(314) 515-3508	stina.wishman@edwardjones.com
---------------	----------------	--

I hope this information is helpful. If there is any additional information you require, do not hesitate to call. Please keep us in mind when you begin the selection of your next group of co-managers.

Sincerely,



J. Kyle Hickok
Principal
Investment Banking

STATE OF SOUTH CAROLINA
State Budget and Control Board
OFFICE OF HUMAN RESOURCES

*No recommendation
per val
5/12/08*

MARK SANFORD, CHAIRMAN
GOVERNOR

CONVERSE A. CHELLIS III, CPA
STATE TREASURER

RICHARD ECKSTROM, CPA
COMPTROLLER GENERAL



HUGH K. LEATHERMAN, SR.
CHAIRMAN, SENATE FINANCE COMMITTEE

DANIEL T. COOPER
CHAIRMAN, WAYS AND MEANS COMMITTEE

FRANK W. FUSCO
EXECUTIVE DIRECTOR

1201 MAIN STREET, SUITE 800
COLUMBIA, SOUTH CAROLINA 29201
(803) 737-0900

SAMUEL L. WILKINS
DIRECTOR

MEMORANDUM

TO: Agency Directors

FROM: Samuel L. Wilkins, Director

DATE: May 2, 2008

RE: State Employee Grievance Committee Members

The terms of several State Employee Grievance Committee members will soon be expiring, leaving a limited number of vacancies. Please give consideration as to whether your agency has an individual whose qualifications would be suitable for serving as a State Employee Grievance Committee member. Section 8-17-340 of the S.C. Code of Laws states: "All members of the committee must be selected on a broadly representative basis from among the personnel of various state agencies as recommended by the agency head." Staff from the Office of Human Resources will consider for interview, employees nominated by the various agency heads and will make recommendations to the Budget and Control Board. The Budget and Control Board will then review the recommendations and make the final decision for appointing new members to the committee. We are hoping that these appointments can be made by the Budget and Control Board at one of its meetings in the near future. **Therefore, nominations should be received in this office by May 16, 2008.** The nomination letter should include the employee's name and position as well as any pertinent background information.

Agencies are increasingly becoming aware of the important role these members fulfill and have nominated some exceptional employees to serve on the committee in the past. Please keep in mind that the responsibility of the committee member is to serve on panels which review agency disciplinary decisions such as terminations, demotions, and suspensions for more than ten days. Therefore, it is essential that the employee you nominate has strong analytical, writing, and decision-making skills as well as sound judgment.

State Employee Grievance Committee members generally serve three year terms and are provided time by the agency within their work week to tend to various responsibilities associated with committee work. These duties include preparing for a hearing by reviewing the information provided by both parties, attending the hearing, and contributing to the writing of the final committee decision. The time required to fulfill these duties has decreased in recent years because of two major changes: 1) the number of total committee members has increased to allow up to twenty-four, thereby alleviating the burden on a single committee member; and 2) mandatory mediation before every committee hearing has resulted in approximately 83% of the appeals being resolved through agreement. As a result of mandatory mediation, only 7 hearings were conducted in fiscal year 2006-2007.

Please give serious consideration to whether your agency has a nomination to the State Employee Grievance Committee and, if so, provide the name to us by **May 16, 2008**. Thank you for your consideration of this matter. Please telephone me (737-0900) or Terry M. Baggott (737-0292) if you have questions.

STATE OF SOUTH CAROLINA
State Budget and Control Board
OFFICE OF HUMAN RESOURCES

*Frank
Cynthia to
send Fran the
info on
this
4-21-08*

MARK SANFORD, CHAIRMAN
GOVERNOR

CONVERSE A. CHELLIS III, CPA
STATE TREASURER

RICHARD ECKSTROM, CPA
COMPTROLLER GENERAL



HUGH K. LEATHERMAN, SR.
CHAIRMAN, SENATE FINANCE COMMITTEE

DANIEL T. COOPER
CHAIRMAN, WAYS AND MEANS COMMITTEE

FRANK W. FUSCO
EXECUTIVE DIRECTOR

1201 MAIN STREET, SUITE 800
COLUMBIA, SOUTH CAROLINA 29201
(803) 737-0900

SAMUEL L. WILKINS
DIRECTOR

March 10, 2008

Dear Agency Head:

The South Carolina Certified Public Manager (CPM) Program is now accepting applications for the class of 2010. The CPM Program supports workforce planning by developing a pool of managerial talent ready to move into leadership responsibilities as veteran managers retire. We encourage you to recommend high achieving managers interested in a career in public management and capable of assuming leadership as candidates.

The CPM Program offers:

- Nationally accredited and recognized development credential
- Highly qualified instructors from both the public and private sectors
- Developmental experiences such as case studies, application activities, agency service improvement projects, skill building and teamwork
- Individual developmental plans based on 360° assessments
- Sessions based on leading-edge management competencies
- Cohort classes that enhance networking and problem solving across agencies

The program fee is \$2,150 per candidate, and payment may be split between two fiscal years. The fee includes all costs, with the exception of two night's lodging at a state park for two offsite CPM sessions.

Program sessions begin in September 2008. The application deadline is April 30, 2008, and enrollment is limited. Enrollment information and the enrollment application are available on our website under "Training and Development – Certification Programs – Certified Public Manager" at www.ohr.sc.gov.

If we can provide additional information about the CPM program, please call the Office of Human Resources at 803-734-9080.

Sincerely,

Samuel L. Wilkins
Director

FAX
(803) 737-0968



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

April 22, 2008

Ms. Tammy Mitten
Senior Vice President
Governmental & Institutional Banking
1426 Main Street, 18th Floor
Columbia, SC 29201

Dear Ms. Mitten:

I am writing to notify you as to the intent of the Authority to extend the maturity date of the Loan through June 30, 2009 in accordance with the Extension Option in the Mortgage Prepayment Refunding Note. However, prior to extending the maturity date, the Authority will be obtaining approval from the Authority's Board of Commissioner's at their May 27th meeting and subsequently, the Budget and Control Board at their June 17th meeting. Once the approvals are obtained, this extension would be automatic in accords with the Note.

Authority staff, bond counsel, trustee and our financial advisor will be working to have draft documents relating to the public approval prepared and reviewed by all concerned parties prior to June 17th.

I look forward to continuing this relationship. Please let us know if there is anything that you need from the Authority as we proceed.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Valarie M. Williams".

Valarie M. Williams
Executive Director

cc: Debra Seymour, SHA
Tracey Easton, SHA
Rick Harmon, State Treasurer's Office
Rion Foley, McNair Law Firm
Bob Detjen, CSG Advisors



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

April 23, 2008

Ms. Mary C. Williams, Director
Division of Human Services
SC Department of Social Services
PO Box 1520
Columbia, SC 29202

Re: Foster Care Memorandum of Agreement Amendment

Dear Ms. Williams:

This correspondence is in regard to a meeting held in our office on April 17, 2008 with Ms. Helen Pridgen of the SC Department of Social Services (DSS) and Ms. Nancy Fairley of our staff. Ms. Fairley has relayed to me that the meeting was very productive and addressed several issues which include the following:

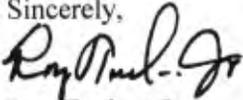
- DSS has completed and started the ongoing process of marketing the program named Rental Assistance For Transition (RAFT).
- Requests for RAFT have started coming in for those who would qualify and should soon begin receiving assistance.
- Discussions were held regarding the Authority's draw process and the information required to initiate a draw. Also discussed was the concern regarding the set-up of the first draw for funds that should have occurred thirty (30) days after the agreement was signed. Ms. Fairley has been working with DSS staff to encourage the set up in order for DSS to have access to the awarded funds. She returned a call to the DSS finance division regarding this issue. As a follow-up, Ms. Fairley requested that Ms. Pridgen give Ms. Thelma Graves of your staff the name and number of our Finance Director, Ms. Debra Seymour, so that a call regarding the set up process can occur in order for you to begin drawing funds.
- Discussions were held regarding an amendment in the Memorandum of Agreement (MOA) for the provision B. Implementation (2)(ii). The Authority agreed to amend the original MOA and to redirect the \$360,000 in funds for an RFP to assist private providers for construction to Housing vouchers for the RAFT program. Two copies of an Amendment to the MOA are enclosed for your execution. Please return one copy to Ms. Fairley at the Authority.

Ms. Mary C. Williams
April 23, 2008
Page Two

As you are aware, the MOA award was intended to be effective for the period of December 10, 2007 through December 10, 2008. It is critical that we begin receiving requests for payments as soon as possible. In addition, it will be necessary to submit a timeline for expenditure of these funds no later than May 9, 2008.

If you have questions regarding any of these issues, please contact Ms. Nancy Fairley at (803) 896-9343.

Sincerely,



Roy Tucker, Jr.
Deputy Director of Programs

Enclosure

cc: Carolyn Orf
Helen Pridgen

**First Amendment
to
Memorandum of Agreement
Between the
South Carolina Department of Social Services
and the
South Carolina State Housing Finance and Development Authority**

This First Amendment to Memorandum of Agreement is effective as of the _____ day of _____, 2008, by and between the South Carolina Department of Social Services (hereinafter the "Department") and the South Carolina State Housing Finance and Development Authority (hereinafter the "Authority"). The original Memorandum of Agreement was effective as of December 10, 2007.

1. Paragraph B (2)(i) is amended to read:
Housing vouchers for six (6) months to one (1) year based on categorical needs of youth. (\$1,000,000.00)
 1. Youth aging out of care;
 2. Pregnant or parenting youth;
 3. Youth with disabilities;
 4. Homeless youth or youth at risk of becoming homeless;
 5. Specialized transition homes for youth 18-21;
 6. Summer housing for youth in college to maintain stability.
2. Paragraph B(2)(ii) is deleted in its entirety.
3. The remainder of the Memorandum of Agreement remains in full force and unchanged.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2008.

Witness:

**SOUTH CAROLINA DEPARTMENT
OF SOCIAL SERVICES**

By: _____

Witness:

Ann J. Craddock
Nancy Sautley

**SOUTH CAROLINA STATE HOUSING
FINANCE & DEVELOPMENT
AUTHORITY**

By: Valarie M. Williams
Valarie M. Williams
Executive Director

**Memorandum of Agreement
Between the
South Carolina Department of Social Services
and the
South Carolina State Housing Finance and Development Authority**

This Memorandum of Agreement (hereinafter the "Agreement") is effective as of the 10th day of December, 2007, by and between the South Carolina Department of Social Services (hereinafter the "Department") and the South Carolina State Housing Finance and Development Authority (hereinafter the "Authority").

The parties to this Agreement agree as follows:

A. Scope of Service

1. The purpose of this Agreement is to provide \$1,000,000.00 to the Department to provide funds for the services related to housing assistance for youth aging out of the foster care system or with special needs as detailed in Paragraph B, Section 2, Subsection i.
2. The purpose of this Agreement is to ensure that the funds provided by the Authority are awarded as described in this Agreement.

B. Implementation

1. The Authority will provide the Department with \$1,000,000.00 as provided in Paragraph D below.
2. The funds use is limited to the following:
 - i. Housing vouchers for six (6) months to one (1) year based on categorical needs of youth. (\$640,000.00)
 1. Youth aging out of care;
 2. Pregnant or parenting youth;
 3. Youth with disabilities;
 4. Homeless youth or youth at risk of becoming homeless;
 5. Specialized transition homes for youth 18-21;
 6. Summer housing for youth in college to maintain stability.
 - ii. RFP to assist private providers in establishing transitional housing that includes a support system for youth ages 18-21 who have aged out of foster care. (3 @ \$120,000.00 each)

3. The Department shall not expend any funds provided hereunder for any purpose in violation of any federal, state or local law or regulation. The Department furthermore shall not expend any funds provided hereunder for any purpose which the Department or the Authority could not expend the funds.
4. The Department agrees to provide, upon request of the Authority, documentation detailing expenditures of the funds.

C. Documentation and Compliance

1. The Department will maintain copies of all applications, awards, and compliance documentation. This documentation will be made available for periodic inspection by the Authority or its designee upon request.
2. The Department will create all program manuals, requirements, or RFPs associated with the proposed expenditures and will ensure compliance with such requirements and any applicable state or federal requirements.

D. Method of Payment

The Authority agrees to provide funds for this Agreement in the amount of One Million Dollars (\$1,000,000). The Authority will provide the Department with \$50,000 within thirty (30) days of execution of this Agreement. The remaining funds will be transferred in \$50,000 increments upon written request and certification by the Department that 75% of each draw has been disbursed to eligible clients, except that upon awarding the funds under the RFP for transitional housing, the Department may submit to the Authority documentation detailing the proposals to be awarded and a written request from the Department to disburse the funds for each award. All funds will be disbursed to the Department and the Department will be responsible for any further distributions.

E. Terms and Conditions

1. Any modifications to this Agreement, mutually agreed upon by the Department and the Authority, shall be incorporated by written amendment to this Agreement.
2. In the event of the desire on the part of either party to terminate this Agreement, the party terminating the Agreement shall give notice of such termination in writing to the other party. Notice of such termination shall be sent by certified mail, return receipt requested, and shall be effective thirty (30) days after the date of receipt, unless otherwise provided by law. Any funds which have not yet been expended at the time of termination shall be returned to the Authority.

3. The Department agrees to reimburse the Authority for funds which are improperly disbursed as determined by the Authority and in accordance with this Agreement and all applicable laws and regulations.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of December, 2007.

Witness:

George C. Robinson

Glinda K. Stullinger

**SOUTH CAROLINA DEPARTMENT
OF SOCIAL SERVICES**

By: Laura C. my
Chief of Staff

Witness:

Ann J. Craddock

Tracy C. Easton

**SOUTH CAROLINA STATE HOUSING
FINANCE & DEVELOPMENT
AUTHORITY**

By: Valarie M. Williams
Valarie M. Williams
Interim Executive Director

**Addendum to the Memorandum of Agreement between the
South Carolina Department of Social Services and the
South Carolina State Housing Finance and Development Authority**

B. Implementation
2. Calculations

The calculations for the housing vouchers are based on the average Fair Market Rent in South Carolina for a studio apartment of \$491.00. (In 2003, it was \$408.)

In projecting assisting 120 youth in a 12 months period based on numbers over the past several years of youth who have received rental assistance (this does not include housing deposits, utility deposits, furniture or showers, only youth receiving rental assistance) the range has been from 70 to 92, therefore 120 will represent an increase.

Targeting 120, approximately 60% of youth will come from the general population plus 20% pregnant or parenting, 10% disabilities, and 10% homeless or at risk. Please note that pregnant or parenting and youth with disabilities are also at risk of homelessness.

At FMR of \$491, 12 months of rent = \$5892
Pregnant or parenting, disabled or youth at risk of homelessness = 40% of youth
40% of youth (48) with 12 months of full rent = **\$282,816**

An emergency fund will be established for temporary assistance for homeless youth or youth at risk of homelessness for stays in temporary housing before stable housing can be identified and rented. Emergency fund projections are for 12 youth at \$751.33 each = **\$9,016**

At FMR of \$491, 6 months of rent = \$2946.
General population = 60% of youth
60% of youth (72) with 6 months of full rent = \$212,112
plus possible additional 6 months of rent on de-escalating scale (2 mos. @ 75% of \$491,
2 mos. @ 50% and 2 mos. @ 25%) = \$106,056
\$212,112 + \$106,056 = \$318,168

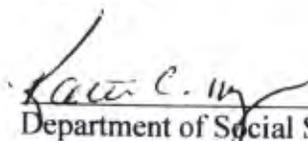
Summer housing for approximately 30 youth @\$1000 each = **\$30,000**

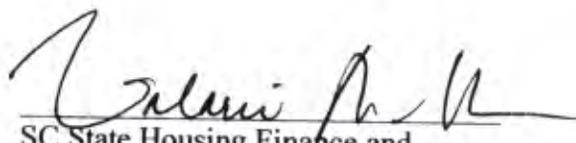
\$282,816 + \$9,016 + \$318,168 + \$30,000 = \$640,000

These calculations are subject to change based on length of time, percentages or changing our target numbers.

- 2.iii The Department of Social Services will develop and issue a Request for Proposal to three contract providers at \$120,000 a piece. The contractors must establish transitional housing along with supportive services for youth ages 18 – 21 that have aged out of foster care.

SIGNED:


Department of Social Services


SC State Housing Finance and
Development Authority

State of South Carolina



Office of the State Auditor

1401 MAIN STREET, SUITE 1200
COLUMBIA, S.C. 29201

RICHARD H. GILBERT, JR., CPA
DEPUTY STATE AUDITOR

(803) 253-4160
FAX (803) 343-0723

May 2, 2008

Mr. Eugene A. Laurent, Executive Director
South Carolina State Housing Finance
and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

Dear Mr. Laurent:

We have completed the single audit of the State of South Carolina for the fiscal year ended June 30, 2007. A copy of the final report may be accessed at the following website: <http://osa.sc.gov/statereports/stateofsc/swsa/>. Click on "FISCAL YEAR ENDED JUNE 30, 2007" for a pdf copy of the audit.

If you have any questions or are unable to access this report, please call or email David Neill, CPA, Audit Supervisor, a member of my staff at (803) 253-4160 ext. 214 or dneill@osa.state.sc.us.

Please acknowledge receipt of notification by signing the copy of this letter and returning it to us in the enclosed envelope.

Very truly yours,

A handwritten signature in black ink that reads "Richard H. Gilbert, Jr." with a stylized flourish at the end.

Richard H. Gilbert, Jr., CPA
Deputy State Auditor

Returned
signed
copy
5/5/08

A handwritten signature in blue ink that reads "Eugene A. Laurent" with a stylized flourish at the end.

~~Eugene A. Laurent~~
Valarie M. Williams
Executive Director

RHGjr/sag

Enclosures

TRANSMISSION VERIFICATION REPORT

TIME : 05/02/2008 14:46
NAME : SC STATE HOUSING
FAX : 803-896-8589
TEL :
SER.# : BROM5J402025

DATE, TIME	05/02 14:46
FAX NO./NAME	97585745
DURATION	00:00:32
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



South Carolina
STATE HOUSING
Finance & Development Authority

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

FAX COVER SHEET

DATE: May 2, 2008

PAGE 1 OF 2 (INCLUDING COVER SHEET)

To:

NAME: Jane Hunter

OF: CG'S OFFICE

FAX#: 758 5745

TELEPHONE#: 734 2627

FROM:

NAME: Valarie M. Williams

Agency Code: L32 IMS
Agency Name: S.C. State Housing Finance & Dev. Auth.
Agency Finance Director: Debra Seymour
Title: Director of Finance

Mailing Address:

300-C Outlet Pointe Boulevard
Columbia, S.C. 29210

Business Telephone Number: (803) 896-8664
Business Fax Number: (803) 551-4938
E-mail Address: debra.seymour@schousing.com

Interagency Mail Service Participant? Yes () No ()

If yes, please provide us with your IMS address if different from above.

IMS Address: SAME

City, Zip Code: _____



RICHARD ECKSTROM, CPA
COMPTROLLER GENERAL

State of South Carolina

Office of Comptroller General

1200 Senate Street
305 Wade Hampton Office Building
Columbia, South Carolina 29201

Telephone: (803) 734-2121
Fax: (803) 734-2064
E-Mail: cgoffice@cg.sc.gov

NATHAN KAMINSKI, JR., Esq.
CHIEF OF STAFF

MEMORANDUM

TO: State Agency Heads
FROM: Statewide Accounting Services
SUBJECT: Updated Mailing Lists - Agency Finance Director Contacts
DATE: May 1, 2008

In preparation for Fiscal Year 2008-2009, the Comptroller General's Office is updating its list of Agency Finance Directors. The attached sheet reflects the information we currently have on file. Please review the sheet for accuracy, make any corrections directly on the sheet, and return to the Comptroller General's Office. Completion of the attached sheet will ensure proper distribution for correspondence, accounting reports and other related information sent to your agency from the Comptroller General's Office.

Any changes to the contact person that might occur during the fiscal year should be forwarded immediately to the address below.

Your cooperation in returning this information by **June 1, 2008**, is appreciated. Please return to:

Office of Comptroller General
1200 Senate Street
305 Wade Hampton Office Building
Columbia, South Carolina 29211

Attention: June Hunter

Telephone Number: 734-2627
Fax Number: 758-5745
E-mail: jhunter@cg.sc.gov

/jh



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

April 15, 2008

The Honorable Hugh K. Leatherman
Senate of South Carolina
111 Gressette Building
Columbia, South Carolina 29202

Re: Marlboro Affordable Assisted Living

Dear Senator Leatherman:

The State Housing Finance and Development Authority hosted a meeting on March 13th with Marlboro County Resource Center and others regarding the status of the abovementioned proposed project. Listed below is the progress to date:

January, 2008	April, 2008
MCRC to contract with National Development Council (NDC) to provide services related to managing the application and development process.	Partially complete. NDC has been hired, but the contract is contingent on CHDO Pre-Development loan.
MCRC to complete the Rural Development application, to include all exhibits, i.e. formal market study, plans & specifications, development and operating pro-formas, audited financial statements, etc.	Not complete.
MCRC to complete the SC State Housing Trust Fund Rental Application, including all exhibits.	Not complete.
The Authority is to review the possibility of providing CHDO pre-development funds to MCRC.	Application received 4/14/08.
MCRC is to make the necessary contacts with all applicable regulatory agencies to insure that all requirements can be met. MCRC is to include representatives from these agencies in future meetings so that any inter-agency issues can be discussed and resolved.	MCRC and NDC have met with DHEC and HHS, but have not included them in our group meetings.

Senator Leatherman
April 15, 2008
Page Two

Other items of interest from the March 13 meeting include:

- Marlboro County CDC is now working on two separate RHS applications; one for assisted living and the second for aging-in-place units, all within the same project.
- The project is now tentatively structured for 48 assisted living (Medicare) units, 8 assisted living (private pay) units, and 16 aging-in-place units, for a total of 72 units.
- Project based Medicare is not available, so they are looking at overall Medicare eligibility in the area.
- The project schedule should have been received two weeks ago. The new date for receipt by the Authority is April 18.

I will continue to keep abreast of material progress as we move forward. Please feel free to contact me with any questions or comments regarding this project.

Sincerely,



Valarie M. Williams
Executive Director

CC: Angela F. Stoner
Research Analyst
Finance Committee



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

April 15, 2008

The Honorable Kent M. Williams
Senate of South Carolina
602 Gressette Building
Columbia, South Carolina 29202

Re: Marlboro Affordable Assisted Living

Dear Senator Williams:

The State Housing Finance and Development Authority hosted a meeting on March 13th with Marlboro County Resource Center and others regarding the status of the abovementioned proposed project. Listed below is the progress to date:

January, 2008	April, 2008
MCRC to contract with National Development Council (NDC) to provide services related to managing the application and development process.	Partially complete. NDC has been hired, but the contract is contingent on CHDO Pre-Development loan.
MCRC to complete the Rural Development application, to include all exhibits, i.e. formal market study, plans & specifications, development and operating pro-formas, audited financial statements, etc.	Not complete.
MCRC to complete the SC State Housing Trust Fund Rental Application, including all exhibits.	Not complete.
The Authority is to review the possibility of providing CHDO pre-development funds to MCRC.	Application received 4/14/08.
MCRC is to make the necessary contacts with all applicable regulatory agencies to insure that all requirements can be met. MCRC is to include representatives from these agencies in future meetings so that any inter-agency issues can be discussed and resolved.	MCRC and NDC have met with DHEC and HHS, but have not included them in our group meetings.

Senator Williams
April 15, 2008
Page Two

Other items of interest from the March 13 meeting include:

- Marlboro County CDC is now working on two separate RHS applications; one for assisted living and the second for aging-in-place units, all within the same project.
- The project is now tentatively structured for 48 assisted living (Medicare) units, 8 assisted living (private pay) units, and 16 aging-in-place units, for a total of 72 units.
- Project based Medicare is not available, so they are looking at overall Medicare eligibility in the area.
- The project schedule should have been received two weeks ago. The new date for receipt by the Authority is April 18.

I will continue to keep abreast of material progress as we move forward. Please feel free to contact me with any questions or comments regarding this project.

Sincerely,



Valarie M. Williams
Executive Director



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

April 15, 2008

The Honorable Gerald Malloy
Senate of South Carolina
512 Gressette Building
Columbia, South Carolina 29202

Re: Marlboro Affordable Assisted Living

Dear Senator Malloy:

The State Housing Finance and Development Authority hosted a meeting on March 13th with Marlboro County Resource Center and others regarding the status of the abovementioned proposed project. Listed below is the progress to date:

January, 2008	April, 2008
MCRC to contract with National Development Council (NDC) to provide services related to managing the application and development process.	Partially complete. NDC has been hired, but the contract is contingent on CHDO Pre-Development loan.
MCRC to complete the Rural Development application, to include all exhibits, i.e. formal market study, plans & specifications, development and operating pro-formas, audited financial statements, etc.	Not complete.
MCRC to complete the SC State Housing Trust Fund Rental Application, including all exhibits.	Not complete.
The Authority is to review the possibility of providing CHDO pre-development funds to MCRC.	Application received 4/14/08.
MCRC is to make the necessary contacts with all applicable regulatory agencies to insure that all requirements can be met. MCRC is to include representatives from these agencies in future meetings so that any inter-agency issues can be discussed and resolved.	MCRC and NDC have met with DHEC and HHS, but have not included them in our group meetings.

Senator Malloy
April 15, 2008
Page Two

Other items of interest from the March 13 meeting include:

- Marlboro County CDC is now working on two separate RHS applications; one for assisted living and the second for aging-in-place units, all within the same project.
- The project is now tentatively structured for 48 assisted living (Medicare) units, 8 assisted living (private pay) units, and 16 aging-in-place units, for a total of 72 units.
- Project based Medicare is not available, so they are looking at overall Medicare eligibility in the area.
- The project schedule should have been received two weeks ago. The new date for receipt by the Authority is April 18.

I will continue to keep abreast of material progress as we move forward. Please feel free to contact me with any questions or comments regarding this project.

Sincerely,



Valarie M. Williams
Executive Director

GERALD MALLOY
SENATOR, DISTRICT NO. 29

SENATE ADDRESS
P. O. BOX 142
GRESSETTE SENATE OFFICE BUILDING
COLUMBIA, SC 29202
(803) 212-6148

HOME ADDRESS
POST OFFICE BOX 1200
HARTSVILLE, SC 29550
(843) 339-3000 (OFFICE)
(843) 332-5933 (HOME)

MALLOY@SCSENATE.ORG



COMMITTEES:
CORRECTIONS AND PENOLOGY
JUDICIARY
LABOR, COMMERCE AND INDUSTRY
MEDICAL AFFAIRS
RULES
TRANSPORTATION

March 25, 2008

South Carolina State Housing Finance and
Development Authority

Attn: **Valerie Williams**

300-C Outlet Pointe Blvd.

Columbia, South Carolina 29210

RE: Marlboro County Resources Center (MCRC) Assisted Living Project

Dear Ms. Williams:

I am writing this letter to express my support for the Marlboro County Resources Center (MCRC) Assisted Living Project. I am very interested in the progress that is being made in order to facilitate this project. Several weeks ago we met in Columbia at the Housing Authority and had a very good meeting. I understand that there have been other meeting since that time. I would like to continue to be kept abreast of this project so that we may be able to assist in these efforts. I really believe that our area seniors could reap the benefit from this project. I am also interested in preserving the money that we have dedicated from the Federal Government. Please let me know if I can be of further assistance.

With kind regards, I am

Sincerely yours,

A handwritten signature in blue ink that reads "Gerald Malloy".

Gerald Malloy

GM/mm

cc: Pat Henegan

RECEIVED

APR 02 2008

EXECUTIVE DIRECTOR

KENT M. WILLIAMS
SENATOR, MARION, DILLON, MARLBORO
AND FLORENCE COUNTIES
SENATORIAL DISTRICT 30

COMMITTEES:
AGRICULTURE AND NATURAL RESOURCES
CORRECTIONS AND PENOLOGY
GENERAL
JUDICIARY



COLUMBIA ADDRESS:
602 GRESSETTE SENATE BLDG
POST OFFICE BOX 142
COLUMBIA, SC 29202
TEL: (803) 212-6008
FAX: (803) 212-6299
EMAIL: WILLIAMSK@SCSENATE.ORG

HOME ADDRESS:
POST OFFICE BOX 1514
MARION, SC 29571
TELEPHONE: (843) 423-8237

January 29, 2008

Ms. Valarie Williams, Executive Director
South Carolina State Housing Finance &
Development Authority
300- C Outlet Point Blvd.
Columbia, SC 29210

Dear Ms. Williams:

Thank you very much for the update concerning the Marlboro Affordable Assisted Living Center. I appreciate you taking the time to update me concerning this project. Marlboro County would benefit greatly from this type of facility and I am glad to see the spirit of cooperation that exists for this project. If there is any other information you need from my office or the Resource Center please do not hesitate to contact me directly.

Thank you for all your hard work on behalf of our citizens and I look forward to speaking with you soon. Please do not hesitate to call me if I can be of assistance to you at any time.

Sincerely,

A handwritten signature in blue ink that reads "Kent".

Kent Williams

RECEIVED

JAN 30 2008

EXECUTIVE DIRECTOR

KW/deb



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

January 16, 2008

The Honorable Hugh K. Leatherman
Senate of South Carolina
111 Gressette Building
Columbia, South Carolina 29202

Re: Marlboro Affordable Assisted Living

Dear Senator Leatherman:

As you are aware, the State Housing Authority hosted a meeting on December 18 to ascertain the status of the Affordable Assisted Living Center in Marlboro County, as proposed by Marlboro County Resource Center. Although we were disappointed that the Resource Center was unable to get all the involved players to be in attendance at this meeting, it was still successful in that we were able to ascertain the current status of the proposed project, as well as the next steps to be accomplished.

As a follow-up, my staff prepared the attached letter for the meeting participants. I wanted to share a copy with you in order to keep you abreast of developments. Please feel free to contact me with any questions or comments, and I will keep you informed of further progress.

Sincerely,

A handwritten signature in black ink, appearing to read "Valarie M. Williams".

Valarie M. Williams
Executive Director

CC: Angela F. Stoner
Research Analyst
Finance Committee

attachment



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

January 16, 2008

The Honorable Gerald Malloy
Senate of South Carolina
512 Gressette Building
Columbia, South Carolina 29202

Re: Marlboro Affordable Assisted Living

Dear Senator Malloy:

As you are aware, the State Housing Authority hosted a meeting on December 18 to ascertain the status of the Affordable Assisted Living Center in Marlboro County, as proposed by Marlboro County Resource Center. Although we were disappointed that the Resource Center was unable to get all the involved players to be in attendance at this meeting, it was still successful in that we were able to ascertain the current status of the proposed project, as well as the next steps to be accomplished.

As a follow-up, my staff prepared the attached letter for the meeting participants. I wanted to share a copy with you in order to keep you abreast of developments. Please feel free to contact me with any questions or comments, and I will keep you informed of further progress.

Sincerely,

A handwritten signature in black ink, appearing to read "Valarie M. Williams".

Valarie M. Williams
Executive Director

attachment



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

January 16, 2008

The Honorable Kent M. Williams
Senate of South Carolina
602 Gressette Building
Columbia, South Carolina 29202

Re: Marlboro Affordable Assisted Living

Dear Senator Williams:

As you are aware, the State Housing Authority hosted a meeting on December 18 to ascertain the status of the Affordable Assisted Living Center in Marlboro County, as proposed by Marlboro County Resource Center. Although we were disappointed that the Resource Center was unable to get all the involved players to be in attendance at this meeting, it was still successful in that we were able to ascertain the current status of the proposed project, as well as the next steps to be accomplished.

As a follow-up, my staff prepared the attached letter for the meeting participants. I wanted to share a copy with you in order to keep you abreast of developments. Please feel free to contact me with any questions or comments, and I will keep you informed of further progress.

Sincerely,

A handwritten signature in black ink, appearing to read "Valarie M. Williams".

Valarie M. Williams
Executive Director

attachment


South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Interim Executive Director

January 8, 2008

Mr. Luke Johnakin
Marlboro County Resource Center
P.O. Box 1537
Bennettsville, SC 29512

Re: Marlboro Affordable Assisted Living

Dear Luke:

I hope you enjoyed the holidays and are having a good new year thus far. Now that we're all back at work, I wanted to follow-up with you regarding our meeting on December 18, and the next steps that we discussed.

According to my notes, the current status of the project is as follows:

- USDA Rural Development has held the funding for the project for nine years, and is under pressure to see the project move forward
- All the documentation in the previous Rural Development application has expired and must be updated and resubmitted.
- The State Housing Authority has committed \$1 million to the project, provided that it can be shown that the project is financially feasible and viable for extended operation, and that all other regulatory issues are addressed.
- Marlboro County Resource Center (MCRC) is considering revising the scope of the project to include approximately 20 senior low income rental housing (independent living) units, in addition to the assisted living units.
- MCRC has completed an informal telephone poll to determine demand for the project; results of this poll show that over 200 individuals are interested in becoming residents, with another 100 individuals who know someone who may be.

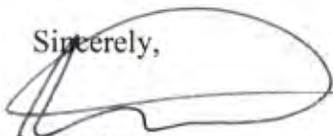
Based on our discussions, the next steps in the process are:

- MCRC to contract with National Development Council (NDC) to provide services related to managing the application and development process.
- MCRC to complete the Rural Development application, to include all exhibits, i.e. formal market study, plans & specifications, development and operating proformas, audited financial statements, etc. Rural Development provided an electronic copy of the application at the meeting.
- MCRC to complete the SC State Housing Trust Fund Rental Application, including all exhibits. Links to the online application have been emailed to MCRC. It is anticipated that the State Housing Authority will be able to accept copies of many of the Rural Development exhibits in lieu of MCRC performing near duplicate work.
- The State Housing Authority is to review the possibility of providing CHDO pre-development funds to MCRC to assist in covering the cost of pre-development items, such as market study, plans, etc.
- MCRC is to make the necessary contacts with all applicable regulatory agencies to insure that all requirements can be met. MCRC is to include representatives from these agencies in future meetings so that any inter-agency issues can be discussed and resolved.

Please feel free to call or email with any additions, comments or corrections. As time is of the essence with regard to the Rural Development funding, I would hope that we could schedule our next meeting for early February.

Stay in touch, and let me know if there is anything that we can do to help facilitate this process.

Sincerely,



Matt Rivers
Director – Housing Trust Fund

cc: Carolyn W. Jackson
USDA Rural Development

Dwayne C. White
USDA Rural Development

Valarie M. Williams
SC State Housing Authority

Laura Nicholson
SC State Housing Authority

Craddock, Ann 6-9005

From: Rivers, Matt 6-8774
Sent: Tuesday, April 15, 2008 7:30 AM
To: Williams, Valarie 6-9005
Cc: Craddock, Ann 6-9005
Subject: RE:

Attendees were:

Luke Jonakin
Hank Coleman - NDC
Laura
Matt

There were a few assorted Board Members from MCRC, but they didn't have anything to say, and I didn't capture their names.

Matt

-----Original Message-----

From: Craddock, Ann 6-9005
Sent: Monday, April 14, 2008 4:19 PM
To: Rivers, Matt 6-8774
Subject:

Hi Matt...

Valarie wants the names of those attending the March 13th meeting with Marlboro County Resource Center – she may have already asked you for this.

thx



National Housing & Rehabilitation Association

February 4, 2008

Ms. Valarie Williams
SC State Housing Finance & Deve
300-C Outlet Pointe Blvd.
Columbia, SC 29210

*Ann,
Pls decline on my
behalf.
Representative?
done
2/26/08*

1400 16th St. NW
Suite 420
Washington, DC 20036
(202) 939-1750
Fax (202) 265-4435
www.housingonline.com

x 1753

Dear Ms. Williams:

On behalf of the National Council of Affordable Housing Market Analysts (NCAHMA), I would like to **invite** you to **participate as speaker** at a special event we are hosting in **New Orleans** entitled "If You Build It Will They Come?". This affordable housing symposium will be held **April 9-10, 2008** at the Chateau Sonesta Hotel, New Orleans, Louisiana. National Council of Affordable Housing Market Analysts is an interdisciplinary organization comprised affordable housing professionals with a focus on the methodologies used to determine demand for affordable housing projects.

NCAHMA is an affiliate of National Housing & Rehabilitation Association, a 37-year-old trade association of developers, lenders, investors and related professionals who specialize in community development, affordable housing and historic rehabilitation, utilizing various federal and state programs. This symposium is one of the major events each year at which our members come together to discuss industry trends, assess policy initiatives and exchange ideas.

We would like you to invite you to participate on our housing finance agency round table deliver the Keynote address on Thursday, April 10 at 9:30 am. We are inviting all of the south eastern regional allocating agencies to participate. I hope that you will be able to join us and look forward to your reply. Additional information about this event and our organization is available online at our website www.housingonline.com. Please contact me at 202-939-1753 or tamdur@dworbell.com with any questions.

Kindest regards,


Thom Amdur
Associate Director


Peter Bell
Executive Director

RECEIVED
FEB 06 2008
EXECUTIVE DIRECTOR



National Housing & Rehabilitation Association and National Council of Affordable Housing Market Analysts will be convening its first ever **"If You Build It...Will They Come Conference"** April 9-10 at the **Chateau Sonesta Hotel** in New Orleans. This unique meeting concept will explore the techniques and methodologies used by affordable housing developers, debt & equity underwriters, public officials and market analysts to determine where long term viable markets exist for their products.

We are hosting this event in New Orleans to discuss and propose solutions to one of the biggest challenges facing the gulf coast and the nation at large--namely, addressing the critical housing needs of communities impacted by large scale displacement and population decline as a result of natural disaster and economic factors.

The program will answer affordable housing concepts including...

- How do I determine whether there real demand for my project?
- How do I come to a reasonable rent conclusion for my tax credit property?
- How do I determine the market area for my project when the population is dispersed or declining?
- How will the current spate of foreclosures impact the viability of my project?
- When should I consider using an FHA loan? How will their underwriting requirements impact my deal?
- How will the current trend in Area Median Incomes impact the long term viability of my project?
- And much more...

Who Should Attend?

This program is designed for affordable housing professionals with all levels of experience including developers, market analysts, appraisers, FHA Lenders, tax credit syndicators, investors as well as state and local planning and housing finance professionals.

Continuing Education:

The meeting is also designed to fulfill your continuing education needs. This meeting will fulfill 8.0 hour of NCAHMA's Continuing education requirement for 2008. The meetings typically fulfill other professional continuing education requirements for appraisers, attorneys and accountants. NH&RA & NCAHMA is committed working with you and certification organization to ensure you continuing education credits.

About NH&RA:

Long recognized as the premier networking organization for real estate developers and related professionals engaged in affordable housing and historic rehabilitation, NH&RA is a 37-year-old trade association of developers, lenders, investors and related professionals who specialize in community development, affordable housing and historic rehabilitation, utilizing various federal

and state programs. Our members work with low income housing tax credits, historic rehabilitation tax credits, new market tax credits, tax-exempt bond financing, and state housing finance agency, FHA, HUD and USDA rural development programs and include developers, equity investors, lenders, state and local officials, bond underwriters, attorneys, accountants and other professionals.

NH&RA members receive tremendous value from the trend spotting, information sharing, relationship building and business development opportunities at the Association's conferences. NH&RA members will attest to the growth they have experienced in their business as a result of the relationships gained through participating in NH&RA. NH&RA has provided a forum for developers since 1971 and, with 37 years experience, attracts the most sophisticated participants in affordable housing and historic rehabilitation.

About NCAHMA:

Created to provide a peer network among real estate market analysts who focus part of their practice on affordable housing properties, the National Council of Affordable Housing Market Analysts is a membership organization devoted to education, information, and resource sharing. The Council works to increase awareness of benefits and value of properly conducted market analyses. The Council presents opportunities for market analysts to discuss current issues, network and gain state-of-the-art information.



Check back soon for the official agenda...

Schedule of Events

Wednesday, April 9

- 8:30 am **Conference Registration Opens**
- 9:30 am **Opening Sessions**
- 12:00 pm **Keynote Address**
- 12:30 pm **Networking Lunch**
- 1:30 pm **Afternoon Sessions**
- 5:00 pm **Networking Cocktail Reception**

Thursday, April 10

- 8:30 am **Networking Breakfast**
- 9:30 am **Morning Sessions**
- 12:00 pm **Closing Session**

Program Topics

- Determining Demand in Markets With Dispersed or Declining Populations
- What Rent is the Right Rent? Making Rent Conclusions for Tax Credit Real Estate
- State Housing Finance Agency Roundtable
- Working With Federal Housing Administration (FHA): Understanding the Underwriting and Market Analysis Requirements for FHA Products
- Understanding the Effect of HUD's Revised Income Calculations on Housing Tax Credit Properties: How Long Until Qualifying Incomes & Tax Credit Rents Rise?
- Affordable Housing Site Analysis
- Case Studies...
 - Affordable Housing Development in the Gulf Opportunity Zone
 - State of the Art FHA Transactions
 - ...and more



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

April 10, 2008

Mr. Henry B. Abraham
Abraham & Associate Builders
P.O. Box 24511
Columbia, SC 29223

Re: 4308 Ridgewood Avenue
Columbia, SC 29203

Dear Mr. Abraham:

I am in receipt of your letter dated March 25, 2008 regarding the rehabilitation work on the above-referenced property. We have reviewed the file, inspection reports, and your letter, and, although we can understand your concerns, regretfully must inform you that we will not be disbursing additional funds on this project.

The decision was based, in part, on the results from inspections performed in April and August of 2007. We found that the items listed as incomplete or unsatisfactory in the April inspection had not been resolved at the time of the August inspection.

As to your concerns about payment of the vendor invoices, we requested copies of invoices to insure that we disbursed adequate funds to cover the cost of materials purchased. This was done in good faith to keep you, or your associates, from having to directly cover the costs, and to keep the vendor from placing a lien against the property. It was not our intent to disburse funds directly to the vendor; under the Trust Fund, funds must be disbursed to the sponsoring organization, in this case Masjid As-Salaam, Inc., who then in turn disburses funds to any other parties involved.

It is regretful that there was a misunderstanding regarding how payments would be made. Please remember that the Authority and the Trust Fund are not parties to any contracts or agreements with you or your vendors in relation to this property, thus any demands for payment pursuant to such contracts or agreements should be made to the appropriate parties.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Valarie M. Williams".

Valarie M. Williams
Executive Director

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

With Allah's Name, Merciful Benefactor, Merciful Redeemer

MASJID AS-SALAAM

February 22, 2008

Ms. Dorothy Sutton
South Carolina State Housing
Finance and Development Authority
300-C Outlet Pointe
Columbia, South Carolina 29210

Dear Ms. Dorothy Sutton,

I will no longer be working on the rehab, project under Masjid As-Salaam. I hope to work under a different group when I return once my health is better.

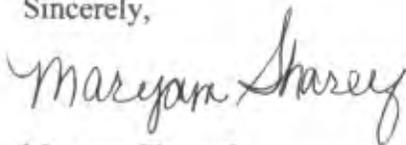
Masjid As- Salaam board are requesting in writing the amount of funds that was not used from the grant that we received in 2006-2007 year from the Housing Authority Trust Fund. We received \$61,837 for rehabilitation and \$25,000 for Substantially Rehab for a total of \$86,837.

The Substantial Rehab went into foreclosure before we were ready to start. We were only able to complete one project with much difficulty. We received from The Housing Trust Fund \$ 9,250. The contractor received \$7,500, which went to Boozer Lumber Company.

The board from Masjid As- Salaam would like to have a statement from your office stating that the remainder of the grant was never accessed by the chairperson. Ms. Maryam Shareef. I requested that the grant be return to the State Treasure Office.

If there was a further adjustment made later, please show the amount that was returned back to you agency. Should you have any concerns or questions, please call me at (803) 252-9477 and leave me a message, or send me a fax at 803- 252- 9412. Thank You for all of your help.

Sincerely,



Maryam Shareef
Chairperson

Cc Mr. Matt Rivers
Cc Mrs. Valarie Williams

RECEIVED

FEB 27 2008

EXECUTIVE DIRECTOR

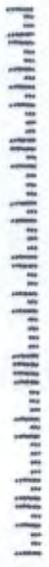
Masqah As-Salam
5119 Montuella Rd
Columbia SC 29203

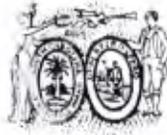
COLUMBIA SC 292
26 FEB 2008 PM 3 L

LET US DARE
THINK, SPEAK
John Adams
powerofth



Ms Valerie Williams
South Carolina State Housing
Finance & Development Authority
300-C Outlet Pointe
Columbia South Carolina 29210





5/6/08
emailed to Beth Lowry

STATE OF SOUTH CAROLINA
OFFICE OF THE STATE TREASURER
CONVERSE A. CHELLIS III, CPA

March 5, 2008

Ms. Valarie M. Williams
Executive Director
South Carolina State Housing Finance
and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

Dear Valarie:

We have received your letter of February 26, 2008, requesting approval of a ninety-day extension on the Authority's Mortgage Prepayment Refunding Note (the "Note"), pursuant to the provisions of Section 2(f) of the resolution adopted by the South Carolina State Budget and Control Board on November 14, 2006 (the "Authorization"). In accordance with the Authorization, I hereby approve the extension of the Note for a period of ninety days.

Please let us know if we can be of further service.

Very truly yours,

Converse A. Chellis, III, CPA
State Treasurer

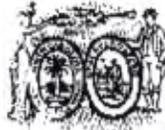
cc: F. Richard Harmon, Jr.

RECEIVED
MAR 06 2008
EXECUTIVE DIRECTOR

TRANSMISSION VERIFICATION REPORT

TIME : 03/06/2008 15:30
NAME : SC STATE HOUSING
FAX : 803-896-8589
TEL :
SER.# : BROM5J402025

DATE, TIME	03/06 15:29
FAX NO./NAME	95514876
DURATION	00:00:16
PAGE(S)	01
RESULT	OK
MODE	STANDARD ECM



STATE OF SOUTH CAROLINA
OFFICE OF THE STATE TREASURER
CONVERSE A. CHELLIS III, CPA

March 5, 2008

Ms. Valarie M. Williams
Executive Director
South Carolina State Housing Finance
and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

Dear Valarie:

We have received your letter of February 26, 2008, requesting approval of a ninety-day extension on the Authority's Mortgage Prepayment Refunding Note (the "Note"), pursuant to the provisions of Section 2(f) of the resolution adopted by the South Carolina State Budget and Control Board on November 14, 2006 (the "Authorization"). In accordance with the Authorization, I hereby approve the extension of the Note for a period of ninety days.

Please let us know if we can be of further service.

Craddock, Ann 6-9005

From: Craddock, Ann 6-9005 on behalf of Williams, Valarie 6-9005
Sent: Monday, March 10, 2008 9:38 AM
To: 'publicfinancesupport@hpfb.com'
Cc: Haltiwanger, Joann 6-9054
Subject: change to email notification list

Please add Debra Seymour as the chief financial officer for the Authority to your emailing of the Pallas Capital Corporation monthly account statement as well as Joann Haltiwanger. Their contact info is:

Debra Seymour (803)551-4938
Joann Haltiwanger (803)551-4877

Please delete Valarie Williams at 803 551 4877 and 803 551 4876

Thank you.

Ann Craddock
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd
Columbia, SC 29210
(803) 896-9005

James.Jenkins@hpfb.com
cc: carolina.fernandez@hpfb.com

Monthly Account Statement

Hypo Public Finance USA, Inc., as Administrative Agent for Pallas Capital Corporation

FEBRUARY 29, 2008

PROVIDER

Pallas Capital Corporation
 C/o Hypo Public Finance USA, Inc.
 Public Finance Department
 622 THIRD AVENUE, 30th Floor
 New York, New York 10017

ISSUER

South Carolina State Housing
 Finance and Development Authority
 300-C Outlet Pointe Boulevard
 Columbia, SC 29201

P:904-998-4707 Attn.: Trevor A. Coor
 F:803-551-4877 Attn.: Valerie Willi
 F:904-645-1998
 F:803-551-4876
 F:803-734-2890
 M:tcocore@bankofny.com

SERIES SOUTH CAROLINA HOUSING #3
 REFERENCE # 901500002663 / 155479

TRUSTEE

Dear valued client,
 Effective Monday, February 19, 2007, our new wire transfer instructions will be:
 The Bank of New York ABA: 021-000-018 For credit to GLA 211 705, For final
 credit to: 627315 Available Funds Account, GIC Series & Our Reference #.
 Attention James Jenkins 212.905.4639

SUMMARY	DATES	AMOUNTS
OPENING PRINCIPAL BALANCE	02-01-2008	669,818.76
TOTAL PRINCIPAL ACTIVITY	FEBRUARY	451,000.00
CLOSING PRINCIPAL BALANCE	02-29-2008	1,120,818.76
TOTAL ACCRUED INTEREST	FEBRUARY	2,976.50
INTEREST PAYMENT	FEBRUARY	0.00
ACCRUED INTEREST UNPAID	02-29-2008	4,203.46
ACCRUED INTEREST PREVIOUS PERIOD		1,226.96

START DATE	MATURITY DATE	BASIS	MONTH	CURRENCY
12-19-2006	07-01-2037	30/360	Feb-2008	USD

DAY	PRINCIPAL ACTIVITY	PRINCIPAL BALANCE	INTEREST RATE	DAILY INTEREST ACCRUAL	INTEREST PAYMENTS	CUMULATIVE UNPAID INTEREST ACCRUAL
02-01-2008	0.00	669,818.76	4.25000000	79.08	0.00	1,306.04
02-02-2008	0.00	669,818.76	4.25000000	79.07	0.00	1,385.11
02-03-2008	0.00	669,818.76	4.25000000	79.08	0.00	1,464.19
02-04-2008	0.00	669,818.76	4.25000000	79.07	0.00	1,543.26
02-05-2008	0.00	669,818.76	4.25000000	79.08	0.00	1,622.34
02-06-2008	0.00	669,818.76	4.25000000	79.07	0.00	1,701.41
02-07-2008	0.00	669,818.76	4.25000000	79.08	0.00	1,780.49
02-08-2008	62,000.00	731,818.76	4.25000000	86.40	0.00	1,866.89
02-09-2008	0.00	731,818.76	4.25000000	86.39	0.00	1,953.28
02-10-2008	0.00	731,818.76	4.25000000	86.40	0.00	2,039.68
02-11-2008	0.00	731,818.76	4.25000000	86.39	0.00	2,126.07
02-12-2008	0.00	731,818.76	4.25000000	86.39	0.00	2,212.46
02-13-2008	0.00	731,818.76	4.25000000	86.40	0.00	2,298.86
02-14-2008	154,000.00	885,818.76	4.25000000	104.58	0.00	2,403.44
02-15-2008	0.00	885,818.76	4.25000000	104.57	0.00	2,508.01
02-16-2008	0.00	885,818.76	4.25000000	104.58	0.00	2,612.59
02-17-2008	0.00	885,818.76	4.25000000	104.57	0.00	2,717.16
02-18-2008	0.00	885,818.76	4.25000000	104.58	0.00	2,821.74
02-19-2008	0.00	885,818.76	4.25000000	104.57	0.00	2,926.31
02-20-2008	170,000.00	1,055,818.76	4.25000000	124.65	0.00	3,050.96
02-21-2008	0.00	1,055,818.76	4.25000000	124.64	0.00	3,175.60
02-22-2008	0.00	1,055,818.76	4.25000000	124.65	0.00	3,300.25
02-23-2008	0.00	1,055,818.76	4.25000000	124.64	0.00	3,424.89
02-24-2008	0.00	1,055,818.76	4.25000000	124.65	0.00	3,549.54
02-25-2008	0.00	1,055,818.76	4.25000000	124.64	0.00	3,674.18
02-26-2008	65,000.00	1,120,818.76	4.25000000	132.32	0.00	3,806.50
02-27-2008	0.00	1,120,818.76	4.25000000	132.32	0.00	3,938.82
02-28-2008	0.00	1,120,818.76	4.25000000	132.32	0.00	4,071.14
02-29-2008	0.00	1,120,818.76	4.25000000	132.32	0.00	4,203.46

TOTALS	451,000.00	1,120,818.76	2,976.50	0.00	4,203.46
--------	------------	--------------	----------	------	----------

If you have any questions regarding this statement please contact our agents at Hypo Public Finance USA, Inc., at (212) 905-4639 or fax (212) 905-4666 or by email at publicfinance@hpb.com. Please review this statement immediately. If you do not contact the Agent within three (3) business days from 03-08-2008, this statement shall be deemed final and binding.



cc: Tracy
Laura

South Carolina State Housing Finance and Development Authority

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

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher B. Fraser
Chairman

Valarie M. Williams
Executive Director

March 10, 2008

John "BoBo" Mercer
Bel Air Subdivision Owners Association
2816 Farrelly Street
Georgetown, SC 29440

RE: February 23, 2008 Letter to Governor Sanford
regarding Pin Oak and Waterford Village

Dear Mr. Mercer:

Thank you for copying the Authority on the letter sent by you to Governor Sanford. Your letter references two multifamily developments, Pin Oak Apartments and Waterford Village Apartments, both of which competed in the 2007 Low Income Housing Tax Credit Program's competitive funding cycle. These proposed development applications were received by the Authority on February 28, 2007 as part of the tax credit program's Tier I application submission. These proposed development applications, along with 62 others, were then processed as outlined in the 2007 Qualified Allocation Plan ("QAP") and 2007 Tax Credit Manual. All Tier I applications were (1) reviewed for missing documents by Authority staff; (2) provided to third party market study analysts who completed a market study for each proposed development; and (3) provided to a third party site reviewer who conducted site reviews on all 64 applications received. These two developments both received a favorable market study review indicating a need for additional affordable housing for families in Georgetown. However, the market analyst did suggest that the Authority only consider funding one of the two proposed developments. The site reviews for each indicated that both sites were well suited for the type of development proposed.

The Authority did receive correspondence from the City of Georgetown and the Homeowners Associations in opposition of both developments however, public comments either for or against a proposed development are not factored into the competitive scoring process. The Authority does not discourage developers from going into any area of the state to develop; however, on occasion we do provide extra points or financial incentives for developing in under-served areas. Your letter references the South Carolina Affordable Housing Needs Index ("Needs Index") and states that Georgetown is in the bottom ten counties with the least need. The information provided in the Needs Index defines the areas of greatest and least affordable housing need. The Needs Index, however, was designed to empirically define need for both the census tracts and the counties, but did not consider other equally influential factors, such as effective demand in the population area. The Authority considers both need and demand and any other relevant factors when making programmatic determinations.

Your letter states "[a]ccording to Section III Criteria, 2b.) Detrimental Development Characteristics are not allowed for any development site, proposing developments for the same tenant populations within the same defined market area of "Authority" funded developments." This reference is from the 2007 QAP however, the portion you referenced is only part of a sentence in this section.

John "BoBo" Mercer
Page Two
March 10, 2008

By not reading the section in its entirety, you effectively can alter the meaning of the section. The full wording in section 2.b) relating to Detrimental Development Characteristics not allowed for any development site is:

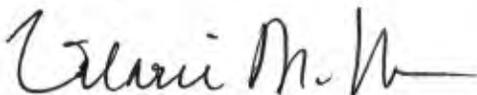
"Applications proposing developments within the same defined market area of existing Authority funded developments (tax credit, tax exempt bonds, etc.) for the same tenant populations that have a history of vacancy rates greater than ten percent (10%). Vacancy rates will be determined by using the second and fourth quarter vacancy rates reported by the property management for an existing development's previous year's operations. The Authority will make exceptions to the above requirement if the Authority determines, in its sole discretion, that the reason for the existing development having a history of vacancy rates greater than ten percent (10%) is not an issue of an "existing market" for the tenant population, but other characteristics that may or may not be resolvable (e.g. location, physical appearance, etc.);"

The Authority had four existing complexes in the general proximity of the proposed Pin Oak and Waterford developments at the time of Tier I application submissions. One development was for elderly and the other three were family. The occupancy rates at the family developments were 100%. Since the elderly development does not target the same tenant population it was not considered as a competing property, however its occupancy rate averages 96%. When the final 2007 funding awards were made, Pin Oak Apartments was the only development to receive an award of credits in the Georgetown area.

The Authority encourages developers to communicate their plans with City and County officials in order to avoid and hopefully resolve any issues that may arise. The Authority relies on third party professional market analysts to determine the need for additional affordable housing throughout the entire state based on the applications submitted each year. If a market study indicates there is no need for additional affordable housing then those applications are eliminated from the competitive funding cycle. In addition, the development of affordable housing, or any housing for that matter, not only provides a place for someone to live but provides economic gain to a municipality in the form of local income, taxes and the creation of construction jobs.

Should you have any questions, please call me at (803) 896-8005.

Sincerely,



Valarie M. Williams
Executive Director

cc: The Honorable Mark Sanford



AFFORDABLE HOUSING TAX CREDIT COALITION
1900 K Street, NW
Suite 1200
Washington, DC 20006-1109
202-419-2025
Federal Tax ID Number 52-156-4149

MEMORANDUM

To: Coalition Members
From: Victoria Spielman, Executive Director, AHTCC
Date: February 5, 2008
Re: Tax Deductible Membership Dues

For your tax records, 31.24% of your 2007 Coalition membership dues **are** tax deductible.

If you have any questions, please feel free to call me at 202-419-2025 or email me at vspielman@hunton.com.

Thank you,

Victoria Spielman