

NORTH CAROLINA

HOUSING
FINANCE
AGENCY



Semi-Annual Financial Statements

December 31, 2022

Semi-Annual Financial Statements

Six months ended December 31, 2022

North Carolina Housing Finance Agency

**NORTH CAROLINA HOUSING FINANCE AGENCY
FINANCIAL STATEMENTS AND ADDITIONAL INFORMATION
FOR THE SIX MONTHS ENDED DECEMBER 31, 2022**

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NORTH CAROLINA HOUSING FINANCE AGENCY

STATEMENT OF NET POSITION

AS OF DECEMBER 31, 2022

(Unaudited)

(in thousands)

ASSETS

Current assets:

Cash and cash equivalents	\$	130,801
Restricted cash and cash equivalents		879,030
Restricted investments		2,203
Accrued interest receivable on investments		5,842
Mortgage loans receivable		78,858
Mortgage loans held for resale		599
Accrued interest receivable on mortgage loans		1,933
State receivables		4
Other assets		10,061
TOTAL CURRENT ASSETS	\$	1,109,331

Noncurrent assets:

Restricted investments	\$	1,269,727
Mortgage loans receivable, net		250,606
Other assets, net		8
Capital assets, net		3,884
TOTAL NONCURRENT ASSETS	\$	1,524,225
TOTAL ASSETS	\$	2,633,556

DEFERRED OUTFLOWS OF RESOURCES

Deferred outflows for pensions	\$	3,271
Deferred outflows for other postemployment benefits		3,993
TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$	7,264

LIABILITIES

Current liabilities:

Bonds payable	\$	36,190
Accrued interest payable		20,017
Accounts payable		5,954
Unearned revenues		8,723
Other liabilities		1,220
TOTAL CURRENT LIABILITIES	\$	72,104

Noncurrent liabilities:

Bonds payable, net	\$	1,570,329
Unearned revenues		21,080
Pension liability		2,730
Other postemployment benefits		15,732
Lease liability		2,307
Other liabilities		4,967
TOTAL NONCURRENT LIABILITIES	\$	1,617,145
TOTAL LIABILITIES	\$	1,689,249

DEFERRED INFLOWS OF RESOURCES

Deferred inflows for pensions	\$	3,444
Deferred inflows for other postemployment benefits		4,128
TOTAL DEFERRED INFLOWS OF RESOURCES	\$	7,572

NET POSITION

Net investment in capital assets	\$	3,884
Restricted net position		820,426
Unrestricted net position		119,689
TOTAL NET POSITION	\$	943,999

The accompanying notes are an integral part of these financial statements.

NORTH CAROLINA HOUSING FINANCE AGENCY

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

SIX MONTHS ENDED DECEMBER 31, 2022

(Unaudited)

(in thousands)

OPERATING REVENUES	
Interest on investments	\$ 30,592
Net decrease in fair value of investments	(56,615)
Interest on mortgage loans	7,177
Federal program awards received	151,381
Program income/fees	37,346
Other revenues	135
TOTAL OPERATING REVENUES	\$ 170,016
OPERATING EXPENSES	
Interest on bonds	\$ 18,417
Mortgage servicing expense	393
Federal program expense	152,216
Nonfederal program expense	15,235
General and administrative expense	13,292
Other expenses	140
TOTAL OPERATING EXPENSES	\$ 199,693
OPERATING INCOME (LOSS)	\$ (29,677)
NON-OPERATING REVENUES (EXPENSES)	
State appropriations received	\$ 200,330
State grants received	41,747
State program expense	(47,859)
TOTAL NON-OPERATING REVENUES	\$ 194,218
CHANGE IN NET POSITION	\$ 164,541
TOTAL NET POSITION - BEGINNING	\$ 779,458
TOTAL NET POSITION - ENDING	\$ 943,999

The accompanying notes are an integral part of these financial statements.

NORTH CAROLINA HOUSING FINANCE AGENCY

STATEMENT OF CASH FLOWS

SIX MONTHS ENDED DECEMBER 31, 2022

(Unaudited)

(in thousands)

Cash flows from operating activities:	
Interest on mortgage loans	\$ 7,277
Principal payments on mortgage loans	25,244
Purchase of mortgage loans	(7,742)
Purchase of mortgage loans held for sale	(599)
Federal program awards received	148,301
Federal program expense	(150,007)
Nonfederal program expense	(15,235)
Federal grant administration income	4,919
Program income/fees	32,777
Other expenses	(14,135)
Other revenues	289
Net cash provided by operating activities	<u>\$ 31,089</u>
Cash flows from non-capital financing activities:	
Issuance of bonds	\$ 180,000
Principal repayments on bonds	(76,945)
Interest paid	(14,550)
Bond issuance costs paid	(1,463)
State appropriations received	200,330
State grants received	41,747
State program expense	(47,859)
State tax credits	90
Net cash provided by non-capital financing activities	<u>\$ 281,350</u>
Cash flows from investing activities:	
Proceeds from sales or maturities of investments	\$ 61,052
Purchase of investments	(203,707)
Earnings on investments	28,589
Net cash used in investing activities	<u>\$ (114,066)</u>
Net increase in cash, cash equivalents and restricted cash and cash equivalents	\$ 198,373
Cash, cash equivalents and restricted cash and cash equivalents at beginning of year	811,458
Cash, cash equivalents and restricted cash and cash equivalents at end of year	<u><u>\$ 1,009,831</u></u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income (loss)	\$ (29,677)
Adjustments to reconcile operating income to net cash provided by operating activities:	
Interest on investments	(30,592)
Decrease in fair value of investments	56,615
Interest on bonds	18,417
Change in operating assets and liabilities:	
Decrease in mortgage loans receivable	17,306
Decrease in accrued interest receivable on mortgage loans	170
Increase in mortgage loans held for resale	(599)
Decrease in other assets	6,935
Increase in accounts payable and other liabilities	1,616
Decrease in unearned revenues	(9,102)
Total adjustments	<u>\$ 60,766</u>
Net cash provided by operating activities	<u><u>\$ 31,089</u></u>

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS *(Unaudited)*

- A. BASIS OF PRESENTATION** The accompanying financial statements of the North Carolina Housing Finance Agency (Agency) have been prepared in accordance with generally accepted accounting principles in the United States of America as applicable to governments. The Governmental Accounting Standards Board establishes standards of financial accounting and reporting for state and local government entities. For full note disclosure, refer to the June 30, 2022 financial statements posted on the Agency's website at www.nchfa.com.

Programs The Agency's accounts are organized on the basis of programs. Each program represents a separate accounting entity. Agency resources are allocated to these programs based on legal responsibility, fiscal accountability, and management designation. The Agency's primary programs are summarized below:

Agency Programs Direct administrative and operational activities, including operating expenses of various programs, are recorded in Agency Programs. Among the most active programs are the federal Low-Income Housing Tax Credit (LIHTC) program and the State Home Foreclosure Prevention Project (SHFPP). The Agency administers LIHTC for the State of North Carolina (State). The Agency evaluates applications for the tax credits and monitors the rental properties for the compliance period to ensure that they meet federal program requirements, among other responsibilities. The Agency earns fees related to the applications and monitoring of LIHTC properties.

In 2008, the State authorized the formation of SHFPP in response to the foreclosure crisis. State statute requires that all parties who wish to initiate a foreclosure against a home in North Carolina remit a \$75 fee to the Agency. The fees collected are used to counsel and/or provide legal assistance to homeowners at risk of foreclosure. Any excess funds are allocated to the North Carolina Housing Trust Fund (HTF) annually.

Housing Trust Fund Programs The North Carolina Housing Trust and Oil Overcharge Act created the HTF and the North Carolina Housing Partnership (Housing Partnership). The purpose of the HTF is to increase the supply of decent, affordable, and energy-efficient housing for residents of the State with low and moderate incomes. The Housing Partnership is responsible for developing policy for the operation of several programs within the HTF. The Agency staff provides services to the Housing Partnership and administers the HTF programs. State appropriations are reported in *Non-Operating Revenues (Expenses)* in the accompanying financial statements, and include a recurring appropriation that is used to make loans and grants under the HTF programs and a nonrecurring appropriation for the Workforce Housing Loan Program.

The Agency receives funds from the North Carolina Department of Health and Human Services (DHHS) for the Community Living Housing Fund. These are reported in *Deferred state grants* until appropriated by the North Carolina General Assembly (General Assembly).

Federal and State Programs The Agency administers several federal programs. Of the Agency's federal programs, the Section 8 program, NC Homeowner Assistance Fund, the HOME Investment Partnerships Program (HOME) and the National Housing Trust Fund represent 57%, 29%, 7% and 6% of federal expenditures, respectively. The Agency receives a fee for administering these programs. The HOME program is matched with State funds of up to \$3 million annually as appropriated by the General Assembly.

The Agency receives funds from DHHS for the Transitions to Community Living Voucher (TCLV) program, the Key Rental Assistance (Key) program and other housing programs. TCLV is a tenant-based, rental assistance program, which provides assistance in the form of security deposits, holding fees and risk mitigation claims. The Key program provides assistance and services to low-income

individuals with disabilities and those who are homeless. These funds are reported in *State grants received*.

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

The Agency's former FirstHome Mortgage (FirstHome) program was funded with tax-exempt mortgage revenue bonds, and the mortgage loans are reported in *Mortgage loans receivable* and *Mortgage loans receivable, net* in the Home Ownership Bond Program. Mortgage loan interest income related to the Home Ownership Bond Programs is reported in *Interest on mortgage loans*.

The operations for the NC Home Advantage Mortgage (HomeAd) program are financed through the issuance of tax-exempt mortgage revenue bonds as well as the sale of mortgage-backed securities (MBS). The production related to the HomeAd program is reported in the 1998 Home Ownership Bond Program. In contrast to the FirstHome program, in which the Agency owns the mortgage loans, all HomeAd production is pooled into MBS, regardless of the method of financing. For HomeAd loans funded through the sale of MBS, the related program income is recorded in *Program income/fees*. The MBS funded with bond proceeds are reported in *Investments*, which also include US Agency securities held by the Agency. The corresponding earnings from the bond-funded MBS are reported in *Interest on investments*. The down payment assistance loans and lender compensation incurred by the HomeAd program are reported in *Nonfederal program expense*, regardless of the method of financing.

B. BONDS PAYABLE

Bonds payable activity for the six months ended December 31, 2022 was as follows (*in thousands*):

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
Bonds Payable				
Home Ownership	\$ 1,445,965	\$ 180,000	\$ (63,465)	\$ 1,562,500
Home Ownership (Direct Placement)	13,480	-	(13,480)	-
	<u>\$ 1,459,445</u>	<u>\$ 180,000</u>	<u>\$ (76,945)</u>	<u>\$ 1,562,500</u>
Unamortized Bond Premium/Discount	43,004	4,660	(3,645)	44,019
Total Bonds Payable, Net	<u>\$ 1,502,449</u>	<u>\$ 184,660</u>	<u>\$ (80,590)</u>	<u>\$ 1,606,519</u>

Bonds payable as of December 31, 2022 are as follows (*in thousands*):

<u>Issue</u>	<u>Stated Rates (%)</u>	<u>Final Maturity</u>	<u>Principal Amount</u>
Home Ownership Revenue Bonds			
(1998 Housing Revenue Bonds Trust Agreement)			
Series 34	2.812	7/1/2035	\$ 2,620
Series 35	2.870 – 3.686	7/1/2032	4,705
Series 36	3.000 – 3.482	1/1/2031	6,790
Series 37A & Series 37B	1.900 – 3.500	7/1/2039	46,680
Series 38	1.950 – 4.000	7/1/2047	123,405
Series 39	2.600 – 4.000	7/1/2048	60,710
Series 40	2.550 – 4.250	7/1/2047	25,420
Series 41	1.900 – 4.000	1/1/2050	94,730
Series 42	1.250 – 4.000	1/1/2050	109,275
Series 43	1.350 – 4.000	7/1/2050	116,305
Series 44	1.250 – 4.000	7/1/2050	104,700
Series 45	0.375 – 3.000	7/1/2051	172,885
Series 46	0.300 – 3.000	7/1/2051	154,040
Series 47	0.150 – 3.000	7/1/2051	160,235
Series 48	0.125 – 5.000	7/1/2052	200,000
Series 49	3.000 – 6.000	7/1/2053	180,000
Total Bonds Outstanding			\$ 1,562,500
Plus Unamortized Bond Premium & Discount			\$ 44,019
Total Bonds Payable, Net			\$ 1,606,519

Special Facilities (Conduits) The Agency issues Multifamily Housing Revenue Bonds, which are not presented in the financial statements of the Agency. These bonds are secured solely by the properties, related revenues of the projects, and the applicable credit enhancements. These bonds do not constitute a debt of and are not guaranteed by the State, any political subdivision thereof, or the Agency. Accordingly, these obligations are excluded from the Agency's financial statements.

Bonds payable for special facilities as of December 31, 2022 are as follows (*in thousands*):

<u>Issue</u>	<u>Bond Type</u>	<u>Bonds Outstanding</u>
Series 2021 (Wind Crest Senior Living, LP)	Multifamily Housing Revenue Bonds	\$ 6,000
Series 2022 (Wind Crest Senior Living, LP)	Multifamily Housing Revenue Bonds	2,981
Series 2021 (Johnson Court Housing Partners, LP)	Multifamily Housing Revenue Bonds	8,000
Series 2022 (Five Point Crossing, LP) ⁽¹⁾	Multifamily Housing Revenue Bonds	1,821
Series 2022 (South Emerson Hills Apartment Homes) ⁽²⁾	Multifamily Housing Revenue Bonds	4,838
Total		\$ 23,640

(1) The bonds were issued as “draw down” bonds, in which the principal amount of the bonds will increase from time to time as the bank advances funds, up to \$4,700,000. As of December 31, 2022, \$1,821,000 has been advanced.

(2) The bonds were issued as “draw down” bonds, in which the principal amount of the bonds will increase from time to time as the bank advances funds, up to \$37,515,000. As of December 31, 2022, \$4,838,000 has been advanced.

North Carolina Housing Finance Agency

Additional Information

NORTH CAROLINA HOUSING FINANCE AGENCY

COMBINING STATEMENT OF NET POSITION

AS OF DECEMBER 31, 2022

(Unaudited)

(in thousands)	AGENCY	GRANT		HOME OWNERSHIP	Total
	PROGRAMS	Housing Trust Fund Programs	Federal and State Programs	BOND PROGRAMS	
ASSETS					
Current assets:					
Cash and cash equivalents	\$ 107,107	\$ -	\$ 23,694	\$ -	\$ 130,801
Restricted cash and cash equivalents	48,087	258,122	101,659	471,162	879,030
Restricted investments	-	-	-	2,203	2,203
Accrued interest receivable on investments	-	181	-	5,661	5,842
Mortgage loans receivable	8,021	1,176	9,840	59,821	78,858
Mortgage loans held for resale	-	-	-	599	599
Accrued interest receivable on mortgage loans	-	8	190	1,735	1,933
State receivables	-	-	4	-	4
Other assets	239	-	7,519	2,303	10,061
Interprogram receivable (payable)	3,286	(18)	(3,748)	480	-
TOTAL CURRENT ASSETS	\$ 166,740	\$ 259,469	\$ 139,158	\$ 543,964	\$ 1,109,331
Noncurrent assets:					
Restricted investments	\$ -	\$ -	\$ -	\$ 1,269,727	\$ 1,269,727
Mortgage loans receivable, net	848	9,811	75,406	164,541	250,606
Other assets, net	8	-	-	-	8
Capital assets, net	3,884	-	-	-	3,884
TOTAL NONCURRENT ASSETS	\$ 4,740	\$ 9,811	\$ 75,406	\$ 1,434,268	\$ 1,524,225
TOTAL ASSETS	\$ 171,480	\$ 269,280	\$ 214,564	\$ 1,978,232	\$ 2,633,556
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows for pensions	\$ 3,271	\$ -	\$ -	\$ -	\$ 3,271
Deferred outflows for other postemployment benefits	3,993	-	-	-	3,993
TOTAL DEFERRED OUTFLOWS OF RESOURCES	\$ 7,264	\$ -	\$ -	\$ -	\$ 7,264
LIABILITIES					
Current liabilities:					
Bonds payable	\$ -	\$ -	\$ -	\$ 36,190	\$ 36,190
Accrued interest payable	-	-	-	20,017	20,017
Accounts payable	165	-	4,560	1,229	5,954
Unearned revenues	2,385	-	6,338	-	8,723
Other liabilities	1,218	1	1	-	1,220
TOTAL CURRENT LIABILITIES	\$ 3,768	\$ 1	\$ 10,899	\$ 57,436	\$ 72,104
Noncurrent liabilities:					
Bonds payable, net	\$ -	\$ -	\$ -	\$ 1,570,329	\$ 1,570,329
Unearned revenues	21,080	-	-	-	21,080
Pension liability	2,730	-	-	-	2,730
Other postemployment benefits	15,732	-	-	-	15,732
Lease liability	2,307	-	-	-	2,307
Other liabilities	4,967	-	-	-	4,967
TOTAL NONCURRENT LIABILITIES	\$ 46,816	\$ -	\$ -	\$ 1,570,329	\$ 1,617,145
TOTAL LIABILITIES	\$ 50,584	\$ 1	\$ 10,899	\$ 1,627,765	\$ 1,689,249
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows for pensions	\$ 3,444	\$ -	\$ -	\$ -	\$ 3,444
Deferred inflows for other postemployment benefits	4,128	-	-	-	4,128
TOTAL DEFERRED INFLOWS OF RESOURCES	\$ 7,572	\$ -	\$ -	\$ -	\$ 7,572
NET POSITION					
Net investment in capital assets	\$ 3,884	\$ -	\$ -	\$ -	\$ 3,884
Restricted net position	20,195	269,279	180,485	350,467	820,426
Unrestricted net position	96,509	-	23,180	-	119,689
TOTAL NET POSITION	\$ 120,588	\$ 269,279	\$ 203,665	\$ 350,467	\$ 943,999

NORTH CAROLINA HOUSING FINANCE AGENCY

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

SIX MONTHS ENDED DECEMBER 31, 2022

(Unaudited)

(in thousands)	AGENCY	GRANT		HOME OWNERSHIP	Total
	PROGRAMS	PROGRAMS		BOND PROGRAMS	
		Housing Trust Fund Programs	Federal and State Programs		
OPERATING REVENUES					
Interest on investments	\$ 1,687	\$ 1,834	\$ 996	\$ 26,075	\$ 30,592
Net increase (decrease) in fair value of investments	-	-	-	(56,615)	(56,615)
Interest on mortgage loans	116	257	517	6,287	7,177
Federal program awards received	-	-	151,381	-	151,381
Program income/fees	14,202	1,090	15,669	6,385	37,346
Other revenues	48	-	11	76	135
TOTAL OPERATING REVENUES	\$ 16,053	\$ 3,181	\$ 168,574	\$ (17,792)	\$ 170,016
OPERATING EXPENSES					
Interest on bonds	-	-	-	18,417	18,417
Mortgage servicing expense	-	-	-	393	393
Federal program expense	-	-	152,216	-	152,216
Nonfederal program expense	189	-	-	15,046	15,235
General and administrative expense	10,417	-	2,602	273	13,292
Other expenses	14	8	74	44	140
TOTAL OPERATING EXPENSES	\$ 10,620	\$ 8	\$ 154,892	\$ 34,173	\$ 199,693
OPERATING INCOME (LOSS)	\$ 5,433	\$ 3,173	\$ 13,682	\$ (51,965)	\$ (29,677)
NON-OPERATING REVENUES (EXPENSES)					
Transfers in (out)	\$ 5,478	\$ (76)	\$ (5,273)	\$ (129)	\$ -
State appropriations received	-	198,830	1,500	-	200,330
State grants received	-	3,575	38,172	-	41,747
State program expense	-	(25,844)	(22,015)	-	(47,859)
TOTAL NON-OPERATING REVENUES (EXPENSES)	\$ 5,478	\$ 176,485	\$ 12,384	\$ (129)	\$ 194,218
CHANGE IN NET POSITION	\$ 10,911	\$ 179,658	\$ 26,066	\$ (52,094)	\$ 164,541
TOTAL NET POSITION - BEGINNING	\$ 109,677	\$ 89,621	\$ 177,599	\$ 402,561	\$ 779,458
TOTAL NET POSITION - ENDING	\$ 120,588	\$ 269,279	\$ 203,665	\$ 350,467	\$ 943,999

NORTH CAROLINA HOUSING FINANCE AGENCY

COMBINING STATEMENT OF CASH FLOWS

SIX MONTHS ENDED DECEMBER 31, 2022

(Unaudited)

(in thousands)	AGENCY PROGRAMS	GRANT PROGRAMS		HOME OWNERSHIP BOND PROGRAMS	Total
		Housing Trust Fund Programs	Federal and State Programs		
Cash flows from operating activities:					
Interest on mortgage loans	\$ 117	\$ 260	\$ 476	\$ 6,424	\$ 7,277
Principal payments on mortgage loans	2,958	536	3,452	18,298	25,244
Purchase of mortgage loans	(4,344)	(11)	(3,387)	-	(7,742)
Purchase of mortgage loans held for sale	-	-	-	(599)	(599)
Federal program awards received	-	-	148,301	-	148,301
Federal program expense	-	-	(150,007)	-	(150,007)
Nonfederal program expense	(189)	-	-	(15,046)	(15,235)
Federal grant administration income	-	-	4,919	-	4,919
Program income/fees	14,491	1,090	10,811	6,385	32,777
Other expenses	(11,147)	1	(2,744)	(245)	(14,135)
Other revenues	(399)	1	458	229	289
Net cash provided by (used in) operating activities	\$ 1,487	\$ 1,877	\$ 12,279	\$ 15,446	\$ 31,089
Cash flows from non-capital financing activities:					
Issuance of bonds	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000
Principal repayments on bonds	-	-	-	(76,945)	(76,945)
Interest paid	-	-	-	(14,550)	(14,550)
Bond issuance costs paid	-	-	-	(1,463)	(1,463)
Net transfers	5,478	(76)	(5,273)	(129)	-
State appropriations received	-	198,830	1,500	-	200,330
State grants received	-	3,575	38,172	-	41,747
State program expense	-	(25,844)	(22,015)	-	(47,859)
State tax credits	90	-	-	-	90
Net cash provided by (used in) non-capital financing activities	\$ 5,568	\$ 176,485	\$ 12,384	\$ 86,913	\$ 281,350
Cash flows from investing activities:					
Proceeds from sales or maturities of investments	\$ -	\$ -	\$ -	\$ 61,052	\$ 61,052
Purchase of investments	-	-	-	(203,707)	(203,707)
Earnings on investments	1,687	1,693	996	24,213	28,589
Net cash provided by (used in) investing activities	\$ 1,687	\$ 1,693	\$ 996	\$ (118,442)	\$ (114,066)
Net increase (decrease) in cash, cash equivalents and restricted cash and cash equivalents	\$ 8,742	\$ 180,055	\$ 25,659	\$ (16,083)	\$ 198,373
Cash, cash equivalents and restricted cash and cash equivalents at beginning of year	146,452	78,067	99,694	487,245	811,458
Cash, cash equivalents and restricted cash at end of year	\$ 155,194	\$ 258,122	\$ 125,353	\$ 471,162	\$ 1,009,831
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	\$ 5,433	\$ 3,173	\$ 13,682	\$ (51,965)	\$ (29,677)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Interest on investments	(1,687)	(1,834)	(996)	(26,075)	(30,592)
Decrease (increase) in fair value of investments	-	-	-	56,615	56,615
Interest on bonds	-	-	-	18,417	18,417
Change in operating assets and liabilities:					
Decrease (increase) in mortgage loans receivable	(1,433)	533	54	18,152	17,306
Decrease (increase) in accrued interest receivable on mortgage loans	1	3	(41)	207	170
Decrease (increase) in mortgage loans held for resale	-	-	-	(599)	(599)
Decrease (increase) in other assets	355	1	6,830	(251)	6,935
Increase (decrease) in accounts payable and other liabilities	(1,471)	1	2,141	945	1,616
Increase (decrease) in unearned revenues	289	-	(9,391)	-	(9,102)
Total adjustments	\$ (3,946)	\$ (1,296)	\$ (1,403)	\$ 67,411	\$ 60,766
Net cash provided by (used in) operating activities	\$ 1,487	\$ 1,877	\$ 12,279	\$ 15,446	\$ 31,089

NORTH CAROLINA

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Our mission is to create affordable housing options for North Carolinians whose needs are not met by the market.

Our vision is to lead the nation in creating sustainable housing opportunities that people can afford.

Our Values: We Care, We Act, We Lead.