

## July – September 2010 Quarterly Report

During the Third Quarter 2010, the North Carolina Housing Finance Agency developed infrastructure in preparation for a statewide launch December 1, 2010, of the first program of the N.C. Foreclosure Prevention Fund, a mortgage payment loan program to assist unemployed homeowners while they search or train for new employment. We

- Finalized program details
- Developed an on-line, electronic system that NCHFA and participating housing counselors will use to submit, manage and track applications
- Selected and trained 24 participating housing counseling agencies
- Developed and distributed a program manual for counselors
- Created a program website for consumers, [www.NCForeclosurePrevention.gov](http://www.NCForeclosurePrevention.gov)
- Selected and trained a Call Center to assist consumers
- Began recruiting contract staff for the program
- Designed a 17-county pilot to begin October 18, 2010, to test the program and delivery system
- Produced and distributed a marketing flier for use by the pilot counseling agencies.

We expect to begin taking applications and making loans in Fourth Quarter 2010 and to make our first draw for administrative and program funds during that period. Launch of two smaller programs under the N.C. Foreclosure Prevention Fund is anticipated for Second Quarter 2011 and Third Quarter 2011.

<b>North Carolina</b>			
<b>July - Sept. 2010</b>			
<b>HFA Performance Data Reporting - Borrower Characteristics</b>			
		<b>Quarter To Date</b>	<b>Cumulative</b>
<b>Borrower Income (\$)</b>			
	Above \$90,000		
	\$70,000- \$89,000		
	\$50,000- \$69,000		
	Below \$50,000		
<b>Borrower Income as Percent of Area Median Income (AMI)</b>			
	Above 120%		
	110%-119%		
	100%- 109%		
	90%- 99%		
	80%- 89%		
	Below 80%		
<b>Geographic Breakdown (by county)</b>			
	Alamance		
	Alexander		
	Alleghany		
	Anson		
	Ashe		

Avery		
Beaufort		
Bertie		
Bladen		
Brunswick		
Buncombe		
Burke		
Cabarrus		
Caldwell		
Camden		
Carteret		
Caswell		
Catawba		
Chatham		
Cherokee		
Chowan		
Clay		
Cleveland		
Columbus		
Craven		
Cumberland		
Currituck		
Dare		
Davidson		
Davie		
Duplin		
Durham		
Edgecombe		
Forsyth		
Franklin		
Gaston		
Gates		
Graham		
Granville		
Greene		
Guilford		
Halifax		
Harnett		
Haywood		
Henderson		
Hertford		
Hoke		
Hyde		
Iredell		
Jackson		
Johnston		
Jones		
Lee		

Lenoir		
Lincoln		
Macon		
Madison		
Martin		
McDowell		
Mecklenburg		
Mitchell		
Montgomery		
Moore		
Nash		
New Hanover		
Northampton		
Onslow		
Orange		
Pamlico		
Pasquotank		
Pender		
Perquimans		
Person		
Pitt		
Polk		
Randolph		
Richmond		
Robeson		
Rockingham		
Rowan		
Rutherford		
Sampson		
Scotland		
Stanly		
Stokes		
Surry		
Swain		
Transylvania		
Tyrrell		
Union		
Vance		
Wake		
Warren		
Washington		
Watauga		
Wayne		
Wilkes		
Wilson		
Yadkin		
Yancey		

**Home Mortgage Disclosure Act (HMDA)**

<b>Borrower</b>		
<b>Race</b>		
American Indian or Alaskan Native		
Asian		
Black or African American		
Native Hawaiian or other Pacific Islander		
White		
Information Not Provided by Borrower		
<b>Ethnicity</b>		
Hispanic or Latino		
Not Hispanic or Latino		
Information Not Provided by Borrower		
<b>Sex</b>		
Male		
Female		
Information Not Provided by Borrower		
<b>Co-Borrower</b>		
<b>Race</b>		
American Indian or Alaskan Native		
Asian		
Black or African American		
Native Hawaiian or other Pacific Islander		
White		
Information Not Provided by Borrower		
<b>Ethnicity</b>		
Hispanic or Latino		
Not Hispanic or Latino		
Information Not Provided by Borrower		
<b>Sex</b>		
Male		
Female		
Information Not Provided by Borrower		
<b>Hardship</b>		
Unemployment		
Underemployment		
Divorce		
Medical Condition		
Death		
Other		
<b>Current Loan to Value Ratio (LTV)</b>		
<100%		
100%- 109%		
110%-120%		
>120%		
<b>Current Combined Loan to Value Ratio (CLTV)</b>		
<100%		
100%-119%		
120%-139%		

	140%-159%		
	>=160%		
<b>Delinquency Status (%)</b>			
	Current		
	30+		
	60+		
	90+		
<b>Median Household Size</b>			
	1		
	2		
	3		
	4		
	5+		

North Carolina		
July - Sept. 2010		
HFA Performance Data Reporting - Program Performance Mortgage Payment Program		
	Quarter to Date	Cumulative
<b>Program Intake/Evaluation</b>		
<i>Approved</i>		
Number of Applicants		
% of Total Applicants		
<i>Denied</i>		
Number of Applicants		
% of Total Applicants		
<i>TOTAL</i>		
Total Applicants		
Number of Borrowers Participating in Other HFA HHF Programs or Program Components		
<b>Program Characteristics</b>		
<b>General Characteristics</b>		
Median 1st Lien Housing Payment before Assistance		
Median 1st Lien Housing Payment after Assistance	0	0
Median 2nd Lien Housing Payment before Assistance		
Median 2nd Lien Housing Payment after Assistance	0	0
Median 1st Lien Unpaid Principal Balance before Program Entry		
Median 1st Lien Unpaid Principal Balance after Program Entry		
Median 2nd Lien Unpaid Principal Balance before Program Entry		
Median 2nd Lien Unpaid Principal Balance after Program Entry		
Median Principal Forgiveness <sup>1</sup>	N/A	N/A
Median Principal Forbearance	N/A	N/A
Median Length of Time Borrower Receives Assistance		
Median Assistance Amount		
<b>Assistance Characteristics</b>		
Assistance Provided		
Total Lender/Service Assistance Amount	N/A	N/A
Borrowers Receiving Lender/Service Match (%)	N/A	N/A
Median Lender/Service Assistance per Borrower	N/A	N/A
<b>Other Characteristics</b>		
Total Amount Spent (Assistance and Administrative Expenses)		
Median Length of Time from Initial Request to Assistance Granted		
<i>Current</i>		
Number		
%		
<i>Delinquent (30+)</i>		
Number		

%		
<i>Delinquent (60+)</i>		
Number		
%		
<i>Delinquent (90+)</i>		
Number		
%		
<b>Program Outcomes</b>		
Borrowers No Longer in the HFA Program (Program Completion/Transition and Alternative Outcomes)		
<b>Alternative Outcomes</b>		
<i>Foreclosure Sale</i>		
Number		
%		
<i>Deed in Lieu</i>		
Number		
%		
<i>Short Sale</i>		
Number		
%		
<b>Program Completion/ Transition</b>		
<i>MHA Program</i>		
Number		
%		
<i>Re-employed/Regain Appropriate Employment Level</i>		
Number		
%		
<i>Reinstatement/Current/Payoff</i>		
Number		
%		
<i>Short Sale</i>		
Number	N/A	N/A
%	N/A	N/A
<i>Deed in Lieu</i>		
Number	N/A	N/A
%	N/A	N/A
<b>Homeownership Retention<sup>2</sup></b>		
Six Months		
%		
Twelve Months		
%		
Unreachable		
%		
1. Includes second mortgage settlement and/or reinstatement assistance (fees)		
2. Borrower occupying home post assistance		

North Carolina		
July - Sept. 2010		
HFA Performance Data Reporting - Program Performance Second Mortgage Refinance Program		
	Quarter to Date	Cumulative
<b>Program Intake/Evaluation</b>		
<i>Approved</i>		
Number of Applicants		
% of Total Applicants		
<i>Denied</i>		
Number of Applicants		
% of Total Applicants		
<b>TOTAL</b>		
Total Applicants		
Number of Borrowers Participating in Other HFA HHF Programs or Program Components	0	0
<b>Program Characteristics</b>		
<b>General Characteristics</b>		
Median 1st Lien Housing Payment before Assistance		
Median 1st Lien Housing Payment after Assistance	N/A	N/A
Median 2nd Lien Housing Payment before Assistance		
Median 2nd Lien Housing Payment after Assistance	0	0
Median 1st Lien Unpaid Principal Balance before Program Entry		
Median 1st Lien Unpaid Principal Balance after Program Entry	N/A	N/A
Median 2nd Lien Unpaid Principal Balance before Program Entry		
Median 2nd Lien Unpaid Principal Balance after Program Entry	0	0
Median Principal Forgiveness <sup>1</sup>		
Median Principal Forbearance	N/A	N/A
Median Length of Time Borrower Receives Assistance	N/A	N/A
Median Assistance Amount		
<b>Assistance Characteristics</b>		
Assistance Provided		
Total Lender/Service Assistance Amount		
Borrowers Receiving Lender/Service Match (%)		
Median Lender/Service Assistance per Borrower		
<b>Other Characteristics</b>		
Total Amount Spent (Assistance and Administrative Expenses)		
Median Length of Time from Initial Request to Assistance Granted		
<i>Current</i>		
Number		
%		
<i>Delinquent (30+)</i>		
Number		

	%		
<i>Delinquent (60+)</i>			
	Number		
	%		
<i>Delinquent (90+)</i>			
	Number		
	%		
<b>Program Outcomes</b>			
	Borrowers No Longer in the HFA Program (Program Completion/Transition and Alternative Outcomes)		
<b>Alternative Outcomes</b>			
<i>Foreclosure Sale</i>			
	Number		
	%		
<i>Deed in Lieu</i>			
	Number		
	%		
<i>Short Sale</i>			
	Number		
	%		
<b>Program Completion/ Transition</b>			
<i>MHA Program</i>			
	Number		
	%		
<i>Re-employed/Regain Appropriate Employment Level</i>			
	Number		
	%		
<i>Reinstatement/Current/Payoff</i>			
	Number		
	%		
<i>Short Sale</i>			
	Number	N/A	N/A
	%	N/A	N/A
<i>Deed in Lieu</i>			
	Number	N/A	N/A
	%	N/A	N/A
<b>Homeownership Retention<sup>2</sup></b>			
	Six Months		
	%		
	Twelve Months		
	%		
	Unreachable		
	%		
1. Includes second mortgage settlement and/or reinstatement assistance (fees)			
2. Borrower occupying home post assistance			

North Carolina		
July - Sept. 2010		
HFA Performance Data Reporting - Program Performance Permanent Loan Modification Program		
	Quarter to Date	Cumulative
<b>Program Intake/Evaluation</b>		
<i>Approved</i>		
Number of Applicants		
% of Total Applicants		
<i>Denied</i>		
Number of Applicants		
% of Total Applicants		
<i>TOTAL</i>		
Total Applicants		
Number of Borrowers Participating in Other HFA HHF Programs or Program Components	0	0
<b>Program Characteristics</b>		
<b>General Characteristics</b>		
Median 1st Lien Housing Payment before Assistance		
Median 1st Lien Housing Payment after Assistance		
Median 2nd Lien Housing Payment before Assistance		
Median 2nd Lien Housing Payment after Assistance	N/A	N/A
Median 1st Lien Unpaid Principal Balance before Program Entry		
Median 1st Lien Unpaid Principal Balance after Program Entry		
Median 2nd Lien Unpaid Principal Balance before Program Entry		
Median 2nd Lien Unpaid Principal Balance after Program Entry	N/A	N/A
Median Principal Forgiveness <sup>1</sup>	N/A	N/A
Median Principal Forbearance		
Median Length of Time Borrower Receives Assistance	N/A	N/A
Median Assistance Amount		
<b>Assistance Characteristics</b>		
Assistance Provided to Date		
Total Lender/Servicer Assistance Amount		
Lender/Servicer Match (%)		
Median Lender/Servicer Assistance per Borrower		
<b>Other Characteristics</b>		
Total Amount Spent (Assistance and Administrative Expenses)		
Median Length of Time from Initial Request to Assistance Granted		
<i>Current</i>		
Number		
%		
<i>Delinquent (30+)</i>		
Number		
%		

<i>Delinquent (60+)</i>		
Number		
%		
<i>Delinquent (90+)</i>		
Number		
%		
<b>Program Outcomes</b>		
Borrowers No Longer in the HFA Program (Program Completion/Transition and Alternative Outcomes)		
<b>Alternative Outcomes</b>		
<i>Foreclosure Sale</i>		
Number		
%		
<i>Deed in Lieu</i>		
Number		
%		
<i>Short Sale</i>		
Number		
%		
<b>Program Completion/ Transition</b>		
<i>MHA Program</i>		
Number		
%		
<i>Re-employed/ Regain Appropriate Employment Level</i>		
Number		
%		
<i>Reinstatement/Current/Payoff</i>		
Number		
%		
<i>Short Sale</i>		
Number	N/A	N/A
%	N/A	N/A
<i>Deed in Lieu</i>		
Number	N/A	N/A
%	N/A	N/A
<b>Homeownership Retention<sup>2</sup></b>		
Six Months		
%		
Twelve Months		
%		
Unreachable		
%		
1. Includes second mortgage settlement and/or reinstatement assistance (fees)		
2. Borrower occupying post assistance		