

**ANNUAL REPORT ON**

**UNIVERSITY EMPLOYEE**

**HOUSING ASSISTANCE**

**PROGRAMS**



**Fiscal Year Ended June 30, 1999**

**Annual Report  
on University Employee  
Housing Assistance Programs**

**1998-99**

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## Introduction

This Annual Report on University Employee Housing Assistance Programs provides an overview of the accomplishments and progress of the University in addressing the housing needs of its faculty and other designated employee classes. The program components as well as the individual program policies and funding levels have changed significantly since the program began in 1979. However, the guiding principle has remained the same, to provide financial and programmatic tools to assist in the recruitment and retention of key faculty members and other designated employees in order to maintain the University's position of preeminence in the academic community. The program must achieve this goal in the face of competition from other nationally-recognized institutions of higher education for many academic and administrative positions. The program must also address the continued fact of a large differential between the higher housing costs at the University's campuses and laboratories when compared to costs of housing at many comparable institutions across the country.

The management and program development responsibility for these programs has been delegated to the Office of Loan Programs (the Office). The Office plans, develops, and administers housing assistance programs for members of the Academic Senate, senior managers, and other designated classes of employees, and provides policy oversight for the Emergency Loan

Fund (a non-housing loan program for all employees). The housing and loan-related operations of the Office are self-supporting. These program components include the Mortgage Origination Program (MOP), the University's major first deed-of-trust lending program, as well as three tax-exempt bond financed single-family loan portfolios and a Mortgage Credit Certificate Program. In addition to the direct administration of the above-referenced programs, the Office has policy and coordination responsibility regarding for-sale housing built on University-owned land at six campuses and the Supplemental Home Loan Program, which provides primary and secondary financing to assist in home purchases (the Office provides all origination and servicing administration for seven of the campuses for this loan program). The Office also manages a relationship with a major conventional lender to provide favorable financing terms to all University employees for the acquisition and refinancing of housing at all University locations.

## Program Policy Summary

Key policy components of the University's housing assistance programs include the:

- provision of a predictable source of mortgage financing for recruitment and retention of key faculty members and senior managers at each campus and laboratory;
- provision of financing at short-term rates with qualification standards more liberal than those provided by conventional lenders, coupled with reduced down-payment requirements and no points or origination fees;
- utilization of existing University land and acquisition of additional land, where feasible, to develop for-sale and/or rental housing units to create long-term affordable housing in proximity to work within a broad range of design and pricing;

- continuation of supplements to University and conventional financing via the Supplemental Home Loan Program and Salary Differential Housing Allowance Program; and
- development of programs of a one-time or short-term nature that supplement and/or complement existing University programs.

Program highlights and the annual Mortgage Origination Program Status Report follow. Also included are appendices providing descriptions of each currently active program component along with cumulative summaries and statistics of all University-wide employee housing assistance through June 30, 1999. The final appendix consists of financial statements and Deloitte & Touche LLP independent auditors' reports for programs utilizing bond indebtedness.

## 1998-99 Year in Review

Following the record number of loans closed in 1997-98, loan activity dropped off by 42% in 1998-99, with 104 MOP loans closed during the fiscal year, for a total of \$31.6 million. This drop-off in activity coincided with a 30% reduction in loan activity in the general mortgage market. There are several other factors that most likely contributed to the lower lending activity.

The high volume of loans closed in 1996-97 and 1997-98 may have represented pent-up demand from prior years, as well as a surge of loans from individuals who, seeing the rapid levels of appreciation in some housing markets, wanted to purchase before they were priced out of the market. This rush to purchase would have moved potential loan activity for 1998-99 into the prior fiscal year. Additionally, for much of 1998-99, competitively-priced fixed interest rate loans were available through normal industry channels. More specific to University demand, recruitment levels have

stabilized over the past several years and moved slightly lower in 1998-99. Finally, the nature of the housing market in many areas, with rapid appreciation and multiple bids on properties, has made it difficult for some potential borrowers to find homes to purchase.

There were no principal losses to the Mortgage Origination Program or the Supplemental Home Loan Program during the year. This reflects the increased stability of the loan portfolios given the return of appreciation in value in most areas of California.

The North American Mortgage Company (NAMC) Home Loan Program, which is available to all University employees for purchase money and refinance loans, increased its annual loan production by \$64.5 million to a total of \$88 million for 1998-99, resulting in 500 loans compared to 133 in the prior year.

The following table displays a summary of the use of housing-related financial assistance programs during the 1998-99 fiscal year.

### Financial Assistance Programs: Fiscal Year 1998-99

Program	Number of Loans or Assistance	Dollar Value of Assistance	Average Amount
Mortgage Origination Program	104	\$31,637,100	\$304,203
Supplemental Home Loan Program	31	6,848,597	220,922
Salary Differential Housing Allowance Program	107	2,173,679	20,315
NAMC Home Loan Program	500	88,080,512	176,161
<b>Totals</b>	<b>742</b>	<b>\$128,739,888</b>	<b>N/A</b>

## **1998-99 Mortgage Origination Program Status Report**

The Mortgage Origination Program (MOP), established by The Regents in July 1984, utilizes funds from the unrestricted portion of the University's Short-Term Investment Pool (STIP) to make up to 30-year variable interest rate first deed-of-trust loans to eligible Academic Senate members and members of the Senior Management Group. The President is required to report annually on the program performance and include information regarding origination volume, portfolio balance, and rate-of-return calculations for the program.

### **1998-99 Program Status**

As of June 30, 1999 the Office had funded 1,718 loans in an aggregate amount of \$408.5 million. The average original loan amount for all these loans was \$237,809, with an aggregate loan-to-value ratio of the portfolio, based upon the total of all funded loans as compared to the total initial appraised value of the homes purchased under MOP, of 78.9%. As of June 30, 1999 there were 1,049 loans outstanding and the aggregate portfolio principal balance was \$243,586,422, representing 9.79% of the \$2.489 billion average daily balance of the legally available cash balances in the unrestricted portion of STIP as of June 30, 1999.

When the MOP program was established in July 1984, it was determined that any cumulative shortfalls in earnings by the MOP portfolio would be repaid to STIP from the Faculty Housing Programs Reserve. A comparison of MOP earnings vs. STIP earnings is completed each month, accompanied by transfers of the overage/shortfall in earnings between STIP and the Faculty Housing Programs Reserve. For the period July 1, 1998 through June 30, 1999, the cumulative MOP portfolio rate of return out-performed the STIP rate of return, resulting in a net transfer to the Faculty Housing Programs Reserve from STIP of \$798,187 for the fiscal year.

## 1984-1999 Mortgage Origination Program Objectives and Results

The mission of the Office is to design, deliver, and manage housing assistance programs for recruitment and retention of faculty and senior managers in support of the education, research, and public service missions of the University. For the past 15 years, the Mortgage Origination Program has provided the primary University-funded source of first mortgage financing to assist faculty and senior managers in purchasing a home close to the location where they work.

Chart 1 displays the level of faculty recruitments from the inception of the program in fiscal year 1984-85 through the current fiscal year. This chart clearly depicts the cyclical nature of recruitments, which are affected by faculty turnover, retirements, and budgetary restrictions. During the past five years, recruitment has been relatively stable, averaging 364 new recruits each year. One of the objectives of MOP is to provide financing to 35% of new recruits. From inception of the program, 22% of new recruits have been served. Of the 1,822 new recruits hired in the last five years, 29% received MOP loans. This data indicates that the Program is providing significant amounts of assistance, and is approaching the target level of assistance.

Chart 2 presents a breakdown by title of MOP loans made to members of the academic senate. During the early years of the program, the majority of loans were made to Professors, followed by Assistant Professors. During the most recent five years, this mix has changed, so that the majority of loans are now being made to Assistant Professors.

The University is projecting unprecedented increases in enrollment during the next ten years. As a result, faculty recruitments are expected to increase substantially. This will translate into increased demand for the MOP program. To meet the ongoing and projected demand, the initial \$30 million that was allocated when the program was established in 1984 has increased to a total allocation of \$634 million, with \$228.5 million remaining as of June 30, 1999. Additionally, as Chart 3 indicates, the more flexible

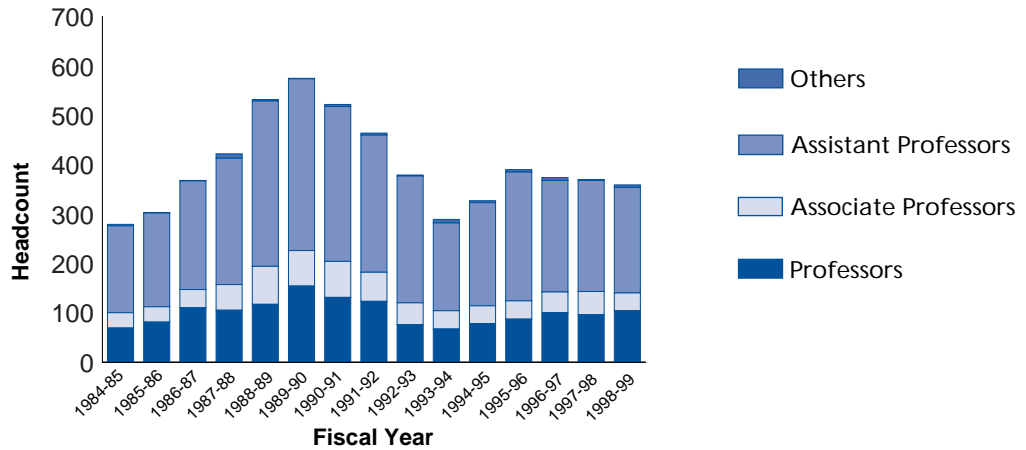
underwriting criteria of the MOP program has enabled a high percentage of MOP borrowers to receive financing when they would not have qualified under the debt-to-income ratios and loan-to-value requirements used by conventional lenders.

To further meet demand, the Office has streamlined the lending process and implemented goals to provide higher levels of customer service to borrowers. The Office has implemented a process that provides a 24-hour turnaround for issuing a pre-approval certificate to applicants. This certificate provides applicants with leverage in the negotiation process of purchasing a home, as it demonstrates that they have already secured the financing. The program web site has been expanded to include information to assist in educating potential applicants about the home buying process. During the coming fiscal year, applicants will be offered the option of completing a loan application on-line and submitting it electronically. With the increased use of e-mail and fax technologies, the processing time required to approve a loan has decreased dramatically. This has allowed the University to not only provide a desirable mortgage product, but to also deliver loan commitments and fundings in a timely manner, so that applicants are able to enter the housing market confidently, knowing that UC provides competitive and reliable service coupled with very beneficial products.

As the nature of the mortgage industry has changed due to new technologies and the use of the Internet, the University has implemented these innovations to the lending process. Given the University's strong commitment to providing housing assistance to its faculty and senior managers, the MOP program will continue to fulfill its long-term goal of providing a stable and predictable resource for assisting the campuses and labs in the recruitment and retention process.

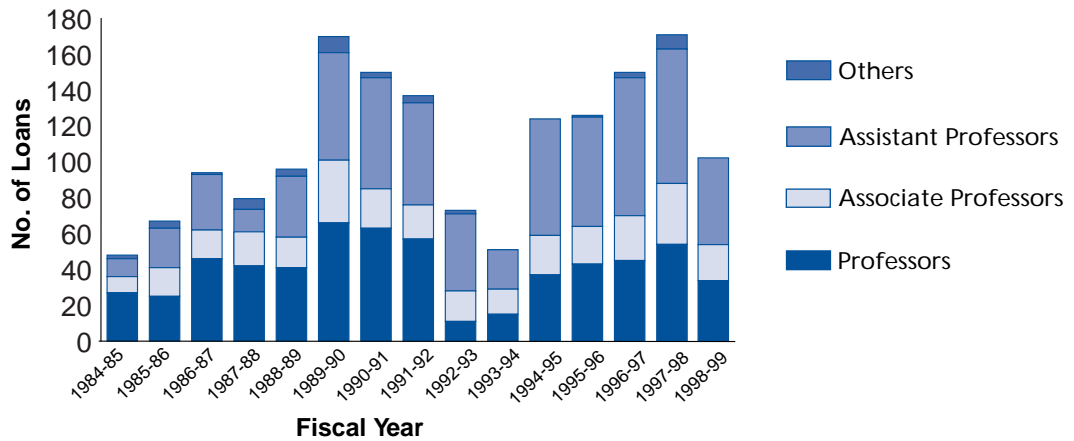
# 1984–1999 Mortgage Origination Program Loan Volume and Trends

**Chart 1: Appointments within the Professorial Series and Equivalent Ranks, and Lecturers with Security of Employment and Potential Security of Employment**

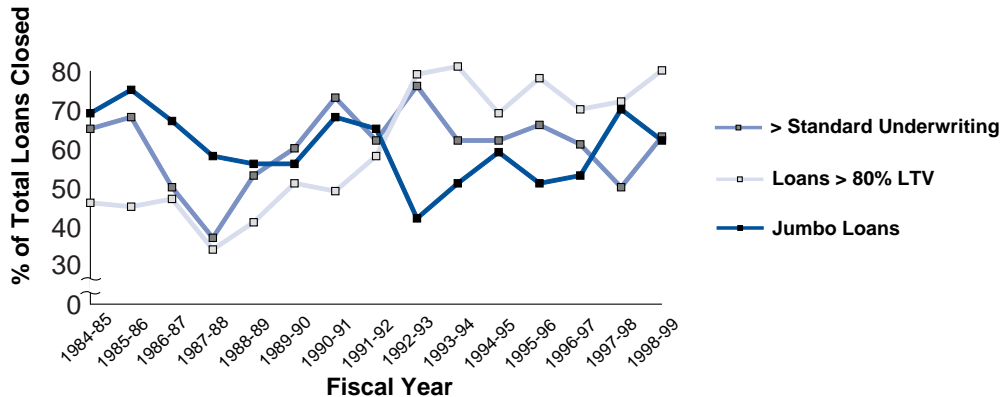


Source: Annual Academic Statistical Report, Academic Affairs

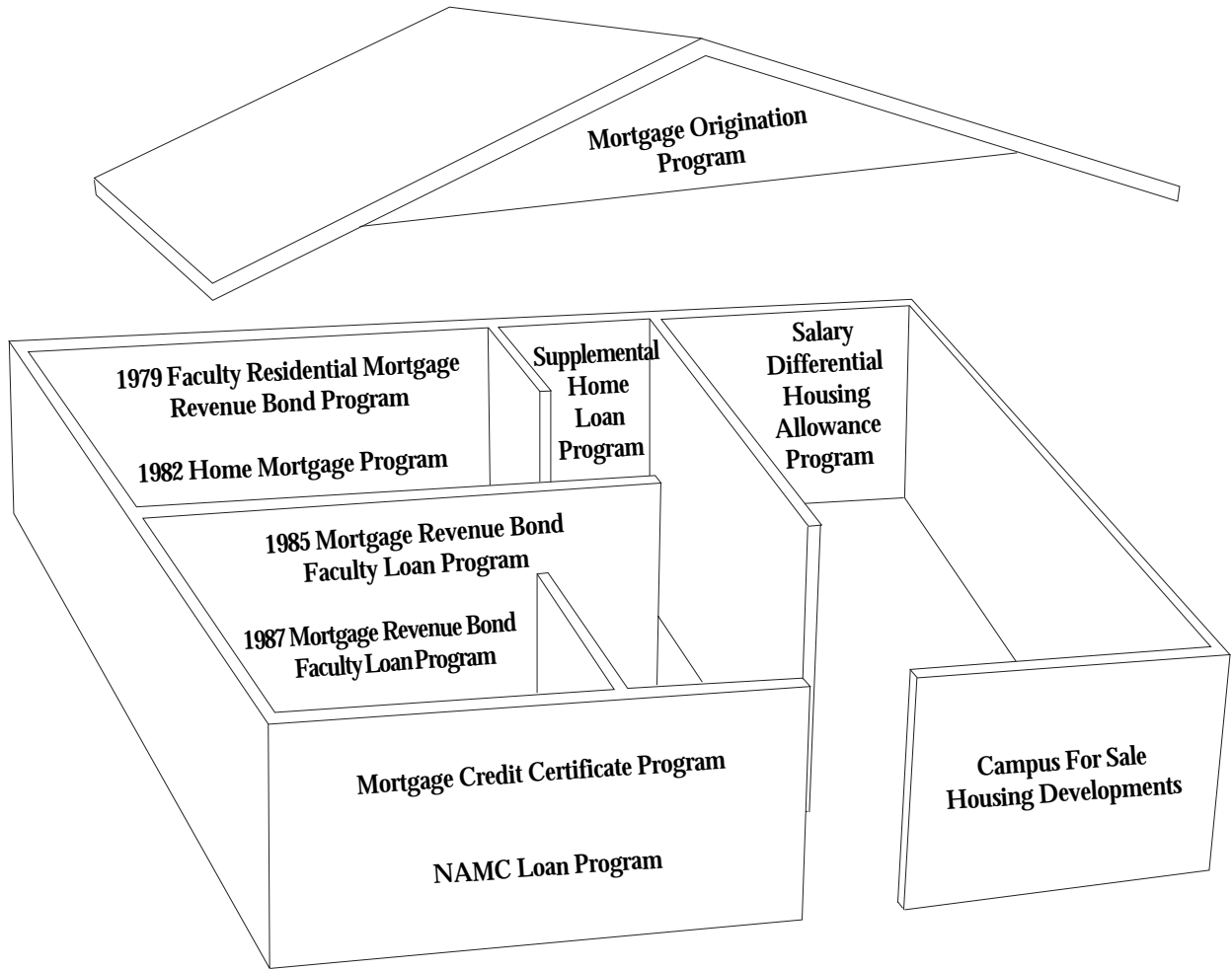
**Chart 2: MOP Loans Funded for Members of the Academic Senate**



**Chart 3: MOP Loan Characteristics**



# Appendix A: Summary of Housing Assistance Programs



## Appendix A: Summary of Housing Assistance Programs

### Summary Table of Financial Assistance Programs (Cumulative as of June 30, 1999)

Program	Number of Loans/ Assistance	Dollar Value	Average Amount	Recruitment	Retention
<i>Active Program Components</i>					
Mortgage Origination Program	1,718	\$ 408,556,159	\$237,809	1,356	362
Supplemental Home Loan Program	615	48,761,865	79,288	456	159
Salary Differential Housing Allowance Program	1,188	17,752,664	14,943	1,097	91
NAMC Home Loan Program	5,101	735,208,214	144,130	N/A	N/A
Subtotal	8,622	\$1,210,278,902	N/A	2,909	612
<i>Inactive Program Components</i>					
1979 Faculty Residential Mortgage Revenue Bond Program	196	21,391,550	109,141	158	38
1982 Home Mortgage Program	119	15,158,100	127,379	69	50
1985 Mortgage Revenue Bond Faculty Loan Program	163	17,545,389	107,640	52	111
1987 Mortgage Revenue Bond Faculty Loan Program	168	20,772,990	123,649	104	64
Mortgage Credit Certificate Program	51	1,384,087*	27,139*	38	13
Wells Fargo Bank Home Loan Program					
First deed-of-trust mortgages	81	19,111,894	235,949	14	67
Second mortgages/equity lines	22	1,803,000	81,955	0	22
Subtotal	800	95,782,923**	N/A	435	365
<b>Totals</b>	<b>9,422</b>	<b>\$1,306,061,825**</b>	<b>N/A</b>	<b>3,344***</b>	<b>977***</b>

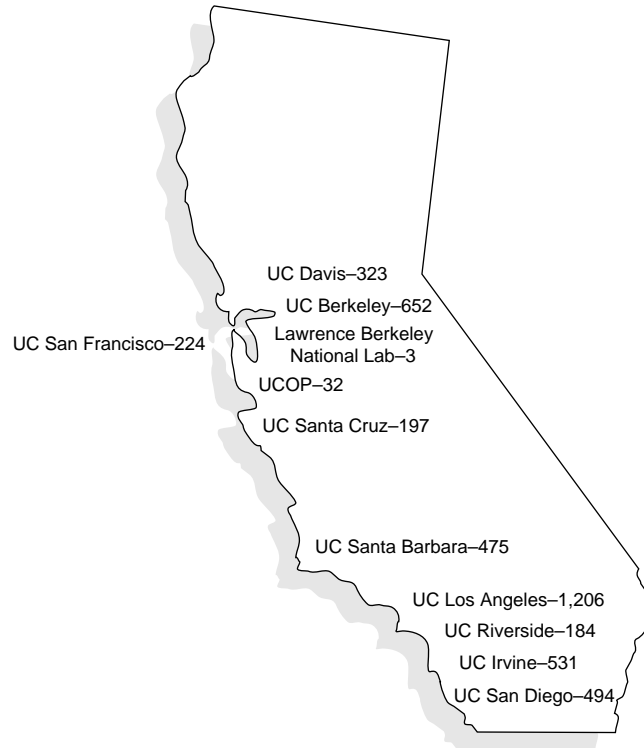
\* Figures do not represent the dollar value of the mortgage loans obtained to purchase the home, but rather the value of the mortgage credit certificates, which can range from 10% to 50% of the loan amount, with an average of 23.2%.

\*\* Figure does not include the value of mortgage credit certificates.

\*\*\*Figures do not include NAMC loans.

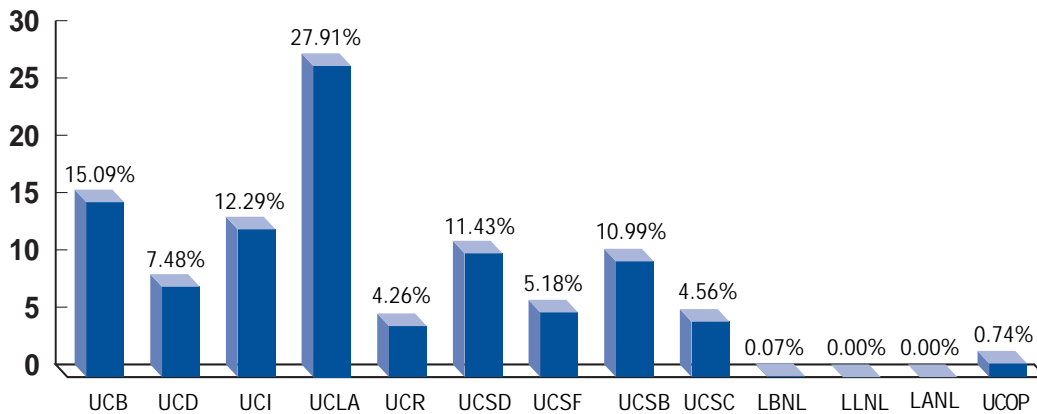
## Total Number of University Loans/Assistance by Location As of June 30, 1999

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## Percentage of Total Number of University Loans/Assistance by Location As of June 30, 1999

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## Appendix B: Program Descriptions and Statistical Information—Active Programs

This Appendix presents a brief description and summary of the results and distribution of the resources of the university housing assistance programs that are currently providing assistance.

### I. Home Ownership Financial Assistance

There are four financial assistance programs that are currently offered to assist faculty members and senior managers in financing new or existing residences. The following information provides a summary of the program parameters and scope as well as statistical data concerning the recipients of assistance under each program.

#### A. Mortgage Origination Program.

The Mortgage Origination Program (MOP) was authorized by The Regents in July 1984 and utilizes funds from the unrestricted portion of the University's Short-Term Investment Pool (STIP) to make first deed-of-trust loans to eligible employees. The program provides up to 30-year variable interest rate loans at up to 90% of value, with the initial rate equal to the most recently available four-quarter average rate of return of STIP, plus a servicing fee of one-quarter of one percent. The maximum annual adjustment of the interest rate for a loan, upward or downward, is one percent. The program has had cumulative allocations of \$634 million through June 2000.

MOP offers more flexibility to borrowers than conventional lending programs. Monthly mortgage payments may be as high as 40% of gross income as compared to a 28% to 33% ratio for all monthly housing expenses used by most conventional lenders. The program charges no fees to the applicants for processing the loans. These fees normally range from 1.0% to 2.0% of the loan amount via conventional lenders. For loans up to \$250,000, the participant has the option to have a portion or all of the usual and customary closing costs, as well as designated recurring costs such as first-year insurance premiums,

financed as part of the loan, in which case the loan may be approved at up to 92% of value.

The eligible population for this program is full-time University appointees who are members of the Academic Senate or who hold equivalent academic titles, members of the Senior Management Group, and Acting Assistant Professors. The program is further limited to appointees who do not currently own, and have not, within the 12-month period preceding the funding of the loan, owned a principal place of residence within a reasonable distance of the campus. The eligible participant must hold at least a 50% ownership interest in the residence, and except in the event of retirement or disability, the loan must be repaid in full within six months of termination of employment with the University. In the event of the death of a participant, the surviving spouse or eligible child may continue to receive the benefits of the loan as long as the survivor continues to occupy the home as the primary residence and meet all other program requirements. The loans are not assumable and, generally, loans cannot be made for refinancing purposes. As of June 30, 1999 there were 1,049 loans outstanding and the aggregate portfolio principal balance was \$243.6 million.

MOP experienced its first default in December 1992. As of June 30, 1999, the aggregate principal loss due to foreclosures, deeds-in-lieu of foreclosure, and approved short-sale transactions was \$1,043,953, or 0.28% of the total of \$376,919,059 in loans funded as of that date. These losses were nearly all attributable to the severe downturn in the California real estate market in the early 1990's. There were no losses to the MOP in fiscal year 1998-99. An annual risk analysis of the MOP portfolio projects a very small risk of losses in the coming fiscal year, due primarily to the price recovery in residential real estate throughout California over the past two years.

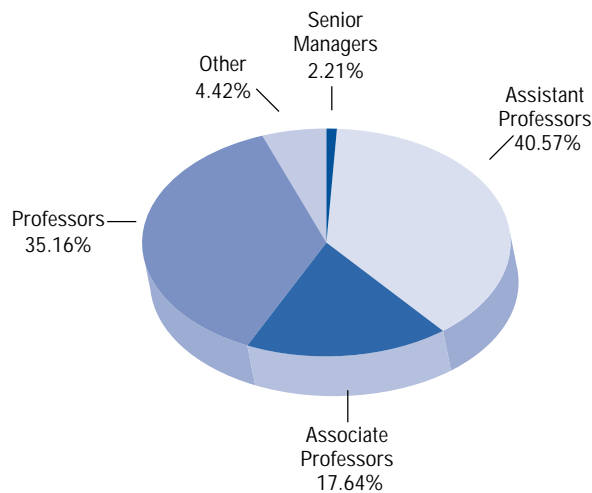
The MOP portfolio has historically out-performed the delinquency and foreclosure experience of private California mortgage lenders as reported by the Mortgage Bankers Association. In a review of statistics starting in the fourth quarter of 1992, the University's percentage of loans 30 or more days past due has been approximately one-fifth that of the general California experience, while the percentage of MOP loans in foreclosure has run about one-tenth that of the general California mortgage market experience.

The following table displays a statistical summary of the Mortgage Origination Program since its inception.

**Table I.A: Mortgage Origination Program Statistics by Location  
(As of June 30, 1999)**

Location	Number of Loans	Dollar Value of Loans	Average Loan Amount	Recruitment	Retention
Berkeley	284	\$63,840,720	\$224,791	218	66
Davis	169	27,279,354	161,416	144	25
Irvine	226	43,852,170	194,036	194	32
Los Angeles	418	126,993,550	303,812	291	127
Riverside	82	16,876,140	205,807	78	4
San Diego	185	42,234,400	228,294	168	17
San Francisco	96	29,338,425	305,609	63	33
Santa Barbara	138	30,849,025	223,544	118	20
Santa Cruz	98	18,542,575	189,210	70	28
Office of the President	21	8,369,800	398,562	11	10
Lawrence Berkeley National Lab	1	380,000	380,000	0	1
<b>Totals/Average</b>	<b>1,718</b>	<b>\$408,556,159</b>	<b>\$237,809</b>	<b>1,355</b>	<b>363</b>

## Distribution of Number of MOP Loans by Employment Classification



### B. Supplemental Home Loan Program.

This program, established in March 1993, replaced the Short-Term Housing Loan Program and provides primary and secondary mortgage financing. Campuses were allocated \$2,000,000 in 1982, to be repaid together with 6% simple interest no later than June 30, 2010. Each campus and laboratory is authorized to augment these funds and make mortgage loans from other funds available to the chancellor or director. Campuses and laboratories have flexibility in determining the type of loan to be made including the term, interest rate, and method of repayment. The underwriting guidelines are similar to those used by the Mortgage Origination Program. This program is jointly administered by the Office of Loan Programs and each location.

The eligible population for the program is full-time University appointees who are members of the Academic Senate or who hold equivalent titles, members of the Senior Management Group, and Acting Assistant Professors. The President is authorized to make exceptions to the above categories based upon the essential recruitment and retention needs and goals of the University. In the case of loans funded under the terms of a gift, an exception to this eligible population guideline may be made to comply with the terms of the gift. In general these loans are payable in full within six months of termination of employment with the University, with the same exceptions as for the Mortgage Origination Program.

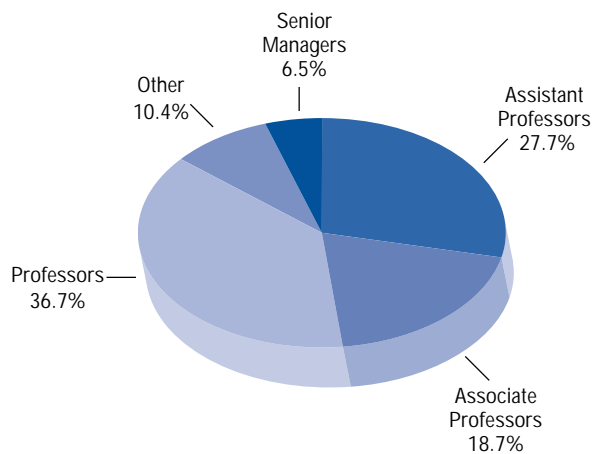
As of June 30, 1999 the total principal loss under the Program, due to foreclosures, deeds-in-lieu of foreclosure, and approved short-sale transactions, was \$629,784, or 1.29% of the total of \$48,761,866 in loans funded as of that date. The vast majority of these losses (\$517,719) occurred in fiscal year 1994-95, with \$72,465 in principal losses occurring in fiscal 1997-98. There were no losses in fiscal year 1998-99.

The following table displays a statistical summary of the Supplemental Home Loan Program since its inception.

**Table I.B: Supplemental Home Loan Program Statistics by Location  
(As of June 30, 1999)**

Location	Initial Allocation	Number of Loans	Dollar Value of Loans	Average Loan Amount	Recruitment	Retention
Berkeley	\$ 324,000	184	\$ 10,063,912	\$54,695	130	54
Davis	200,000	44	1,138,976	25,886	34	10
Irvine	180,000	34	1,721,775	50,640	32	2
Los Angeles	480,000	209	26,408,505	126,356	142	67
Riverside	104,000	25	441,844	17,674	22	3
San Diego	228,000	8	415,600	51,950	5	3
San Francisco	220,000	68	6,398,892	94,101	55	13
Santa Barbara	164,000	30	859,362	28,645	24	6
Santa Cruz	100,000	7	139,700	19,957	7	0
Office of the President	0	6	1,173,300	195,550	5	1
<b>Totals/Average</b>	<b>\$2,000,000</b>	<b>615</b>	<b>\$48,761,866</b>	<b>\$79,288</b>	<b>456</b>	<b>159</b>

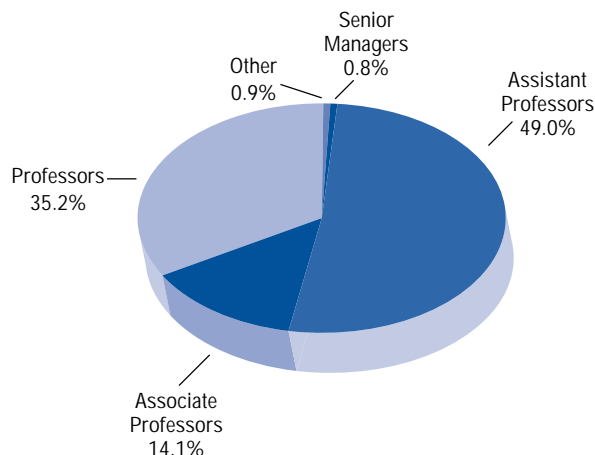
**Distribution of Number of Supplemental Home Loan Program Loans by Employment Classification**



## C. Salary Differential Housing Allowance Program.

This program was authorized in 1982 and is funded from appropriate campus resources designated by the Chancellors. The program authorizes the granting of special housing allowances to assist with down payments, mortgage payments, and other housing-related costs. The assistance may be paid in one lump sum or over a period not to exceed five years in equal, unequal, or declining balance amounts. The maximum assistance amount is indexed based upon salary increases for faculty and was increased in March 1999 to \$50,000. Campuses have the ability to establish repayment conditions for the housing allowances, or they can choose not to require repayment of amounts disbursed under this program. The eligible population for the program is full-time University appointees who are members of the Academic Senate or who hold equivalent titles, and Acting Assistant Professors. The program is further limited to those persons within two years of their appointment to an eligible rank who did not own their principal residence within a reasonable distance of campus on or after their appointment date.

## Distribution of Number of Salary Differential Housing Allowance Awards by Employment Classification



The following table displays a statistical summary of the Salary Differential Housing Allowance Program since its inception.

**Table I.C: Salary Differential Housing Allowance Program Statistics by Location (As of June 30, 1999)**

Location	Number of Allowances	Dollar Value of Allowances	Average Allowance Amount	Recruitment	Retention
Berkeley	73	\$1,257,810	\$17,230	58	15
Davis	9	94,457	10,495	7	2
Irvine	155	2,331,888	15,044	149	6
Los Angeles	472	7,854,185	16,640	424	48
Riverside	33	587,539	17,804	31	2
San Diego	201	3,010,378	14,977	195	6
San Francisco	7	161,866	23,124	7	0
Santa Barbara	234	2,396,176	10,240	222	12
Santa Cruz	4	58,365	14,591	4	0
<b>Totals/Average</b>	<b>1,188</b>	<b>\$17,752,664</b>	<b>\$14,943</b>	<b>1,097</b>	<b>91</b>

## D. North American Mortgage Company Home Loan Program.

In July 1987, The University entered into an agreement with North American Mortgage Company (NAMC) to provide a variety of mortgage loan products to supplement the University's housing assistance programs. The NAMC mortgage loan products, which include first and second deed-of-trust mortgage loans, are offered at reduced fees to all University employees. These loan products may be used both for home purchases and for refinancing existing debt.

While not able to provide detailed information regarding number and dollar volume of loans by campus location, NAMC is able to provide the aggregate lending activity data displayed in Table I.D. below.

**Table I.D: NAMC Home Loan Program (As of June 30, 1999)**

Time Period	Number of Loans	Dollar Value of Loans	Average Loan Amount
July 1, 1987 to June 30, 1995	4,178	\$580,639,740	\$138,976
July 1, 1995 to June 30, 1996	149	22,873,360	153,513
July 1, 1996 to June 30, 1997	141	19,992,900	141,794
July 1, 1997 to June 30, 1998	133	23,621,702	177,607
July 1, 1998 to June 30, 1999	500	88,080,512	176,161
<b>Totals/Average</b>	<b>5,101</b>	<b>\$735,208,214</b>	<b>\$144,130</b>

## II. Home Ownership—For-Sale Housing Production

The Berkeley, Davis, Irvine, Los Angeles, Santa Barbara, and Santa Cruz campuses have developed for-sale housing on land owned by the University and leased to the purchaser of a unit. The development process, removal of marketing risk, and the ground rent structure assist in providing housing at sales prices below those of conventional market units. All units have resale restrictions that control price and determine eligibility for new buyers, and thus maintain the developments as long-term affordable housing resources.

### Berkeley Campus

- University Terrace. Construction for this condominium project was completed in the summer of 1994. This development consists of 75 living units on 4 acres of land and is comprised of 2 and 3 bedroom townhomes and flats. Prices range between approximately \$110,000 and \$195,000. The initial sales of the units were completed in August 1998.

### Davis Campus

- Aggie Village. This development consists of 21 single-family homes and 16 split-lot townhomes built on 4.5 acres of land owned by the campus adjacent to downtown Davis. Seventeen of the single-family homes have detached cottages, which can be used as studios or as guest houses. The average sales price for the single-family homes was \$208,950. The average sales price for the townhomes was \$156,750.

### Irvine Campus

- University Hills. The unit mix on this 134-acre site includes 544 condominiums, townhouses, single-family attached and detached, semi-custom single-family detached, 13 custom homes, and the site for the chancellor's residence that is under construction. Current prices of the non-custom homes range from approximately \$99,500 to \$400,000.

### Los Angeles Campus

- Colina Glen. This development consists of 58 townhouses on an 8-acre site located approximately 5 miles north of the campus. The site was purchased by The Regents from the Los Angeles Unified School District. The units were completed in 1986, ranging in price from \$157,000 to \$254,000.

- Village Terrace. Construction of 32 condominium units located immediately adjacent to the campus began in Spring 1987, and was completed in Summer 1990. Prices ranged from \$147,000 to \$289,000. As units become available, UCLA is exercising its option to repurchase them. The units are being used to provide university-owned rental units for faculty.
- Park Wilshire. The Los Angeles Campus administers 20 units of this 156-unit condominium development under the city's inclusionary ordinance for sale or rental to University faculty. The units were completed in late Fall 1990. Prices ranged from \$95,500 to \$299,000. As units become available, UCLA is exercising its option to repurchase them. The units are being used to provide university-owned rental units for faculty.
- Westchester Bluffs. This development is no longer associated with the UCLA campus. It consisted of 86 large 3-4 bedroom single-family homes. Due to the substantial eroding of the real estate market, the prices of these homes were no longer attractive to the intended faculty community. Despite extensive marketing efforts, the response from the campus community fell short of projections, necessitating the expansion of the eligible pool of potential buyers. In January 1994, The Regents approved the expansion of the eligibility pool to include members of the general public and elimination of resale restrictions. All the remaining homes were sold on a sealed-bid basis with minimum bid prices beginning from \$409,990 to \$609,990, with all sales completed as of June 30, 1997.

### Santa Barbara Campus

- West Campus Point. This development provides 65 townhouses on an 11.5-acre campus site. The units were completed in 1986, ranging in price from \$122,000 to \$150,000.

### Santa Cruz Campus

- Cardiff Terrace. This development originally provided 50 townhouses and 11 custom home sites on a 7-acre site adjacent to previously developed faculty rental housing. The townhouses were completed in 1987, ranging in price from \$78,000 to \$140,000. Nineteen townhouses were added to the project in 1992, ranging in price from \$129,000 to \$182,000.

The following table displays a statistical summary of the for-sale housing developments that have been completed.

**Table II.A: For-Sale Housing Developments Statistics by Location  
(As of June 30, 1999)**

Location	Total Units	Total Units Unsold*	Retention	Units Sold Recruitment
Berkeley				
University Terrace	75	0	50	25
Davis				
Aggie Village	37	0	16	21
Irvine				
University Hills				
Phase I	94	0	62	32
Phase II	103	2	70	31
Phase III	102	1	66	35
Phase IV	88	4	30	54
Phase V	44	0	19	25
Phase VI	67	2	23	42
Phase VII	46	0	12	34
Campus Totals	544	9	282	253
Los Angeles				
Colina Glen	58	0	na**	na**
Village Terrace	32	24	na**	na**
Park Wilshire	20	14	1	5
Campus Totals	110	38	2	15
Santa Barbara				
West Campus Point	65	0	0	65
Santa Cruz				
Cardiff Terrace	80	0	40	40
<b>Totals</b>	<b>911</b>	<b>47</b>	<b>390</b>	<b>419</b>

\* Units either not sold for the first time or units that have been repurchased by the University for resale or rental to assist in recruitment or retention.

\*\* Recruitment/retention data is not tracked on resales of properties.

### III. Rental Housing Assistance

In 1998-99 there were 600 faculty rental units at eight of the campuses that were financed as part of the University of California Housing System (UCHS) or as Campus Housing Facilities. Although all of the day-to-day operations are decentralized, the capital debt incurred by financing UCHS facilities is managed centrally by the Office of the President. Financing for Campus Housing Facilities has been provided by a combination of State funds, gifts, Regents loans, and conventional loans. Unlike the UCHS, the financial management of Campus Housing Facilities at each campus is independent from those facilities at other campuses.

Faculty rental units range in size from studios to three-bedrooms. The fees for the faculty apartments range from \$400 to \$1,690 per month. Differences in the range of rents between campuses are generally the result of campus location and local market conditions; scope of services offered; age and physical configuration of facilities; and amount of existing debt attributable to housing projects. In 1998-99, of the total 600 rental units, 461 were UCHS facilities and 139 were Campus Housing Facilities.

In addition to these 600 units, there are 40 studio and 1-bedroom rental units at UC Irvine that were built using Irvine Campus Housing Authority (ICHA) equity. These units are administered by ICHA, with rents ranging from \$780 to \$1,140. UCLA is administering the rental of units in the Village Terrace and Park Wilshire for-sale housing developments. There are currently 38 units available, with rents ranging from \$1,200 to \$2,500.

### IV. Employee Emergency Loan Fund

In September 1970, The Regents approved the establishment of an emergency loan fund for employees. The purpose of the fund is to provide loans to University employees who have an immediate need for funds as the result of an emergency and have no other source of money available within the time necessary to act, or who have a dire personal financial hardship and cannot obtain a loan from a credit union or comparable lending institution. The Employee Emergency Loan Fund is not intended to compete with local credit unions or other lending institutions; it is intended to fill the needs of University employees that are not being met by those sources.

This loan fund provides loans of up to \$5,000 to be repaid within 36 months, at an interest rate equal to the current MOP rate.

The following table displays a statistical summary of the financial assistance provided by the Employee Emergency Loan Fund.

**Table IV.A: Employee Emergency Loan Fund Statistics by Location  
(As of June 30, 1999)**

Location	Number of Loans	Dollar Value of Loans	Average Loan Amount
Berkeley	150	\$413,125	\$2,754
Davis	921	1,069,019	1,161
Irvine	55	39,232	713
Los Angeles	460	1,804,500	3,923
Riverside	204	130,321	639
San Diego	694	332,362	479
San Francisco	279	265,602	952
Santa Barbara	936	677,050	723
Santa Cruz	429	413,897	965
Office of the President	5	13,650	2,730
Lawrence Berkeley National Lab	8	5,350	669
Lawrence Livermore National Lab	5	4,350	870
Los Alamos National Lab	0	0	0
<b>Totals/Average</b>	<b>4,146</b>	<b>\$5,168,458</b>	<b>\$1,247</b>