

ANNUAL REPORT ON

UNIVERSITY EMPLOYEE

HOUSING ASSISTANCE

PROGRAMS



Fiscal Year Ended June 30, 2001

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

2000-01

UNIVERSITY OF CALIFORNIA

Office of the President
Senior Vice President - Business and Finance
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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 inception of the program 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, the Supplemental Home Loan Program, which provides primary and secondary financing using campus funds to assist in home purchases as well as three tax-exempt bond financed single-family loan portfolios. 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. 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, 2001. The final appendix consists of financial statements and a Pricewaterhouse Coopers LLP independent auditors' report for the program utilizing bond indebtedness.

2000-01 Year in Review

Utilization of University Housing Assistance Programs reached an all-time high during fiscal year 2000-01. During this period, 306 MOP loans were funded, in an aggregate amount of \$111.8 million, representing a volume increase of 41.7% over the 216 MOP loans funded during the previous record year of 1999-00. This year's total dollar volume exceeded the 1999-00 year by 51.3%. Given the projected sustained increases in faculty recruitments, this level of activity is likely to continue into the next fiscal year. The MOP interest rate of 6.4% as of June 30, 2001 continued its below 7% trend since February 1, 1993.

The following table displays a summary of the use of housing-related financial assistance programs during the 2000-01 fiscal year.

Financial Assistance Programs: Fiscal Year 2000-01

Program	Number of Loans or Assistance	Dollar Value of Assistance	Average Amount
Mortgage Origination Program	306	\$111,795,640	\$365,345
Supplemental Home Loan Program	32	6,563,250	205,102
Salary Differential Housing Allowance Program	178	6,101,143	34,276
NAMC Home Loan Program	229	47,677,527	208,199
Totals	745	\$172,137,560	n/a

In response to rapid increases in home prices near most major University locations throughout California, a Universitywide Housing Task Force was convened in May 2001 to evaluate all University programs designed to provide housing for students, faculty, and staff. The Task Force has representatives from campuses, multiple University constituencies, and from state and local government. It is co-chaired by the Chair of the Board of Regents and the Senior Vice President – Business and Finance. There are three subcommittees charged with focusing on traditional student housing, third-party development approaches, and new financial programs. It is anticipated that the new financial programs subcommittee will make recommendations for program changes and additions by the end of 2001 to better address the growing affordability gap and the need for additional resources to meet the enrollment–growth induced recruitment needs through 2011.

During this past fiscal year, the Office conducted a survey of all faculty hired between October 1, 1996 and November 30, 2000 to gather demographic, housing, and University Housing Assistance Program data. Similar surveys have been conducted every four to five years since the early 1980's. As of June 30, 2001 all data had been collected and was being incorporated in a historical database for analysis and comparison to prior survey results. The data gathered will be useful in understanding of the types and magnitude of housing issues being faced by recently hired faculty, and how the University programs are serving those needs.

Operationally, the Office has continued to streamline the lending processes and implemented performance 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. This year's implementation of an improved on-line loan application option for campus housing representatives, along with the increased use of web-based mail technology, dramatically decreased the processing time required to approve a loan. 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 products and reliable services. Customer Satisfaction Surveys indicate that 98% of all respondents are Extremely or Very Satisfied with the delivery of their products and services. As the nature of the mortgage industry has changed due to new technologies and the use of the Internet, the University has adapted these innovations to its lending process.

2000-01 Mortgage Origination Program Status Report

The MOP utilizes funds from the unrestricted portion of the University's Short-Term Investment Pool (STIP) to make adjustable interest rate first deed-of-trust loans with terms of up to 30 years 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.

2000-01 Program Status

As of June 30, 2001 the Office had funded 2,240 loans in an aggregate amount of \$594.2 million. The average original loan amount for all these loans was \$265,282, 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 73.4%. As of June 30, 2001 there were 1,417 loans outstanding and the aggregate portfolio principal balance was \$386,727,867, representing 12.46% of the \$3.103 billion average daily balance of the legally available cash balances in the unrestricted portion of STIP.

The University is projecting unprecedented increases in enrollment during the next ten years, and as a result, faculty recruitments are expected to increase substantially. The addition of the tenth campus in Merced (scheduled to open in the Fall of 2004) will also add to increased demand for MOP. 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 \$914 million, with \$317.2 million remaining as of June 30, 2001. This total allocation includes the addition of the \$280 million for the July 2000 through June 2002 time period. These additional funds should allow each location to address near-term needs as well as provide assistance in making commitments for recruitments underway.

When MOP was established, 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, 2000 through June 30, 2001, the cumulative MOP portfolio rate of return under-performed the STIP rate of return, resulting in a net transfer from the Faculty Housing Programs Reserve to STIP of \$62,549 for the fiscal year.

1984-2001 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 17 years, the MOP 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 variations in enrollment growth, faculty turnover and retirement rates, and budgetary restrictions. During the five-year period of 1995 through 1999, new hire activity was relatively stable, averaging 371 new appointments each year. During the most recent fiscal year, the number of newly appointed Senate faculty increased to 470 or nearly 25% more than the prior year. 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. Since fiscal year 1992-93, this mix has changed, with the majority of loans being made to Assistant Professors.

One of the initial assumptions for MOP was that the program would provide financial assistance to approximately 35% of all newly recruited faculty. It was believed that this level of service would be sufficient for the University to be successful in recruiting the high caliber of faculty needed at its campuses over time. The average percentage of new recruits served over the 17 year program history has been 25%. The percentage served each year has ranged from a low of 10.4% (1984-85) to a high of 49.4% (2000-01). These variations are due primarily to changes in economic conditions including home prices and fluctuations in conventional mortgage rates.

Chart 3 displays advantages offered by the University lending products' more flexible underwriting criteria, which enable a higher percentage of borrowers to receive affordable financing than would otherwise be possible under the more conservative debt-to-income ratios and loan-to-value requirements used by conventional lenders. As a result of changing housing prices near UC campuses, the loan-to-value threshold for 90% MOP loans was increased in April 2001 to \$687,000 (the former limit was \$550,000).

Since the offering of the first housing programs in the late 1970's, the University has provided over \$1.5 billion in home loans and other financial assistance related to housing. This assistance includes 2,912 University-provided loans (including 2,240 MOP loans totaling \$594.2 million), 1,521 housing assistance grants, and 5,499 loans provided by outside lenders. Seven campuses operate 684 units of rental housing for faculty and academic staff. The University also has 915 units of for-sale housing (with another 98 units under construction) available at six of its campuses, which provide a long-term renewable affordable housing resource. These programs are vital tools for recruitment and retention in support of the overall mission of the University.

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

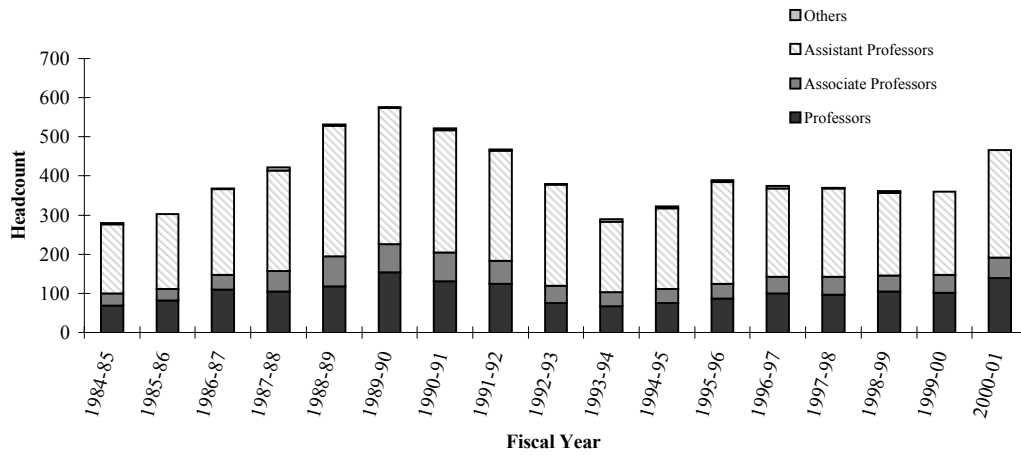


Chart 2: MOP Loans Funded for Members of the Academic Senate

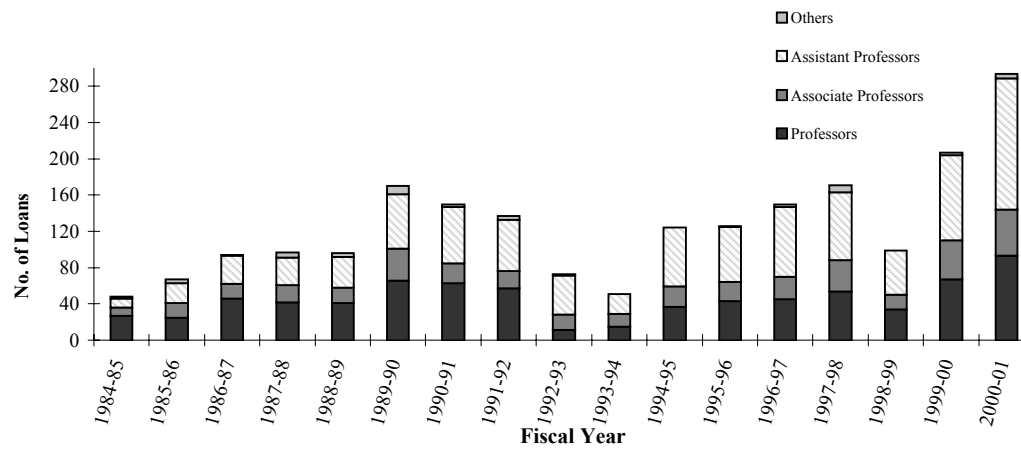
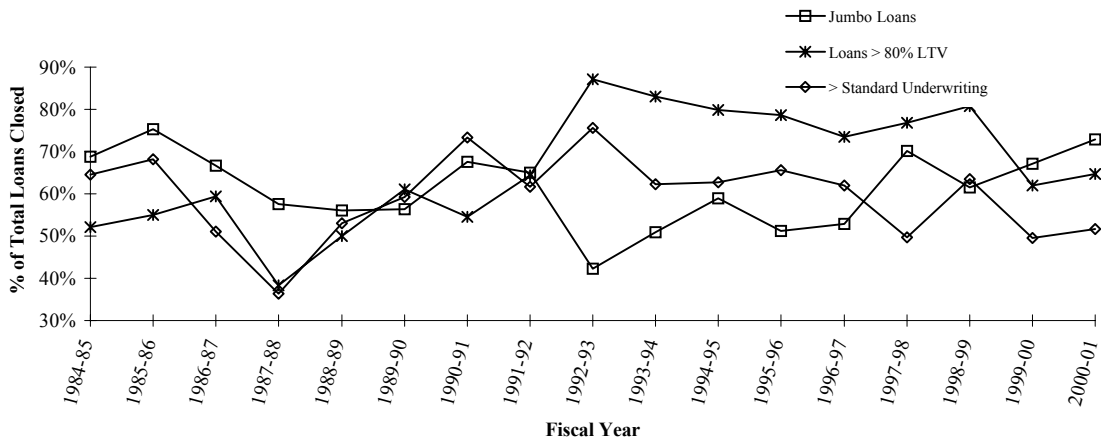
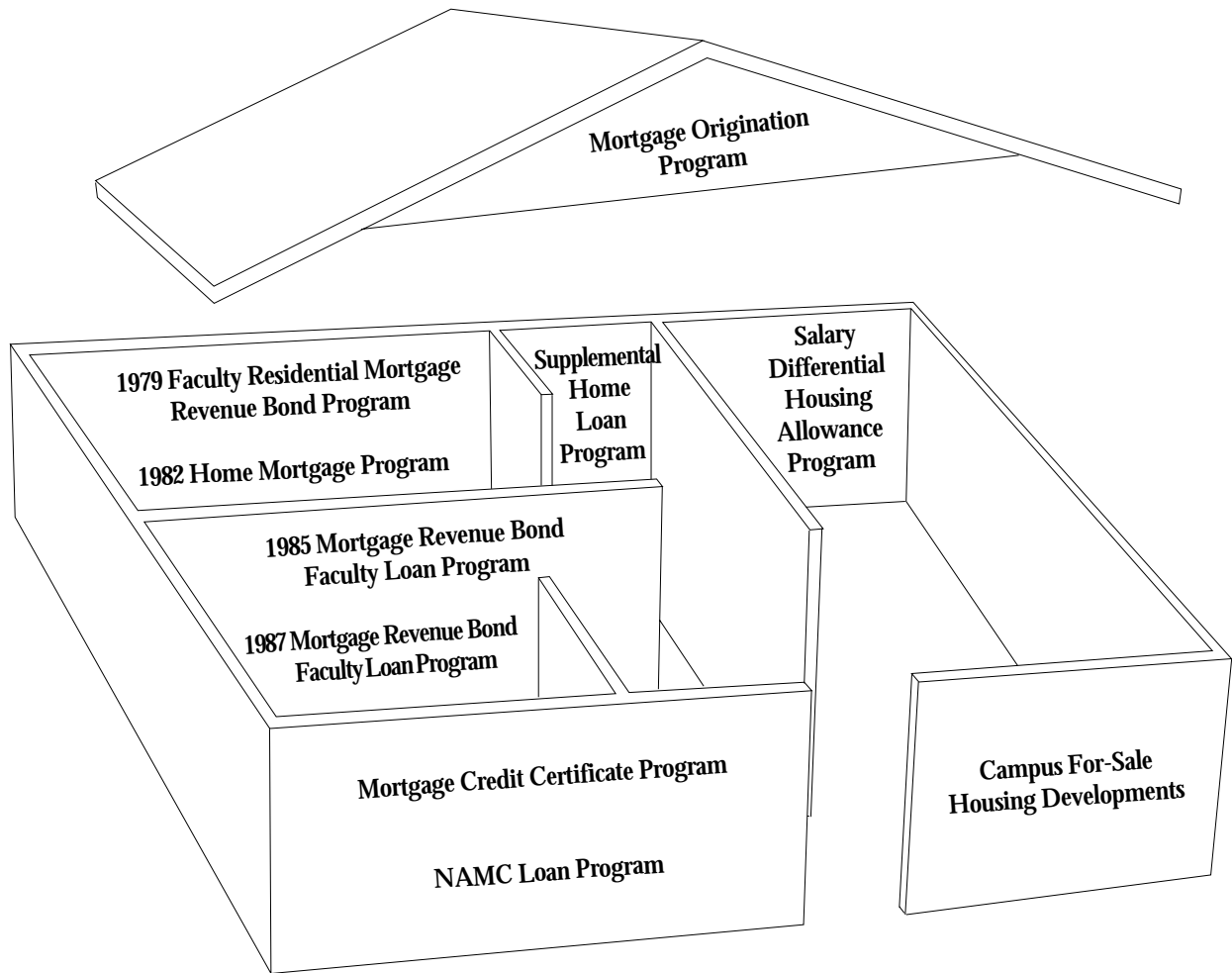


Chart 3: MOP Loan Characteristics



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, 2001)

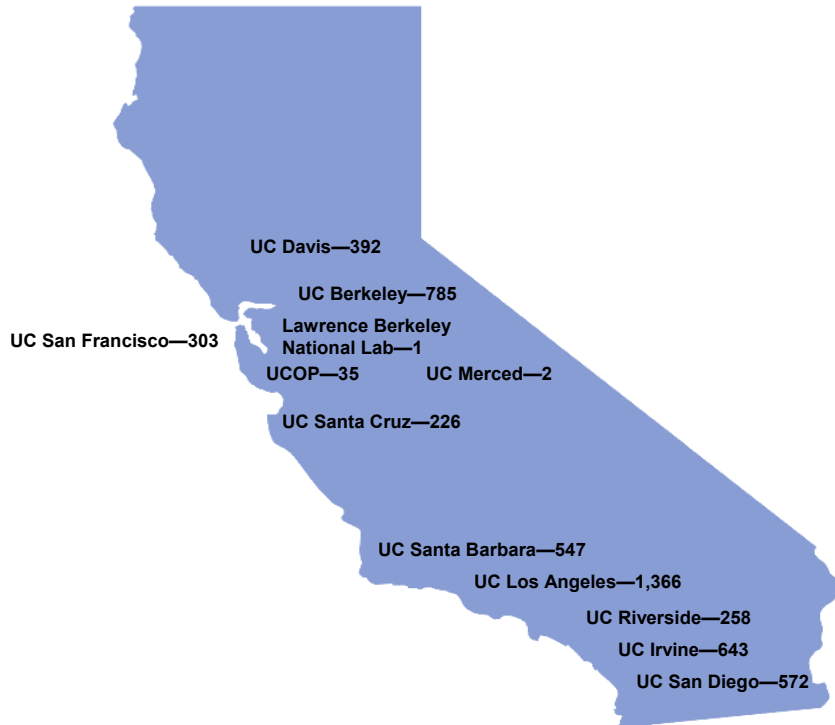
Program	Number of Loans/ Assistance	Dollar Value	Average Amount	Recruitment	Retention
<i>Active Program Components</i>					
Mortgage Origination Program	2,240	\$594,232,549	\$265,282	1,773	467
Supplemental Home Loan Program	672	59,174,371	88,057	506	166
Salary Differential Housing Allowance Program	1,521	28,302,614	18,608	1,391	130
NAMC Home Loan Program	5,499	815,242,941	148,253	n/a	n/a
Subtotal	9,932	\$1,496,952,475	n/a	3,670	763
<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
Totals	10,732	\$1,592,735,398**	n/a	4,105***	1,128***

* 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%.

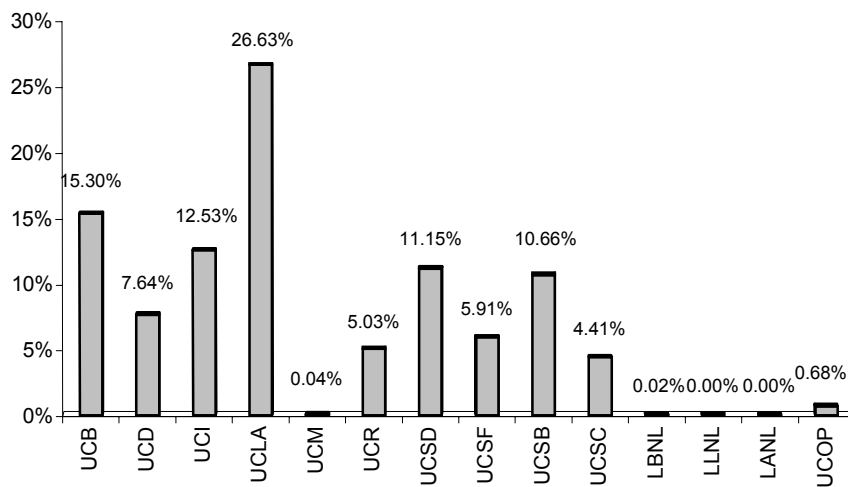
** Figure does not include the value of mortgage credit certificates.

*** Figures do not include NAMC loans

Cumulative Total Number of University Loans/Financial Assistance by Location As of June 30, 2001



Cumulative Percentage of University Loans/Financial Assistance by Location As of June 30, 2001



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 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 adjustable interest rate loans at up to 90% of value with terms of up to 30 years. Unlike conventional financing, MOP loans in excess of 80% of value do not require private mortgage insurance. The interest rate is indexed 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 \$914 million through June 2001.

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 \$437,000, 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, 2001 there were 1,417 loans outstanding and the aggregate portfolio principal balance was \$386.7 million.

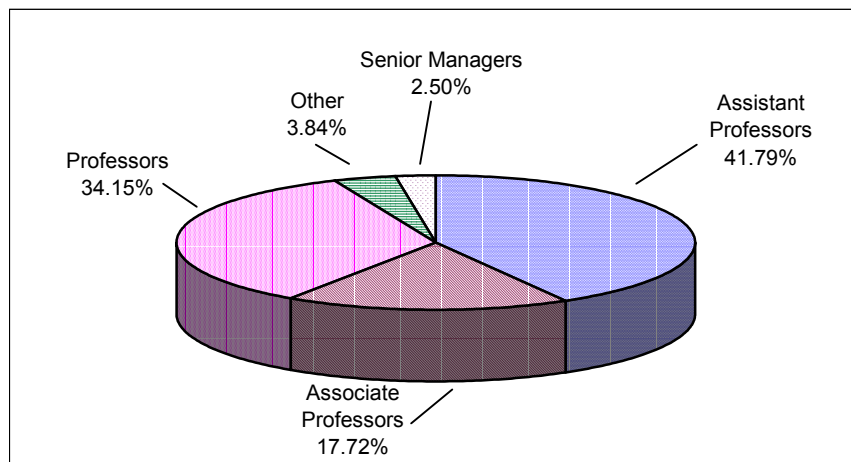
Between 1994 and 1998, MOP realized principal losses due to foreclosures, deeds-in-lieu of foreclosure, and approved short-sale transactions of \$1,041,153. There have been no losses under the program during the past 3 fiscal years. The current delinquency ratio of the portfolio is zero. An annual risk 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.

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, 2001)

Location	Number of Loans	Dollar Value of Loans	Average Loan Amount	Recruitment	Retention
Berkeley	353	\$90,866,970	\$257,414	274	79
Davis	236	44,149,754	187,075	207	29
Irvine	321	71,216,010	221,857	271	50
Los Angeles	493	157,015,900	318,491	332	161
Merced	2	418,500	209,250	2	0
Riverside	137	30,695,840	224,057	123	14
San Diego	232	61,954,450	267,045	214	18
San Francisco	140	56,072,425	400,517	100	40
Santa Barbara	172	43,072,225	250,420	147	25
Santa Cruz	125	26,848,825	214,791	88	37
Office of the President	28	11,541,650	412,202	15	13
Lawrence Berkeley National Lab	1	380,000	380,000	1	0
Totals/Average	2,240	\$594,232,549	\$265,282	1,774	466

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 million 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 Laboratory 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 administered by the Office of Loan Programs pursuant to an agreement with each location.

The eligible population for the program is comprised of 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.

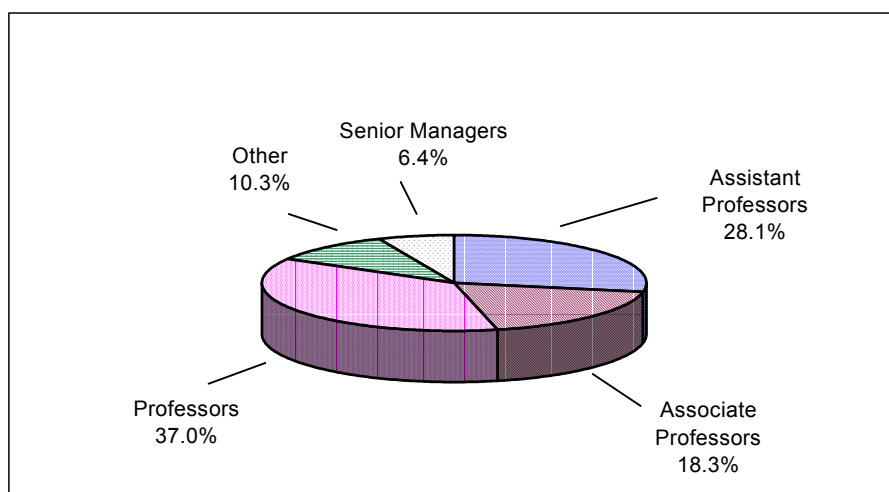
Between 1994 and 1998, principal losses of \$629,784 were realized under the Program, due to foreclosures, deeds-in-lieu of foreclosure, and approved short-sale transactions. There were no losses under the program during the past three fiscal years.

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, 2001)

Location	Initial Allocation	Number of Loans	Dollar Value of Loans	Average Loan Amount	Recruitment	Retention
Berkeley	\$324,000	199	\$12,476,012	\$62,694	143	56
Davis	200,000	49	1,196,876	24,426	39	10
Irvine	180,000	37	1,856,175	50,167	34	3
Los Angeles	480,000	221	31,105,961	140,751	150	71
Merced	0	0	0	0	0	0
Riverside	104,000	38	617,444	16,249	35	3
San Diego	228,000	9	495,600	55,067	6	3
San Francisco	220,000	75	8,878,942	118,386	62	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	7	1,548,300	221,186	6	1
Totals/Average	\$2,000,000	672	\$59,174,372	\$88,057	506	166

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



C. Salary Differential Housing Allowance Program.

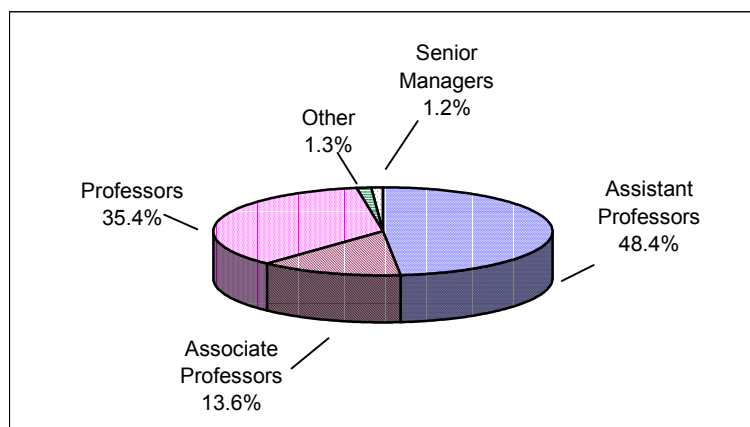
This program was authorized in 1982 and is funded from appropriate campus resources designated by the Chancellors. The program authorizes the granting of special housing allowances to assist with down payments, mortgage payments, and other housing related costs. The assistance may be paid in one lump 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 October 2000 to \$53,000. 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.

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, 2001)**

Location	Number of Allowances	Dollar Value of Allowances	Average Allowance Amount	Recruitment	Retention
Berkeley	139	\$3,800,013	\$27,338	114	25
Davis	21	407,482	19,404	19	2
Irvine	171	2,766,348	16,177	165	6
Los Angeles	556	10,227,744	18,395	493	63
Merced	0	0	0	0	0
Riverside	46	683,939	14,868	42	4
San Diego	244	4,242,778	17,388	237	7
San Francisco	55	2,538,507	46,155	49	6
Santa Barbara	278	3,300,437	11,872	261	17
Santa Cruz	11	335,365	30,488	11	0
Totals/Average	1,521	\$28,302,613	\$18,608	1,391	130

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



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, 2001)

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
July 1, 1999 to June 30, 2000	169	32,357,200	191,463
July 1, 2000 to June 30, 2001	229	47,677,527	208,199
Totals/Average	5,499	\$815,242,941	\$148,253

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. Two developments at UCLA, Park Wilshire and Village Terrace, have been removed from Table II.A, as they are currently offered to faculty on a rental basis only.

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. Original prices ranged 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 original sales price for the single-family homes was \$208,950. The average original sales price for the townhomes was \$156,750.

Irvine Campus

- University Hills. The unit mix on this 152-acre site includes 155 condominiums, 68 townhouses, 364 attached and detached single-family residences, and 13 custom homes. Currently under construction are a Chancellor's residence and 98 single-family detached homes. Current prices of the non-custom homes range from approximately \$115,000 to \$500,000.

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.

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, 2001)**

Location	Total Units Available	Total Units Unsold	Units Sold	
			Retention	Recruitment
Berkeley				
University Terrace	75	0	n/a**	n/a**
Davis				
Aggie Village	37	0	16	21
Irvine				
University Hills				
Phase I	94	0	62	32
Phase II	103	0	72	31
Phase III	102	0	67	35
Phase IV	88	0	31	57
Phase V	44	0	19	25
Phase VI	67	0	23	44
Phase VII	102	4	20	78
Campus Totals	600	4	294	302
Los Angeles				
Colina Glen	58	0	n/a**	n/a**
Santa Barbara				
West Campus Point	65	0	0	65
Santa Cruz				
Cardiff Terrace	80	0	40	40
Totals	915	4	350	428

* 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 2000-01, there were 605 faculty rental units at seven 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 \$445 to \$2,310 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 2000-01, of the total 605 rental units, 427 were UCHS facilities and 178 were Campus Housing Facilities.

In addition to these 605 units, there are 40 studio and one-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. As current owners in the Village Terrace and Park Wilshire for-sale housing developments decide to sell their homes, the UCLA campus is exercising its option to purchase the units for rental to campus faculty and staff. Of the 52 units administered by the University in these two developments, 39 units have been purchased by UCLA and are being rented, with rents ranging from \$1,122 to \$2,704.

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. 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, 2001)**

Location	Number of Loans	Dollar Value of Loans	Average Loan Amount
Berkeley	164	\$639,213	\$3,898
Davis	1,185	1,467,073	1,238
Irvine	78	57,482	737
Los Angeles	460	1,804,500	3,923
Merced	0	0	0
Riverside	263	172,581	656
San Diego	808	387,222	479
San Francisco	357	339,093	950
Santa Barbara	969	707,550	730
Santa Cruz	478	499,689	1,045
Office of the President	5	13,650	2,730
Lawrence Berkeley National Laboratory	8	5,350	669
Lawrence Livermore National Laboratory	5	4,350	870
Los Alamos National Laboratory	36	167,000	4,639
Totals/Average	4,816	\$6,264,753	\$1,301