

SCOMM

#50:5

# STATE OF ALASKA

## THE LEGISLATURE

BUDGET AND AUDIT COMMITTEE

FINANCE DIVISION  
POUCH WF-STATE CAPITOL  
JUNEAU, ALASKA 99811  
PHONE: (907) 465-3795

### MEMORANDUM

DATE: February 26, 1985

TO: Mike Greany, Director  
Legislative Finance Division

FROM: P.S. Dhillon, Fiscal Analyst *PSD*  
Legislative Finance Division

SUBJ: Loan Programs

The following are estimates of prior year appropriations for loan programs that may be available for reappropriation this year due to over capitalization.

|                      | <u>\$ Millions</u> |
|----------------------|--------------------|
| DCED Revolving Loans | \$36.6             |
| Power Development    | 12.0               |
| Power Projects       | 4.0                |
| Fishery Products     | 38.5               |
| Total                | <u>\$91.1</u>      |

*→ ~~ENERGY~~ PROGRAM FOR AK.*

*1981 AUTHORIZE LOAN (CAN NOT APPLY FOR LOAN)*

\* see attached Table 1

The Legislative Audit Division also reports that audits in progress could yield \$10.0 million in additional lapse from various agencies' operating budgets.

The DCED Revolving Loans, Power Development and Power Project loan program estimates are from the Department of Commerce and Economic Development. These numbers are based on DCED's estimates of loan demand and loan repayments for FY85 and FY86. The Power Projects funds relate to an appropriation for a district heating loan to the City of Fairbanks in 1981 (SLA 81, Ch. 90, Sec. 16). Apparently, the Alaska Power Authority intends to lapse this money at the end of FY85. The Power Development funds of \$12.0 million relate to last year's \$210.0 million appropriation for the Four-Dam pool (SLA 84, Ch. 171, Sec. 313).

The attached Table II shows historical activity in the Fishery Products Revolving Loan Guarantee program. It may be noted that no loans have been made under this program in FY84 or FY85, and there is no pending loan application.

'FELT'  
 Loan Programs Cash Flow  
 FY 85 & FY 86  
 (\$ 000)

|                     | cash at<br>1-31-85 | est cash<br>6-30-85 | FY 86<br>Demand | FY 86<br>Receipts | est cash<br>6-30-86 | est cash<br>Surplus |
|---------------------|--------------------|---------------------|-----------------|-------------------|---------------------|---------------------|
| Mining Loan Fund    | 29,424.8           | 26,789.1            | ( 9,600.0)      | 2,742.0           | 19,931.1            | 19,931.0            |
| Small Business      | 5,161.7            | 6,474.9             | .0              | 3,151.8           | 3,151.8             | n/a 1)              |
| Tourism Rev Loans   | 561.3              | 663.9               | .0              | 471.4             | 471.4               | n/a 1)              |
| Veteran's           | 9,089.0            | 9,320.9             | .0              | 556.6             | 9,877.5             | 8,824.9             |
| Residential Energy  | 8,186.3            | 7,973.7             | ( 1,200.0)      | 718.5             | 7,492.2             | 7,312.5             |
| Child Care Facility | 764.1              | 566.0               | ( 601.5)        | 102.2             | 66.7                | .0                  |
| Historical District | 913.3              | 776.0               | ( 300.0)        | 30.6              | 506.6               | 500.0               |
|                     | 54,100.5           | 52,564.5            | (11,701.5)      | 7,773.1           | 41,497.3            | 36,568.4            |

1) Transfer to General Fund at end of fiscal year

<6-million>  
 FY-86

Source: Department of Commerce & Econ Development

LED/2-25-85  
 bsanfnd

Table II  
Fish Product Revolving Loan Guarantee  
Appropriations and Activity  
(\$ millions)

Appropriations:

|                           |          |
|---------------------------|----------|
| SLA 81,CH 42,Sec 1        |          |
| amd by SLA 82,CH 34,Sec 2 | 40.0     |
| SLA 82,CH 34, Sec 5       | 100.0    |
| Lapse into Rainy Day Fund | -100.0   |
| <br>TOTAL                 | <br>40.0 |
|                           | -----    |
| Balance at 6/30/84        | 38.5     |
|                           | -----    |
| Write-off of bad Loans    | 1.5      |
|                           | -----    |

Activity:

|                         |         |          |
|-------------------------|---------|----------|
| FY 80                   | 7 loans | 22.8     |
| FY 81                   | 16      | 22.1     |
| FY 82                   | 17      | 31.0     |
| FY 83                   | 1       | .8       |
| FY 84                   | 0       | .0       |
| FY 85(ytd)              | 0       | .0       |
| no pending applications |         |          |
| <br>Total               |         | <br>75.9 |
|                         |         | -----    |

Source: Department of Revenue

LED/2-25-85:LOANFPRL

# STATE OF ALASKA

## THE LEGISLATURE

BUDGET AND AUDIT COMMITTEE

FINANCE DIVISION  
POUCH WF-STATE CAPITOL  
JUNEAU, ALASKA 99811  
PHONE: (907) 465-3795

### MEMORANDUM

DATE: February 28, 1985

TO: John Hartle, Aide  
House Special Committee on Loans

FROM: P.S. Dhillon, Fiscal Analyst *PSD*  
Legislative Finance Division

SUBJ: Loan Programs

Attached is Table I which presents cash flows for DCED and Student revolving loan funds for FY85 and FY86.

Anticipated funding and loan activity for AHFC loan programs is provided in the the attached AHFC memo.

For C&RA and DNR loan programs, using 'cash in treasury' as a starting point for determining over-capitalization (under-capitalization) may be misleading since a high proportion of this cash is restricted for commitments already made, reserves against losses, and accounts payable.

DELINQUENT

Table I  
Loan Programs Cash Flow  
FY 85 & FY 86  
(\$ 000)

|                     | cash at<br>1-31-85 | est cash<br>6-30-85 | FY 86<br>Demand | FY 86<br>Receipts | est cash<br>6-30-86 | est cash<br>Surplus |
|---------------------|--------------------|---------------------|-----------------|-------------------|---------------------|---------------------|
| Commercial Fish     | 14,249.5           | 4,274.7             | (15,204.0)      | 6,107.2           | ( 4,822.1)          | ( 4,822.1) ✓        |
| Fish Enhancement    | 15,840.4           | 5,635.1             | ( 6,447.0)      | .0                | ( 811.9)            | ( 811.9) ✓          |
| Alternative Tech    | 3,815.3            | 2,444.6             | ( 4,122.5)      | 1,110.3           | ( 567.6)            | ( 567.6) ✓          |
| Mining Loan Fund    | 29,424.8           | 26,789.1            | ( 9,600.0)      | 2,742.0           | 19,931.1            | 19,931.0 ✓          |
| Small Business      | 5,161.7            | 6,474.9             | .0              | 3,151.8           | 3,151.8             | n/a 1)              |
| Tourism Rev Loans   | 561.3              | 663.9               | .0              | 471.4             | 471.4               | n/a 1)              |
| Veteran's           | 9,089.0            | 9,320.9             | .0              | 556.6             | 9,877.5             | 8,824.9             |
| Residential Energy  | 8,186.3            | 7,973.7             | ( 1,200.0)      | 718.5             | 7,492.2             | 7,312.5             |
| Child Care Facility | 764.1              | 566.0               | ( 601.5)        | 102.2             | 66.7                | .0                  |
| Historical District | 913.3              | 776.0               | ( 300.0)        | 30.6              | 506.6               | 500.0               |
| Total DCED          | 88,005.7           | 64,918.9            | (37,475.0)      | 14,990.6          | 35,295.7            | (30,366.8)          |
| Student loans       | n/a 2)             | 5,300.0             | (81,004.8)      | 11,879.8          | (63,825.0)          | (63,825.0)          |

- 1) Transfer to General Fund at end of fiscal year
- 2) Cash at 6-30-84 is \$8745.4

Source: Department of Commerce & Econ Development; Gov's Budget Forms L1 & L2.

*Alaska*

HOUSING



FINANCE CORPORATION

October 17, 1984

Mr. Guy Bell  
Division of Budget Review  
Pouch AM  
Juneau, AK 99811

Dear Guy:

Find attached a copy of a memo presented to our Board of Directors at the September 18, 1984 Board meeting. It provides the justification for not requesting a general fund appropriation for FY86. If you should need more information or an update, please contact Mark or myself.

Very truly yours,

A handwritten signature in cursive script that reads "Donald V. Elliott". The signature is written in dark ink and is positioned above the printed name and title.

Donald V. Elliott  
Controller

DVE:lmg

Attachment



P.O. Box 1020, Anchorage, Alaska 99510

TO: The Board of Directors

DATE: September 5, 1984

FROM: Mark K. Cameron *mkc*  
Finance Director

RE: FY 86 CAPITAL BUDGET

The mortgage demand and subsidy requirements for FY 85 have been revised to reflect the balances available as of July 1, 1984, and current projections. An analysis for FY 86 has also been prepared in connection with the State capital budget submission process. Based upon these projections assets available in the Alaska Housing Finance Corporation Revolving Fund as of July 1, 1985, combined with those estimated to be made available, are sufficient to operate the mortgage purchase activities of the Corporation through FY 86.

Mortgage demand for FY 85 was estimated to decrease 11% from that of the previous year followed by a 10% increase in FY 86. These are felt to be conservative in light of the current activity in the mortgage market. The portion of first mortgage loan activity in the Veterans Mortgage Program was dropped almost 24% in response to the change in the Federally defined eligibility requirements of qualified veterans.

As of June 30, 1983, the Corporation owned in the Alaska Housing Finance Revolving Fund \$93,254,000 of mortgage loans originated by Commerce and Economic Development, Division of Veteran's Affairs, bearing interest rates of 7% and 7 1/2%. The attached schedules reflect these loans in the "non conforming" column of the Revolving Fund since the loans were closed on non uniform documents. Staff is exploring the possibility of converting these loans to a security form guaranteed by FNMA or FHLMC enabling them to become "conforming" and available to collateralize subsequent bond issues.

The increase in amounts available for future subsidy requirements as of July 1, 1985 is a result of:

- 1) Utilization of July 1, 1984, actual balances.
- 2) Decrease in estimated FY 85 mortgage demand.
- 3) Increase in projected investment earnings.

The Board of Directors  
September 5, 1984  
Page 2

- 4) Re-implementation of the tax exempt bond funded First Time Homebuyers Program pursuant to extension of the "sunset provisions" of the Mortgage Subsidy Bond Tax Act of 1980.
- 5) Decreases in the level of subsidy required reflecting more efficient methods of raising mortgage capital.

Based upon the current projections it is not anticipated that an appropriation to the Alaska Housing Finance Corporation Revolving Fund is necessary for FY 86. Accordingly, submission of a capital budget will not be required.

su

1/14/85

ALASKA HOUSING FINANCE CORPORATION

SPECIAL MORTGAGE LOAN PURCHASE PROGRAM

Summary of Mortgage Demand and Proposed Bond Financing  
Six Months Ending June 30, 1985  
(In Millions)

|                                                           | <u>Mortgage<br/>Loan Funds<br/>Available<br/>1-1-85</u> | <u>Program<br/>Repayments and<br/>Earnings</u> | <u>Bond<br/>Proceeds</u> | <u>Sales<br/>Costs</u> | <u>Subsidy</u> | <u>Subsidy<br/>Allocation</u> | <u>Estimated<br/>Mtg. Demand<br/>Six Months<br/>Ending 6-30-85</u> | <u>Mortgage<br/>Loan Funds<br/>Available<br/>6-30-85</u> |
|-----------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------|------------------------|----------------|-------------------------------|--------------------------------------------------------------------|----------------------------------------------------------|
| <u>Bonded Programs</u>                                    |                                                         |                                                |                          |                        |                |                               |                                                                    |                                                          |
| Taxable First Mortgage Program                            | \$139 <sup>(3)</sup>                                    | 33 <sup>(1)</sup>                              | -0-                      | -0-                    | -0-            | -0-                           | \$127                                                              | \$ 45                                                    |
| First Mortgage Veterans Program<br>State Guaranteed Bonds | 324                                                     |                                                | -0-                      | -0-                    | -0-            | -0-                           | 144                                                                | 180                                                      |
| Home Mortgage Bond Program<br>First Time Homebuyer        | 177                                                     |                                                | -0-                      | -0-                    | -0-            | -0-                           | 127                                                                | 50                                                       |
| <u>Internally Funded Programs</u>                         |                                                         |                                                |                          |                        |                |                               |                                                                    |                                                          |
| Second Mortgage Program                                   | -0-                                                     | 7 <sup>(2)</sup>                               |                          |                        |                |                               | 7                                                                  |                                                          |
| Mobile Home Loan Program                                  | -0-                                                     | 18 <sup>(2)</sup>                              |                          |                        |                |                               | 18                                                                 |                                                          |
|                                                           | <u>\$640</u>                                            | <u>\$ 58</u>                                   |                          |                        |                |                               | <u>\$423</u>                                                       | <u>\$275</u>                                             |

(1) Housing and Insured Mortgage Bond prepayments.

(2) Portion of earnings and prepayments of Revolving Fund including HOF Account.

(3) Includes amounts related to subsequent issuance of \$300 million collateral notes to be sold directly to FNMA.

1/14/85

## ALASKA HOUSING FINANCE CORPORATION

Projected Revolving Fund Activity

Six Months Ending June 30, 1985  
(In Millions)

|                                      | HOF Account  |             | General Account                           |                |                      | Total        |
|--------------------------------------|--------------|-------------|-------------------------------------------|----------------|----------------------|--------------|
|                                      | Loans        | Investments | Loans & Net Mtg. Securities<br>Conforming | Non-Conforming | Investments          |              |
| Balance: January 1, 1985             | \$110        | \$ (4)      | \$202                                     | \$135          | \$ 27 <sup>(1)</sup> | \$470        |
| Prepayments and principal reductions | (5)          | 5           |                                           | (6)            | 6                    | -0-          |
| Earnings                             |              | 7           |                                           |                | 16                   | 23           |
| Home ownership assistance subsidies  |              | (3)         |                                           |                |                      | (3)          |
| Series G subsidy return              |              |             |                                           |                | 25                   | 25           |
| IMB earnings released                |              |             |                                           |                | 16                   | 16           |
| FY 85 legislative appropriation      |              |             |                                           |                | 16                   | 16           |
| Non-bonded mortgage programs         |              |             |                                           |                |                      |              |
| Second mortgages                     |              |             |                                           | 7              | (7)                  | -0-          |
| Mobile home loans                    | <u>5</u>     | <u>(5)</u>  | <u>—</u>                                  | <u>18</u>      | <u>(18)</u>          | <u>-0-</u>   |
| Balance: June 30, 1985               | <u>\$110</u> | <u>-0-</u>  | <u>\$202</u>                              | <u>\$154</u>   | <u>\$ 81</u>         | <u>\$547</u> |

(1) Includes \$5 million receivable from HOF Account.

NOTE: The composition of the General Account will vary between conforming loans and investment securities depending upon the closing out of the recently sold issues. The current composition is felt to be reflective of the anticipated future mix.

1/14/85

ALASKA HOUSING FINANCE CORPORATION

SPECIAL MORTGAGE LOAN PURCHASE PROGRAM

Summary of Mortgage Demand and Proposed Bond Financing

Fiscal Year 1986

(In Millions)

|                                                           | <u>Mortgage<br/>Loan Funds<br/>Available<br/>7-1-85</u> | <u>Program<br/>Repayments and<br/>Earnings</u> | <u>Bond<br/>Proceeds</u> | <u>Sales<br/>Costs</u> | <u>Subsidy</u> | <u>Subsidy<br/>Allocation</u> | <u>Estimated<br/>Mortgage Demand<br/>FY 87</u> | <u>Mortgage<br/>Loan Funds<br/>Available<br/>6-30-86</u> |
|-----------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------|------------------------|----------------|-------------------------------|------------------------------------------------|----------------------------------------------------------|
| <u>Bonded Programs</u>                                    |                                                         |                                                |                          |                        |                |                               |                                                |                                                          |
| Taxable First Mortgage Program                            | \$ 45 <sup>(4)</sup>                                    | \$ 70 <sup>(1)</sup>                           | \$ 200                   | \$ (3)                 | \$ 48          | \$ 64                         | \$354                                          | \$ 70                                                    |
| First Mortgage Veterans Program<br>State Guaranteed Bonds | 180                                                     | 20 <sup>(2)</sup>                              | 303                      | (8)                    | 36             | (28)                          | 316                                            | 187                                                      |
| First Time Homebuyers Program<br>Home Mortgage Bonds      | 50                                                      | 7 <sup>(2)</sup>                               | 275                      | (8)                    | 44             | (36)                          | 260                                            | 72                                                       |
| <u>Internally Funded Programs</u>                         |                                                         |                                                |                          |                        |                |                               |                                                |                                                          |
| Second Mortgage Program                                   | -0-                                                     | 10 <sup>(3)</sup>                              |                          |                        |                |                               | 10                                             |                                                          |
| Mobile Home Loan Program                                  | -0-                                                     | 40 <sup>(3)</sup>                              |                          |                        |                |                               | 40                                             |                                                          |
|                                                           | <u>\$275</u>                                            | <u>\$147</u>                                   | 778                      | <u>\$(19)</u>          | 128            | <u>-0-</u>                    | <u>\$980</u>                                   | <u>\$329</u>                                             |
| Deferred FNMA Note Closings                               |                                                         |                                                | <u>300</u>               |                        | <u>60</u>      |                               |                                                |                                                          |
|                                                           |                                                         |                                                | <u>\$1,078</u>           |                        | <u>\$188</u>   |                               |                                                |                                                          |

(1) Housing and Insured Mortgage Bond prepayments.

(2) Represents amounts made available for recycling subject to federal restrictions as to borrower and residence.

(3) Portion of earnings and prepayments of Revolving Fund including HOF Account.

(4) Includes amounts related to subsequent issuance of \$300 million collateral notes to be sold directly to FNMA.

1/14/85

## ALASKA HOUSING FINANCE CORPORATION

Projected Revolving Fund ActivityFiscal Year 1986

(In Millions)

|                                      | <u>HOF Account</u> |                    | <u>General Account</u>                 |                       |                    | <u>Total</u> |
|--------------------------------------|--------------------|--------------------|----------------------------------------|-----------------------|--------------------|--------------|
|                                      | <u>Loans</u>       | <u>Investments</u> | <u>Loans &amp; Net Mtg. Securities</u> |                       |                    |              |
|                                      |                    |                    | <u>Conforming</u>                      | <u>Non-Conforming</u> | <u>Investments</u> |              |
| Balance: July 1, 1985                | \$110              | -0-                | \$202                                  | \$154                 | \$ 81              | \$547        |
| Prepayments and principal reductions | (10)               | \$10               |                                        | (15)                  | 15                 | -0-          |
| Earnings                             |                    | 11                 |                                        |                       | 30                 | 41           |
| Home ownership assistance subsidies  |                    | (7)                |                                        |                       |                    | (7)          |
| IMB earnings released                |                    |                    |                                        |                       | 16                 | 16           |
| Non-bonded mortgage programs         |                    |                    |                                        |                       |                    |              |
| Second mortgages                     |                    |                    |                                        | 10                    | (10)               | -0-          |
| Mobile home loans                    | 14                 | (14)               |                                        | 26                    | (26)               | -0-          |
| Reduction in loans warehoused        |                    |                    | (92)                                   |                       | 92                 | -0-          |
| Required subsidy transfers           | —                  | —                  | —                                      | —                     | (188)              | (188)        |
| Balance: June 30, 1986               | <u>\$114</u>       | <u>-0-</u>         | <u>\$110</u>                           | <u>\$175</u>          | <u>\$ 10</u>       | <u>\$409</u> |

NOTE: The composition of the General Account will vary between conforming loans and investment securities depending upon the closing out of the recently sold issues. The current composition is felt to be reflective of the anticipated future mix.

# Alaska HOUSING FINANCE CORPORATION



February 21, 1985

The Honorable Rick Uehling  
Alaska House of Representatives  
State Capitol  
Pouch V  
Juneau, Alaska 99811

Dear Representative Uehling:

You have requested an analysis of the assets which are expected to remain in the Alaska Housing Finance Revolving Fund at the end of FY 86. Enclosed are two schedules of "Projected Revolving Fund Activity" covering the balance of the current fiscal year as well as FY 86. As noted in the schedules, the Revolving Fund had approximately \$470,000,000 in assets as of January 1, 1985. Since no bonds are scheduled to be issued prior to the end of the current fiscal year, these assets are expected to grow to \$547,000,000 at June 30, 1985.

The issuance of an estimated \$778,000,000 in bonds and delivery of \$300,000,000 FNMA Collateralized Notes during FY 86 will require transfers from the Revolving Fund of approximately \$196,000,000. This will put the total assets of the Revolving Fund at \$409,000,000 as of June 30, 1986.

The following provides a description of the investments expected to be held by the Revolving Fund at June 30, 1986 in the amounts indicated in the attached schedules:

| <u>Account</u>     | <u>Investment Category</u> | <u>Amount</u>        | <u>Investment Description</u>                                                                                                                                                                                                |
|--------------------|----------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HOF<br>Account     | Loans                      | \$114,000,000        | Nonconforming loans purchased under the rural, mobile home and second mortgage programs.                                                                                                                                     |
| General<br>Account | Loans/Conforming           | 110,000,000          | Mortgage loans and mortgage backed securities held pending delivery and purchase out of bond proceeds.                                                                                                                       |
| General<br>Account | Loans/Nonconforming        | 175,000,000          | Nonconforming loans purchased under the rural, mobile home and second mortgage programs and loans originated by the Dept. of Commerce and Economic Development Division of Veterans Affairs and transferred to AHFC in 1980. |
| General<br>Account | Investments                | 10,000,000           | Liquid short term investments including Euro CD's and Collateralized Repurchase Agreements.                                                                                                                                  |
|                    | TOTAL                      | <u>\$409,000,000</u> |                                                                                                                                                                                                                              |

. The Honorable Rick Uehling  
February 21, 1985  
Page 2

Included in the "nonconforming" loans held in the General Account are approximately \$90 million of 7% and 7-1/2% loans originated by the Division of Veterans Affairs and transferred to the Corporation in 1980. These loans are currently being reviewed to determine their eligibility for conversion to a guaranteed mortgage security which would make them eligible for a subsequent bond issue. This would increase the liquidity in the Revolving Fund but result in higher subsidy transfers since the Corporation would be leveraging with lower rate mortgages.

The conforming loan category in the General Account represents the warehousing of loans purchased pending their delivery for funding from bond proceeds. Loans are purchased twice each month. When enough loans bearing the same interest rate and allocated to the same bond issue have been purchased, they are "pooled" and delivered to FNMA for conversion to a FNMA Mortgage Backed Security. The Mortgage Backed Security is then delivered to the trustee for the bondholders with the funds related to the bonds released. This loan warehousing activity creates a substantial liquidity requirement. While the Corporation is reviewing its purchasing procedures in an effort to reduce the amount of funds necessary to hold the loans, it is expected that some liquidity will always be necessary.

I hope the above has adequately addressed your questions regarding the Revolving Fund. If you do require any additional information, please contact me at your convenience.

Sincerely,



Mark K. Cameron  
Finance Director

MKC:lmq

Enclosures

1/14/85

## ALASKA HOUSING FINANCE CORPORATION

Projected Revolving Fund Activity

Six Months Ending June 30, 1985  
(In Millions)

|                                      | HOF Account  |             | General Account                           |                |                      | Total        |
|--------------------------------------|--------------|-------------|-------------------------------------------|----------------|----------------------|--------------|
|                                      | Loans        | Investments | Loans & Net Mtg. Securities<br>Conforming | Non-Conforming | Investments          |              |
| Balance: January 1, 1985             | \$110        | \$ (4)      | \$202                                     | \$135          | \$ 27 <sup>(1)</sup> | \$470        |
| Prepayments and principal reductions | (5)          | 5           |                                           | (6)            | 6                    | -0-          |
| Earnings                             |              | 7           |                                           |                | 16                   | 23           |
| Home ownership assistance subsidies  |              | (3)         |                                           |                |                      | (3)          |
| Series G subsidy return              |              |             |                                           |                | 25                   | 25           |
| IMB earnings released                |              |             |                                           |                | 16                   | 16           |
| FY 85 legislative appropriation      |              |             |                                           |                | 16                   | 16           |
| Non-bonded mortgage programs         |              |             |                                           |                |                      |              |
| Second mortgages                     |              |             |                                           | 7              | (7)                  | -0-          |
| Mobile home loans                    | <u>5</u>     | <u>(5)</u>  | <u>—</u>                                  | <u>18</u>      | <u>(18)</u>          | <u>-0-</u>   |
| Balance: June 30, 1985               | <u>\$110</u> | <u>-0-</u>  | <u>\$202</u>                              | <u>\$154</u>   | <u>\$ 81</u>         | <u>\$547</u> |

(1) Includes \$5 million receivable from HOF Account.

NOTE: The composition of the General Account will vary between conforming loans and investment securities depending upon the closing out of the recently sold issues. The current composition is felt to be reflective of the anticipated future mix.

## ALASKA HOUSING FINANCE CORPORATION

Projected Revolving Fund ActivityFiscal Year 1986

(In Millions)

|                                      | <u>HOF Account</u> |                    | <u>General Account</u>                 |                       |                    | <u>Total</u> |
|--------------------------------------|--------------------|--------------------|----------------------------------------|-----------------------|--------------------|--------------|
|                                      | <u>Loans</u>       | <u>Investments</u> | <u>Loans &amp; Net Mtg. Securities</u> |                       | <u>Investments</u> |              |
|                                      |                    |                    | <u>Conforming</u>                      | <u>Non-Conforming</u> |                    |              |
| Balance: July 1, 1985                | \$110              | -0-                | \$202                                  | \$154                 | \$ 81              | \$547        |
| Prepayments and principal reductions | (10)               | \$10               |                                        | (15)                  | 15                 | -0-          |
| Earnings                             |                    | 11                 |                                        |                       | 38                 | 49           |
| Home ownership assistance subsidies  |                    | (7)                |                                        |                       |                    | (7)          |
| IMB earnings released                |                    |                    |                                        |                       | 16                 | 16           |
| Non-bonded mortgage programs         |                    |                    |                                        |                       |                    |              |
| Second mortgages                     |                    |                    |                                        | 10                    | (10)               | -0-          |
| Mobile home loans                    | 14                 | (14)               |                                        | 26                    | (26)               | -0-          |
| Reduction in loans warehoused        |                    |                    | (92)                                   |                       | 92                 | -0-          |
| Required subsidy transfers           | —                  | —                  | —                                      | —                     | (196)              | (196)        |
| Balance: June 30, 1986               | <u>\$114</u>       | <u>-0-</u>         | <u>\$110</u>                           | <u>\$175</u>          | <u>\$ 10</u>       | <u>\$409</u> |

NOTE: The composition of the General Account will vary between conforming loans and investment securities depending upon the closing out of the recently sold issues. The current composition is felt to be reflective of the anticipated future mix.

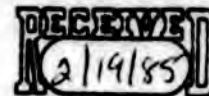
# Alaska

# HOUSING



# FINANCE

# CORPORATION



February 11, 1985

The Honorable Ben Grussendorf  
Speaker of the House  
Alaska House of Representatives  
Couch V  
Juneau, Alaska 99811

Dear Representative Grussendorf:

In accordance with AS 37.05.035, the following is a report of loans purchased by Alaska Housing Finance Corporation during fiscal year 1984.

|                                                                                                                    | <u>Number<br/>of<br/>Loans</u> | <u>Note<br/>Amount</u> | <u>Weighted<br/>Average<br/>Interest<br/>Rate<br/>Charge<br/>on<br/>Loans</u> | <u>Estimated<br/>Prevailing<br/>Market<br/>Rate</u> | <u>Difference<br/>Between Rate<br/>Charged<br/>and Prevailing<br/>Market Rate</u> |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------|
| First mortgage<br>loans funded<br>by issuance<br>of taxable<br>debt                                                | 4,612                          | \$523,278,050          | 10.72%                                                                        | 13.8%                                               | 3.08%                                                                             |
| First mortgage<br>loans funded<br>by issuance<br>of tax-exempt<br>Home Mortgage<br>Bonds                           | 3,272                          | 270,847,450            | 9.89%                                                                         | 13.8%                                               | 3.91%                                                                             |
| First mortgage<br>loans funded<br>by issuance<br>of State<br>Guaranteed<br>Bonds (Veterans<br>Mortgage<br>Program) | 4,016                          | 467,310,100            | 9.51%                                                                         | 13.5%                                               | 3.99%                                                                             |
| Second mortgage<br>program                                                                                         | 141                            | 5,645,350              | 11.90%                                                                        | 14.2%                                               | 2.30%                                                                             |
| Mobile home loan<br>program                                                                                        | 1,619                          | 59,677,888             | 10.22%                                                                        | 15.0%                                               | 4.78%                                                                             |

The analysis of the income groups benefited under the loan programs is on the attached schedules.

Sincerely,

Mark K. Cameron  
Finance Director

# ALASKA HOUSING FINANCE CORPORATION

Annual Loan Report: July 1, 1983 - June 30, 1984  
Annual Family Income of Participants in Loan Programs

## Second Mortgage Program

| <u>Annual Income Range</u> | <u>Number<br/>of<br/>Loans</u> | <u>Amount<br/>Purchased</u> | <u>Weighted<br/>Average<br/>Interest Rate<br/>Charged<br/>on Loans</u> |
|----------------------------|--------------------------------|-----------------------------|------------------------------------------------------------------------|
| \$ 0 - 23,999              | -0-                            | -0-                         |                                                                        |
| 24,000 - 29,999            | 6                              | \$ 95,800                   | 11.01                                                                  |
| 30,000 - 35,999            | 5                              | 119,400                     | 11.69                                                                  |
| 36,000 - 41,999            | 12                             | 314,200                     | 11.71                                                                  |
| 42,000 - 47,999            | 20                             | 774,500                     | 11.80                                                                  |
| 48,000 - 53,999            | 15                             | 440,600                     | 11.87                                                                  |
| 54,000 - 59,999            | 25                             | 934,050                     | 12.12                                                                  |
| 60,000 - 65,999            | 11                             | 543,300                     | 11.90                                                                  |
| 66,000 - 71,999            | 11                             | 486,600                     | 11.75                                                                  |
| 72,000 - 77,999            | 9                              | 426,400                     | 12.57                                                                  |
| 78,000 - 83,999            | 3                              | 167,000                     | 11.97                                                                  |
| 84,000 - 89,999            | 4                              | 188,250                     | 12.11                                                                  |
| 90,000 - 95,999            | 10                             | 531,350                     | 12.14                                                                  |
| 96,000 - 101,999           | 3                              | 195,000                     | 12.38                                                                  |
| 102,000 - 107,999          | 1                              | 64,500                      | 12.38                                                                  |
| 108,000 and above          | <u>6</u>                       | <u>364,400</u>              | 12.02                                                                  |
| Total                      | <u>141</u>                     | <u>\$5,645,350</u>          |                                                                        |

# ALASKA HOUSING FINANCE CORPORATION

Annual Loan Report: July 1, 1983 - June 30, 1984  
Annual Family Income of Participants in Loan Programs

## Mobile Home Loan Program

| <u>Annual Income Range</u> | <u>Number<br/>of<br/>Loans</u> | <u>Amount<br/>Purchased</u> | <u>Weighted<br/>Average<br/>Interest Rate<br/>Charged<br/>on Loans</u> |
|----------------------------|--------------------------------|-----------------------------|------------------------------------------------------------------------|
| \$ 0 - 23,999              | 266                            | \$ 6,830,530                | 10.24                                                                  |
| 24,000 - 29,999            | 360                            | 11,753,305                  | 10.29                                                                  |
| 30,000 - 35,999            | 391                            | 14,673,141                  | 10.18                                                                  |
| 36,000 - 41,999            | 256                            | 11,252,496                  | 10.20                                                                  |
| 42,000 - 47,999            | 153                            | 6,477,335                   | 10.12                                                                  |
| 48,000 - 53,999            | 84                             | 3,649,480                   | 10.09                                                                  |
| 54,000 - 59,999            | 54                             | 2,585,869                   | 10.16                                                                  |
| 60,000 - 65,999            | 25                             | 1,068,532                   | 10.22                                                                  |
| 66,000 - 71,999            | 13                             | 571,071                     | 9.69                                                                   |
| 72,000 - 77,999            | 6                              | 234,879                     | 10.21                                                                  |
| 78,000 - 83,999            | 2                              | 122,450                     | 10.12                                                                  |
| 84,000 - 89,999            | 2                              | 66,500                      | 10.00                                                                  |
| 90,000 - 95,999            | 4                              | 258,850                     | 10.24                                                                  |
| 96,000 - 101,999           | 2                              | 74,650                      | 9.60                                                                   |
| 102,000 - 107,999          | -0-                            | -0-                         |                                                                        |
| 108,000 and above          | <u>1</u>                       | <u>58,800</u>               | 11.25                                                                  |
| Total                      | <u>1,619</u>                   | <u>\$59,677,888</u>         |                                                                        |

ALASKA HOUSING FINANCE CORPORATION

Annual Loan Report: July 1, 1983 - June 30, 1984  
Annual Family Income of Participants in Loan Programs

Special Mortgage Loan Purchase Program - First Mortgage  
Loans Funded by Issuance of Tax-Exempt Home Mortgage Bonds

| <u>Annual Income Range</u> | <u>Number<br/>of<br/>Loans</u> | <u>Amount<br/>Purchased</u> | <u>Weighted<br/>Average<br/>Interest Rate<br/>Charged<br/>on Loans</u> |
|----------------------------|--------------------------------|-----------------------------|------------------------------------------------------------------------|
| \$ 0 - 23,999              | 462                            | \$ 31,072,350               | 9.93                                                                   |
| 24,000 - 29,999            | 762                            | 57,611,250                  | 9.90                                                                   |
| 30,000 - 35,999            | 550                            | 43,477,800                  | 9.81                                                                   |
| 36,000 - 41,999            | 507                            | 43,636,700                  | 9.85                                                                   |
| 42,000 - 47,999            | 442                            | 41,400,150                  | 9.90                                                                   |
| 48,000 - 53,999            | 268                            | 25,806,500                  | 9.98                                                                   |
| 54,000 - 59,999            | 147                            | 14,476,750                  | 9.93                                                                   |
| 60,000 - 65,999            | 72                             | 7,172,750                   | 10.08                                                                  |
| 66,000 - 71,999            | 30                             | 3,142,750                   | 10.10                                                                  |
| 72,000 - 77,999            | 20                             | 1,928,600                   | 9.94                                                                   |
| 78,000 - 83,999            | 2                              | 189,600                     | 10.24                                                                  |
| 84,000 - 89,999            | 3                              | 263,100                     | 10.05                                                                  |
| 90,000 - 95,999            | 4                              | 395,750                     | 10.13                                                                  |
| 96,000 - 101,999           | -0-                            | -0-                         |                                                                        |
| 102,000 - 107,999          | 1                              | 98,800                      | 10.13                                                                  |
| 108,000 and above          | 2                              | 174,600                     | 10.07                                                                  |
| Total                      | <u>3,272</u>                   | <u>\$270,847,450</u>        |                                                                        |

ALASKA HOUSING FINANCE CORPORATION

Annual Loan Report: July 1, 1983 - June 30, 1984  
Annual Family Income of Participants in Loan Programs

Special Mortgage Loan Purchase Program - First Mortgage  
Loans Funded by Issuance of Taxable Debt

| <u>Annual Income Range</u> | <u>Number<br/>of<br/>Loans</u> | <u>Amount<br/>Purchased</u> | <u>Weighted<br/>Average<br/>Interest Rate<br/>Charged<br/>on Loans</u> |
|----------------------------|--------------------------------|-----------------------------|------------------------------------------------------------------------|
| \$ 0 - 23,999              | 40                             | \$ 2,649,050                | 10.40                                                                  |
| 24,000 - 29,999            | 138                            | 9,450,800                   | 10.19                                                                  |
| 30,000 - 35,999            | 349                            | 27,678,500                  | 10.11                                                                  |
| 36,000 - 41,999            | 501                            | 44,856,000                  | 10.30                                                                  |
| 42,000 - 47,999            | 626                            | 63,098,550                  | 10.52                                                                  |
| 48,000 - 53,999            | 630                            | 68,054,500                  | 10.69                                                                  |
| 54,000 - 59,999            | 577                            | 67,060,250                  | 10.87                                                                  |
| 60,000 - 65,999            | 497                            | 62,183,500                  | 11.03                                                                  |
| 66,000 - 71,999            | 360                            | 47,644,700                  | 11.15                                                                  |
| 72,000 - 77,999            | 279                            | 38,983,900                  | 11.25                                                                  |
| 78,000 - 83,999            | 200                            | 28,818,350                  | 11.31                                                                  |
| 84,000 - 89,999            | 128                            | 18,461,350                  | 11.21                                                                  |
| 90,000 - 95,999            | 82                             | 12,138,250                  | 11.27                                                                  |
| 96,000 - 101,999           | 55                             | 8,598,000                   | 11.56                                                                  |
| 102,000 - 107,999          | 42                             | 6,652,550                   | 11.48                                                                  |
| 108,000 and above          | <u>108</u>                     | <u>16,949,800</u>           | 11.50                                                                  |
| Total                      | <u>4,612</u>                   | <u>\$523,278,050</u>        |                                                                        |

ALASKA HOUSING FINANCE CORPORATION

Annual Loan Report: July 1, 1983 - June 30, 1984  
Annual Family Income of Participants in Loan Programs

Special Mortgage Loan Purchase Program - First Mortgage  
Loans Funded by Issuance of State Guaranteed Bonds  
(Veterans Mortgage Program)

| <u>Annual Income Range</u> | <u>Number<br/>of<br/>Loans</u> | <u>Amount<br/>Purchased</u> | <u>Weighted<br/>Average<br/>Interest Rate<br/>Charged<br/>on Loans</u> |
|----------------------------|--------------------------------|-----------------------------|------------------------------------------------------------------------|
| \$ 0 - 23,999              | 14                             | \$ 854,800                  | 9.52                                                                   |
| 24,000 - 29,999            | 50                             | 3,573,550                   | 9.28                                                                   |
| 30,000 - 35,999            | 173                            | 14,259,550                  | 9.29                                                                   |
| 36,000 - 41,999            | 454                            | 42,951,250                  | 9.37                                                                   |
| 42,000 - 47,999            | 692                            | 72,146,500                  | 9.46                                                                   |
| 48,000 - 53,999            | 677                            | 76,036,750                  | 9.51                                                                   |
| 54,000 - 59,999            | 570                            | 68,733,300                  | 9.52                                                                   |
| 60,000 - 65,999            | 414                            | 52,663,000                  | 9.59                                                                   |
| 66,000 - 71,999            | 305                            | 40,050,350                  | 9.59                                                                   |
| 72,000 - 77,999            | 221                            | 30,624,900                  | 9.70                                                                   |
| 78,000 - 83,999            | 142                            | 20,266,550                  | 9.67                                                                   |
| 84,000 - 89,999            | 84                             | 12,343,050                  | 9.65                                                                   |
| 90,000 - 95,999            | 79                             | 11,491,950                  | 9.70                                                                   |
| 96,000 - 101,999           | 37                             | 5,437,900                   | 9.72                                                                   |
| 102,000 - 107,999          | 34                             | 5,323,450                   | 9.63                                                                   |
| 108,000 and above          | 70                             | 10,553,250                  | 9.82                                                                   |
| Total                      | <u>4,016</u>                   | <u>\$467,310,100</u>        |                                                                        |