

ALASKA LEGISLATURE SPECIAL COMMITTEE / SUBJECT FILE 8672

1315 SCOMM 50: HOUSE SPECIAL COMMITTEE ON STATE LOANS 1985-86

AUTHORITY: A governmental unit or public agency created to perform a single function or restricted group of related activities. Usually such units are financed from service charges, fees and tolls, but in some instances they also have taxing powers. An authority may be completely independent of other governmental units, or in some cases it may be partially dependent upon other governments for its creation, its financing or the existence of certain powers.

AUTHORITY BONDS: Bonds payable from the earnings or other revenues of a specific authority created by a governmental action for a public purpose. Since such authorities usually have no revenue other than charges for services, their bonds are ordinarily revenue bonds.

AUTHORIZATION: Permission to issue the bonds. In addition to the Constitution, Statute or Charter enabling language, an election is often also required.

AVERAGE NET INTEREST COSTS: This is the expression of the average annual interest rate payable semiannually in respect to an issue or other group of bonds. There are a number of methods by which average net interest costs may be computed.

BALANCE SHEET: A statement purporting to present the financial position of an entity by disclosing the value of its assets, liabilities, and equities as of a specified date.

BALLOON MATURITY: The last bonds of an issue maturing in a substantially larger amount than those of earlier maturities. Very often a provision is made for the redemption of a part of all of these bonds by a purchase or call prior to maturity.

BASIS BOOK: A book of mathematical tables used to convert yield to maturity to equivalent dollar prices at various rates of interest.

BASIS POINT: One one-hundredth of one percent (0.01). One hundredth basis points equals one percent.

BEARER BOND: A bond which does not have the owner's name registered on the books of the Issuer. It is presumed to be owned by the bearer or the person who holds it.

BID: A statement of what a bank or syndicate of banks will pay for an entire bond issue, implying an offer to purchase the bonds. The lowest bid, i.e., the bid with lowest net or true cost, is the winning bid.

BOND: A certificate representing a promise to pay a specified sum of money, called the face value or principal sum of money, called the face value or principal amount, at a specified date or dates in the future, called the maturity date(s), together with periodic interest at a specified rate. The difference between a note and a bond is that the latter usually runs for a longer period of time and is usually a permanent financing tool while a note is typically an interim device.

BOND AND INTEREST RECORD (Also called Bond Register): The permanent and complete record maintained by a government for each bond issue. It shows the amount of interest and principal coming due each date, the bond and coupon numbers, and all other pertinent information concerning the bond issue.

BOND ANTICIPATION NOTE (BAN): Short-term interest bearing notes issued by a government unit in anticipation of bonds to be issued at a later date. The notes are retired from proceeds of the bond issue to which they are related.

BOND BUYER: A daily trade paper of the municipal bond market. It also publishes The Weekly Bond Buyer which is devoted to capital market news and provides a summary of the week's municipal news.

BOND COUNSEL: Legal firm hired to advise the issuer regarding the legal and tax aspects of the sale.

BOND ORDINANCE OR RESOLUTION: A legal order approved by the appropriate body of government unit authorizing a bond issue. The rights of the bond holders and the obligations of the issuer are carefully detailed in this formal document. State laws and municipal charters prescribe whether a bond issue may be authorized by resolution, or must be made by ordinance. The latter is a more formal act of the governing body.

BONDED DEBT: That portion of indebtedness represented by outstanding bonds.

BONDS AUTHORIZED AND UNISSUED: Bonds which have been legally authorized but not issued and which can be offered and sold without further authorization. This term should not be confused with the term "margin of borrowing power" or "legal debt margin" either one of which represents the difference between the debt limit of a governmental unit and the debt outstanding against it.

BOND ISSUED: Bonds sold.

BONDS PAYABLE: The face value of bonds issued and unpaid.

CALL DATE: The date on which a bond may be redeemed before maturity at the option of the Issuer.

CALL FEATURE ("Redemption Feature"): Enables the Issuer to pay off ("redeem") a bond prior to its maturity date. The "call date" is the earliest date the bond may be redeemed ("called"). Usually a premium is paid for the earliest call dates.

CALLABLE BOND: A type of bond which permits the issuer to pay the obligation before the stated maturity date by giving notice of redemption in a manner specified in the bond contract. Synonym: **OPTIONAL BOND**.

CALL PRICE: The price at which callable bonds will be redeemed if called.

CAPITAL ASSETS: Assets of significant value and having a useful life of several years. Capital Assets are also called **FIXED ASSETS**.

CAPITAL BUDGET: A plan of proposed capital expenditures and the means of financing them. The capital budget is usually adopted as part of the complete annual budget which includes both operations and capital outlays. The capital budget should be based on capital improvement program (CIP).

CAPITAL IMPROVEMENT PROGRAM: A plan for capital expenditures to be incurred each year over a fixed period, setting forth each capital project, identifying the expected beginning and ending date for each project, the amount to be expended in each year, and the method of financing those expenditures.

CAPITAL OUTLAYS: Expenditures for the acquisition of capital assets.

CAPITAL PROJECTS: Projects which purchase or construct capital assets. Typically, a capital project encompasses a purchase of land and/or the construction of a building or facility.

CAPITALIZED INTEREST: The issuer pays the first few interest payments from bond proceeds, usually until construction of the project is completed and the project can begin to generate revenues with which to make debt service payments.

CASH FLOW BUDGET (Cash Budget): A projection of the cash receipts and disbursements anticipated during a given period. Typically, this projection covers a year and is broken down into separate projections for each month, week and/or day during the year.

CLOSING (Also called Delivery): After the sale, the bonds must be printed and signed by the Issuer; the transcript prepared by the bond counsel; and the funds drawn and prepared for transmission by the Underwriter. On the day of closing, the bonds are "delivered" to the Underwriter; the bond counsel delivers the "legal opinion" to the Underwriter; and the Issuer receives the funds.

Note Regarding Dates - The sale date and the closing date have no further relevance. The bonds are assigned an arbitrary "issue date" or "date of the bonds," usually the beginning of a month, upon which interest begins to accrue. The bonds have this date printed upon them and often are referred to by that date (e.g. "the December 1, 1982 bonds"). Any interest which is owed between the issue date and the closing date ("accrued interest") is paid by the Underwriter to the Issuer at the closing.

COMPETITIVE BIDDING: (Also called Public Bidding): Sale of a bond issue by public advertisement in which any bidder may submit an offer to purchase the bonds and the bonds are sold to the bid with lowest interest cost.

CONCESSION: The allowance (or profit) that an Underwriter allows a non-member of the account; sometimes referred to as dealer's reallocation.

COUPON: That detachable part of a bond which serves as proof of interest due. Bondholders detach coupons from bonds, usually at semiannual intervals, and present them for payment to the issuer's paying agent or to the bondholder's own bank for collection.

COUPON RATE (Also called Nominal Interest Rate): The interest coupons attached to a bond. In the case of registered bonds, it is the rate payable by the issuer's automatic check to the holder.

CONVENANT: A binding agreement in the bond contract. Most are found in revenue bonds. For example, they can stipulate that the rates charged for use of the facilities are sufficient to maintain coverage of maximum annual debt service at a given level.

COVER: The spread between the winning bid and the next highest bidder. It is useful as a basis for evaluation of the bids.

COVERAGE: This term is usually connected with revenue and corporate bonds. It is usually the ratio of net revenue available for debt service to the average annual debt service requirements for an issue of revenue bonds. This ratio indicates the margin of safety for payment of debt service, reflecting the number of times by which earnings for a period of time exceed debt service payable in such periods, e.g., 1.20, referred to as "one-twenty".

CURRENT YIELD: A relation stated as a percent of the annual interest to the actual market price of the bond — same procedure as computing a stock yield.

DEBENTURES OR MUNICIPAL DEBENTURES: A term used in Canada or other countries for municipal bonds or a corporate security other than an equity security.

DEBT: An obligation resulting from the borrowing of money or from the purchase of goods and services. Debt of governmental units include bonds, time warrants, notes, and floating debt.

Bonds: An interest-bearing promise to pay with a specific maturity.

Notes: In general, an unconditional written promise signed by the maker to pay a certain sum of money on demand or at a fixed or determinable time either to the bearer or to the order of a person therein.

Time Warrant: A negotiable obligation of a governmental unit having a term shorter than bonds and frequently tendered to individuals and firms in exchange for contractual services, capital acquisitions, or equipment purchases.

Floating Debt: Liabilities other than bonded debt and time warrants which are payable on demand or at an early date. Examples are accounts payable, notes and bank loans.

- DEBT LIMIT:** The maximum amount of debt which a governmental unit may incur under constitutional, statutory, or charter authorizations. The limitation is usually a percentage of assessed valuation and may be fixed upon either gross or net debt. If the latter is the case, the legal provision will usually specify what deductions from gross debt are allowed in order to determine net debt.
- DEBT RATIO:** The ratio of the Issuer's debt to a measure of value such as assessed valuation or real value.
- DEBT SERVICE:** Interest requirements plus the stipulated payment of principal on outstanding debt, usually reported on an annual basis.
- DEBT SERVICE FUND:** A fund established to account for the payment of interest and principal on all general obligation debt, both serial and term. Usually separate funds are created for special assessment and revenue debt issued for and serviced by a governmental enterprise.
- DEBT SERVICE REQUIREMENT:** The amount of money required to pay the interest on outstanding debt, serial maturities of principal for serial bonds, required contributions to a debt service fund for term bonds and reserve fund payments.
- DEFAULT:** Failure to pay principal or interest promptly when due. If caused by a minor omission which is remedied promptly, it is known as a **TECHNICAL DEFAULT**.
- DEFERRED SERIAL BONDS:** Serial Bonds in which the first installment does not fall due for two or more years from the date of issue.
- DENOMINATION:** The face amount or par value of a bond which the issuer promises to pay on the bond's maturity date.
- DEPRECIATION:** (1) Expiration of the service life of capital assets attributable to wear and tear, deterioration, action of the physical elements, inadequacy or obsolescence. (2) That portion of the cost of a capital asset which is charged as an expense during a particular period.
- DIRECT DEBT:** The debt for which the issuing unit has sole responsibility. Direct debt is usually in the name of the unit, but occasionally one government assumes the debt of another. When adjoining lands are annexed to a school district, for example, there may be some assumed debt.
- DIRECT OR PRIVATE PLACEMENT:** The direct sale of a new security by the issuer to investors, bypassing the underwriter or middleman.
- DISCOUNT:** The difference between the cost of a security and its value at maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount. Note that the price does not include accrued interest at the date of acquisition or sale.

DISCOUNT BOOK: A book of mathematical tables used to determine the rate of return on a dollar bond for a specified discounted rate at a specified maturity.

DOLLAR BOND: A bond which is quoted and traded in terms of dollars rather than yield. For example a quotation of 97-1/2 means \$97.50 per \$100 of par value or \$975 per \$1000 par value of bonds.

DOUBLE-BARRELED BOND (Also called Dually-Secured Bond): A bond secured by a pledge of two or more sources of payment such as the unlimited taxing power of the issuer plus a special assessment of revenue pledge.

DOUBLE EXEMPTION: A municipal term applied to bonds which pay interest that is exempt from both state and federal income taxes.

EFFECTIVE INTEREST RATE: The rate of earning on a bond investment based on the actual price paid for the bond, the coupon rate, the maturity date, and the length of time between interest dates in contrast with the nominal interest rate or "coupon" rate.

ENTERPRISE DEBT: Debt which is to be retired primarily from the earnings of publicly owned and operated enterprises. (see REVENUE BOND).

ESCROWED FUND: A fund put in the hands of a third party who administers the money according to a written agreement.

FACE VALUE: The par value of a bond that appears on the face. This is the amount that the Issuer promises to pay at maturity and also the amount on which interest is computed.

FINANCIAL CONSULTANT OR ADVISOR: Consulting firm or individual hired to advise the Issuer regarding the financial and market aspects of the sale.

FISCAL AGENT: An Agent (usually an incorporated bank or trust company) designated by a government to act for it in any of several capacities in the sale, administration and payment of bonds and coupons.

FULL FAITH AND CREDIT: A pledge of the general taxing power for the payment of debt obligation. Bonds carrying such pledges are usually referred to as general obligation bonds or full faith and credit bonds.

FUND: An independent fiscal and accounting entity with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

FUNDED DEBT (Also called Bonded Debt): That portion of the indebtedness of a municipality represented by outstanding bonds.

GENERAL LONG-TERM DEBT: Long-term debt legally payable from general revenues and backed by the full faith and credit of a governmental unit.

GENERAL OBLIGATION BONDS: A bond for whose payment the full faith and credit of the issuer is usually pledged. Most commonly general obligation bonds are payable from ad valorem property taxes.

GENERAL PROPERTY TAX: The tax usually levied on real and personal property. This tax is typically levied locally. In many emergencies it is the tax which is increased to balance the budget.

GOOD FAITH CHECK: The check which must be included with a bid on a bond sale. The bidding notice ordinarily provides that if the bonds are awarded to a syndicate that does not pick them up as agreed, the good faith check will be held as liquidated damages. The good faith checks of the unsuccessful bidders are promptly returned.

GRANT: A contribution of assets (usually cash) by one governmental unit or other organization to another. Typically, these contributions are made to local governments from the state and federal governments. Grants are usually made for specified purposes.

GROSS DEBT: The sum total of a debtor's obligations; however, in reporting gross debt, the amount of unfunded obligations of pension and retirement funds is ordinarily not included.

GROSS YIELD: The percentage return on a security which is determined by dividing the dollar price into the annual interest payment and calculating the return to maturity.

INDENTURE: A written agreement used in connection with a bond issue setting forth maturity date, interest rate, security and other terms.

INDUSTRIAL DEVELOPMENT REVENUE BONDS (IDSs, IDRBs, IRBs): Bonds issued by governmental units, the proceeds of which are used to construct plant facilities for private industrial concerns. Lease payment is made by the industrial concern to the governmental unit are used to service the bonds. Such bonds may be in the form of general obligation bonds, revenue bonds, or a combination thereof.

INTEREST: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or as discount at the time a loan is made.

INTEREST RATE: The interest payable, expressed as a percentage of the principal available for use during a specified period of time.

INTERIM BORROWING: (1) Short-term loans to be repaid from general revenues during the course of a fiscal year. (2) Short-term loans in anticipation of tax collections or bond issuance. (See BOND ANTICIPATION NOTES and TAX ANTICIPATION NOTES)

INVERTED SCALE: When the yield is higher on the shorter maturities than on the longer ones.

INVESTMENT: Securities and real estate purchased and held for the production of income in the form of interest, dividends, rentals or base payments.

INVESTMENT BANKING (Also known as Underwriting): It is the for-profit business of financing corporations or governmental units by marketing their new securities.

INVESTMENT INSTRUMENT: The specific type of security which a government purchases and holds.

INVESTOR: ("Bondholder"): Ultimate buyer of any number of bonds from an issuer who intends to hold the bonds for investment purposes.

ISSUER: A municipal unit which borrows money through the sale of bonds, notes, or other evidence of indebtedness.

LEASE or LEASE-PURCHASE REVENUE BONDS: Revenue bonds paid from lease payments made on projects financed by bonds.

LEGAL OPINION: The opinion of a specialized bond attorney as to the legality of a municipal bond issue. A preliminary legal opinion is made in advance of the original sale of the bonds; the final opinion, after the bonds have been sold and issued.

LEGAL DEBT SERVICE: An arrangement of serial maturities in which the volume of maturing bonds increases at approximately the same rate as the interest declines.

LEVY: (verb) To impose taxes, special assessments, or service charges for the support of government activities. (noun) The total amount of taxes, special assessments or service charges imposed by a governmental unit.

LIABILITY: Debt or other legal obligations arising out of transactions in the past which must be liquidated, renewed or refunded at some future date.

LIMITED LIABILITY BONDS: When a government issues bonds which do not pledge the full faith and credit of the jurisdiction, it issues limited liability bonds. typically pledges are made to dedicate one specific revenue source to repay these bonds, or some other special repayment arrangements are made.

LIMITED TAX BOND: A bond secured by the pledge of a special tax, a group of taxes, or specified portion of the real estate tax which is limited as to rate or amount.

LIQUIDITY: (of investments) The ability to convert an investment to cash promptly with minimum risk to principal or accrued interest.

LONG-TERM DEBT: Debt with a maturity of more than one year after date of issuance.

MARKET PRICE: The price of an issued bond varies continuously as new bond issues come to market and previously issued bonds are re-traded. Thus, the market price that an investor will pay for a ten percent, ten year bond today may be different tomorrow. Therefore, the total market value of a portfolio changes daily.

MARKETABILITY: A measure of the ease with which a security can be sold in the secondary market.

MATURITY: The date upon which the principal or stated value of a bond becomes due and payable.

MATURITY SCHEDULE: A listing of the total principal amount of bonds maturing in each year.

MORTGAGE BONDS: Bonds secured by a mortgage against specified properties of a governmental unit, usually its public utilities or other enterprises. If primarily payable from enterprise revenues, they are also classed as revenue bonds.

MORTGAGE REVENUE BONDS ("Housing Bonds"): Revenue bonds paid from mortgage payments or rental payments from housing projects financed by bonds. (e.g. State Housing Division Low-Income Housing Bonds.) Note: State of Oregon bonds issued for the elderly are General Obligation Housing bonds.

MUNICIPAL: In its broadest sense, an adjective which denotes the state and all subordinate units of government. In a more restricted sense, an adjective which denotes a city or town as opposed to other units of local government.

MUNICIPALS: Municipal bonds. As used in the bond trade, this term includes not only the bonds of all local subdivisions such as cities, town, villages, counties and schools, park, sanitary and other special taxing districts, but also bonds of states and agencies of the state.

NEGOTIATED SALE: The private arrangement between two or more parties to purchase the securities of an issuer without competitive public bidding.

NET DEBT: The gross debt of a state or political subdivision less sinking fund accumulations and all self-supporting debt.

NET INTEREST COST (NIC): The average rate of interest over the life of a bond issue.

NET REVENUE AVAILABLE FOR DEBT SERVICE: Gross operating revenues of an enterprise less operating and maintenance expenses, but exclusive of depreciation and bond interest. "Net Revenue," thus defined, is used to compute "coverage" on revenue bond issues. Under the laws of some states and the provisions of some revenue bond indentures, net revenues used for computation of coverage are required to be on a cash basis rather than an accrual basis.

NEW ISSUE: The first offering of an issued security. The proceeds may be used to retire outstanding debt or for capital purposes.

NON-LITIGATION CERTIFICATE: A statement issued by the bond attorney that there are no legal suits pending (and as far as he knows none is being planned) which might result in an impairment of the validity of the bonds.

NOMINAL INTEREST RATE: The contractual interest rate shown on the face and in the body of the bond and representing the amount of interest to be paid, in contrast to the effective interest rate. This term is synonymous with **COUPON RATE**.

NOTICE OF SALE: Legal notice announcing the terms and conditions of the bond sale. Its content and timing for publication is prescribed by Statute. Official Statements must be available for distribution on the first day ("first publication date") the notice of sale is published.

OFFICIAL STATEMENT ("O.S."; also called Prospectus): The legal disclosure document prepared by a municipal bond issuer or its chosen representative, which sets forth all material facts necessary to fully describe the financial condition of the issuer and clarify the offering, as prescribed by law.

ORDER PERIOD: For one or two hours after the sale, the winning syndicate takes orders for the bonds from all dealers.

OVERLAPPING DEBT: That portion of the debt of other governmental units or which residents of a particular municipality are responsible. Except or special assessment debt, the amount of debt of each unit applicable to the reporting unit is arrived at by (1) determining what percentage of the total assessed value of the overlapping jurisdiction lies within the limits of the reporting unit, and (2) applying this percentage to the total debt of the overlapping jurisdiction. Special assessment debt is allocated on the basis of the ratio of assessments receivable in each jurisdiction which will be used wholly or in part to pay off the debt to total assessments receivable which will be used wholly or in part for this purpose.

OVER-THE-COUNTER SALES: Direct sales by governments to the investor public without the marketing facilities of bond dealers.

PAR VALUE: The value of a security as expressed on its face without consideration to any premium or discount; it is the amount that must be paid at maturity. It also signifies the dollar value on which bond interest is figured. Although bonds are usually issued in denominations of \$5000 a quotation of 100 means "at par." Bonds quoted at 98 are selling at a discount. That is, they cost \$980 for a \$1000 bond. Bonds quoted at 102 are selling at a premium, that is, \$1020 for a \$1000 bond.

PAY-AS-YOU-GO-BASIS: A term used to describe the financial policy of a governmental unit which finances all of its capital outlays from current revenues rather than by borrowing. A governmental unit which pays for some improvements from current revenues and others by borrowing is said to be on a partial or modified pay-as-you-go basis.

PAYDOWN: The net reduction in debt when the amount of a new issue is less than the maturing issue.

PAYING AGENT: The agency, practically always a commercial bank, where the maturing interest coupons and principal of an issue will be paid. Municipal bonds usually are payable also at the office of a public treasurer.

PRELIMINARY OFFICIAL STATEMENT: The disclosure document used by the underwriting community to assess the credit and investment value of a forthcoming bond issue and used as the basis of establishing bids (in addition to market conditions). The Preliminary Official Statement is updated after the bond sale results and any other material facts necessary for full and accurate disclosure of the financial condition of the issuer, as prescribed by law.

PREMIUM: The excess of the price at which a bond is acquired or sold over its face value or maturity value. Note that the price does not include accrued interest at the date of acquisition or sale. Also, the premium is the amount payable to the holder of a callable bond by the issuer, if and when the bond is called and assuming there is provision for a call premium.

PREMIUM CALL PRICE: Price above par at which a municipality, according to the bond contract, may call optional bonds for retirement or sinking fund purposes.

PRIMARY MARKET (the "New Issue Market"): The market for bonds, notes, or other evidences of indebtedness. Purchasers in this market are usually banks or investment banking firms.

PRINCIPAL: The face or par value of a bond, exclusive of accrued interest.

PRIVATE BIDDING: A method of issuing a bond in which the bond is not advertised in a financial journal. Within this category there are two subcategories, negotiated and competitive.

Negotiated Bids: Offers in which both parties sit down and discuss the interest rate schedule and price.

Competitive Private Bidding: Occurs when a unit solicits bids from a few selected investors and underwriters.

PRIVATE PLACEMENT: The purchase of a bond issue to be included in the portfolio of a private investor (such as a bank) rather than to be reoffered for resale to the public.

PROSPECTUS: A detailed statement issued by a company or municipality prior to the sale of new or additional securities, giving a full description of facts and information as required by the Securities and Exchange Commission or other authority.

PUBLIC BIDDING: A method of issuing debt in which the issue is advertised in a financial journal and any investor is welcome to submit an offer to purchase.

- PURCHASE PRICE:** Price paid by the Underwriter to the Issuer for the entire bond issue. The price may include a premium or discount from the full par value of the issue.
- QUALIFIED LEGAL OPINION:** Conditional affirmation of the legality of bonds, before or after they are sold. An **UNQUALIFIED LEGAL OPINION**, on the other hand, is an unconditional affirmation of the legality of the bonds.
- RATE OF RETURN:** The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.
- RATING:** The designation used by investors' services to give relative indications of quality. Moody's ratings from the highest Aaa, down to C, while Standard & Poor's ratings range from the highest, AAA down to D.
- REDEMPTION:** The liquidation of indebtedness by retiring an outstanding obligation, usually at the issuer's option and prior to a stated final maturity.
- REDEMPTION FUND:** A fund created for the purpose of retiring a callable obligation maturing serially, or for purchasing such obligation as funds became available.
- REDEMPTION PRICE:** The price at which a bond may be redeemed prior to maturity, at the option of the issuer.
- REFINANCING:** Retiring existing securities by the sale of new issues. The object may be to save interest costs or to extend the maturity of the loan. (See **REFUNDING**)
- REFUNDING:** The redemption of existing debt on or before its first call date in order to reduce the fixed interest charge, to reduce the amount of fixed payment or to restructure the obligation. The **REFUNDING BONDS** may be sold for cash and outstanding bonds redeemed in cash, or the refunding bonds may be exchanged with holders of outstanding bonds.
- REFUNDING BOND:** A bond issued to retire a bond already outstanding. Refunding bonds may be sold for cash and outstanding bonds redeemed in cash, or the refunding bonds may be exchanged with holders of outstanding bonds.
- REGISTERED BOND:** A bond whose owner is registered with the issuing governmental unit and which cannot be sold or exchanged without a change of registration. When fully registered there are no coupons attached and the interest is paid to the owner by check by the paying agent.
- RESERVE:** An account used to indicate that a portion of fund equity is legally restricted for a specific purpose or not available for appropriation and subsequent spending.

RESERVE FOR RETIREMENT OF SINKING FUND BONDS: A reserve representing the amount of cash and other resources which should have been accumulated in the sinking fund at a certain date, according to actuarial computation, in order that the bonds outstanding may be redeemed at maturity.

REVENUE BONDS: Bonds whose principal and interest are payable exclusively from earnings of a public enterprise, such as bridges, toll roads, or utility systems. Such bonds have no claim on the borrower's taxable resources unless otherwise specified in the bond indenture. In addition to a pledge of revenues, such bonds sometimes contain a mortgage on the enterprises's property and are then known as **MORTGAGE REVENUE BONDS**.

SCALE: Re-offering terms to the public of a serial bond issue showing prices or yields offered on each maturity. May also refer to the coupon rates on each maturity proposed by underwriters at the time of sale.

SECONDARY MARKET: The selling and trading of bonds after the underwriting account has dissolved and the bonds are distributed. Some dealers may hold a portion of the bonds in inventory for future sale.

NOTE: Any Investor may buy either bonds of a new issue or bonds previously issued and available for sale in the secondary market. A bond issue's trading success in the secondary market can thus affect future bond issues' success in the primary market. Also the supply of an Issuer's bonds in the secondary market can affect the demand for its new issues in the primary market.

SECURITIES: Bonds, notes, mortgages, or other forms of negotiable or non-negotiable instruments.

SELF-SUPPORTING or SELF-LIQUIDATING DEBT: Debt obligations whose principal and interest are payable solely from the earnings of the given municipal utility or enterprise. The earnings must be sufficient to cover the debt service with a reasonable margin of protection if the bonds are to be marketable as entirely self-liquidating. (See **REVENUE BONDS**).

SERIAL BONDS: Bonds the principal of which is repaid in periodic installments over the life of the issue.

Serial Annuity Bonds: Serial bonds in which the annual installments of bond principal are so arranged that the combined payments for principal and interest are approximately the same each year.

Deferred Serial Bonds: Serial bonds in which the first principal installments does not fall due for two or more years for the date of issue.

SHORT-TERM DEBT: Debt with a maturity of one year or less after the date of issuance. Short-term debt usually includes floating debt, bond anticipation notes, tax anticipation notes, and interim warrants.

SINKING FUND: A fund of earning assets and cash to which additions are made periodically so that future contributions plus interest earned will accumulate to the par value of the bonds at maturity and can thus be used to redeem them. Difficulties of administration have made this practice rare today, but the term is sometimes used to cover any retirement of principal other than by serial maturities. Thus, a call of a part of a bond issue in order to retire debt may be called "for sinking fund purposes."

SPECIAL ASSESSMENT: A compulsory levy made by a local government against certain properties to defray part or all of the cost of a specific improvement or service which is presumed to be of general benefit to the public and of special benefit to such properties. The term should not be used without a modifier (e.g. "special assessments for street pavings," or "special assessments for street sprinkling") unless the intention is to have it cover both improvements and services or unless the particular use is apparent from the context.

SPECIAL TAX BOND: A bond secured by a special tax, such as a gasoline tax.

SYNDICATE: A group of investment bankers who buy (that is, underwrite) a new bond issue. The syndicate is headed by a manager who submits the bid for the purchase of the securities as a lot. The syndicate members agree to distribute a specified amount of the securities to them on a pro rata or other agreed basis. Upon final distribution of all securities, the syndicate is closed and the obligation of all members is terminated. The securities are reoffered to the general public at a profit (usually) for the syndicate members.

TAKE-DOWN (Also called Take-Down Concession): The discount from the list price allowed to a member of an underwriting account on any bonds he sells.

TAX ANTICIPATION NOTES (TANs; also called Warrants): Notes issued in anticipation of collection of taxes usually retirable only from tax collections, and frequently only from the proceeds of the tax levy whose collection they anticipate.

TAX-EXEMPT BOND: Bonds exempt from federal income, state income, or state or local personal property taxes. "Municipals" are exempt from federal income taxation at present and may or may not be exempt from the state income or personal property taxation in the state where originally issued or held. Most states do not tax "municipals" issued by their own state or local jurisdictions.

TAX-INCREMENT REVENUE BOND (Also called Tax Allocation Bond, or Urban Renewal Bond): Revenue bonds paid from monies derived from "tax increment financing," a special application of taxes levied in urban renewal districts on the growth in taxable value.

TAX LIMIT: The maximum rate or amount of tax which a local government may levy. It may apply to taxes raised for a particular purpose, to taxes raised for all purposes, to a single government or class of governments, or to all governments operating in a particular area.

TAX RATE: The amount of tax stated in terms of a unit of the tax base; for example, 25 mills per thousand of assessed valuation of taxable property.

TAX RATE LIMIT: The maximum legal rate at which a municipality may levy a tax. The limit may apply to taxes raised for a particular purpose or for general purposes.

TAXES: Compulsory charges levied by a governmental unit for the purpose of financing services performed for the common benefit. The term does not include specific charges made against particular persons or property for current or permanent benefits such as special assessments. Neither does the term include charges for services rendered only to those paying such charges as, for example, sewer service charges.

TERM BONDS: Bonds the entire principal of which matures on one date. Also called **SINKING FUND BONDS**.

TRADER or Dealer: Persons in securities firms or banks who buy, sell, or trade individual bonds but do not hold the securities as investments. Certain dealers hold inventories ("take a position") in certain types of issues of bonds.

TRUSTEE: A bank designated as the custodian of funds and official representative of bondholders.

UNDERLYING DEBT: The debt of smaller geo-political units within a given government's jurisdiction.

UNDERWRITER: The investment house or houses that purchase a bond offering from the issuing government. A joint venture account of a number of underwriters is called the **UNDERWRITING SYNDICATE** or **SYNDICATE**.

UNLIMITED TAX BOND: A bond secured by pledge of taxes which may be levied in unlimited rate or amount.

UTILITY DEBT: Debt which has been created to provide or acquire certain utility assets, such as hydro-electric, gas, or water works, street, railways etc. Utility debt may be incurred through the issuance of either general obligation bonds or revenue bonds.

WARRANT: An order drawn by the legislative body or an officer of a governmental unit upon its treasurer directing the latter to pay a specified amount to the person named or to the bearer.

YIELD: The rate earned on an investment based on the price paid for the investment, the interest earned during the period held and the selling price or redemption value of the investment.

SOURCE: Municipal Bond Division, Oregon State Treasury, Capital Planning and Debt Issuance: An Informational Manual for Oregon Municipalities, Salem, OR: Oregon State Treasury, 1982.



RECORDS CERTIFICATION



I, the undersigned, an employee of the State of Alaska, do hereby certify that the microfilm images on this microform are accurate reproductions of the original records of the State of Alaska as accumulated during the regular course of business, and that it is the established policy and practice of this State to microfilm its records and to dispose of the original records after microfilm reproductions have been made.


Signature of Camera Operator


Date

SCOMM

#50:13

STATE OF ALASKA

DEPT. OF COMMUNITY & REGIONAL AFFAIRS

OFFICE OF THE COMMISSIONER

BILL SHEFFIELD, GOVERNOR

☐ POUCH B
JUNEAU, ALASKA 99811
PHONE: (907) 465-4700

☐ 949 E. 36TH AVENUE, SUITE 400
ANCHORAGE, ALASKA 99508
PHONE: (907) 563-1073

March 11, 1985

POSITION PAPER

RE: HB 16

SPONSOR: Representatives Rick Uehling and Roger Jenkins

Program Effects of Bill

This bill would provide a new loan/grant program within the Department to fund the relocation of mobile homes displaced by the closure of mobile home parks. It would require the creation of five new positions and their related costs.

Comments

These comments on HB 16 have been prepared to consider the agency impact of a new loan/grant program within the Department of Community and Regional Affairs. The purpose of this program is to assist individuals with mobile home relocation when mobile home park closure dictates an eviction. Increased administration, liabilities, and accountability of a loan/grant program for this purpose is reflected in this document.

With between 16,000 and 23,000 mobile homes in the state, and approximately 82% of them located in existing parks, the Department anticipates an unprecedented increase in park closures and relocation impacts resulting from available funds. Alaska Housing Finance Corporation (AHFC) records 133 approved parks statewide. In addition, there are estimated to be another 25-35 parks, not AHFC approved, which could be subject to closure. Approximate park size is assumed to be 110 mobile homes.

The Department analyzed its current active loans on December 31, 1984. The Department accounts for 1546 loans outstanding, which have accumulated over a four year period. The Department's existing computer accounting system could accommodate new loans, in addition to the existing loans.

Underwriting standards, however, are not so easily absorbed. Such standards include debt-to-income calculations, credit checks, employment verifications, appraisal reviews and seller/servicer correspondence. Each activity takes as much time to process as a major mortgage loan. Smaller loan amounts will require less detailed documents for purposes such as credit review. However, calculations and review for file completeness will remain unchanged. Appraisal review, due to the fragile nature of the real estate involved, would take longer to process than would non-mobile home construction. The total processing time is presumed to equal or exceed that of a normal Division file.

After underwriting is completed, closing document preparation, closings, purchasing and portfolioing of a loan are performed in identical fashion to regular mortgage loans, regardless of loan amount, term, or duration of a loan.

The Department requests that an effective date of January 1, 1986 for program implementation be added to the legislation to minimize first year impact on the loan agency and to allow time for application development and regulation review. Estimated subsequent year impact could exceed 1,000 loans per year, depending on available capital funds. This volume translates into 34% portfolio increase with a second year increase of 66%.

The hidden factor of new Home Ownership Assistance Fund demand is not calculable at this writing. It is predicted, however, to have a noticeable effect of turnaround time, processing, and overall portfolio success rate beginning in the spring of 1985 and continuing in 1986.

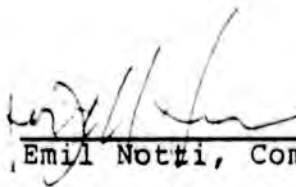
Present processing times vary, depending on the condition of the file when it reaches the Department for review. An incomplete or hastily packaged submission requires additional staff time to complete and review. A properly packaged file will require from two to 30 days to underwrite and from 11 to 40 days to purchase. The time required for underwriting and purchasing will depend on the seasonal backlog. The new HOAF program files' computations would increase the processing time.

A final factor to consider in loan program success is insuring adequate review to maintain acceptable delinquency and default ratios. There is a disproportionate amount of expense and activity required to correct a bad loan regardless of the loan amount. Prudent management can prevent this problem from occurring only through complete and proper underwriting of the file.

The Department has attempted to calculate a service fee factor that would attract local governments' participation in the originating, underwriting, and servicing processes of mobile home relocation loans. After several factors were calculated, it was determined that insufficient incentives for local government participation were available. To minimize accounting impacts, loans will have to be offered through existing seller-/servicers.

In order for the Department to fully comply with legislative intent in this area, the Legislature needs to further define the areas of loan term and loan rates.

Note: Statistical sources include the 1980 census, AHFC, and the Municipality of Anchorage and the City and Borough of Juneau.



Emil Notti, Commissioner

STATE OF ALASKA 1985 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date: _____

REQUEST

Bill/Resolution No.: HB16
Title: Mobile Home Relocation

FISCAL DETAIL

Agency Affected: DCRA
Program Category Affected: _____

Sponsor: Rep. Uehling & Jenkins
Requestor: House Finance
Date of Request: _____

BRU, Program or Subprogram(s) Affected: New Bill- Relocation/Home Displacement
Fund: _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

	FY 85	FY 86	FY 87	FY 88	FY 89	FY 90
OPERATING						
100 PERSONAL SERVICES		219.1				
200 TRAVEL		16.8				
300 CONTRACTUAL		130.0				
400 SUPPLIES		2.5				
500 EQUIPMENT		10.5				
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS						
800 MISCELLANEOUS						
TOTAL OPERATING		378.9				
CAPITAL						
LOANS		1300.0				
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER		1678.9	*			
TOTAL		1678.9				

POSITIONS:

FULL-TIME		5				
PART-TIME		0				
TEMPORARY		0				

ANALYSIS: Attach a separate page if necessary

Prepared By: Clark D. Boston
Division: Housing Assistance

Phone: 561-0900
Date: 2-4-85

Approved by Commissioner: [Signature]
Agency: _____

Date: 3/11/85

Distribution (by Agency preparing fiscal note):

Legislative Finance
Legislative Sponsor
Requestor
Office of Management and Budget
Impacted Agency(ies)

7/1/84

1.	POSITION TITLE Loan Examiner II				RANGE/STEP 17A	BARG. UNIT Gen	PAGE/LINE	COY.	APPROV.	DISAPP.
2.	TYPE OF POSITION Loan Examiner	STAFF MONTHS 12	RP NUMBER	PCN NUMBER	BRU PRIORITY	LOCATION Anch.	ELECTION DISTRICT	LEC.		
3.	CONTINUATION LEVEL				JUSTIFICATION					
4.	TYPE OF EXPENDITURE			AMOUNT						
	1			2	3					
	PERSONAL SERVICES									
5.	Salary		34,740							
6.	Benefits		5,367							
7.	Supplemental Benefits		2,129							
8.	Fixed Benefits		2,630							
9.	TOTAL PERSONAL SERVICES		01		44.8					
10.	Travel		02		1.6					
11.	Contractual		03							
12.	Commodities		04		0.5					
13.	Equipment		05		2.5					
14.	Other									
15.	TOTAL COST				49.4					
16.	RECEIPT CODE	FUNDING SOURCE								
17.		Federal Receipts 1002								
18.		G.F. Match 1003								
19.		General Funds 1004								
20.		I-A Receipts 1005								
21.		Program Receipts 1028		49.4						
		Other								
FOR B&M USE ONLY										
KEY NUMBER										

AGENCY Dept. of Community and Regional Affairs

BRU Relocation/Home Displacement Fund

Page of

FY 86

1.	POSITION TITLE Loan Specialist			RANGE/STEP 19A	BARG. UNIT Gen	PAGE/LINE	COY.	APPROV.	DISAPP.
2.	TYPE OF POSITION Proj. Superv	STAFF MONTHS 12	RP NUMBER	PCN NUMBER	BRU PRIORITY	LOCATION Anch.	ELECTION DISTRICT	LEG.	
3.	CONTINUATION LEVEL			JUSTIFICATION					
4.	TYPE OF EXPENDITURE			AMOUNT					
	1		2	3					
	PERSONAL SERVICES								
5.	Salary		40.032						
6.	Benefits		6.185						
7.	Supplemental Benefits		2.453						
8.	Fixed Benefits		2.630						
9.	TOTAL PERSONAL SERVICES		01	51.3					
10.	Travel		02	10.0					
11.	Contractual		03						
12.	Commodities		04	0.5					
13.	Equipment		05	2.5					
14.	Other								
15.	TOTAL COST			64.3					
16.	RECEIPT CODE	FUNDING SOURCE							
17.		Federal Receipts 1002							
18.		G.F. Match 1003							
19.		General Funds 1004							
20.		I-A Receipts 1005							
21.		Program Receipts 1028		64.3					
		Other							
FOR B&M USE ONLY KEY NUMBER									

1.	POSITION TITLE Accounting Tech I				RANGE/STEP 12A	BARG. UNIT Gen	PAGE/LINE	COV.	APPROV.	DISAPP.
2.	TYPE OF POSITION Accounting	STAFF MONTHS 12	RP NUMBER	PCN NUMBER	BRU PRIORITY	LOCATION Juneau	ELECTION DISTRICT	LEG.		
3.	CONTINUATION LEVEL				JUSTIFICATION					
4.	TYPE OF EXPENDITURE				AMOUNT					
	1		2		3					
	PERSONAL SERVICES									
5.	Salary		24,864							
6.	Benefits		3,841							
7.	Supplemental Benefits		1,524							
8.	Fixed Benefits		2,630							
9.	TOTAL PERSONAL SERVICES		01		32.8					
10.	Travel		02							
11.	Contractual		03							
12.	Commodities		04		0.5					
13.	Equipment		05		2.5					
14.	Other									
15.	TOTAL COST				35.8					
	RECEIPT CODE	FUNDING SOURCE								
16.		Federal Receipts 1002								
17.		G.F. Match 1003								
18.		General Funds 1004								
19.		I-A Receipts 1005								
20.		Program Receipts 1028		35.8						
21.		Other								
FOR B&M USE ONLY										
KEY NUMBER										

**REQUEST FOR
NEW POSITION**

AGENCY Dept. of Community & Regional Affairs
 PROGRAM Mobile Home Relocation Program
 BRU Relocation/Home Displacement
 Fund
 COMPONENT Mobile Home Relocation Loans

Page of
 Revised Date

FY 86

1.	POSITION TITLE Loan Closer I				RANGE/STEP 10A	BARG. UNIT Gen.	PAGE/LINE	COV.	APPROV.	DISAPP.
2.	TYPE OF POSITION Loan Closer	STAFF MONTHS 12	RP NUMBER	PCN NUMBER	BRU PRIORITY	LOCATION Anch.	ELECTION DISTRICT	LEG.		
3.	CONTINUATION LEVEL				JUSTIFICATION					
4.	TYPE OF EXPENDITURE			AMOUNT						
	1			2						
	PERSONAL SERVICES			3						
5.	Salary			22.020						
6.	Benefits			3.4						
7.	Supplemental Benefits			1.3						
8.	Fixed Benefits			2.6						
9.	TOTAL PERSONAL SERVICES			01 29.3						
10.	Travel			02 5.0						
11.	Contractual			03						
12.	Commodities			04 0.5						
13.	Equipment			05 2.5						
14.	Other			37.3						
15.	TOTAL COST									
16.	RECEIPT CODE	FUNDING SOURCE								
17.		Federal Receipts 1002								
18.		G.F. Match 1003								
19.		General Funds 1004								
20.		I-A Receipts 1005								
21.		Program Receipts 1028		37.3						
		Other								
FOR B&M USE ONLY										
KEY NUMBER										

AGENCY Dept. of Community and Regional Affairs



Official Business

Alaska State Legislature

House

Pouch V
State Capitol
Juneau, Alaska 99811

MEMORANDUM

To: Rep. John Sund, Chair
House Special Committee on State Loans

From: Rep. Rick Uehling *[Signature]*

Subject: HB 16 "An act relating to loans or grants for mobile home relocation; and providing for an effective date."

Date: January 22, 1985

I have asked my staff to prepare the following background information for you.

During the last year, there has been increasing concern about the closure of Mobile Home Parks and the effects of these closures on mobile home owners.

As Mike Lynch, Executive Director of AHFC, wrote in a letter to former Commissioner Robert Heath,

"Mobile home owners can be faced with several problems (when their mobile home park closes.)

1. They are forced to move their mobile home with little notice.
2. There are few vacancies in other existing mobile home parks.
3. Available lots are usually too costly or too distant for home owners to utilize.
4. Some of the mobile homes are too old and/or deteriorated to be moved.
5. Many of these home owners do not have enough funds to move the mobile home."

In addition to the points brought out by Mike Lynch, there are several other factors which should be taken into consideration. These are as follows:

1. Many mobile home owners are young families of low to moderate income starting out.
2. Many mobile home owners are Senior Citizens on fixed incomes who had planned to retire in their mobile home and are unprepared for a park closure.
3. Local governments (especially Anchorage) have not been responsive to the needs of mobile home owners and have only recently become interested in long term planning which could help alleviate problems caused by mobile home park closures.
4. While no extensive study has been done. It is thought that the closure of mobile home parks, and the shortage of available spaces has an effect on the overall market for mobile homes. With the shortage of mobile home space, mobile home prices fall and defaults begin to rise. With the large amount of direct State investment in mobile home loans, now totaling 145,410,451 million dollars, the State clearly has an interest in promoting stability in the market place.

There are perhaps four steps which should be taken to help alleviate the problem.

1. State involvement in either 'State-owned mobile home parks' or 'a public/private partnership' in which the State would provide land to a developer.
2. Creation of a loan or grant program to help residents of mobile home parks which close.
3. Passage of legislation which would allow the 'common interest ownership' of mobile home parks.' Members of the industry believe that this would help alleviate space problems.
4. A position should be created either through the Dept. of C&RA, AHFC, or the Municipality of Anchorage to help displaced residents of mobile home parks with specific relocation problems.

While the first step has several policy questions to be answered, it is also a step which is best undertaken by the Administration.

The second step is addressed in HB 16. The third step is addressed in SB 44, which is a complete rewrite of the Horizontal Property Regime. The fourth step is yet to be undertaken, and may best be done at the Municipal level.

HB 70, as introduced, would set up a grant and loan program for displaced mobile home owners. The program would be administered through the Dept. of Community and Regional Affairs. One facet of the program is that the Dept. would be allowed to contract with local governments to administer the program. HB 70 also gives the Dept. of Community & Regional Affairs the authority to promulgate regulations in order to set up and run the program.

Determining the amount of necessary funding for the program, is extremely difficult. At the present time, the Municipality of Anchorage has begun preliminary work in order to determine the number of parks which will close and the total number of spaces involved.

Park closures are functions of the marketplace, therefore, it is difficult to say which specific park will close and when. It is only possible to know that as land becomes more valuable and mobile home park land attains a higher and better use, mobile home parks will close. Preliminary funding could be set arbitrarily at \$500,000 enough to fund 200 mobile home relocation loans or grants.

In 1984 and projecting through 1985 approximately 405 mobile home spaces have been closed or will be closed. However, it is difficult to use these numbers as the basis for program funding projections.

Introduced: 1/14/85
Referred: 1/16/85 House Special Committee on
State Loans and Finance

1 IN THE HOUSE

BY UEHLING AND JENKINS

2

HOUSE BILL NO. 16

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

FOURTEENTH LEGISLATURE - FIRST SESSION

5

A BILL

6

For an Act entitled: "An Act relating to loans or grants for mobile home

7

relocation; and providing for an effective date."

8

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

9

* Section 1. LEGISLATIVE FINDINGS. The legislature finds that the

10 closure of mobile home parks imposes a substantial burden on owners of

11 mobile homes who are forced to relocate their mobile homes due to the

12 limited availability of sites on which to relocate the mobile homes.

13

* Sec. 2. AS 44.47 is amended by adding a new section to read:

14

ARTICLE 11A. MOBILE HOME RELOCATION LOANS OR GRANTS.

15

Sec. 44.47.650. MOBILE HOME RELOCATION LOANS OR GRANTS. (a)

16

The commissioner may provide a loan or a grant in an amount not to

17

exceed \$2,500 for each owner of a mobile home who uses the mobile home

18

as the primary residence and who is forced to relocate the mobile home

19

because of the permanent closure of the mobile home park in which the

20

mobile home is located.

21

(b) An applicant is not eligible for a loan or a grant under

22

this section unless the applicant demonstrates to the satisfaction of

23

the commissioner that the applicant was the owner of the mobile home

24

used as the primary residence before notification of the closure of

25

the mobile home park.

26

(c) The commissioner shall establish by regulation standards for

27

the determination whether an applicant is eligible for a loan or grant

28

under this section. In establishing the standards, the commissioner

29

shall consider the value of the mobile home, the family income of the

1 applicant, and other factors considered appropriate by the commis-
2 sioner.

3 (d) The commissioner may not grant owners of a single mobile
4 home used as the primary residence more than \$2,500, whether in a loan
5 or in a grant, for the relocation of the mobile home.

6 (e) An applicant shall apply for a grant or a loan under this
7 section on a form approved by the commissioner.

8 (f) The commissioner may contract with a municipality for the
9 implementation of the authority granted under this section for the
10 residents of the municipality. The commissioner may contract with a
11 nonprofit corporation for the implementation of the authority granted
12 under this section.

13 (g) The commissioner may adopt regulations necessary to imple-
14 ment this section.

15 * Sec. 3. This Act takes effect immediately in accordance with AS 01.-
16 10.070(c).

May 2, 1984

The Honorable Robert Heath
Commissioner
Department of Revenue
Pouch S
Juneau, AK 99811

SUBJECT: MOBILE HOME PARK CLOSURES

Dear Commissioner Heath:

Recently AHFC has become concerned with the number of mobile home parks being sold or closed. If the land usage is changed the result is displacement of both the homeowner and the security for our loan. In some areas of Alaska there are few or no convenient lots to which these homeowners can move their mobile homes. Areas with very limited vacant lots include Anchorage, Juneau and Kodiak. Attached is a list of parks that have closed or are anticipated to close in the near future. Mobile homeowners in these areas can be faced with several problems:

1. They are forced to move their mobile home with little notice.
2. There are few vacancies in other existing mobile home parks.
3. Available lots are usually too costly or too distant for homeowners to utilize.
4. Some of the mobile homes are too old and/or deteriorated to be moved.
5. Many of these homeowners do not have enough funds to move the mobile home.

When faced with all of these problems, it is AHFC's concern that these mobile homeowners may be forced to default on their mobile home loan. Since this type of action would result in groups of foreclosures on properties that may not be salable at the amount owed, AHFC needs more assurance that the security for our loans will not suffer serious reduction in value through the sale or closure of mobile home parks. This could best be accomplished with a guarantee from the park owners that the parks will not be sold or closed during the

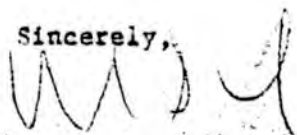
May 2, 1984
Page 2

terms of AHFC's loans. Such a guarantee could contain the following provisions:

1. A sale could take place if the basic integrity and use of the park remains the same. The new owner must be bound by the guarantees of the previous owner.
2. The park owner would guarantee that if a sale or closure takes place (with a change of use planned), the owner must find or provide acceptable space to which the mobile homes could be moved and pay all moving expenses.

This guarantee would be included and recorded with each loan file purchased by AHFC. We believe, that if the term of the guarantee were for at least 75% of the term of AHFC's loan, we would be protected to a level that assured collateral coverage. Obviously, if the park owner would not give the guarantee, we would not make loans in that park.

Sincerely,



Michael S. Lynch
Executive Director

Attachment

MSL:sb

<u>Mobile Home Park</u>	<u>Location</u>	<u>Anticipated Date of Closure</u>	<u>Total Number of Spaces</u>	<u>Number of Loans Owned by AHFC</u>
Far North	Anchorage	Closed-7/1/83	55	5
Wharton	"	Anticipated-1984	33	6
Vagabond	"	Unknown-subject to zoning change	123	20
Mobile II	Juneau	Anticipated-9/1/84	27	1
Valley Court	"	Anticipated-6/30/85	119	10
Mobile Haven	"	Anticipated change of ownership	84	24

MOD.1-Attachment

PATRICK RODEY
SENATOR

ALASKA STATE SENATE

POUCH V
JUNEAU, ALASKA 99811
(907) 465-3793
(907) 465-3754



MEMORANDUM

DATE: April 24, 1984
TO: Senator Pat Rodey
FROM: Jim Kelly *JK*
RE: Mobile Homes

There is a problem. A growing number of existing trailer parks are closing as the owners of that property choose to convert their land to uses with higher economic returns, and simultaneously, the number of spaces available for units forced to relocate is rapidly being depleted

In Juneau, for example, there are two trailer parks which have already given mass eviction notices to their tenants. Valley Court, with 118 spaces, is scheduled to close June 1, 1985. It will become a gravel pit. Mobile II, with 27 spaces, is closing 11 spaces this September, and the remainder in the Spring of 1985. This property will become apartment houses. Another Juneau trailer park, Mobile Haven, with 87 spaces, is allegedly for sale.

In Anchorage, Vagabond Trailer Park, with 122 spaces, is scheduled to close April 1, 1985, although that may be affected by the decision whether or not to approve a rezoning of the property to allow higher density multi-family housing, which is to be made June 18th of this year. Additionally, the owners of Mayflower Circle Park, with 392 spaces, and Penland Park, with in excess of 250 spaces, have publicly stated recently that their tenants eventually will be looking for new homes, as their parks are "only an interim use of property".

It is quite likely that these closures are only the tip of the iceberg. Statewide, mobile homes comprise 10.5 percent of all available housing stock, and approximately three-quarters of these homes are located on rented spaces in trailer parks. In Anchorage, there are an estimated 6,500 mobile homes in this situation, and about half of them are AHFC-financed. In addition, there are another 2,000 or so mobile homes located on private lots throughout the Municipality.

As stated, the problem occurs when the owners of the mobile homes are required to relocate because of park closures, but can find no vacant land on which to place their units. In Anchorage, which has the majority of mobile homes statewide, a new trailer park has not even been proposed

since 1978. This is not hard to understand when you consider that today's developer would be looking at land and development costs of between \$50,000 and \$60,000 per space, and for that investment, he or she would be earning a paltry space rent of \$250 per month.

So, there are no new trailer parks to move to, virtually no vacant spaces in existing parks, and according to the tenants of Vagabond, only a total of 14 private lots still available in all of Anchorage that are suitably zoned for mobile homes. These lots are priced in excess of \$50,000. This is a tough set of facts for the people who are faced with relocation.

This is also a tough set of facts for AHFC, which as of April 17th has a mobile homes portfolio of 4,228 loans with an outstanding unpaid principal balance of \$131 million. This total includes:

* Valley Court	10 loans	\$186,400
* Mobile II	2 loans	43,500
* Vagabond	19 loans	433,700
* Mayflower Circle	238 loans	8,657,400
* Penland Park	222 loans	6,645,900
* Mobile Haven	24 loans	455,000
<u>TOTAL:</u>	<u>515 loans</u>	<u>\$16,421,000</u>

What is to be done?

Let's look first at the plight of the tenants of the closing trailer parks. Each individual tenant has a different problem depending on his own situation. For example, some people who live in these parks don't own their trailers; they are renting them. Their problems are less than those who own their trailers outright, whose problems are in turn less than those who are still paying on their trailers. So, extent of ownership is one factor. Another is the age of the mobile home. This is significant because sometimes a park owner will allow another trailer to be moved into his or her park, if it is of a certain age or quality. Another factor, of course, is the income of the tenant. The more money a person has in this situation, the more options.

From conversations with a number of tenants, it appears that the persons who are struggling the most are those who still owe money on their mobile homes, whose mobile homes are so old that they are not welcome in other trailer parks (if there were vacancies, which there are not), and whose incomes are such that they cannot afford to borrow any additional money for another housing opportunity. Realistically, a person in this situation would be fortunate to be able to sell his or her trailer even at a significant discount.

The consequences of this problem for the tenants will range from:

- * bankruptcy
- * default
- * destruction of the trailer
- * loss of "equity"
- * sale of trailer at a discount
- * placement of trailer on lot far from original location, e.g. moving to Wasilla from Anchorage;
- * increase in housing expenses.

What is the exposure for AHFC? Undoubtedly, AHFC will experience an increase in mobile home reposessions. How many and how quickly depends on how many parks close, and how soon. And on what changes the corporation makes between now and then to protect itself. For example, according to AHFC documents, AHFC is purchasing from \$4 million to \$6 million of new mobile home loans each month. Should this financing program be continued? This is really a central question.

Short of ending the program, are there any alternatives?

- * Alternative #1: Continue the status quo. This is inviting disaster.
- * Alternative #2: Limit new mobile home loans to borrowers who will locate their units on private lots, or in trailer parks the owners of which have guaranteed that the land will continue as a park for the life of the loan.
- * Alternative #3: Require park owners to give 2-year eviction notices, if they intend to close the park.
- * Alternative #4: Allow assumption of AHFC mobile home loans by persons who will not be the owner-occupiers, only in situations where the park in which the units are located is closing.
- * Alternative #5: Allow borrowers who presently have an AHFC mobile home loan, and are forced to relocate because of a park closure, but can find no place to move their unit after a good faith search, to obtain another AHFC loan, and combine the payments from the two loans as a wraparound or a refinance. AHFC would take possession of the mobile home, and the borrower - if his credit and his debt ratios were OK - would be able to continue home ownership, for example in a condo.
- * Alternative #6: Make financing available for the purchase of non-conforming lots in existing trailer parks, to encourage park owners to convert their rental parks to "condominiumized mobile home parks".
- * Alternative #7: Encourage the development of mobile home subdivisions as planned unit developments.
- * Alternative #8: Attempt to encourage private development of new trailer parks by providing public subsidies for development. For example, making public land available at less than market rate, or directing the Department of Community and Regional Affairs to make a portion of its State Assisted Rental Housing Construction Development grant money available for this purpose.
- * Alternative #9: Enact legislation similar to HB 699 which would provide Mobile Home Relocation Grants or Loans.
- * Alternative #10: Put into place a moratorium on the AHFC mobile home program, and have the Legislature study the problem over the interim.

PATRICK RODEY
SENATOR

ALASKA STATE SENATE

POUCH V
JUNEALL ALASKA 99811
(907) 465-3783
(907) 465-3754



MEMORANDUM

DATE: May 16, 1984
TO: Senator John Sackett
FROM: Senator Pat Rodey
RE: Suggested Changes to AHFC Mobile Home Financing Program

1) The legislature should amend AHFC law, specifically AS 18.56.088 to increase the corporation's flexibility in insuring the continued security of the mobile home loan portfolio. Suggested language, which should be added to HB 663, is as follows:

AS 18.56.088 is amended by adding a new subsection to read:

(i) The board may adopt regulations under (a) - (f) of this section that establish conditions and terms for mobile home loans that are not in accordance with the provisions of this chapter, including conditions and terms relating to owner-occupancy, the number of loans that may be assumed by a single borrower, loan guidelines, and borrower eligibility requirements, if the board first determines that the regulations are necessary to insure the continued security of the mobile home loan portfolio.

2) A letter of intent should be prepared to accompany HB 663. Suggested language is as follows:

The legislature is concerned about the number of trailer parks being sold or closed, and the increased risk this causes to portions of AHFC's mobile home loan portfolio and to certain borrowers under this program.

It is the intent of the legislature that AHFC act immediately to make changes in its mobile home financing program through the adoption of emergency regulations as provided by AS 18.56.088(e). The emergency regulations shall require that new mobile home loans will not be made unless the borrowers own the land on which the mobile homes are to be placed, or if the mobile homes are to be placed in mobile home parks, the owners of the parks guarantee that there will be no change in the land use of the parks for a specified period of time.

Additionally, as part of its annual trailer park approval process, AHFC shall require owners of approved trailer parks to provide at least

147.
six months eviction notice to their tenants prior to implementing a change in the land use of the property.

Finally, after implementing emergency regulations, AHFC shall establish a Mobile Home Task Force to make recommendations to its board of directors regarding permanent changes to the mobile home program regulations. The task force shall include representatives from the legislature, trailer park tenants, mobile home dealers, trailer park owners, real estate brokers, seller-servicers, and local government.

Prepared by Staff
of Home Finance
Lu Ann

SUGGESTED CHANGES TO AHFC MOBILE HOME FINANCING PLAN

The Problem

The present AHFC mobile home financing program provides loans to individuals to buy mobile homes to be placed on land that they do not own. (The program also provides financing for mobile homes that will be placed on land owned by the borrower, but this is not a problem.) Typically, these mobile homes are placed in mobile home parks where the land is owned by the park owner. Because mobile home park land is often more valuable if converted to another use, many park owners plan to evict tenants in the near future and sell their land for another use. The evicted tenants generally have no place to put their mobile home since there is generally no land available to put the home on and/or they cannot afford to buy available land. Since there is so little land zoned for mobile homes, the price of that land has risen dramatically.

This is a serious problem for AHFC for the following reasons:

(1) As of 4/17/84, approximately \$16.5M of AHFC's \$131M mobile home loan portfolio is in jeopardy. The \$16.5M represents loans that are in the predicament described above. If these borrowers are forced to move, it is possible that they will not be able to continue making payments, since they will have the added financial burden of moving and associated costs. Potentially, AHFC could have a substantial number of mobile home loans in default --- most knowledgeable people think the \$16.5M is just the tip of the iceberg.

(2) The question of how to protect the present portfolio is further complicated by the need to make changes in the financing program as soon as possible that assure the protection of any future loans.

In sum, there is a serious problem with both the present and future portfolio of AHFC mobile home loans.

AHFC's Proposed Solution

In a letter to Commissioner Heath dated 5/2/84, Mr. Lynch proposes that AHFC address the future problem by not making any more mobile home loans unless AHFC is guaranteed that the park owner will not change the use of the land for a specified period. If the term of the guarantee is at least 75% of the loan term, AHFC believes it will be adequately secured.

Although this suggestion has merit, it is not a total solution to the problem. Although it would not be advisable to rush into changes without adequately thinking through their ramifications, there is more that can be done than what Mr. Lynch has proposed. Therefore, a more complete set of suggestions is proposed below.

Staff Suggestions

These suggestions would resolve as much as can be resolved immediately, and at the same time, give AHFC the necessary direction to find longer term solutions.

Before listing the suggestions, a discussion of AHFC's regulatory

authority is in order. The statute allows AHFC to adopt emergency regulations for 120 days or for longer if the appropriate public notice and hearing requirements are met during the 120 day period. Permanent regulations can be adopted to determine borrower eligibility, loan guidelines and terms, "characteristics" of eligible housing, qualifications of originators and servicers, and commitments. (A copy of AHFC's regulatory authority is attached.) Though this authority is broad, other language in the statute provides for owner occupancy and other requirements that may no longer be suitable for mobile home loans. Thus, in addition to making some changes through regulation, AHFC will need statutory guidance from the legislature in order to make additional changes that may not conform with the present language of the statute.

1. AHFC should adopt emergency regulations as follows: (a) No more mobile home loans unless park owner provides a guarantee not to change the use of the property for a set period of time or the mobile home is placed on land owned by the borrower. (b) For both current and future loans, if the loan is for a mobile home on land not owned by the borrower, the land owner must provide at least one year notice to tenants before eviction. Under the terms of the statute, these emergency regulations can become permanent regulations as long as the notice and public hearing requirements are met during the 120 day period.

2. AS 18.56.088 should be amended to allow AHFC the necessary flexibility to insure the security of present and future mobile home loans. The necessary language could allow for cooperatives, condominiums, wrap arounds, non-owner occupancy, and/or other creative financing mechanisms if they are deemed appropriate. The actual language should include legislative findings regarding the severity of the current situation and the need to address it in order to secure AHFC's present and future portfolio. The language must be broad enough to give AHFC the necessary time to study the problem and propose solutions. These solutions can then be incorporated into the program through the regulatory structure. To insure participation on the part of the legislature and other interested parties in the development of the new financing schemes, the language should also mandate a task force to develop the solutions that includes a least one representative of the legislature, trailer park tenants, mobile home dealers, trailer park owners, real estate brokers, seller-servicers, local government and AHFC. (The importance of the local government representative is to insure that the subject of availability of mobile home land is discussed and possibly resolved. If more land can be made available for people to buy to put mobile homes on, by changing local zoning requirements or by local disposals, then the problem will be less severe. Obviously any proposed solutions on this issue would have to be implemented by local governments, not through the AHFC regulatory structure.)

A DRAFT of the proposed language is as follows:

"AS 18.56.088 is amended by adding a new subsection to read:

The legislature is concerned about the number of trailer parks being sold or closed, and the increased risk this causes to portions of AHFC's mobile home loan portfolio and to certain borrowers under this program. AHFC shall act immediately to make changes in its mobile home loan financing program through the adoption of emergency regulations. These emergency regulations shall require that mobile home loans will not be made unless borrowers own the land that the mobile home will be placed on or the mobile home park owner guarantees that the land will not be sold during a specified time frame. Additionally, the emergency regulations shall require, for both current and future loans, that park owners give at least 1 year notice before eviction. After adopting emergency regulations, AHFC shall establish the Mobile Home Task Force to make recommendations to the board regarding permanent changes to its regulations. The task force shall include representatives from the legislature, trailer park tenants, trailer park owners, mobile home dealers, real estate brokers, seller-servicers, local government, and AHFC. In order to implement these permanent regulations, the board may adopt regulations that are not in accord with the provisions of AS 18.56, including conditions and terms relating to owner-occupancy, the number of loans that may be assumed by a single borrower, loan guidelines, and borrower eligibility requirements, if the board determines that such regulations are necessary to insure the continued security of the AHFC mobile home loan portfolio."

(NOTE: Some of this language may more properly be placed in temporary law.)

3. After refinement, SB 464 should be enacted. Although this bill is mainly concerned with rewriting the condominium statutes, it would also allow for mobile home parks to be condominiumized. If it turns out that this would be a viable option to better secure AHFC's mobile home loan portfolio, the condo law should be changed to allow for it.

4. SB 524 can also be enacted. This would provide for \$2500 grants to mobile home owners who are forced to relocate. Apparently, this is more needed in Juneau than any other area of the state, so it can not be viewed as necessary from a statewide perspective.

5. HB 666 should not be enacted. This is the bill that authorizes an additional \$100M in bond sales for FY84 in order to finance mobile home loans. Since we are so close to the end of the fiscal year, it is hard to believe that the \$1.5B authorization for FY85 (contained in HB 663) will not allow AHFC to do the same thing they would have done with HB 666. Even though AHFC says they must do the bond issue before the end of this fiscal year, the viability of the entire sale rests on an IRS ruling of the tax status of the bonds, and this has not come through yet, according to our information.

6. It seems reasonable to get AHFC reaction to these suggestions before they are the subject of final decisions on your part. This is particularly true in the case of suggestion #5.

§ 18.56.084

the corpora-
board shall

ronic media

eting will be
ner as if the

ce can hear
the meeting

lations, and
ants and to

tion has the

urs or more
issuance of

§ 1 ch 115

fund. The
ne corpora-
de to the
nsferred to
payments of
Amounts
purposes of
(83)

ce with AS

urpose of
money for
(85), as an
the corpo-
y corpora-
ne laws of
nder this
corporations
corporations
ents with

§ 18.56.088

HEALTH AND SAFETY

§ 18.56.088

corporations established under this section or with other persons. In exercising a power under this section, the corporation may not subject its assets to risk of loss through foreign currency exchange. A guarantee under this section constitutes a bond of the corporation as defined in AS 18.56.210(13). (§ 16 ch 113 SLA 1982)

Sec. 18.56.088. Administrative procedure. (a) Except for AS 44.62.310 and 44.62.312, regarding public meetings, and AS 44.62.320(a) regarding legislative review of regulations, the Administrative Procedure Act (AS 44.62) does not apply to AS 18.56.010 — 18.56.210. The corporation shall make available to members of the public copies of the regulations adopted under (b) — (e) of this section. Within 45 days after adoption, the chairman of the board shall submit a regulation adopted under (b) — (e) of this section to the chairman of the Administrative Regulation Review Committee under AS 24.20.400 — 24.20.460. The provisions of AS 44.62.320(a) apply to regulations adopted under (b) — (e) of this section.

(b) The board may adopt regulations by motion or by resolution or in any other manner permitted by its bylaws.

(c) The board may adopt regulations to carry out the purposes of this chapter, and shall adopt regulations necessary for the following purposes:

(1) determination of borrower eligibility including, but not limited to, income limitations and the determination of remote, underdeveloped or blighted areas of the state;

(2) loan guidelines and terms including but not limited to maximum loan amounts and required loan-to-value ratios, but excluding mortgage loan interest rates;

(3) characteristics of housing eligible for loans or purchase of loans; and

(4) the qualifications of loan originators and servicers and the method of allocating amounts available for the purchase of loans.

(5) establishment of a procedure, including a fee schedule, for the commitment for one year or less of money for the purchase of an individual mortgage loan at a specific interest rate.

(d) Except as provided in (e) of this section, at least 15 days before the adoption, amendment, or repeal of a regulation on a subject specified in (c) (1) — (4) of this section, the board shall give public notice of the proposed action by publishing the notice in at least three newspapers of general circulation in the state and by mailing a copy of the notice to every person who has filed a request for notice of proposed regulations with the board or the corporation. The public notice must include a statement of the time, place, and nature of the proceedings for the adoption, amendment, or repeal of the regulation and must include an informative summary of the proposed subject of the regulation. On the date and at the time and place designated in the notice, the board shall give each interested person or his authorized rep-

representative, or both, the opportunity to present statements, arguments, or contentions in writing, and shall give members of the public an opportunity to present oral statements, arguments, or contentions for a total period of at least one hour. The board shall consider all relevant matter presented to it before adopting, amending, or repealing a regulation. At a hearing under this subsection, the board may continue or postpone the hearing to a time and place which it determines. A regulation which is adopted, or its amendment or repeal, may vary in content from the informative summary specified in this subsection if the subject matter of the regulation, or its amendment or repeal, remains the same and the original notice was written so as to assure that members of the public are reasonably notified of the proposed subject of the board's action in order for them to determine whether their interests could be affected by the board's action on that subject.

(e) A regulation or order of repeal on a subject specified in (c) of this section may be adopted as an emergency regulation or order of repeal if the board makes a finding in its order of adoption or repeal, including a statement of the facts which constitute the emergency, that the adoption of the regulation or order of repeal is necessary for the immediate preservation of the orderly operation of the corporation's loan and bonding programs. The requirements of (d) of this section do not apply to the initial adoption of an emergency regulation covering a subject specified in (c) (1) — (4) of this section; however, upon adoption of an emergency regulation, the board shall, within 10 days after adoption, give notice of the adoption in accordance with (d) of this section. No emergency regulation adopted under this subsection remains in effect more than 120 days unless the board complies with (d) of this section during the 120-day period. *to public notice*

(f) A regulation adopted under (b) — (e) of this section becomes effective immediately upon its adoption by the board, unless otherwise specifically provided by the order of adoption.

(g) The provisions of (b) — (e) of this section do not apply to regulations governing interest rates on the corporation's mortgage loan programs.

(h) The board shall adopt regulations in accordance with (a) — (f) of this section which establish a procedure by which a seller of mortgage loans may appeal a decision of the corporation not to purchase mortgage loans offered by the seller. (§ 5 ch 167 SLA 1978; am § 19 ch 106 SLA 1980; am § 17 ch 113 SLA 1982)

Effect of amendments. — The 1982 amendment added paragraph (5) to subsection (c).

Sec. 18.56.089. Executive Budget Act. The operating budget of the corporation is subject to the Executive Budget Act (AS 37.07). To further ensure effective budgetary decision making by the legislature,

Alaska HOUSING FINANCE CORPORATION



May 22, 1984

The Honorable John Sackett
Alaska State Legislature
Pouch V
Juneau, Alaska 99811

Dear Senator:

The following are the positions of AHFC on various items presently under consideration before the Senate Finance Committee:

Mobile Home Park Closures

The closure of mobile home parks and the impact of the closures on the security of AHFC's mobile home loan portfolio has been the subject of hearings. In addition to the hearings many short-term recommendations for reducing the risks of loss have been put forward in the following correspondence:

- a) a letter from AHFC to Commissioner Heath regarding Mobile Home Park Closures.
- b) a memorandum from Senator Pat Rodey regarding Mobile Home Park Closures.
- c) a memorandum prepared by House Finance Committee staff regarding suggested changes in Alaska Housing Finance Corporation's Mobile Home financing.

These recommendations should be consolidated to the following steps.

a) As part of AHFC's park approval process AHFC will require park owners to give tenants one years notice of eviction when the reason for eviction is closure of the park. This will give present park occupants increased notice (present requirement is 90 days) and failure by a park owner to agree to the extended notice, while not conclusive evidence of an intent to close the park, should at least alert tenants to the possibility. This change can be made to the program through regulation.

b) As part of AHFC's mobile home loan underwriting criteria AHFC will require that all mobile homes be located on land owned by the borrower, land leased to the borrower for a period that exceeds the term of the loan or if located on land on a short-term rental, then the owner of the land must guarantee to allow the mobile home to remain on the land for a time period equal to 75% of the loan term. This would not affect the assumability of existing loans on units in parks but would stop the increase of exposure to AHFC. This step could be accomplished by regulation.

Long term, if mobile homes are to remain as a low cost housing alternative, other solutions must be found. The steps recommended above may substantially reduce the number of mobile homes that will qualify for AHFC financing. These solutions should be developed by a task force composed of members drawn from the

The Honorable John Sackett
Page 2
May 22, 1984

Legislature, mobile home park tenants, mobile home park owners, mobile home dealers, real estate brokers, AHFC seller/servicers, municipal government and AHFC. The task force should be formed immediately with instructions to research the problem, develop alternatives or solutions and make recommendations to the Legislature by January 1, 1985.

To facilitate the above recommendations AS 18.56.088 should be amended by adding:

18.56.088 Administrative Procedure
(c)(5) insure the security of existing and future mobile home loans,

In addition a new section should be enacted which specifically authorizes the Corporation to adopt emergency regulations for the purposes of 18.56.088(c)(5) and which further authorizes the Corporation to waive or otherwise modify the statutory criteria set out in AS 18.56 to the extent necessary to meet the objectives of AS 18.56.088(c)(5). This section, of course, would constitute non-codified law but would allow the Corporation flexibility necessary to assure the security of the mobile home loan portfolio. The statutory amendment and temporary law have been recommended by Jonathan Rubini of the Attorney General's office.

CS SB 464 "An Act revising the laws relating to horizontal property regimes and permitting the establishment of condominiums for mobile homes."

This bill expands the horizontal regime act to allow the condominiumizing of various facilities including mobile home parks. Clearly, the bill will provide owners of present mobile home parks a vehicle for selling their parks at a high value without changing the use and displacing present park residents. There are however, several results of the condominiumizing of a mobile home park which must be considered:

a) When a park is condominiumized present park residents who either cannot afford to acquire their space or do not wish to make the additional investment will be forced out of the park. This has been estimated to be 25% of the residents in a park.

b) The fact that a park is condominiumized does not guarantee that AHFC will finance acquisition of the space by residents. Just as AHFC now has standards for residential condominiums, AHFC will have to develop standards for condominium mobile home parks. These standards should be relatively easy for a newly constructed park to meet but may be difficult if not impossible for a conversion of an existing park as is the case with many existing multi-family buildings.

c) Many present mobile home parks were approved as Temporary Land uses and do not meet present mobile home zoning requirements such as area per mobile home and spacing of the mobile homes. Passage of the bill could allow park owners to make permanent situations that do not meet present zoning codes.

The Honorable John Sackett
Page 3
May 22, 1984

Recognizing these potential problems which cannot be addressed in this bill, AHFC supports the concept of condominium mobile home parks.

CS HB 663 "An Act relating to certain state housing loan programs; and providing for an effective date."

HB 663, introduced by the Governor, corrects drafting errors contained in the 1983 Legislation, incorporates clarifying amendments to AHFC statutes recommended by the Attorney General's Office, and amendments recommended by members of the Board and Staff which would allow the Corporation to maximize savings to the State and homebuyers and to respond to the anticipated funding level of mortgage demand for FY 1985.

Section 1

- Clarifies the statutory basis for the Home Ownership Assistance Program.

Section 2

- Clarifies the statute allowing one first mortgage loan per person from AHFC or HAD loan programs. Present statutes (AS 18.56.098(f) (4)) requires that a residence for which the Corporation purchases a loan must be owner-occupied. Allowing only one State loan at a time to a person would more clearly state what is implied.
- Corrects statutory language to allow 100 percent financing for loans which are federally insured or guaranteed. 1983 Legislation unintentionally excluded federally insured loans and 95 percent financing for mobile homes. AHFC has always allowed both and it is felt they were excluded due to a drafting error.

Section 3

- Sets the rate on the first \$90,000 for mortgages financed with tax-exempt bond proceeds at the same rate as the taxable program. ~~The tax-exempt rate on the first \$90,000 remains at 10 percent unless the amount of funds is less than \$100,000.~~ The intent of this legislation is for the rates on the Veterans Mortgage Program, the Taxable Program, the Tax-Exempt Program, and Mobile Home Programs to be set so they are the same for the first \$90,000, the amount of the loan subsidized by the State.

Section 4

- Clarifies the ability of the Corporation to incur a general obligation.

The Honorable John Sackett

Page 4

May 22, 1984

Section 5

- Changes the definition of rural as it applies to the Division of Housing Assistance. Rural would now mean a community in the First or Second Judicial Districts of less than 4,500; a community of less than 4,500 that is 100 nautical miles from Anchorage in the Third Judicial District; or community of less than 4,500 that is 35 nautical miles from Fairbanks in the Fourth Judicial District.

Section 6

- ~~Raises~~ AHFC's 12-month bonding authority from \$980 million to \$1.5 billion. AHFC is estimating for FY 1985 budget purposes that mortgage demand will be \$1.316 billion of which \$1.150 billion will need to be funded by bond proceeds. The present twelve-month bond authorization level is \$980 million. A level of \$1.5 billion would ~~cover all contingencies~~

The FY '85 capitol budget request of \$16 million is based on Sections 2, 3, and 6.

CS HB 664 "An Act making appropriations to the Alaska Housing Finance Corporation; and providing for an effective date."

Section 1 of this bill responds to a question which has been raised by the Attorney General's Office concerning the possibility that retention of some revenues and receipts of the Corporation may be in conflict with the "dedicated funds" provisions of the State Constitution. The bill removes any doubt as to the proper retention of revenues and receipts of the Corporation.

Section 2 of this bill transfers all assets of the Home Ownership Fund to the Alaska Housing Finance revolving fund which was established by the Legislature in 1983 to alleviate some of the "dedicated funds" questions and to provide legal certainty for the Corporation's mobile home program.

The FY '85 Capitol Budget request of the Corporation of \$16 million is based on retention of these funds.

The Honorable John Sackett
Page 5
May 22, 1984

CS HB 665 "An Act relating to the issuance of tax-exempt, state-guaranteed revenue bonds by the Alaska Housing Finance Corporation to finance mortgages for qualifying veterans under AS 18.36; and providing for an effective date."

This bill authorizes placement on the November, 1984 ballot of a \$700 million bond proposition for the Veterans Mortgage Program. Prompt legislative consideration is considered important because of pending Congressional action.

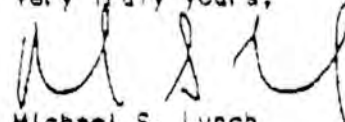
The FY 1985 Capital Budget request of the Corporation of \$16 million is based on Legislative and voter approval of this bond proposition.

CS HB 666 "An Act increasing the Alaska Housing Finance Corporation's bond authorization level; and providing for an effective date."

Because of a revised bond schedule there is no longer a need for this bill.

I believe this addresses all of the AHFC related issues presently before the Senate Finance committee.

Very truly yours,



Michael S. Lynch
Executive Director

MSL:sb

ED/4&4a

Alaska

HOUSING



FINANCE CORPORATION

May 8, 1984

Jim Kelly
c/o Senator Rodey
Pouch V
Juneau, Alaska 99811

Dear Mr. Kelly:

Enclosed please find the listing of mobile home park owner/managers and addresses that you have requested. I apologize for the delay in forwarding this information to you, however, it has taken longer than I anticipated to compile the data.

According to the information contained in our files, there is an indication that 9,324 spaces are available with 8,269 of these spaces occupied. Please note, however, that the majority of these numbers are based on 1982, or prior, applications and is not accurate as of this date. In addition, a substantial number of these vacancies are in areas like Kenai, Valdez and Fairbanks. At this time, the number of vacancies in these areas may have decreased somewhat due to the age of the information.

In reference to your request to have the Anchorage area mobile home parks designated from those shown on the printout previously submitted, enclosed please find another copy of that printout with the parks in question highlighted.

Again, I apologize for the delay in submitting this information. Please feel free to call with any questions you may have on this data.

Sincerely,

Kathy Jones
Assistant Loan Officer

KJ/dfb

Enclosures

MOBILE HOME PARKS
OWNERS/MANAGERS/ADDRESSES

Afton Coon's Trailer Court - Sitka
Afton & Vera Coon
1902 Sawmill Creek Road
Sitka, Alaska 99835

Alaska Pacific Trailer Court - Kodiak
Tony Perez
P.O. Box 6
Kodiak, Alaska 99615

Alaskan Village
Elaine Seegers, Manager
3351 Arctic Blvd.
Anchorage, Alaska 99503
(562-3399)

Allied Mobile Home Park - Valdez
Stephen C. Holland
4241 "B" Street
Anchorage, Alaska 99503

Alta Vista Trailer Court - Anchorage
Edwin E. Wendell
1100 W. 32nd Avenue
Anchorage, Alaska 99503

Anchor Court - Kenai
Michael Sellay
3741 W. 79th
Anchorage, Alaska 99502

Arrowhead Court - Sitka
Dorothy M. Cucchiani
1300 Sawmill Creek Road
Sitka, Alaska 99835

Aspen Park - Soldotna
Alfred Gagnon or Kenneth Kimes
P.O. Box 304
Soldotna, Alaska 99669

Back Tracks Trailer Court - Sterling
David P. Truesdell
P.O. Box 1022
Soldotna, Alaska 99669

Badger Mobile Home Park - Fairbanks
Joseph J. Bielski
503 Lignite Street
Fairbanks, Alaska 99701

Baker's Trailer Park - Wrangell
John A. or Judith A. Baker
P.O. Box 927
Wrangell, Alaska 99929

Baxter Road Trailer Court - Anchorage
Charlotte Bradley, Manager
4235 McLean #113
Anchorage, Alaska 99504

Beach Crest Mobile Home Park - Ketchikan
Rosemary Shull
Route 1 Box 804
Ketchikan, Alaska 99901

Bear Creek Trailer Park - Seward
Joseph D. Stanton
P.O. Box 165
Seward, Alaska 99664

Bernice Lake Estates - Kenai
Dean Bartsch
Box 8125 NRB
Kenai, Alaska 99611

Bethel Trailer Court - Bethel
Galen Dirksen
Bethel, Alaska 99559

Big "D" Park - Delta Junction
Jeannette J. McGhee
P.O. Box 1009
Delta Junction, Alaska 99737

Birch Lane Mobile Home Park - Soldotna
Sheryl Frobich
P.O. Box 416
Soldotna, Alaska 99669

Birchwood Loop Terrace - Chugiak
Bruce & Melody Swanson
Box 285
Eagle River, Alaska 99577

Olson Trust Rentals - Petersburg
c/o Mary F. Covington
P.O. Box 1148
Petersburg, Alaska 99833

Brookside Manor - Anchorage
Van I. Hawkins
P.O. Box 8-201
Anchorage, Alaska 99508

Butte Mobile Home Park - Palmer
Fred Lloyd
Address Unknown

Channel Trailer Court - Sitka
Patsy B. Arugon
P.O. Box 151
Sitka, Alaska 99835

Clark's Trailer Court - Kodiak
Attn: David Cook
P.O. Box 785
Kodiak, Alaska 99615

Clear Trailer Court - Nenana
Myron C. Stokes
Star Route 2
Nenana, Alaska 99760

Close In Trailer Park - Anchorage
Lorraine A. Lamoureux
3200 Turnagain Blvd.
Anchorage, Alaska 99502

Columbia Mobile Home Park - Fairbanks
Alaska National Bank of the North
Attn: Dennis Gittinger, Asst. Cashier/Property Mgr.
P.O. Box 60730
Fairbanks, Alaska 99701

Copper Valley - Valdez
Copper Valley Telephone Co-op, Inc.
John Friberg, General Manager
P.O. Box 337
Valdez, Alaska 99686

Dimond Estates - Anchorage
Dimond Estates, Inc.
Barbara May, Secretary/Treasurer
1200 W. Dimond Blvd.
Anchorage, Alaska 99502

Don's Trailer Park - Anchorage
Donald P. Wagner
300 W. Klatt Road Box 169
Anchorage, Alaska 99515

Eagle River Mobile Home Park - Eagle River
Dale Briggs
S.R. Box 65
Eagle River, Alaska 99577

East Anchorage Mobile Home Park - Anchorage
Three B Company
Michael Brady, General Partner
4001 Turnagain Blvd. East
Anchorage, Alaska 99503

Felzien's Mobile Court - Palmer
Gertrude Felzien
P.O. Box 634
Palmer, Alaska 99645

Forest Park Mobile Home Court - Chugiak
Harry Witman
Star Route Box 247
Eagle River, Alaska 99577

Forest Park Trailer Court - Anchorage
Thomas J. Moore
1908 W. Hillcrest
Anchorage, Alaska 99503

Four Seasons Mobiland - Anchorage
Elaine Seegers, Manager
3351 Arctic Blvd.
Anchorage, Alaska 99503
(562-3399)

Four Seasons North - Wasilla
Ann Lewis
S.R. Box 5499
Wasilla, Alaska 99687

Glacier Mobile Home Park - Anchorage
Dorothy Keller, Manager
4110 DeBarr
Anchorage, Alaska 99504

Glacier View Mobile Home Park - Juneau
Barnes Development Company, Inc.
William Barnes
3555 Mendenhall Loop Road
Juneau, Alaska 99801

Glasen Trailer Park - Cordova
Danny R. Glasen
P.O. Box 575
Cordova, Alaska 99574

Glencaren Park - Anchorage
Nanook Court - Anchorage
Carey Homes, Inc.
Robert Slater, Manager
3317 Mt. View Drive
Anchorage, Alaska 99501

Glenn-Muldoon Park - Anchorage
Van I. Hawkins
P.O. Box 8-201
Anchorage, Alaska 99508

Goldrush Estates - Fairbanks
Paul Nord, Manager
P.O. Box 80828
Fairbanks, Alaska 99701

Green Acres - Anchorage
Green Acres, Inc.
C.I. Freeman
SRA Box 30C
Anchorage, Alaska 99507

Hardings Trailer Court - Kodiak
Beverly M. Jones
Address Unknown

Heney Mobile Home Court - Cordova
Michael Hammersmith
P.O. Box 1229
Cordova, Alaska 99574

Haven Mobile Court - Sitka
Mr. & Mrs. Jack Parrish
P.O. Box 1145
Sitka, Alaska 99835

Highlands Trailer Park - Kenai
Jack B. Buster
P.O. Box 854
Soldotna, Alaska 99669

Home Park Estates - Anchorage
Hoyt M. Cole
3128 Princeton Way
Anchorage, Alaska 99504

Huffman Mobile Home Park - Fairbanks
Herman Hauck
1219 9th Avenue
Fairbanks, Alaska 99701

Jackson's Mobile Home Park - Kodiak
Manager Unknown (Owner Deceased)
P.O. Box 1215
Kodiak, Alaska 99615

Idle Wheels Mobile Home Park - Anchorage
Al Bennett
702 W. 42nd Avenue
Anchorage, Alaska 99503

Kathy O'Estates - Anchorage
Lucille Gunter
909 Chugach Drive
Anchorage, Alaska 99503

Kodzoff Acres - Juneau
Kodzoff II - Juneau
Anita G. Kodzoff
107 W. 1st
Juneau, Alaska 99801

La Chateau - Anchorage
John L. Phillips
4203 Wilson
Anchorage, Alaska 99503

Lakeview & Lakeview Terrace - Fairbanks
Lakeview Enterprises, Inc.
1000 Lakeview Terrace
Fairbanks, Alaska 99701

Lazy Mountain Trailer Court - Eagle River
Swain-Williams, Inc.
101 E. 9th Avenue, Suite 128
Anchorage, Alaska 99501

Lemon Creek Manor - Juneau
Marlene C. Schneider
5875 Glacier Hwy., Space 5
Juneau, Alaska 99801

Maggies Trailer Court - Anchorage
Raymond D. Moma, Jr.
2900 Boniface Pkwy., #478
Anchorage, Alaska 99508

Ft. Magill Trailer Court - Petersburg
Frederick & Enid Magill
P.O. Box 444
Petersburg, Alaska 99833

Malaspina Mobile Home Park - Anchorage
Dorothy Keller, Manager
4110 DeBarr
Anchorage, Alaska 99504

Manoogs Isle Mobile Home Park - Anchorage
Arthur Simonian
P.O. Box 1563
Anchorage, Alaska 99510

Mayflower Circle - Anchorage
Ira E. Walker
Waldec Enterprises, Inc.
6208 Staedem Drive
Anchorage, Alaska 99504

McLaughlin Lakeshore Court - Cordova
William J. McLaughlin, Owner
Dorene Anderson, Manager
P.O. Box 126
Cordova, Alaska 99574

Mill Bay Court & Apartments - Kodiak
Richard A. Rohrer
P.O. Box 2219
Kodiak, Alaska 99615

Miller's Mobile Park - Anchorage
Keith H. Miller
P.O. Box 102546
Anchorage, Alaska 99510

Mitkof Mobile Home Park - Petersburg
Mike J. & Bonnie Erickson
c/o Box 961
Petersburg, Alaska 99833

Southwood Manor - Anchorage
Leonard H. Gross
9499 Brayton Drive
Anchorage, Alaska 99507

Mountain View Trailer Court - Ketchikan
Jay E. & Stella Coon
P.O. Box 6500
Ketchikan, Alaska 99901

Mt. Eccles Estates - Cordova
Robert L. VanBrocklin
Box 848
Cordova, Alaska 99574

Nikiski Village - Kenai
Stanford Poll
Address Unknown

Oceanside Mobile Home Park - Sitka
Dale & Lorelie Jensen
P.O. Box 675
Sitka, Alaska 99835

Olson's Salmon Creek Park - Seward
V.L. & Tamara Olson
P.O. Box 1858
Seward, Alaska 99664

Peaceful Meadows - Fairbanks
Lynn Thiele
S.R. Box 50264
Fairbanks, Alaska 99701

Penland Park - Anchorage
Robert C. Penny
801 Airport Heights
Anchorage, Alaska 99508

Piper Court - Anchorage
Raymond D. Moma, Jr.
2900 Boniface Pkwy., #478
Anchorage, Alaska 99508

Plaza 36 - Anchorage
Consolidated Services, Inc.
Pamela Ross, Property Manager
300 W. 36th
Anchorage, Alaska 99503

Pleasant Park - Anchorage
Paul B. Baer
501 W. Northern Lights Blvd., Suite #207
Anchorage, Alaska 99503

Rangeview - Anchorage
Joe L. Gielarowski
705 Muldoon Road
Anchorage, Alaska 99504

Rainbow Valley Mobile Home Park - Fairbanks
Melvin L. Avara
S.R. 50161
Fairbanks, Alaska 99707

Ridgewood Mobile Home Park - Ketchikan
Robert C. & Rosemary H. Crowder
Rt. 1 Box 523A
Ketchikan, Alaska 99901

River Bend Park - Kenai
Chester & Mavis Cone
P.O. Box 263
Kenai, Alaska 99611

Riverview Mobile Home Park - Fairbanks
Dorothy M. Fickes
P.O. Box 2618
Fairbanks, Alaska 99701

Riveria Terrace - Anchorage
F.L. Newton
3307 Boniface Pkwy., #3A
Anchorage, Alaska 99504

River Terrace Mobile Home Park - Soldotna
Gary C. Hinkle
P.O. Box 322
Soldotna, Alaska 99669

Sea & Ski Trailer Court - Sitka
Ernestine Griffin
P.O. Box 808
Sitka, Alaska 99835

Shafers Trailer Court - Sitka
Clifford Trudeau
P.O. Box 4361
Mt. Edgecumbe, Alaska 99835

Simmons Trailer Court - Valdez
Errol R. Simmons
944 W. 10th Avenue
Anchorage, Alaska 99501

Sleepers Trailer Court - Kenai
Clarence Aumiller
Rt. 1A Box 375
Kenai, Alaska 99611

Sollar's Trailer Court - Sitka
Barton Sollar, Sr.
P.O. Box 771
Sitka, Alaska 99835

Smith's Green Acres - Delta Junction
Lawrence W. Smith
P.O. Box 1129
Delta Junction, Alaska 99737

Southcentral II - Valdez
R.L. Davis, Jr.
P.O. Box 1309
Valdez, Alaska 99686

South Park Estates - Anchorage
Jack White Company Midtown Equities
Attn: Don Hilligas, V.P.
3201 "C" Street
Anchorage, Alaska 99503

Spruce Court of Kodiak - Kodiak
Chris Billings
P.O. Box 315
Dutch Harbor, Alaska 99692

Spruce Park Trailer Court - Anchorage
Tower Realty
Nancy Cole, Property Manager
3300 "C" Street, Suite #103
Anchorage, Alaska 99503

Sprucewood Mobile Home Park - Juneau
James M. Wilcox, Sr.
1914 Churchill Court
Juneau, Alaska 99801

Starr Mobile Estates - Palmer
Red & Delia A. Starr
P.O. Box 2521
Palmer, Alaska 99645

Starrigavin Mobile Home Park - Sitka
Bob Meyer
5306 Halibut Point Road
Sitka, Alaska 99835

Sterling Mall, Inc. Trailer Court - Sterling
Joe E. & Hugh R. Chumley
P.O. Box 856
Sterling, Alaska 99672

Stough's Mobile Home Park - Wrangell
Stephen D. Urata, Manager
P.O. Box 1348
Wrangell, Alaska 99929

Sunset Trailer Park - Anchorage
Robin Miller, Manager
4200 E. 4th #110
Anchorage, Alaska 99508

Swearingen Trailer Court - Sitka
Ann Swearingen
P.O. Box 1666
Sitka, Alaska 99835

Switzer Village - Juneau
Marlene Schneider
6590 Glacier Hwy., #82-A
Juneau, Alaska 99801

Tanana Trailer Village - Fairbanks
Alaska Northwest Properties, Inc.
Wayne Mitchell, Properties Manager
P.O. Box 80490, College Station
Fairbanks, Alaska 99708-490

Terror Lake Village - Kodiak
Michael Rasmussen
c/o Kodiak Transfer
P.O. Box 347
Kodiak, Alaska 99615

Town & Country Mobile Home Park - Fairbanks
Walter D. & Suzanna L. Crawford
SR Box 30988
Fairbanks, Alaska 99701

Towne Trailer Park - Petersburg
Mr. & Mrs. Lon Marifern
P.O. Box 175
Petersburg, Alaska 99833

Thunder Mountain Mobile Home Park - Juneau
Joe Bays, Manager
8479 Thunder Mountain Road
Juneau, Alaska 99801

Trails End - Anchorage
Thomas L. Gielarowski
2708 Havitier Way
Anchorage, Alaska 99504

Vennetti's Mobile Home Park - Sitka
Barbara Vennetti
Address Unknown

Vienna Woods - Wasilla
Starkie, Reekie & Dunbar
Jerry Dunbar
P.O. Box 802
Wasilla, Alaska 99687

The Village - Fairbanks
Ron Neison
P.O. Box 888
Fairbanks, Alaska 99701

Wildwood Mobile Home Court - Fairbanks
Connie C. Moore
SR Box 31098
Fairbanks, Alaska 99701

Vagabond Trailer Park - Anchorage
Bankers Realty Corporation
200 W. 34th, Suite #800
Anchorage, Alaska 99503

Best View-Phase I & II - Wasilla
Q.C. Company
J.C. Lazarus
3910 North Point Drive
Anchorage, Alaska 99502

Penguin Park - Anchorage
William A. McKillop & William A. Borchardt
P.O. Box 10-2199
Anchorage, Alaska 99510

04/20/94 07:20:29

BDBLIST1 ---- MOBILE HOME LOANS COMMITTED SINCE 02/01/84

PAGE 1

TYPE DWELLING	TYPE PROGRAM	COUNT OF LOANS COMMITTED	COUNT% OF LOANS COMMITTED	SUM OF NOTE AMOUNT	SUM% OF NOTE AMOUNT	TYPE PROGRAM H	COUNT OF LOANS COMMITTED	COUNT% OF LOANS COMMITTED	SUM OF NOTE AMOUNT	SUM% OF NOTE AMOUNT
MOHM		130	82.8	\$5,739,900.00	82.4		27	17.2	\$1,230,164.00	17.6

TOTAL NUMBER OF RECORDS PROCESSED 157

MOBILE HOME PARKS ONLY

04/17/84 09:34:53

MMSUMMARY --- SUMMARY OF MOBILE HOME AGE AND CURRENT UNPAID PRINCIPAL BALANCE

PAGE 2

YEAR BUILT	COUNT OF LOANS SELECTED	COUNT% OF LOANS SELECTED	SUM OF UNPAID PRINCIPAL BALANCE	AVG OF UNPAID PRINCIPAL BALANCE
LT 1900	50	1.4	\$1,157,841.31	\$23,156.83
RG 1900 1970	515	14.0	\$10,401,446.13	\$20,195.98
RG 1971 1975	1478	40.1	\$37,039,810.65	\$25,060.77
GE 1976	1644	44.6	\$58,372,977.35	\$35,506.68
*OTHER		.0	\$.00	\$.00
	3687		\$106,972,092.84 *	\$29,013.31 *

TOTAL NUMBER OF RECORDS PROCESSED 3687

MOBILE HOME PARKS ONLY

04/17/84 07:34:53

MHSUMMARY --- SUMMARY OF MOBILE HOME AGE AND CURRENT UNPAID PRINCIPAL BALANCE

PAGE 1

UNPAID PRINCIPAL BALANCE	COUNT OF LOANS SELECTED	COUNT% OF LOANS SELECTED	SUM OF UNPAID PRINCIPAL BALANCE
LE 25000.00	1457	39.5	\$27,074,985.79
RG 25000.01 50000.00	2068	56.1	\$73,415,441.99
RG 50000.01 75000.00	161	4.4	\$9,398,191.07
GE 75000.01	1	.0	\$93,463.99
*OTHER		.0	\$1.00
	3687*		\$106,972,082.84 *

VAGABOND MOBILE HOME PARKS

04/11/94 12:01:00

BURSEARCH2 -- MOBILE HOME PARKS

PAGE 1

C COMM- NAME
D ITEM
E NUMBER

ADDRESS

CONDOSELL
PROJ. SERV
NUMB

PRESENT
PRINCIPAL
BALANCE

97696MELSHIMER JUDITH A	4225 SPENARD RD SP 70	00140CITY	11,938.24
97655KITILESON ROBERT W II	4225 SPENARD ROAD #56	00140AMU	26,059.40
97925WILLIAMS BRIAN K	4225 VAGABOND SP 26	00140CITY	20,777.78
98252MCCULLOUGH NELSON J	4225 SPENARD RD SP 79	00140NBA	14,454.93
98476HARRY ELUISE I	4225 SPENARD RD	00140N9A	15,622.21
98528ROGERS ROBERT I	4225 SPENARD DRIVE	00140FNB	19,623.46
98632DOLAN PAUL E & CYNTHIA R	4225 SPENARD RD SP 75	00140CITY	20,639.60
98703TOZER ROBERT W & KATHLEEN D	4225 SPENARD ROAD SP 80	00140AKUSA	25,481.25
98786RUHL BRUCE D & LISA K	4225 SPENARD RD SP 90	00140CITY	29,762.00
98915STEVENS M ROBERTA	4225 SPENARD RD SP 111	00140CITY	16,392.98
99074WOOD LEONARD R & REBECCA A	4225 SPENARD RD SP 93	00140CITY	19,459.14
99137PETRIE JUDITH R	4225 SPENARD RD #118	00140AKUSA	25,940.74
99153HANNAN BRUCE A	4225 SPENARD #122	00140FNB	24,380.41
99241VANN BLAYLOCK GREGORY SR	4225 SPENARD SP 121	00140CITY	32,640.17
99329MAURO PASQUALI C JR	4225 SPENARD #17	00140CITY	29,448.27
99465MATHIS KENNETH E & DUNCAN JEFFREY M	4225 SPENARD RD SP 88	00140CITY	26,071.23
99595YATES JEFFREY F & CHERYL	4225 SPENARD RD SP 76	00140FNB	28,190.84
10012HUMMEL PAUL R	4225 SPENARD RD, SP #87	00140CITY	23,489.95
100390VANZHOL JAMES M & SHIRLEY M	4225 SPENARD ROAD SP 61	00140FNB	29,700.83
			440,084.54
			440,084.54

17
19

TOTAL NUMBER OF RECORDS PROCESSED 19

MOBILE HOMES ON LOTS

04/17/84 11:02:33

#ISUMMARY --- SUMMARY OF MOBILE HOME AGE AND CURRENT UNPAID PRINCIPAL BALANCE

PAGE 2

YEAR BUILT	COUNT OF LOANS SELECTED	COUNT% OF LOANS SELECTED	SUM OF UNPAID PRINCIPAL BALANCE	AVG OF UNPAID PRINCIPAL BALANCE
LT 1900	19	3.5	1627,994.88	\$33,052.36
RG 1900-1970	77	14.2	\$2,937,275.51	\$38,146.44
RG 1971-1975	211	39.0	\$6,582,319.74	\$40,674.50
GE 1976	234	43.3	\$11,964,234.98	\$51,129.21
POther		0.0	\$0.00	\$0.00
	541*		\$24,111,825.11 *	\$44,568.99 *

TOTAL NUMBER OF RECORDS PROCESSED 541

MOBILE HOMES ON LOTS

04/17/84 11:02:37

MHSUMMARY --- SUMMARY OF MOBILE HOME AGE AND CURRENT UNPAID PRINCIPAL BALANCE

PAGE 1

UNPAID PRINCIPAL BALANCE	COUNT OF LOANS SELECTED	COUNT OF LOANS SELECTED	SUM OF UNPAID PRINCIPAL BALANCE
LE 25000.00	02	11.5	\$1,183,184.28
RG 25000.01 50000.00	274	50.0	\$10,129,500.72
RG 50000.01 75000.00	197	36.4	\$12,144,191.37
GE 75000.01	9	1.5	\$654,948.74
*OTHER		0.0	\$0.00
	541*		\$24,111,825.11 *

MOBILE HOMES ON LOTS

04/17/84 07:03:12

MSUMMARY1 --- PRIVATE LOT MOBILE HOME ACTIVE LOANS PURCHASED THRU 4/10/84

PAGE 1

PARK NUMBER	UNPAID PRINCIPAL BALANCE	ORIGINAL LOAN AMOUNT	COUNT
88898	\$164,317.98	\$164,350.00	2
99979	\$23,947,507.13	\$24,711,923.00	539
	\$24,111,825.11	\$24,876,273.00	541

TOTAL NUMBER OF RECORDS PROCESSED 541

Type I
Type II

04/17/84 06:40:56

MHSUMMARY1 --- SUMMARY OF MOBILE HOME PARKS ACTIVE LOANS PURCHASED THRU 4/10/84

PAGE 1

PARK NUMBER	PARK NAME	UNPAID PRINCIPAL BALANCE	ORIGINAL LOAN AMOUNT	COUNT
1 1	ALASKAN VILLAGE	\$4,651,771.32 \$4,651,771.32	\$4,751,101.00 \$4,751,101.00	179 * 179 **
2 2	BROOKSIDE MANOR	\$787,524.69 \$787,524.69	\$817,963.00 \$817,963.00	37 * 37 **
3 3	DIAMOND ESTATES MOBILE HOME PARK	\$7,012,086.61 \$7,012,086.61	\$7,167,029.00 \$7,167,029.00	246 * 246 **
4 4	FAR NORTH	\$163,179.12 \$163,179.12	\$167,900.00 \$167,900.00	7 * 7 **
5 5	FOREST PARK TRAILER COURT	\$246,574.10 \$246,574.10	\$248,900.00 \$248,900.00	6 * 6 **
6 6	FOUR SEASONS MOBILELAND	\$3,297,690.40 \$3,297,690.40	\$3,362,736.00 \$3,362,736.00	125 * 125 **
7 7	KATHY D. ESTATES	\$684,645.15 \$684,645.15	\$702,850.00 \$702,850.00	24 * 24 **
8 8	MANUOGS ISLE MOBILE HOME PARK	\$5,237,164.69 \$5,237,164.69	\$5,360,497.00 \$5,360,497.00	186 * 186 **
9 9	MAYFLOWER TRAILER PARK	\$8,657,368.97 \$8,657,368.97	\$8,817,249.00 \$8,817,249.00	238 * 238 **

04/17/94 06:40:56

SUMMARY --- SUMMARY OF MOBILE HOME PARKS ACTIVE LOANS PURCHASED THRU 4/10/94

PAGE 2

PARK NUMBER	PARK NAME	UNPAID PRINCIPAL BALANCE	ORIGINAL LOAN AMOUNT	COUNT
10	MOYAGUE MANOR MOBILE PARK	19,007,024.35 16,807,024.35	16,980,337.00 18,980,337.00	273 273
11	PENLAND MOBILE HOME PARK	16,545,902.39 16,645,902.39	16,814,591.00 16,814,591.00	222 222
12	RANGEVIEW MOBILE HOME PARK	12,643,162.12 12,643,162.12	12,706,902.00 12,706,902.00	174 104
13	DEINEL TRAILER PARK	15,099,975.64 15,099,975.64	15,900,100.00 15,900,100.00	20 20
14	CHUGIAK TERRACE	13,271,129.72 13,271,129.72	13,337,900.00 13,337,900.00	13 13
15	HEWY MOBILE HOME PARK	19,139,850.94 19,139,850.94	19,466,350.00 19,466,350.00	30 30
16	LAKEVIEW TRAILER PARK	12,944,335.91 12,944,335.91	12,889,950.00 12,889,950.00	1 1
17	BERGSTADT TRAILER PARK	14,123,592.92 14,123,592.92	19,165,500.00 19,165,500.00	4 4
18	RIVERVIEW M. H. PARK	11,312,820.01 11,312,820.01	11,332,177.00 11,332,177.00	30 30

04/17/84 05:50:56

SUMMARY OF MOBILE HOME PARKS ACTIVE LOANS PURCHASED THRU 4/10/84

PAGE 3

PARK NUMBER	PARK NAME	UNPAID PRINCIPAL BALANCE	ORIGINAL LOAN AMOUNT	COUNT
19 19	COLUMBIA MOBILE HOME PARK	\$723,152.54 \$723,152.54	\$746,250.00 \$746,250.00	24 24
20 20	EILSON MOBILE HOME PARK	\$94,797.31 \$94,797.31	\$100,150.00 \$100,150.00	4 4
21 21	GOLDRUSH ESTATES	\$2,313,650.53 \$2,313,650.53	\$2,378,501.00 \$2,378,501.00	73 73
22 22	LAKVIEW MOBILE HOME PARK	\$2,682,294.71 \$2,682,294.71	\$2,752,973.00 \$2,752,973.00	99 99
23 23	NELSON ROAD MOBILE HOME PARK	\$35,945.78 \$35,945.78	\$36,250.00 \$36,250.00	1 1
24 24	RAINBOW VALLEY MOBILE HOME PARK	\$743,888.62 \$743,888.62	\$762,071.00 \$762,071.00	26 26
25 25	TANANA TRAILER COURT	\$179,434.10 \$179,434.10	\$208,550.00 \$208,550.00	11 11
26 26	TOWNE AND COUNTRY MOBILE HOME COURT	\$851,503.23 \$851,503.23	\$884,265.00 \$884,265.00	27 27
27 27	GLACIER VIEW TRAILER COURT	\$1,613,024.60 \$1,613,024.60	\$1,654,205.00 \$1,654,205.00	49 49

04/17/84 05140156

MISUMMARY1 --- SUMMARY OF MOBILE HOME PARKS ACTIVE LOANS PURCHASED THRU 4/10/84

PAGE 4

PARK NUMBER	PARK NAME	UNPAID PRINCIPAL BALANCE	ORIGINAL LOAN AMOUNT	COUNT
28 28	KODZOFF ACRES TRAILER PARK	\$167,333.03 \$167,333.03	\$205,050.00 \$205,050.00	10 ¢ 10 ¢¢
29 29	LEMON CREEK MANOR MOBILE HOME PARK	\$1,667,325.63 \$1,667,325.63	\$1,722,500.00 \$1,722,600.00	53 ¢ 53 ¢¢
30 30	MOBILE HAVEN	\$454,967.77 \$454,967.77	\$498,600.00 \$498,600.00	24 ¢ 24 ¢¢
31 31	SPRUCEWOOD MOBILE HOME PARK	\$737,597.50 \$737,597.50	\$784,950.00 \$784,950.00	35 ¢ 35 ¢¢
32 32	SWITZER VILLAGE MOBILE HOME PARK	\$3,060,554.64 \$3,060,554.64	\$3,196,084.00 \$3,196,084.00	113 ¢ 113 ¢¢
33 33	THUNDER MT. MOBILE HOME PARK	\$360,437.50 \$360,437.50	\$376,400.00 \$376,400.00	17 ¢ 17 ¢¢
34 34	ANCHOR COURT	\$136,495.73 \$136,495.73	\$139,350.00 \$139,350.00	7 ¢ 7 ¢¢
35 35	BEACH CREST MOBILE HOME PARK	\$208,187.99 \$208,187.89	\$217,350.00 \$217,350.00	10 ¢ 10 ¢¢
36 36	BERG MOBILE HOME PARK	\$39,736.45 \$39,736.45	\$39,400.00 \$39,400.00	1 ¢ 1 ¢¢

04/17/84 05:40:56

SUMMARY OF MOBILE HOME PARKS ACTIVE LOANS PURCHASED THRU 4/10/84

PAGE 5

PARK NUMBER	PARK NAME	JUPAID PRINCIPAL BALANCE	ORIGINAL LOAN AMOUNT	COUNT
37 37	M. J. DEV. CO., INC.	\$43,912.40 \$43,912.40	\$42,150.00 \$42,150.00	2 2
34 38	MOUNTAIN VIEW COURT	\$767,242.26 \$767,242.26	\$819,760.00 \$819,760.00	31 31
39 39	RIDGEWOOD MOBILE HOME PARK	\$234,492.87 \$204,492.87	\$216,603.00 \$216,603.00	9 8
40 40	ALASKA PACIFIC TRAILER COURT	\$177,006.15 \$177,006.15	\$184,700.00 \$184,700.00	5 5
41 41	COVE TRAILER COURT	\$27,445.84 \$27,445.84	\$35,150.00 \$35,150.00	2 2
42 42	JACKSON MOBILE HOME PARK	\$1,025,379.33 \$1,025,379.33	\$1,053,699.00 \$1,063,699.00	32 32
43 43	MILL BAY COURT AND APARTMENTS	\$34,658.11 \$34,658.11	\$37,900.00 \$37,900.00	2 2
44 44	SPIRCE COURT OF KODIAK	\$97,829.00 \$97,829.00	\$101,200.00 \$101,200.00	4 4
45 45	FORT MAGILL MOBILE HOME PARK	\$230,718.26 \$230,718.26	\$239,250.00 \$239,250.00	13 10

04/17/94 08:40:56

SUMMARY OF MOBILE HOME PARKS ACTIVE LOANS PURCHASED THRU 4/10/84

PAGE 6

PARK NUMBER	PARK NAME	UNPAID PRINCIPAL BALANCE	ORIGINAL LOAN AMOUNT	COUNT
46	TOWNE TRAILER PARK	\$52,024.06	\$53,200.00	2
46		\$52,026.06	\$53,200.00	2
48	AFTON CONNS TRAILER COURT	\$64,383.13	\$69,950.00	3
48		\$64,383.13	\$69,950.00	3
49	ARROWHEAD COURT	\$159,982.53	\$172,200.00	8
49		\$159,982.53	\$172,200.00	8
50	CHANNEL VIEW MOBILE HOME PARK	\$112,990.17	\$116,750.00	4
50		\$112,990.17	\$116,750.00	4
51	FOREST SERVICE EMPLOYEES MOBILE HOME PK	\$33,468.79	\$46,200.00	3
51		\$33,468.79	\$46,200.00	3
52	HAVEN MOBILE COURT	\$73,650.00	\$73,650.00	3
52		\$73,650.00	\$73,650.00	3
53	STARCAVIN TRAILER COURT	\$167,143.29	\$192,150.00	8
53		\$167,143.29	\$192,150.00	8
54	ASPEN PARK	\$207,561.08	\$215,600.00	11
54		\$207,561.08	\$215,600.00	11
55	RIVER TERRACE MOBILE HOME PARK	\$273,638.60	\$291,450.00	11
55		\$273,638.60	\$291,450.00	11

04/17/84 06140156

MHSUMMARY1 --- SUMMARY OF MOBILE HOME PARKS ACTIVE LOANS PURCHASED THRU 4/10/84

PAGE 7

PARK NUMBER	PARK NAME	PAID PRINCIPAL BALANCE	ORIGINAL LOAN AMOUNT	COUNT
56 56	VISTA DEL SOL	\$39,162.98 \$39,162.98	\$41,300.00 \$41,300.00	2 * 2 **
57 57	ALLIED MOBILE PARK (JHS)	\$273,316.17 \$273,316.17	\$291,300.00 \$291,300.00	16 * 16 **
58 58	BAYPORT	\$17,606.03 \$17,606.03	\$18,500.00 \$18,500.00	1 * 1 **
59 59	JOHNSON TRAILER COURT	\$9,492.34 \$9,492.34	\$10,900.00 \$10,900.00	1 * 1 **
61 61	INDIAN HILLS TRAILER PARK	\$35,814.96 \$35,814.96	\$38,000.00 \$38,000.00	1 * 1 **
62 62	WILDWOOD MOBILE HOME COURT	\$457,634.26 \$457,634.26	\$477,485.00 \$477,485.00	22 * 22 **
63 63	VALLEY COURT	\$186,366.83 \$186,366.83	\$197,716.00 \$197,716.00	10 * 10 **
64 64	CLARKS TRAILER COURT	\$43,301.41 \$43,301.41	\$46,400.00 \$46,400.00	2 * 2 **
65 65	SPRUCE CAPE TRAILER COURT & RENTALS	\$34,654.29 \$34,654.29	\$38,900.00 \$38,900.00	2 * 2 **