

RESOLUTION 76-41A

RESOLUTION ADOPTING 1976-1977
FISCAL YEAR BUDGET

WHEREAS, The Agency fiscal year begins July 1, 1976; and

WHEREAS, Section 41312 of the Health and Safety Code directs that the President shall prepare an annual budget to be reviewed by the Secretary of the Business and Transportation Agency and the Director of Finance at least 90 days prior to the close of the fiscal year; and

WHEREAS, in December 1975, the Acting President presented to the Board of Directors and the Secretary of the Business and Transportation Agency a Budget projection for the period including FY 1976-1977; and

WHEREAS, at a meeting of the Board of Directors of the Agency on August 17, 1976, a more formal budget for the period FY 1976-1977 was presented to the Board of Directors; and

WHEREAS, recent income and program changes have resulted in revised budget projections, and

WHEREAS, the Acting President has prepared such appropriate revisions to the budget as presented on August 17, 1976, and

WHEREAS, Section 41312 also directs that the Chairperson shall present a budget for adoption by the Board of Directors with their comments, and

WHEREAS, such revised budget for FY 1976-1977 was presented to the Board of Directors at their meeting on October 27, 1976

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors:

- (1) The revised proposed budget for FY 1976-77 as presented to the Board of Directors at their meeting on October 27, 1976, is hereby adopted.
- (2) A copy of the adopted Budget shall be attached to this Resolution and certified as official by the CHFA Secretary.

I hereby certify that this is a true and correct copy of Resolution 76-41A adopted at a duly constituted meeting of the Board of Directors of the California Housing Finance Agency held on October 27, 1976.

Attest


Stuart Honse
Secretary

CALIFORNIA HOUSING FINANCE AGENCY
 FY 1976-1977

BUDGET

Revenue

Mortgage Purchase 1/

Application Fees (.1%) (10/15/76) 2/
 Commitment Fees (1%) 3/
 Delivery Fees (2%) 4/
 Mortgage Delivery Dates: 7/

2/1/77	--	15 million	
3/1/77	--	15 million	
4/1/77	--	15 million	
5/1/77	--	15 million	
6/1/77	--	15 million	
			<u>Fees 5/</u>
			\$285,000
			285,000
			285,000
			285,000
			285,000

\$ 90,000

Fees
 Mortgage Purchase

\$1,425,000
\$1,515,000

Direct Lending 8/

Application Fees 9/
 Loan Origination Fees (1-1/2%) 10/

12/1/76	--	15 million
1/1/77	--	15 million
2/1/77	--	15 million
4/1/77	--	15 million
5/1/77	--	10 million

Interest to 6/30/77
 \$ 65,625

\$ 15,000
 \$ 750,000

56,250
 46,875
 28,125
 12,500

Interest
 Direct Lending

\$ 209,375
\$ 974,375

Investment Income

5,000,000 Insurance Reserve Fund

\$ 125,000

Neighborhood Preservation 11/ \$ 110,000

Application Fees (1%) 2/
Commitment Fees (1%) 3/
Delivery Fees (2%) 6/
Mortgage Delivery Dates: 12/

4/1/76 -- 7.5 million
5/1/76 -- 7.5 million
6/1/76 -- 7.5 million
11.25 million

Fees
Mortgage Purchase

Fees
\$132,000
132,000
132,000
197,000

\$ 593,000
\$ 703,000

Investment Income

5,000,000 Rehabilitation Insurance Reserve Fund

\$ 250,000

Total Income

\$3,567,375

Expenses

Personnel

Full-Time Support
Indirect (Admin.)

Neighborhood
Preservation

\$104,677
170,419
158,451

Direct
Lending

\$180,464
170,419
158,451

Mortgage
Purchase

\$ 30,564
37,872
35,212

Consultants and Benefits

\$137,868

\$137,868

\$ 30,649

Program Personnel Costs

\$571,415

\$647,202

\$134,297

Salaries
Special Consultants
Benefits (.18%)

\$1,046,529
100,000
206,385

Total Personnel Costs

\$1,352,914

Operating

1. Rent
2. Telephone
3. Travel:
Cars

\$ 140,000
60,000

- In-State Per Diem and Air Fare
- Out-of-State
Board of Directors
4. Consulting:
Accounting
Legal
Financial
Computer

35,000
150,000
42,000
15,000
65,000
150,000
65,000
25,000

5. General Expense

Rentals:

Furniture
Xerox, Telecopier
Computer
Rooms and Other
Supplies, Materials, Maintenance
Printing, Mailing, Shipping
Advertising, Press Service
Moveable Equipment Purchase
Fixed Equipment and Furniture Purchase
Miscellaneous

Total Operating Costs

Total Expenses

\$ 40,000
30,000
20,000
12,000
60,000
65,000
20,000
45,000
57,000
50,000

\$1,146,000

\$2,498,914

NOTES TO BUDGET

- 1/ There will be one \$100 million bond issue in October 1976: \$90.5 million will be used for mortgage loans; \$8 million for bond reserve fund; \$400,000 will be capitalized interest, used to pay negative arbitrage, the net savings, if any, will not be available until 1/1/78; \$500,000 will be used for a 30-day float (the time between due bond payments and received mortgage payments); \$100,000 will be used to cover the cost of issuance, including legal fees.
- 2/ Application fees are paid by mortgage lenders prior to bond issue.
- 3/ Commitment fees are paid by mortgage lenders when they are notified of amount of mortgages the Agency will purchase from them. This fee is held against nondelivery and is shown in the budget as income when the mortgages are estimated to be delivered.
- 4/ Delivery fees total 2 percent. 1 percent will be held in a reserve fund. 1 percent will be available for expenses as the mortgages are delivered to the Agency by the mortgage lender. The Agency will either pay or deduct a premium for loans made in Neighborhood Preservation areas.
- 5/ For the purpose of this series, the Neighborhood Preservation premium has been estimated to be 1/10 of 1 percent.
- 6/ For the purposes of this series, the Neighborhood Preservation premium has been estimated to be .25 of 1 percent.
- 7/ An evenly distributed delivery of mortgages over a six-month period beginning in January has been projected.
- 8/ \$75 million in bond anticipation note closings and \$50 million in real estate loan closings have been projected during the fiscal year.
- 9/ Direct lending application fees are \$200 per application.
- 10/ Loan origination fees of 1-1/2 percent are due at mortgage loan closings.

11/ There are estimated to be 4 series within the fiscal year. Mortgage Purchase issue of \$55 million in January; Mortgage Purchase issue of \$75 million in April; Title I issue of \$20 million in January; Mortgage-Backed bond issue in February. Income is projected from the January Mortgage Purchase series only. The other series are either too late in the year or too uncertain to project income.

12/ An evenly distributed delivery of \$50 million mortgages over a six-month period beginning in April has been projected.

ADMINISTRATION
(Sacramento)

<u>Position</u>	<u>Months</u>	<u>Salary</u>	<u>Total</u>
President	6	3617	21,702
Administrative Assistant	12	2250	27,000
Executive Officer	7	2250	15,750
Executive Vice President	6	3125	18,750
Vice President and General Counsel	12	2917	35,004
Deputy General Counsel	6	2484	14,784
Investment Officer	6	2083	12,498
Controller	7	2755	19,285
Staff Counsel	11	2261	24,871
Legal Counsel	10	1705	17,050
Legal Counsel	6	1705	10,230
Legislative Specialist	12	1250	15,000
Associate Governmental Program Analyst	12	1744	20,928
Accountant	12	1100	13,200
Secretary II	6	1232	7,392
Secretary I	6	1025	6,150
Secretary I	10	1124	11,240
Legal Stenographer	6	1025	6,150
Legal Stenographer	6	1025	6,150
Stenographer	5	970	4,850
Stenographer	12	970	11,640
Stenographer	5	850	4,250
Clerk Typist	12	850	10,200
Stenographer	7	970	6,790
Plack	7	1607	11,250

MORTGAGE PURCHASE

<u>Position</u>	<u>Months</u>	<u>Location</u>	<u>Salary</u>	<u>Total</u>
Secondary Market Officer	9	Los Angeles	2426	21,834
Stenographer	9	Los Angeles	970	8,730

NEIGHBORHOOD PRESERVATION

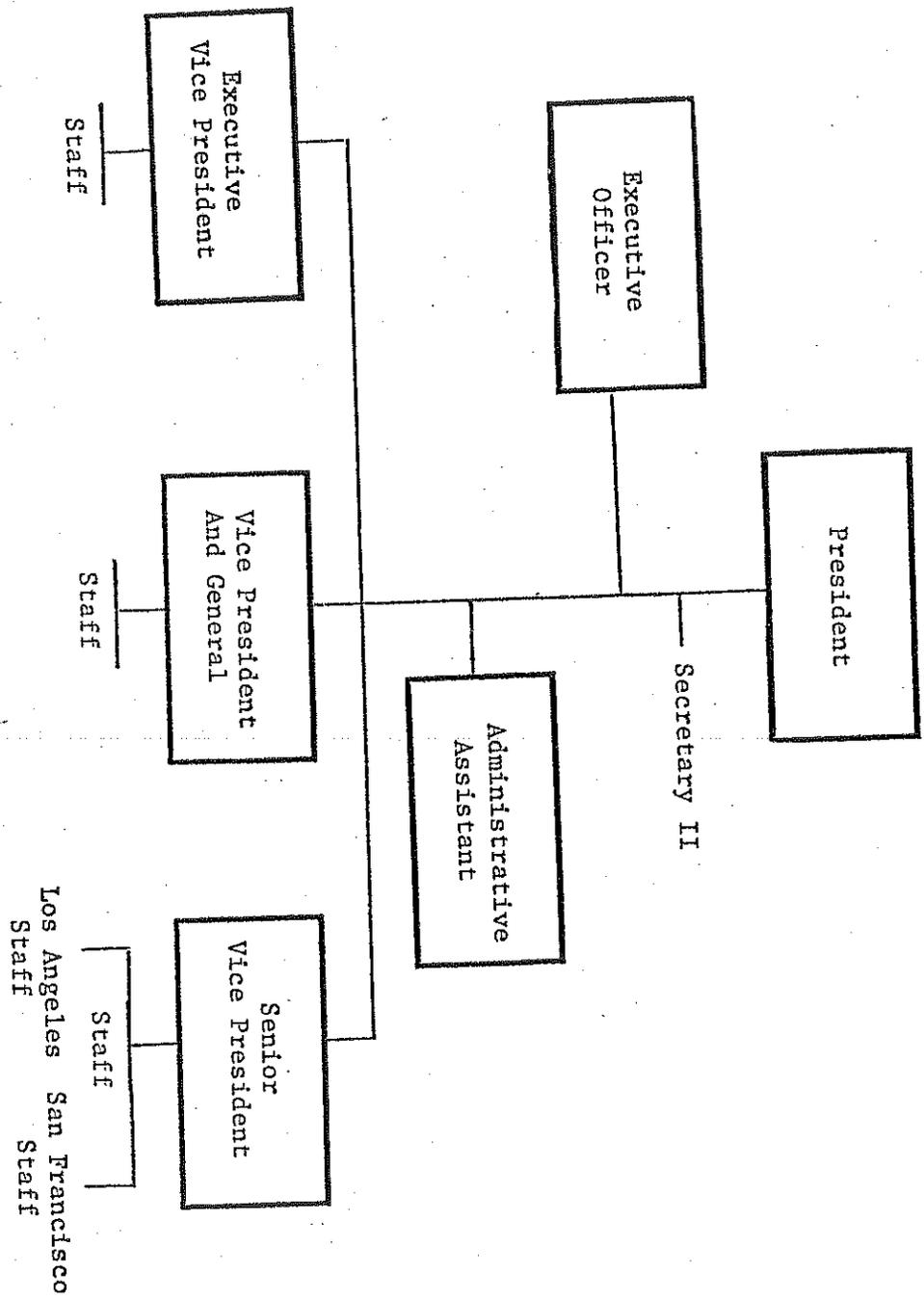
<u>Position</u>	<u>Months</u>	<u>Location</u>	<u>Salary</u>	<u>Total</u>
Vice President	9	Los Angeles	2666	23,994
Local Government Officer	7	San Francisco	2333	16,331
Associate Government Officer	7	Los Angeles	1744	12,208
Associate Government Officer	7	Los Angeles	1744	12,208
Associate Government Officer	7	San Francisco	1744	12,208
Associate Government Officer	7	San Francisco	1744	12,208
Stenographer	9	Los Angeles	920	8,730
Stenographer	7	Los Angeles	920	6,790

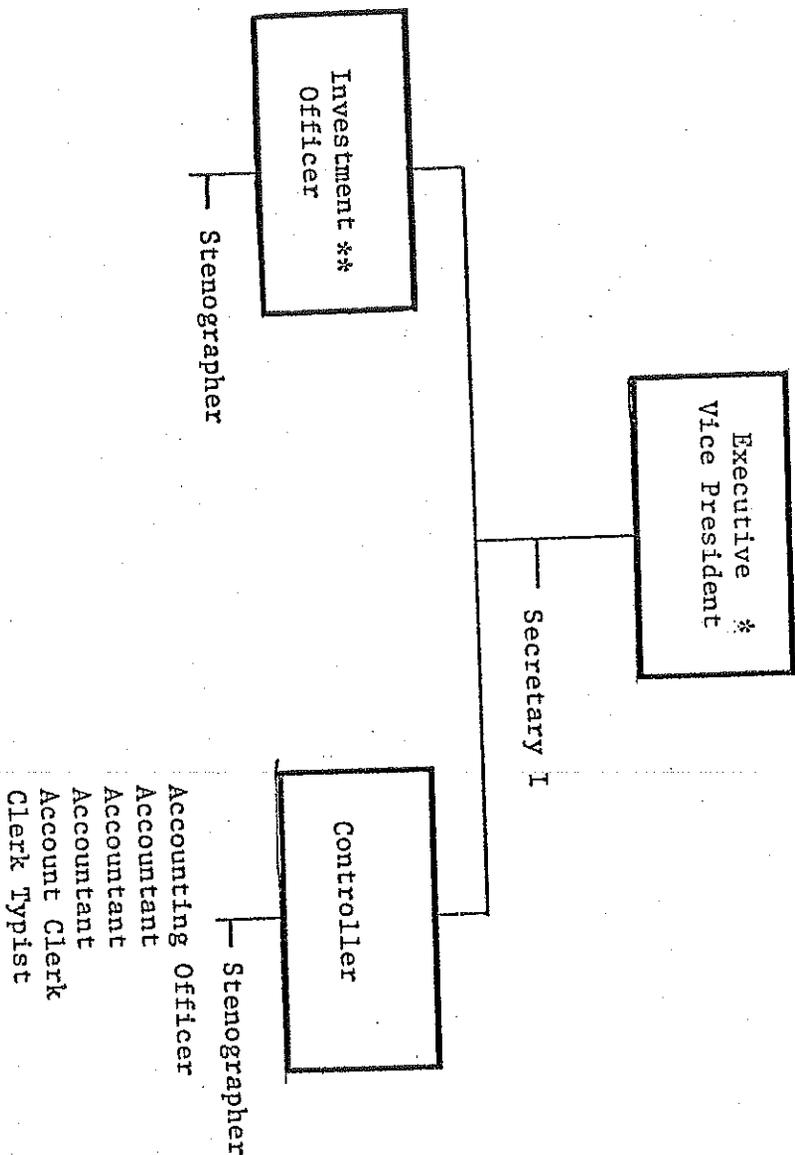
DIRECT LENDING

<u>Position</u>	<u>Months</u>	<u>Location</u>	<u>Salary</u>	<u>Total</u>
Vice President	12	San Francisco	2666	31,992
Associate Mortgage Officer	7	Los Angeles	2426	16,982
Associate Mortgage Officer	7	San Francisco	2426	16,982
Field Services Officer	12	San Francisco	2426	29,112
Design Officer	12	San Francisco	2105	25,260
Property Management Officer	4	Los Angeles	2083	8,332
Associate Property Management Officer	3	San Francisco	1744	5,232
Development Control Officer	12	Los Angeles	2426	29,112
Stenographer	12	San Francisco	970	11,640
Stenographer	6	San Francisco	970	5,820

OPERATIONAL SUPPORT

<u>Position</u>	<u>Months</u>	<u>Location</u>	<u>Salary</u>	<u>Total</u>
Senior Vice President	12		3125	37,500
Design Officer	12	Los Angeles	2105	25,260
Associate Design Officer	12	Los Angeles	1744	20,928
Associate Design Officer	12	San Francisco	1744	20,928
Appraiser	12	San Francisco	1744	20,928
Appraiser	7	San Francisco	1744	12,208
Cost Estimator	12	Los Angeles	1744	20,928
Mortgage Subsidy Officer	12	San Francisco	1510	18,120
Affirmative Action Officer	7	Los Angeles	1674	11,718
Affirmative Action Officer	7	San Francisco	1674	11,718
Relocation Officer	7	San Francisco	1510	10,570
Relocation Officer	7	San Francisco	1510	10,570
Field Inspector	7	Los Angeles	1510	10,570
Field Inspector	6	San Francisco	1744	10,464
Field Inspector	6	San Francisco	1744	10,464
Field Inspector	4	San Francisco	1744	6,976
Field Inspector	4	Los Angeles	1744	6,976
Accounting Officer	7	Los Angeles	2200	15,400
Accountant	7		1744	12,208
Accountant	7		1744	12,208
Accountant	7		1100	7,700
Accountant Clerk	7		1100	7,700
Mortgage Analyst	12	Sacramento	1100	13,200
Mortgage Analyst	9	Los Angeles	1100	9,900
Mortgage Analyst	3	San Francisco	1100	3,300
Secretary I	12		1124	13,488
Stenographer	6		970	5,820
Stenographer	12		970	11,640
Stenographer	12		970	11,640
Receptionist Typist	7	Los Angeles	850	5,950





* Secretary to the Bond Credit Committee
 ** Staff to Bond Credit Committee

Vice President
and
General Counsel

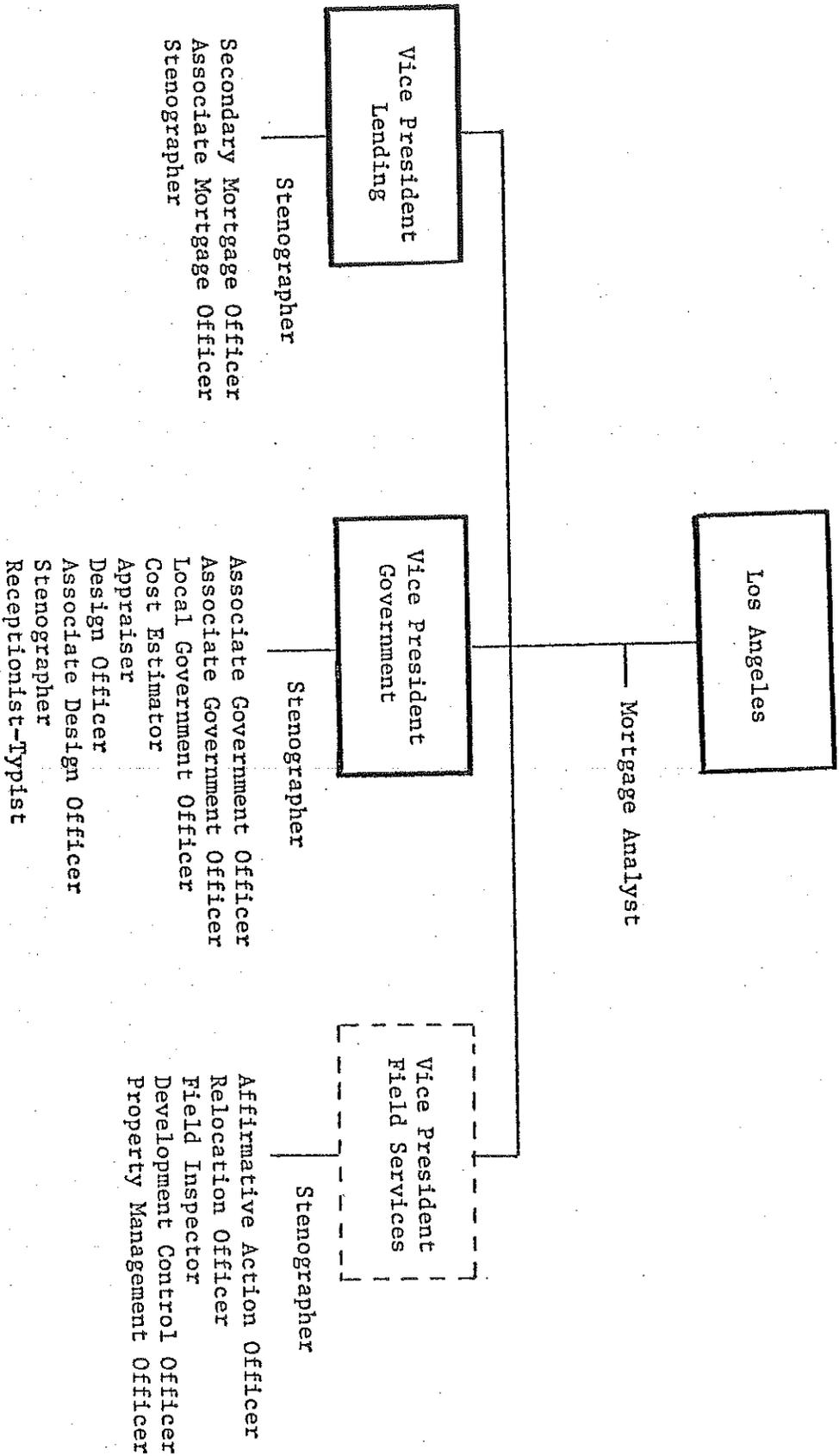
Secretary I

Deputy General Counsel
Staff Counsel
Legal Counsel
Legal Counsel
Legislative Specialist
Legal Stenographer
Legal Stenographer
Legal Stenographer
Stenographer

Executive
Officer

Stenographer

Associate Governmental Program Analyst
Flack



Los Angeles

Mortgage Analyst

Vice President Lending

Stenographer

Secondary Mortgage Officer
Associate Mortgage Officer
Stenographer

Vice President Government

Stenographer

Associate Government Officer
Associate Government Officer
Local Government Officer
Cost Estimator
Appraiser
Design Officer
Associate Design Officer
Stenographer
Receptionist-Typist

Vice President Field Services

Stenographer

Affirmative Action Officer
Relocation Officer
Field Inspector
Development Control Officer
Property Management Officer

