

COMPREHENSIVE ANNUAL DEBT REPORT



*Fiscal Year Ended June 30, 2016
San José, California*

**City of San José
California**

**25th Comprehensive
Annual Debt Report**



Fiscal Year Ended June 30, 2016

Prepared by
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**25th Comprehensive Annual Debt Report
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Fire Department
Housing Department
Library Department
Norman Y. Mineta San José International Airport
Parks, Recreation & Neighborhood Services Department
Police Department
Public Works Department
Successor Agency to the Redevelopment Agency
Transportation Department

**CITY OF SAN JOSE
COMPREHENSIVE ANNUAL DEBT REPORT
FISCAL YEAR ENDED JUNE 30, 2016**

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November 22, 2016

HONORABLE MAYOR AND CITY COUNCIL

**THE COMPREHENSIVE ANNUAL DEBT REPORT
OF THE CITY OF SAN JOSE**

I am pleased to present the 25th Comprehensive Annual Debt Report for the City of San José (the “Annual Debt Report”) for the fiscal year (“FY”) ended June 30, 2016. The Annual Debt Report is submitted for review and approval by the City Council in accordance with the City’s Debt Management Policy that was originally approved by the City Council on May 21, 2002 and has been amended several times with the most recent amendments approved on June 9, 2015. This Annual Debt Report covers FY 2015-16 and discusses the activities undertaken and managed by the Debt Management Program, a program within the Treasury Division of the Finance Department. The major sections in the Annual Debt Report include:

- Overview of the City’s Debt Management Program
- Summary of Recent Debt Issuance Activity
- Discussion of Key Debt Administration Tasks
- Review of the City’s Outstanding Debt Portfolio

In addition, the Annual Debt Report includes a glossary to help guide the reader in understanding municipal finance terms.

The discussions of debt management activities in the Annual Debt Report pertain to activities managed by the City’s Debt Management Program and the section of the Annual Debt Report pertaining to the City’s outstanding debt portfolio includes all debt issued by the City of San José, City of San José Financing Authority (the “Authority”), the former Redevelopment Agency of the City of San José (the “Agency”) and the San José-Santa Clara Clean Water Financing Authority.

Debt Management staff is responsible for managing the debt issuance process for all external borrowings in which the City participates. Pursuant to California State Law, redevelopment agencies were dissolved with ABX1 26 effective February 1, 2012. It should be noted that effective April 16, 2013, the City’s Director of Finance was appointed by the Board of the Successor Agency to the Redevelopment Agency of the City of San José (“SARA”) to serve as SARA’s Chief Financial Officer. During FY 2013-14 administration of debt previously issued by the Agency was transitioned to staff in the

City's Finance Department, with some continued assistance from SARA staff. This transition assistance continued in FY 2015-16.

In addition to the activities and programs described above, the Annual Debt Report includes a review of Debt Management Policies, rating agency relations and credit maintenance issues, and a discussion of legislative and regulatory issues.

DEBT MANAGEMENT ACTIVITIES

Debt issuance is a key component of the Debt Management staff activities. As illustrated in the graph on page two, FY 2015-16 activities reflected debt issuance totaling over \$198 million. This includes a \$100 million tax and revenue anticipation note, and \$98 million of conduit multi-family housing revenue obligations.

The City continues to maintain high general credit ratings from all three national rating agencies. In April 2016, Moody's Investors Service ("Moody's") affirmed the City's general obligation rating of Aa1 with a stable outlook. In August 2016, Fitch Ratings ("Fitch") affirmed the City's general obligation rating of AA+ with a stable outlook. Standard & Poor's ("S&P") last reviewed the City's general obligation rating in December 2013 and affirmed the AA+ rating with a stable outlook.

The ratings reflect the diversity of the local economy anchored by a strong technology presence, sound financial operations as well as strong budgetary practices. Overall, the maintenance of these ratings translates to significant interest cost savings in the City's debt program, which in turn benefit the taxpayers of the San José community.

In addition to providing the core debt management services of debt issuance, market disclosure, bank contract compliance reporting, budgeting and forecasting, debt service invoice processing, funds' management, accounting, and professional services procurements, a significant amount of Debt Management staff resources were devoted to providing financial advisory services to numerous citywide projects during FY 2015-16. These projects included:

- 10-year Capital Funding Strategy for the Regional Wastewater Facility;
- Active participation in the management of SARA operations and financial budgeting, reporting and accounting;
- Performing financial analyses associated with the prepayment of annual employer retirement contributions;
- Analysis of energy conservation and sustainability measure financing; and
- RFP for SARA Financial Advisor Services.

The Debt Management Program work plan for FY 2016-17 anticipates a major focus on refunding significant portions of the debt portfolio. Work plan efforts include reviewing alternatives for refinancing existing General Obligation, Lease Revenue, Airport and SARA debt. Total new money debt issuance for the City and its related entities in FY 2016-17 is estimated at approximately \$170 million; total refunding debt issuance for General Airport Revenue Bonds is estimated in the amount of \$700 million, together

totaling approximately \$870 million in debt issuance in the FY 2016-17. Significant work effort is expected on refunding analysis and structuring for the entire SARA debt portfolio with a bond sale later in calendar year 2017. This issuance activity is in addition to administration of the existing debt portfolio of over \$4.9 billion outstanding as of June 30, 2016. The outstanding portfolio consists of 111 series of bonds (including 48 series of multifamily housing revenue bonds), plus two commercial paper programs, five loans, and one lease-purchase agreement, as issued and entered into by the City, the City's related entities, and the former Agency.

Additional projects for FY 2016-17 include, but are not limited to continued efforts in the development of a long-range financing plan for the 10-year, \$1.4 billion capital improvement plan for the Regional Wastewater Facility. Other debt management work efforts include the review of strategies to prepay the City's annual employer retirement contributions; continued assessment of private activity at tax-exempt financed facilities; and implementation of a comprehensive disclosure policy.

ACKNOWLEDGMENTS

The preparation of this Annual Debt Report represents the culmination of a concerted team effort led by the Finance Department's Debt Management staff as well as special assistance and support from key departments and offices throughout the City. Of particular note is the ongoing collaboration and support between the Finance Department and the City Attorney's Office. The support received from the City Attorney's Office cannot be overlooked and is integral to the success of the City's Debt Management program. In addition, City departments who have participated in partnership with the Debt Management program should be recognized for responding so positively to the requests for detailed information that are required for every debt issuance, as well as for the information they provide to the Debt Management staff for the ongoing management and monitoring of the City's outstanding debt portfolio. The City's financial advisors and bond counsels are acknowledged for providing a significant contribution to the City's success in its Debt Management program, especially for the role they have played in helping to secure and maintain the City's excellent bond ratings.

Finally, I wish to express my sincere appreciation to the Mayor, City Council, and the City Manager for providing leadership, policy direction, and support in guiding the City to a secure, strong financial condition. Their leadership ensures that necessary financial resources can be available to provide capital facilities and affordable housing to our community.

Respectfully submitted,



JULIA H. COOPER
Director of Finance



I. OVERVIEW

The Overview section of the Annual Debt Report includes a discussion of the Debt Management Program, Review of Debt Management Policies, Rating Agency Relations and Credit Maintenance, and Legislative and Regulatory Issues.

The Annual Debt Report does not include discussions on the City's obligations related to pension and other postemployment benefits. For details relating to pension and OPEB unfunded liabilities, please refer to "Defined Benefit Retirement Plans" section of the Comprehensive Annual Financial Report for the City of San José for the fiscal year ended June 30, 2016.

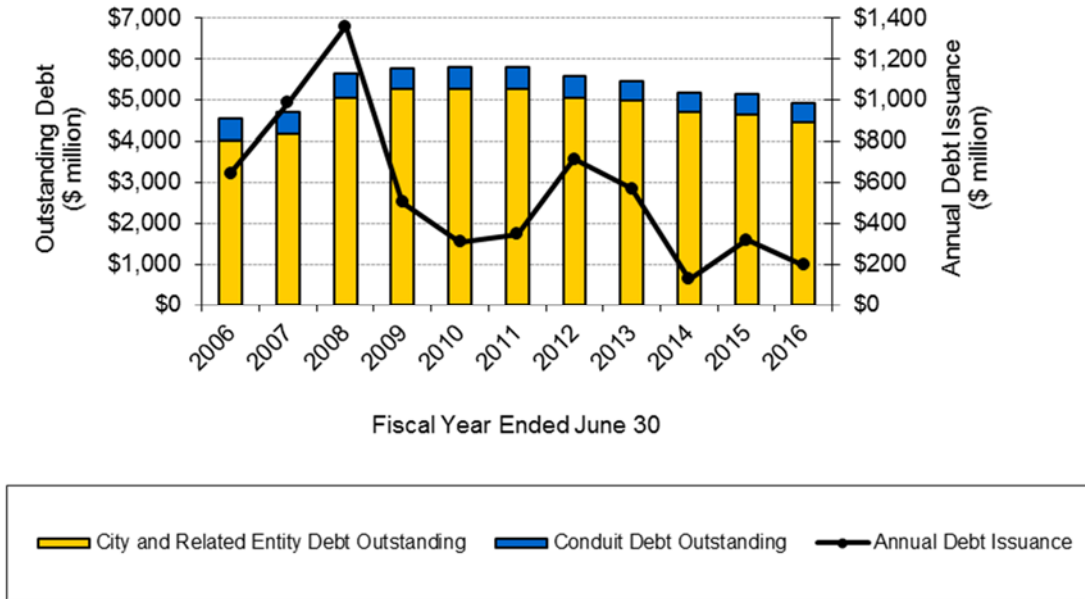
A. Debt Management Program

This section of the report provides an overview of debt issuance, debt administration, and debt management projects for FY 2015-16 and projects that have been completed, are currently underway, or are planned for FY 2016-17.

1. Debt Issuance

Debt Management, a program within the Treasury Division of the Finance Department, is responsible for managing the debt issuance process for all City borrowings. FY 2015-16 debt issuance totaled \$198 million, composed of a \$100 million tax and revenue anticipation note ("TRAN"), and \$98 million of conduit multi-family housing revenue obligations. The Debt Management Program work plan for FY 2016-17 includes total debt issuance estimated at \$170 million. Of that amount, \$100 million in TRAN was issued and \$60 million in multi-family housing revenue obligations is in progress. Remaining debt to be issued in FY 2016-17 include \$1.2 million in commercial paper for water meter replacements and \$7.5 million in commercial paper for energy efficiency projects. Additionally, Debt Management will oversee the issuance of approximately \$700 million of General Airport Revenue Refunding Bonds in Spring 2017. Debt Management is also actively reviewing refinancing alternatives for outstanding General Obligation Bonds and City of San José Financing Authority Lease Revenue Bonds, as well as debt issued by or on behalf of the former Redevelopment Agency. The following graph illustrates the size of the City's debt portfolio and the dollar volume of debt issued in each of the last ten years. In the last few years the focus has been on refunding of debt, not issuance of new debt.

City Debt Portfolio and Debt Issuance History
FY 2005-06 through FY 2015-16



2. Debt Administration

After debt issuance, the Debt Management staff is responsible for administering the debt portfolio. As part of the City’s statutory compliance program, the Special Tax Annual Report (required by State law) has been incorporated into this Annual Debt Report as Appendix E. Section III of this report (“Debt Administration”) provides a detailed discussion of debt administration tasks performed by Debt Management staff.

3. Debt Management Projects

In addition to debt issuance and administration, Debt Management staff serve in a financial advisory role to other City departments to assist in the review of capital funding options. Various projects and administrative efforts are described below.

a. Projects in FY 2015-16

Tax and Revenue Anticipation Note (TRAN) Bank Provider Renewal – The prior three-year selection of Bank of America to be the TRAN provider was set to expire in June 2016. The Debt Management staff issued a Request for Proposal (“RFP”) in March 2016. The City sought bids from commercial banks on one or more flexible financing structures that would provide the City with funds to meet its 2016-17 cash flow needs. Additional requirements included the ability to draw on the loan in one or more tranches and repay the loan in one or more tranches within a fiscal year. Based on the overall value of its proposal, the City selected Bank of America as provider for the next three-year period.

Financial Management and Transition of the Redevelopment Agency – Assisted the City Manager's Office, Housing Department and the SARA and assumed a lead role in evaluating SARA's financial condition related to its ability to pay current and future enforceable obligations including senior and subordinate debt obligations. The final transition of financial management of the SARA into the Finance Department occurred in FY 2014-15. During FY 2015-16, the Finance Department continued its active management and oversight of the financial operations of the SARA, including preparation of the semi-annual and annual Recognized Obligation Payment Schedules (ROPS) and arbitrage calculations.

Renewal/Replacement/Reduction of Letters of Credit and Direct Placement for Variable-Rate Debt – Staff completed the following work in FY 2015-16:

- CSJFA Lease Revenue Commercial Paper – Extension of LOC Facilities - In July 2015, after a market review facilitated by Public Resources Advisory Group, the City's general financial advisor, and negotiations with the banks, the Finance Department elected to extend the Letter of Credit (LOC) facilities with State Street Bank and U.S. Bank as joint providers (each providing 50%) to support the CSJFA Lease Revenue CP Program for an additional three years beyond the August 28, 2015 expiration date. The LOC fee under each LOC was reduced to 0.52% from 1.30% beginning on August 28, 2015 through the subsequent execution of the three-year extensions until November 30, 2018.
- Airport Commercial Paper – Reduction of Stated Amount of Letter of Credit ("LOC") – On September 8, 2015, City directed U.S. Bank National Association, as Issuing & Paying Agent to the City of San José for the Airport Commercial Paper program, to decrease the stated amount of the letter of credit established by Barclays Bank PLC (the "Bank") from \$60 million in capacity to \$38 million in capacity. The reduction in the LOC amount more accurately reflects the current outstanding CP balance of \$37.9 million and Airport's future need for short-term capital funds.

Regional Wastewater Facility Capital Improvement Plan Financing - The Environmental Services Department ("ESD"), acting in the lead role for the City in its capacity as co-owner and administering agent of the Regional Wastewater Facility ("RWF"), embarked upon a Master Capital Improvement Program ("CIP") that will rehabilitate and modernize a substantial portion of the facility for an estimated cost of approximately \$1.4 billion over 10 years (estimated total cost of facility completion is \$2.1 billion). Debt Management staff actively engaged with ESD and its consultants in evaluating the financing needs for the RWF and the impact on the RWF owner cities of San José and Santa Clara, and tributary agency customers. The development and execution of a financing plan is a significant, multi-year and multi-faceted work effort for the Finance Department and Debt Management staff. In October 2015, City Council authorized the City Manager to apply for a Clean Water State Revolving Fund Loan ("SRF"), administered by the State Water Resources Control Board ("Control Board"), for the purpose of providing low cost funds for the first phase of the Digester and Thickener project in the amount of \$83 million. Award has not yet been granted by the Control Board and dialogue continues with the

Control Board. The City will continue to pursue SRF Loans for future eligible RWF CIP projects identified in the 10-year CIP.

Energy Conservation Project Financings - In 2014, the City entered into an agreement with Chevron Energy Solutions (now OpTerra Energy Services) to administer the design, engineering, acquisition, and installment of certain energy conservation measures including the conversion of streetlights to LED lights with adaptive controls. The City entered into a \$19.3 million taxable lease with Banc of America Public Capital Corp ("BAPCC") to finance the acquisition and installation of energy conservation equipment at City-owned facilities including community centers, pools, joint community centers/libraries, the South Service Yard, the Museum of Art, and, most significantly, for the replacement of streetlights. Due to unanticipated cost increases of the streetlight replacement project, most of the proceeds of the taxable Lease were expended on streetlights. In lieu of entering into subsequent agreements with BAPCC or one of its affiliates, in June 2016 the City Council approved the issuance of Commercial Paper notes in an amount not exceeding \$10 million for the purpose of funding remaining energy conservation projects.

PACE Program - The State of California enacted legislation and the City subsequently approved the Property Assessed Clean Energy ("PACE") program that enables San José property owners to finance a wide range of energy and water efficiency upgrades by attaching that financing to the property tax bill. In December 2013, City Council adopted resolutions to approve the provision of PACE programs in San José by two joint power authorities ("JPAs") in addition to the PACE program provided by a third JPA. Through a competitive procurement process, Ygrene Energy Fund California, LLC ("Ygrene") was selected. Ygrene subsequently communicated its preference for inclusion of the City in the Ygrene Works program (unique in that it provides funding for both commercial and residential property owners), a statewide program that Ygrene established through the California Home Finance Authority, currently named the Golden State Finance Authority. Upon review of Ygrene's proposal and in consideration of the City's options, the Ygrene Works program was approved by Council in August 2015 as a fourth PACE program being offered to property owners in San José, and the City decided to no longer pursue its own PACE program.

SARA Financial Management Activities:

- SARA Financial Advisor RFP – In March 2016, SARA issued a Request for Proposal (RFP) inviting experienced municipal advisors to respond for the purpose of providing financial advice and analysis on refunding options for SARA's \$1.8 billion in outstanding debt. Desired qualifications included firms with national presence, analytical capacity to provide numerous refunding scenarios and prior experience with very large municipal financings. SARA selected Public Financial Management (PFM) to serve as co-financial advisor with Ross Financial. Ross Financial has extensive historical knowledge of the existing debt obligations and in-depth knowledge of SARA cash flow post-dissolution.

Renewal/Replacement/Reduction of Letters of Credit and Direct Placement for Variable-Rate Debt:

- SARA Housing Set-Aside TAB 2010C Direct Placement Renewal – The direct placement with Wells Fargo Bank was renewed for one year to April 28, 2017. The outstanding principal balance in April 2017 will be \$74,885,000. It is anticipated that these bonds will be included in the SARA refunding plan.
- Extension of JP Morgan LOC Agreement – The SARA 1996A/B and SARA 2003A/B Bonds have been secured by Letters of Credit (“LOC”) provided by JP Morgan since their original respective issuance dates. In April 2016, the LOC was extended to March 31, 2018. As part of that extension, associated agreements were modified to so as to allow the release of liens held by JP Morgan and Santa Clara County on certain pledged SARA owned properties and the sale of such properties; established the reserve requirement at \$4 million without adjustment for debt service coverage; and reduced Letter of Credit (LOC) fees from 2.55% to 2.10%.

Affordable Housing Project TEFRA Hearings - The Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) requires a published notice, public hearing and approval by elected officials for issuance of qualified private activity bonds, such as multifamily housing revenue bonds. The City’s Policy for the Issuance of Multifamily Housing Revenue Bonds, adopted by Council in June 2002, and San José Municipal Code Chapter 5.06 delegated the authority to hold TEFRA hearings for multifamily housing projects to the Director of Finance. In FY 2015-16, the Finance Department held a hearing for one project:

TEFRA Hearings for Multifamily Housing Projects – City as Conduit Debt Issuer		
<i>FY 2015-16</i>		
Date	Project	Amount
05/10/2016	Don de Dios	\$ 20,000,000

TEFRA Hearings for Other Conduit Financings - Debt Management staff coordinated with the California Municipal Finance Authority (“CMFA”) and the California Statewide Communities Development Authority (“CSCDA”) to prepare the required documentation for the City Council to hold a TEFRA hearing and approve the issuance of tax-exempt bonds by CMFA and CSCDA for the following projects located in the City:

- The Harker School – On December 15, 2015, the City Council held a TEFRA hearing and approved the issuance of \$20 million of tax-exempt 501(c)(3) revenue bonds by CMFA in order to finance the acquisition, rehabilitation, and equipping of a new 33,000 square foot gymnasium facility and a 46,000 square foot performing arts center on the School’s Upper School campus located at 500 Saratoga Avenue, San José, California. The buildings constructed with the assistance of the bond financing will include the necessary associated parking and landscaping modification for the 15.9 acre site.
- Courtyard Plaza Apartments – On February 9, 2016, the City Council held a TEFRA hearing and approved the issuance of \$18 million of tax-exempt 501(c)(3) revenue bonds by CSCDA in order to finance the acquisition and rehabilitation of the Courtyard Plaza Apartments located at 2950 Story Road. The project involves replacing all countertops and cabinetry in units, replacing the windows, painting the kitchen and baths, adding fencing, addressing parking lot deferred maintenance, and replacing and upgrading building systems as necessary.

b. Projects for FY 2016-17

Financial Management and Transition of the former Redevelopment Agency - Debt Management staff in coordination with the City Manager’s Office, Housing Department and SARA is evaluating SARA’s financial condition related to its ability to pay current and future enforceable obligations including senior and subordinate debt obligations. Work efforts include the preparation of the annual Recognized Obligation Payment Schedules (ROPS) and finalization of arbitrage rebate calculations. Refunding of outstanding SARA obligations is anticipated to occur later in calendar 2017. To meet that goal, PFM and Ross Financial were retained as financial advisors and will work with City staff and members of the financing team to evaluate and develop an optimum refunding solution for outstanding SARA obligations.

Energy Conservation Project Financings - In June 2016, the City Council approved the issuance of Commercial Paper notes in an amount not exceeding \$10 million for the purpose of funding remaining energy conservation projects (programmatically, previously funded with a capital lease financing program) that are anticipated to be completed in FY 2016-17. Debt Management staff will continue to assist the Environmental Services and Public Works Departments with the development of financing strategies for energy conservation measures on City-owned property. The City’s “Green Vision” includes specific energy and resource conservation and sustainability goals that can be met through the acquisition and installation of new

equipment such as solar panels, dimmable LED streetlights and various other building energy efficiency measures (e.g. lighting, water, and HVAC retrofits).

Regional Wastewater Facility Capital Improvement Plan Financing - The Environmental Services Department (“ESD”), acting in the lead role for the City in its capacity as co-owner and administering agent of the Regional Wastewater Facility (“RWF”), has embarked upon a Master Capital Improvement Program (“CIP”) that will rehabilitate and modernize a substantial portion of the facility for an estimated cost of approximately \$1.4 billion over 10 years (estimated total cost of facility completion is \$2.1 billion). As stated earlier, ESD has applications pending for SRF Loans for selected projects in the CIP. Additional funding sources will likely involve short-term financing that may be in the form of Commercial Paper to cover shorter term financing needs, later to be taken out with long-term fixed-rate financing near project completion. The development and execution of a financing plan is a significant, multi-year and multi-faceted work effort for the Finance Department, which will continue to work closely with its consultants and ESD to pursue financing options.

Airport Refunding – The refunding of the Series 2007A/B Bonds, in the approximate amount of \$700 million, is expected to occur in the spring of 2017.

Renewal/Replacement of Letters of Credit and Direct Placement for Variable Rate Debt - Staff anticipates completing the following work in FY 2016-17:

- Airport Commercial Paper, Series ABC – the LOC securing the Airport’s CP program is provided by Barclays Bank, PLC in the amount of \$38 million and expires February 10, 2017. Debt management staff anticipates entering into an extension of the current facility.
- CSJFA Hayes Series 2008CD (Hayes Mansion) and CSJFA Series 2008E (Ice Centre) – both of these series are Direct Placements with US Bank that expire on December 18, 2016. In June 2016, the City received an offer from a prospective buyer to purchase the Hayes Mansion. Proceeds from that potential sale would be sufficient to completely defease the Series 2007A, Series 2008C and Series 2008D Bonds. That transaction is expected to be completed in early 2017. Debt Management staff is near completion of the renewal documents that will provide a 180-day extension that continue existing terms for both the Hayes Mansion and Ice Centre. This will allow for the Direct Placements to remain in place until the completion of the sale Hayes Mansion and the new terms are in place for the Ice Centre.

- SARA HSA TAB 2010C Direct Placement Renewal – the direct placement with Wells Fargo Bank that was set to expire on April 29, 2016 was renewed and will expire on April 28, 2017. The outstanding principal balance at that time will be \$74,885,000. Debt Management will continue the process of evaluating options for replacing or extending the direct placement in connection with the refunding of outstanding SARA debt.
- CSJFA Series 2008F (Land Acquisition) – the direct placement with Bank of America will expire on June 26, 2017. Debt Management staff will evaluate options for either replacing or extending the direct placement.

Disclosure Policies and Procedures (“Disclosure Policy”) – The City Attorney’s Office has taken the lead role, with significant input from the Finance Department, to develop a policy and process that the City (including the Successor Agency and Other Related Entities) will follow in order to promote compliance with primary disclosure and continuing disclosure requirements. Specifically, the Disclosure Policies and Procedures will provide administrative procedures governing development of disclosure documents to foster compliance with applicable federal securities laws related to the sale of securities and ongoing disclosure obligations for outstanding securities. In this regard these procedures provide for the creation of disclosure working groups that include the City Manager, City Attorney, City Budget Director, City Finance Director, and other senior departmental staff as needed, that will be responsible for the review and release of disclosure documents related to the sale of securities and provide for on-going training of staff and City Council on disclosure issues. The Disclosure Policies and Procedures are intended to be flexible to address updates and changes as necessary. The Disclosure Policy, although not officially implemented, was put into practice during the review of the City of San José 2016 CAFR, and the SARA financial statements and the Airport CAFR for 2016.

Private Activity Analysis - Debt Management staff continue to assess and track the use of tax-exempt financed projects and facilities in order to comply with federal tax restrictions on private activity uses of tax-exempt financed facilities. Procedures continue to be refined and updated in order to monitor the use of projects previously financed as well as projects to be financed. In September 2016, guidance was provided to all City departments in regards to the restrictions on use, lease and sale of city facilities.

Refinancings – Debt Management is reviewing alternatives for refinancing existing General Obligation (“GO”) and Lease Revenue Bonds (“LRB”) issued by the City of San José and the City of San José Financing Authority, respectively.

RFP for Financial Advisor – The agreements with general financial advisors for City, Airport and SARA credits and the pool for bond issuance expires in June 2017. Debt Management staff will conduct an RFP process for financial advisor in early calendar 2017 and select firms by July 1, 2017.

B. Review of Debt Management Policies

1. Debt Management Policy

On May 21, 2002, City Council adopted, by Resolution No. 70977, a Debt Management Policy (Appendix A) which establishes the following equally important objectives in order to obtain cost-effective access to the capital markets:

- Minimize debt service and issuance costs;
- Maintain access to cost-effective borrowing;
- Achieve the highest practical credit rating;
- Full and timely repayment of debt;
- Maintain full and complete financial disclosure and reporting; and
- Ensure compliance with applicable State and Federal laws.

The general Debt Management Policy ("Policy") establishes parameters for when and how the City may enter into debt obligations but permits sufficient flexibility to allow the City to take advantage of opportunities that may arise.

2. Policy for the Issuance of Multifamily Housing Revenue Bonds

In addition to the general Debt Management Policy, the City Council approved by Resolution No. 71023 on June 11, 2002 a supplemental Policy for the Issuance of Multifamily Housing Revenue Bonds (the "Housing Policy") (Appendix B), which was subsequently revised on December 6, 2005.

C. Rating Agency Relations and Credit Maintenance

1. Credit Analysis Process

Municipal bond ratings provide investors with a simple way to compare the relative investment quality of different bonds. Bond ratings express the opinions of the rating agencies as to the issuer's ability and willingness to pay debt service when it is due. As part of the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank) adopted in August 2014, credit rating agencies have adopted and followed new requirements to enhance governance, protect against conflicts of interest, and increase transparency to improve the quality of credit ratings and increase credit rating agency accountability. In general, the credit rating analysis includes the evaluation of the relative strengths and weaknesses of the following four factors as they affect an issuer's ability to pay debt service:

a. Fiscal Factors

Financial results have the most significant impact on the rating process. The rating review involves an examination of results of operations, including a review of the actual fiscal performance versus planned budget performance. The financial statements are examined with emphasis on current financial position and fund balances, as well as three- to five-year trends in planning and budgeting procedures. Pension liabilities are also important in the analysis process.

b. Economic Factors

The overall economic strength is heavily weighted in the evaluation of creditworthiness by diversity of both the economic base and, as applicable, the tax base. The diversity of industries reflects an agency's ability to weather industry-specific downturns as well as general economic recession. Property values, employment levels, income levels, costs of living, and other factors impacting the wealth of the taxpayers provide an indication of the strength of a tax base.

c. Debt Factors

Overall debt burden is considered in the credit analysis process. In addition to government-regulated debt ceilings, the ability to maintain manageable debt levels and debt service coverage is evaluated. Other positive indicators are proper management of existing debt, proactive efforts in identifying and executing financially prudent refunding opportunities, and closely matching capital financing structures to the funding needs of the project.

d. Administrative/Management Factors

Administrative and management factors include the examination of the form of government and assessment of ability to implement plans as well as to fulfill legal requirements. The focus is on the capabilities of management staff and related entities, which is seen as a vital ingredient in assessing its credit quality. Managerial and legislative willingness to make difficult decisions, the development of financial policies, and the reliability and continuity of regularly-updated accounting and financial information are key. Management that maintains regular contact with the rating agencies is well regarded.

2. Rating Summary

The ratings for the City's general obligation, lease revenue, enterprise debt, and the Agency's tax allocation bonds are summarized in Appendix C.

The City's current general obligation credit ratings are Aa1/AA+/AA+ from Moody's, S&P, and Fitch, respectively. The City remains one of the highest rated large cities (with populations over 250,000) in California. The ratings continue to reflect the diversity of the local economy anchored by a strong technology presence and sound financial operations and strong budgetary practices. Overall, the maintenance of these ratings translates to significant interest cost savings in the City's debt program which in turn benefit the taxpayers of the San José community.

Rating Agency Credit Reviews

The rating agencies conduct periodic and regular credit reviews as part of their required surveillance compliance of the City's and related entities outstanding bonds. Responding to the rating agencies' request for information relevant to their credit analysis involves a coordinated effort by Debt Management staff with City departments. Below are rating actions that occurred during Fiscal Year 2015-16 by issuer credit category:

General Obligation

- Moody's affirmed its 'Aa1' GO rating, Stable Outlook on the City of San José outstanding General Obligation Bonds in July 2015.
- Moody's affirmed its 'Aa1' GO rating, Stable Outlook on the City of San José outstanding General Obligation Bonds on April 28, 2016.

CSJFA

- Moody's affirmed its rating of 'Aa3' on Lease Revenue bonds, 'A1' on Parking Revenue Bonds and 'A2' on Special Hotel Tax Revenue Bonds in July 2015.

Airport

- Fitch upgraded the Airport's bonds credit rating from 'BBB+' to 'A-' in July 2015.
- S&P affirmed its 'A-' long-term/underlying rating, Stable Outlook, on the City of San José's General Airport Revenue Bonds Airport in February 2016.

CWFA

- S&P affirmed its 'AAA' long-term/underlying rating, Stable Outlook, on San José-Santa Clara Clean Water Financing Authority ("CWFA") outstanding sewer revenue bonds, Series 2005A and Series 2009A in January 2016.
- Moody's affirmed its 'Aa2' long-term/underlying rating, Stable Outlook, on San José-Santa Clara Clean Water Financing Authority ("CWFA") outstanding sewer revenue bonds, Series 2005A and Series 2009A in June 2016.

SARA

Tax Allocation Bonds:

- Fitch upgraded the bonds' credit rating from 'BBB-' to 'BBB' in July 2015.
- Moody's upgraded the bonds' credit rating from 'Ba2' to 'Baa1' in August 2015.
- S&P affirmed its 'BBB+' long-term rating/underlying rating, Positive outlook (revised from Stable) in February 2016.

Housing Tax Allocation Bonds:

- Moody's upgraded the bonds' credit rating from 'Ba1' to 'A2' in August 2015.

3. Legal Debt Margins

General obligation debt is debt secured by the City's property tax revenues. Section 1216 of the San José City Charter limits outstanding general obligation debt of the City to 15% of the total assessed value of all real and personal property within the City limits ("debt limit"). The City's gross assessed value of taxable property as of June 30, 2016 was \$155.9 billion, which results in a total debt limit of approximately \$23.4 billion (total

assessed value x 15% = debt limit). As of June 30, 2016, the City had \$382.1 million¹ in general obligation debt outstanding, representing 1.6% of the debt limit with a debt margin of \$23.0 billion (debt limit less outstanding general obligation debt).

D. Legislative and Regulatory Issues

Debt Management staff review federal and state legislative referrals for potential impact to the outstanding debt portfolio. Staff also monitor regulatory changes proposed by governmental agencies such as the Internal Revenue Service (“IRS”), the Securities and Exchange Commission (“SEC”), and the Municipal Securities Rule Making Board (“MSRB”), as well as industry organizations such as the National Association of Bond Lawyers (“NABL”), the National Federation of Municipal Analysts (“NFMA”), and the Government Finance Officers Association (“GFOA”).

¹ The outstanding GO debt number of \$382.1 million is principal outstanding only and differs from the 2015-2016 CAFR of \$387.4 million because the CAFR includes the amortization of bond premium in addition to principal outstanding.

II. DEBT ISSUANCE

A. Debt Issued During FY 2015-16

FY 2015-16 debt issuances totaled over \$198 million to meet cash flow needs or provide conduit funding for affordable housing projects. This amount is composed of a \$100 million tax revenue anticipation note and \$98 million of conduit multi-family housing revenue obligations. These financings are described below and are presented in the summary table at the end of this section.

City of San José 2015 Tax and Revenue Anticipation Note - The City issued a short-term note for cash flow borrowing purposes to facilitate the prefunding of employer retirement contributions. A \$100 million Note was purchased by Bank of America, N.A. on July 1, 2015. Security for repayment of the 2015 Note was a pledge of the City's FY 2015-16 secured property tax and all other legally available General Fund revenues of the City including sales tax revenues, if required. The 2015 Note was fully repaid on March 7, 2016.

Multifamily Housing Revenue Bonds/Notes - Federal tax law places certain limits on the amount of tax-exempt private activity debt that may be issued by a local agency. Prior to financing multifamily housing projects on a tax-exempt basis, these projects must receive an allocation of the State's private activity volume cap from the California Debt Limit Allocation Committee ("CDLAC"). An unused balance in the allocation limit can occur when issuance for projects is below the allocation limit. In order to utilize the balance of that allocation, the City must request an extension from the IRS to use that balance within three years for use on multifamily housing projects. In December 2012, CDLAC allocated \$150 million of carry forward allocation of calendar year 2012 volume cap to the City for application towards the issuance of obligations for undesignated multifamily housing projects. As the City was issuing conduit multifamily bonds in late 2014, it discovered that it unintentionally failed to file the required Form 8328 in time to use the 2012 carry forward. In January 2015, the City requested a private letter ruling from the IRS requesting an extension to file the Form 8328 to carry forward \$150 million of the unused calendar year 2012 volume cap. The IRS granted the extension request in April 2015, finding that the City acted reasonably and in good faith. During FY 2015-16, the use of the unused carry forward allocation is described in the projects below, leaving a balance of \$48,250,000 in unused 2012 carryforward allocation that expired in 2015.

Debt Management staff completed financings for the following projects:

Town Park Towers Apartments – The City was authorized to use \$45,250,000 of its unused 2012 carry forward allocation for the issuance of tax-exempt debt at the July 15, 2015 CDLAC meeting for the project. The notes were issued on October 14, 2015 for \$45,250,000 to provide financing for the acquisition and rehabilitation of 216 affordable housing units for extremely low-income and very low-income seniors.

Canoas Terrace Apartments – The City was authorized to use \$22,700,000 of its unused 2012 carry forward allocation for the issuance of tax-exempt debt at the July 15, 2015 CDLAC meeting for the project. On October 21, 2015 CDLAC subsequently approved an extension to the project's debt issuance deadline from October 13, 2015 to November 15, 2015. The notes were issued on October 30,

2015 for \$22,700,000 to provide financing for the acquisition and rehabilitation of 112 affordable housing units for low-income and very low-income households.

Casa Del Pueblo Apartments – The City was authorized to use \$30,000,000 of its unused 2012 carry forward allocation for the issuance of tax-exempt debt at the September 16, 2015 CDLAC meeting for the project. The bonds were issued on December 4, 2015 to provide financing for the acquisition and rehabilitation of 165 affordable housing units for extremely low and very low-income seniors.

City of San José Financing Authority Lease Revenue Commercial Paper Notes - The Authority's CP Program utilizes a lease revenue financing structure. Under this program, the Authority is able to issue commercial paper notes ("CP Notes") with maturities not exceeding 270 days. The CP Notes are secured by a pledge of lease revenues from various City assets (the Animal Care Center, Fire Station No. 1, Fire Station No. 3, the Police Communications Center, the South San José Police Substation, and the Tech Museum) and two direct-pay letters of credit ("LOCs") provided by State Street Bank and Trust Company ("State Street") and U.S. Bank (together, the "Banks"). The current Letter of Credit Agreements by and among the City, the Authority and each of the Banks expire on November 30, 2018.

During FY 2015-16, the Authority did not issue any new money commercial paper notes. The Authority redeemed \$6.3 million in CP Notes, including \$1.6 million for the Convention Center project, and \$4.7 million to fund a loan to the Low and Moderate Income Housing Fund. Of the \$14.2 million in CP Notes issued by the Authority for the Agency for use on Agency housing projects, the Oversight Board approved repayment over three years, in approximately equal payments, beginning in June 2016 and ending in June 2018. One payment was made for \$4,750,000 in June 2016.

As of June 30, 2016, \$37.5 million of CP Notes were outstanding, including \$28.0 million of tax-exempt CP Notes at an interest rate of 0.49% and \$9.5 million of taxable CP Notes at an interest rate of 0.72%.

The CP Program was initially established in January 2004 and has been amended and expanded through various City Council and Authority Board actions over time. A summary of these program amendments is provided below.

**City Council/City of San José Financing Authority Board Actions -
Authority's Lease Revenue Commercial Paper Program**

Date

January 13, 2004	Authorized the issuance of tax-exempt CP Notes in an amount not to exceed \$98 million to finance public improvements of the City including the offsite parking garage for the new City Hall and non-construction costs for technology, furniture, equipment, and relocation services for the new City Hall.
November 9, 2004	Authorized the issuance of tax-exempt CP Notes to provide additional funding for the "Integrated Utility Billing, Customer Service and Performance Management System" (the "CUSP Project").
June 21, 2005	Authorized the issuance of taxable CP Notes, under the same \$98 million not to exceed limitation as the tax-exempt notes. This subsequent authorization permits the Authority to issue taxable CP Notes to pay for expenses otherwise authorized under the CP Program, but ineligible to be paid from tax-exempt CP proceeds.
November 15, 2005	Authorized expanding the capacity of the CP Program from \$98 million to \$116 million and authorizing the issuance of CP Notes to pay a portion of the costs of the Phase II improvements at the City's Central Service Yard and a portion of the demolition and clean-up costs at the City's Main Service Yard.
May 22, 2007	Authorized the issuance of CP Notes in an amount not to exceed \$8.25 million to pay for capital improvements at the City's HP Pavilion (Arena).
October 21, 2008	Authorized the issuance of CP Notes to refund bonds and other obligations of the City or the Authority pursuant to Government Code Sections 53570 et seq and 53580 et seq.
December 8, 2009	Authorized staff to amend and renew the Letter of Credit and Reimbursement Agreement supporting the CP Notes in order to extend the term to January 27, 2013.
April 27, 2010	Authorized the issuance of CP Notes to fund a loan to the low and moderate income housing fund and to fund short-term cash flow needs of the City.
March 15, 2011	Authorized the execution and delivery of a Third Amendment to the Site Lease, a Third Amendment to the Sublease, and other related actions pertaining to the CP Program in order to provide for the substitution of certain components of the property under the Site Lease and the Sublease.
June 19, 2012	Authorized the issuance of CP Notes in an amount not to exceed \$10.0 million to provide funding for additional projects for the Convention Center Expansion and Renovation Project.
December 4, 2012	Authorized staff to amend and restate the Letter of Credit and Reimbursement Agreement supporting the CP Notes in order to extend the term to March 15, 2013.

- February 12, 2013 Authorized staff to negotiate two new Letter of Credit and Reimbursement Agreements supporting the CP Notes and to extend those terms; and authorized the execution and delivery of a Fourth Amendment to the Site Lease, a Fourth Amendment to the Sublease, and other related actions in order to provide for the substitution of certain components of the property under the Site Lease and the Sublease. In connection with these actions, also reduced the capacity of the CP Program to \$85 million from \$116 million.
- June 17, 2014 Authorized the execution and delivery of a Fifth Amendment to the Site Lease, a Fifth Amendment to the Sublease, and other related actions in order to provide for the addition of a component of property (the Tech Museum) under the Site Lease and the Sublease to provide an additional pledged asset.
- September 15, 2015 Authorize the issuance of CP Notes in an amount not to exceed \$3.5 million to provide additional financing for the Water Meter Replacement Project.
- June 21, 2016 Authorize the issuance of CP Notes in an amount not to exceed \$10.0 million to provide additional financing for the Conservation Projects.

City of San José, California, San José International Airport Subordinated Commercial Paper Notes - The Airport CP program was established in November 1999, pursuant to Council Resolution 69200, to provide interim financing for Airport capital needs in anticipation of issuance of long-term fixed-rate airport revenue bonds. Airport CP Notes are debt obligations backed by Net General Airport Revenues and are subordinate to Airport senior lien debt, also backed by these revenues. Net General Airport Revenues are the Airport's gross revenues less maintenance and operation expenses.

With the completion of the Airport Terminal Area Improvement Program ("TAIP") and the refunding of over \$354 million of outstanding commercial paper notes, the level of credit support has been significantly reduced.

No new money Airport commercial paper notes were issued in FY 2015-16. As of June 30, 2016, \$12.0 million of Series A-2 notes were outstanding at an interest rate of 0.52%, \$13.0 million of Series B notes were outstanding at interest rate of 0.54%, and \$9.6 million of Series C commercial paper notes were outstanding at interest rate of 0.54%.

As noted above, the Airport CP Program was initially established in 1999, and it has been expanded and amended by various City Council actions. A summary of these program amendments is provided below.

Date

City Council Actions – Airport Commercial Paper Program

November 2, 1999	Council adopted Resolution No. 69200 approving the implementation of a commercial paper program (the “Airport CP Program”) for the Norman Y. Mineta San José International Airport (the “Airport”), which authorized the issuance of up to \$100 million through a combination of three series of commercial paper notes: Series A (Non-AMT), Series B (AMT), and Series C (Taxable).
June 20, 2006	Council approved an expansion of the Airport CP Program from \$100 million to \$200 million to ensure that funding would be available for the award of the design and construction contracts related to the amended Airport Master Plan projects and to pay costs related to the Airport’s lease of the former FMC property.
January 9, 2007	Council approved an expansion of the Airport CP Program from \$200 million to \$450 million to ensure that funding would be available for the design and construction contracts related to the re-phased Airport Master Plan projects. The Series A-C Notes of the Airport CP Program were secured by letters of credit issued on a several, not joint, basis by J.P. Morgan Chase Bank, N.A. (“J.P. Morgan”), Bank of America, N.A. (“Bank of America”), and Dexia Credit Local, acting through its New York Branch (“Dexia”), pursuant to the Second Amended and Restated Letter of Credit and Reimbursement Agreement (the “JPM/BofA/Dexia Agreement”).
March 25, 2008	Council approved an expansion of the Airport CP Program from \$450 million to \$600 million primarily to refund the Series 2004A/B Bonds that were adversely impacted by disruptions in the financial markets related to auction rate securities. This expansion was accomplished through a combination of three additional series of commercial paper notes: Series D (Non-AMT), Series E (AMT), and Series F (Taxable)), and is secured by a letter of credit issued by Lloyds TSB Bank plc, acting through its New York Branch (“Lloyds”), pursuant to a Letter of Credit and Reimbursement Agreement (the “Agreement”).
September 1, 2009	Council adopted a resolution authorizing the issuance of tax-exempt private activity Non-AMT commercial paper notes as provided for in the American Recovery and Reinvestment Act of 2009. At that time, the Series A Notes were redesignated as Series A-1 (Non-AMT) and Series A-2 (Non-AMT/Private Activity) and the Series D Notes were authorized to be redesignated as Series D-1 (Non-AMT) and Series D-2 (Non-AMT/Private Activity).
November 9, 2010	Council authorized an amendment to the JPM/BofA/Dexia Agreement that extended the term of the agreement for two months from December 2, 2010 to February 2, 2011, removed Dexia Credit Local as a party to the agreement, reduced the amount of available credit from \$450 million to approximately \$283 million, and amended other terms of the Agreement. The two-month extension provided additional time to complete negotiations related to the replacement letters of credit approved by the City Council on January 11, 2011.

- January 11, 2011 Council approved letter of credit and reimbursement agreements with each of J.P. Morgan, Bank of America, Citibank, and Wells Fargo Bank. The terms of the agreements range from one year to three years and the replacement letters of credit provide aggregate credit support of \$383 million to the Airport CP program.
- April 26, 2011 Council approved an amended and restated letter of credit and reimbursement agreement (the "Amended Agreement") with Lloyds, which provided for the extension of the credit facility for the Series D, Series E and Series F Notes to September 7, 2011 from its previous termination date of May 7, 2011. The Amended Agreement provided aggregate credit support of \$140 million to the Airport CP program.
- June 21, 2011 and November 15, 2011 Council approved the issuance of Airport Revenue Bonds, Series 2011A-1 and Series 2011B to refund a significant portion of the outstanding commercial paper notes. As a result of these bond issuances, the total outstanding Airport CP was reduced from \$410 million, as of July 1, 2011, to \$52 million, as of December 31, 2011.
- February 4, 2014 Since December 2011, letters of credit issued by Bank of America, Citibank, JPMorgan and Lloyds have been terminated or expired. The letter of credit issued by Wells Fargo Bank, N.A., by Council, was replaced with one issued by Barclays Bank PLC on February 11, 2014 and is scheduled to expire on February 10, 2017.

The table below presents a summary of debt issued in FY 2015-16.

**Summary of Completed Debt Issuance
FY 2015-16**

Issue Date	Issue	Size (millions)	Type	Sale Type	Financial Advisor	Bond Counsel	Underwriter/ Private Placement	Credit Enhancement
7/1/2016	CSJ 2015 Tax and Revenue Anticipation Note	\$100.0	Tax and Revenue Anticipation Note	Private Placement	Public Resources Advisory Group	Orrick Herrington & Sutcliffe LLP	Bank of America, N.A.	N/A
10/30/2015	CSJ 2015B Canoas Terrace Apartments	22.7	Multifamily Housing Revenue Notes	Private Placement	Ross Financial	Jones Hall	Citibank, N.A.	N/A
10/14/2015	CSJ 2015C Town Park Towers	45.3	Multifamily Housing Revenue Notes	Private Placement	Ross Financial	Jones Hall	Citibank, N.A.	N/A
12/4/2015	CSJ 2015D Casa Del Pueblo Apartments	30.0	Multifamily Housing Revenue Notes	Private Placement	Ross Financial	Jones Hall	Citigroup Global Markets, Inc.	N/A
Total		\$198.0						

Issuer Key: CSJ-City of San Jose; CSJFA-City of San Jose Financing Authority

(1) The Reported size of commercial paper debt issuance includes only new money, not the reissuance of outstanding notes or redemptions.

B. Debt Issued in and Planned for FY 2016-17

Debt Management staff anticipate debt issuance in FY 2016-17 totaling approximately \$870 million in both new money and refunding issuance. Total new money debt issuance for the City and its related entities in FY 2016-17 is estimated to total approximately \$170 million. Of that amount, \$100 million has already been issued in the form of a \$100 million TRAN issuance. Remaining debt to be issued in FY16-17 includes \$60 million in multi-family housing revenue obligations; \$1.2 million in commercial paper for water meter replacements and \$7.5 million in commercial paper for energy efficiency projects. Total refunding debt issuance for General Airport Revenue Bonds is estimated in the amount of \$700 million to occur before the end of the fiscal year. These financings are briefly described below and are presented in the summary table at the end of this section. With the exception of the debt already issued, the information presented relating to the financings in progress should be considered preliminary and used for discussion and planning purposes only.

City of San José 2016 Tax and Revenue Anticipation Note - The City issued a short-term note to facilitate the prefunding of employer retirement contributions for FY 2016-17. The \$100 million note was purchased by Bank of America, N.A. on July 1, 2016. Security for repayment of the 2016 Note is a pledge of the City's FY 2016-17 secured property tax revenues plus all other legally available General Fund revenues, including sales tax revenues, if required. The final maturity for the 2016 Note is June 30, 2017; however, staff anticipates that full repayment of the 2016 Note will occur by Spring 2017.

City of San José Financing Authority Lease Revenue Commercial Paper Notes – On September 15, 2015 the City Council/Authority Board approved the issuance of commercial paper notes in an amount not to exceed \$3.5 million in order to finance the replacement of approximately 12,500 manual-read water meters with remote-read meters for the City's municipal water utility system. The project, which will complete the replacement of all water meters in the Municipal Water System service area, is expected to increase efficiency and improve operations as well as provide customers with improved customer service through quicker water meter reads which can assist with increased water conservation. Debt Management staff anticipates only issuing \$1.2 million to complete the funding for the project as the Environmental Services Department was able to utilize other unspent capital funds to fund the project. The source of repayment for the notes will be transfers from the Water Utility Fund, which is primarily funded through user charges paid by Municipal Water System customers, over a period not to exceed five years.

City of San José Financing Authority Lease Revenue Commercial Paper Notes - On June 21, 2016, the City Council/Authority Board approved the issuance of commercial paper notes in an amount not exceeding \$10 million for the purpose of funding remaining energy conservation projects at City-owned facilities (including libraries, fire stations, and the Police Administration complex). Debt Management staff anticipates issuing \$7.5 million in Commercial Paper to finance those energy conservation projects. The source of repayment will be lease payments made by the City to the Authority Board for the repayment of the CP Notes with annual appropriation of payments for the repayment of commercial paper interest and fees budgeted in the General Fund.

Multifamily Housing Revenue Bonds/Notes - Federal tax law places certain limits on the amount of tax-exempt private activity debt that may be issued by a local agency. Prior to financing multifamily housing projects on a tax-exempt basis, these projects must receive an allocation of the State's private activity volume cap received from the California Debt Limit Allocation Committee ("CDLAC"). An unused balance in the allocation limit can occur when issuance for projects is below the allocation limit. In order to utilize the balance of that allocation, the City must request an extension from the IRS to use that balance within three years for use on multifamily housing projects.

Debt Management staff anticipates completing financings for the following conduit housing projects:

Don de Dios – The City was authorized to issue up to \$20,000,000 in Notes to finance the acquisition and rehabilitation of the 70 affordable housing units for extremely low-income and very low-income seniors. The City applied for the CDLAC allocation on May 19, 2016. The Notes are scheduled to be issued on December 8, 2016.

Villa De Guadalupe – The City is requesting approval from Council and CDLAC to issue up to \$40,000,000 in tax-exempt bonds to finance the acquisition, rehabilitation, and construction for 101 affordable housing units for low and very low income tenants. The City applied for the CDLAC allocation on October 14, 2016 and expects to close the bond issue in Spring 2017 after CDLAC allocation.

Airport Refunding - As of June 30, 2016, the Airport has approximately \$1.35 billion of Airport Revenue Bonds outstanding, including \$527,530,000 of Airport Revenue Bonds, Series 2007A (AMT) and \$172,235,000 of Airport Revenue Bonds, Series 2007B (non-AMT) (collectively, the "2007 Bonds"), which are callable on March 1, 2017. At the time of issuance of the 2007 Bonds, the City had planned to issue 40-year bonds, but changing market circumstances required the City to amortize the 2007 Bonds with non-level debt service and relatively more bonds amortized in the 30-year range. The City now desires to pursue an economic refunding and restructuring of the 2007 Bonds. The Debt Management staff issued an RFP for Underwriter Services in September 2016. Staff anticipates having the financing team in place by November 2016 to begin the necessary analysis and optimum structuring considerations. Refunding bonds in an estimated amount of \$700 million are anticipated to be sold by Spring 2017.

Other Refinancings - Debt Management is reviewing refinancing options for existing General Obligation ("GO") and Lease Revenue Bonds ("LRB") issued by the City of San José and City of San José Financing Authority, respectively. Significant work effort is expected on refunding analysis and structuring for the entire SARA debt portfolio, of approximately \$1.8 billion in outstanding debt, with a bond sale later in calendar year 2017.

The table below presents a summary of debt issued and anticipated to be issued during FY 2016-17.

Summary of Completed and Planned Debt Issuance
FY 2016-17

Issue Date(s)	Issue	Size (millions)	Type	Sale Type	Financial Advisor	Bond Counsel	Underwriter/Private Placement	Credit Enhancement
07/01/2016	CSJ 2016 Tax and Revenue Anticipation Note	\$100.0	Tax and Revenue Anticipation Note	Private Placement	Public Resources Advisory Group (PRAG)	Hawkins Delafield & Wood LLP	Bank of America, N.A.	N/A
11/30/2016	CSJ 2016 Don de Dios	20.0	Multifamily Housing Revenue Notes	Private Placement	Ross Financial	Jones Hall	Union Bank	N/A
March 2017	CSJ 2016 Villa de Guadalupe	40.0	Multifamily Housing Revenue Notes	Private Placement	Ross Financial	Jones Hall	TBD	N/A
Winter 2017	CSJ Lease Revenue Commercial Paper – Energy Conservation Equipment ⁽¹⁾	7.5	Lease Revenue Commercial Paper	Market Offering	Public Resources Advisory Group (PRAG)	Jones Hall	Barclays Capital (Dealer)	State Street/ US Bank LOCs
Winter 2017	CSJFA Lease Revenue Commercial Paper - Water Utility System Meter Replacements ⁽¹⁾	1.2	Lease Revenue Commercial Paper	Market Offering	Public Resources Advisory Group (PRAG)	Jones Hall	Barclays Capital (Dealer)	State Street/ US Bank LOCs
Spring 2017	CSJ Airport	700.0	General Airport Revenue Refunding Bonds	Public Offering	Public Resources Advisory Group (PRAG) & Public Financial Management (PFM)	Jones Hall	TBD ⁽²⁾	TBD
Total		\$870.0						

Issuer Key: CSJ-City of San José; CSJFA-City of San José Financing Authority

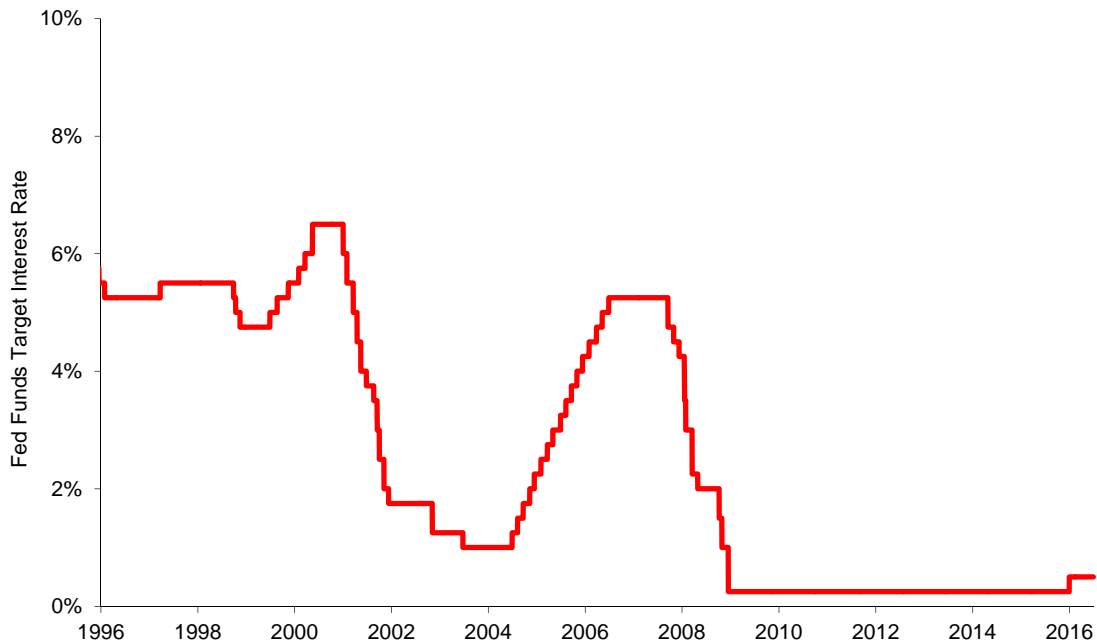
(1) The reported size of commercial paper debt issuance includes only new money, not the reissuance of outstanding notes or redemptions.

(2) City Council approval of the underwriting team is scheduled for December 13, 2016.

C. Current Market Conditions

In response to the deteriorating economy and financial market disruptions, the Federal Open Market Committee (the “FOMC”) aggressively reduced the Fed Funds target interest rate from 2.00% in April 2008 to a range of 0.00% to 0.25% in December 2008. The FOMC has maintained this range of 0.00% to 0.25% until December 2015, at which point it raised rates by 0.25%. While the FOMC has actively debated the merits of additional rate increases, none have occurred as of the date of this publication.

Federal Funds Target Interest Rates
January 1996 through October 2016



In the aftermath of the financial market crisis, the financial industry has transformed and consolidated significantly, which has contributed to a tightening of credit standards, decreased the availability of credit facilities, and produced more stringent capital adequacy requirements for banks. Although the historical trend for variable rate bonds has been consistently lower than fixed rate bonds, this may not hold true in the future. Staff continue to monitor how future regulatory proposals to regulate the banking industry, such as Basel III, and financial market changes may impact the City’s variable rate program and will recommend adjustments to the program as appropriate.

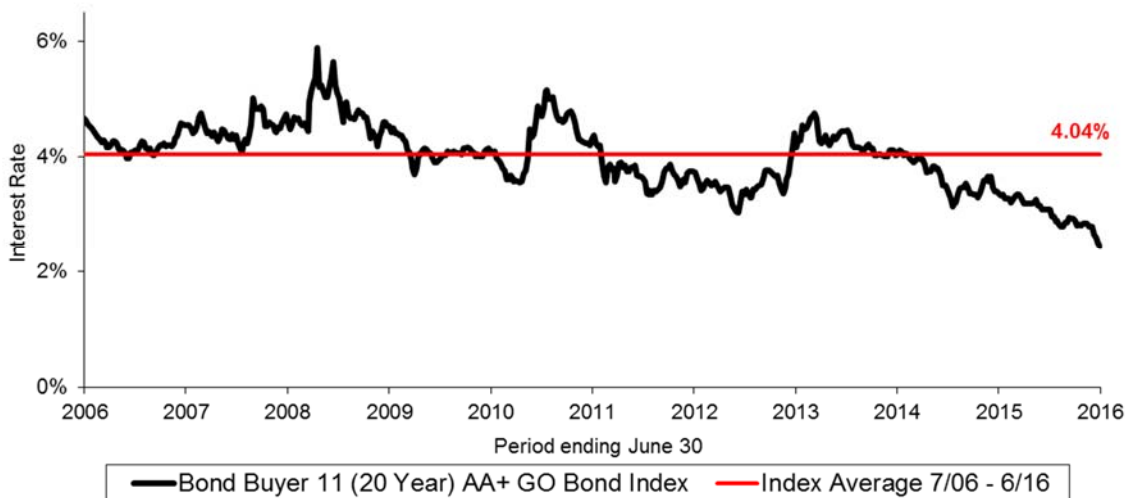
The chart below illustrates the changes in interest rates between tax-exempt (Bond Buyer 11-20 Year AA+ GO Bond Index) and taxable interest rates (10-Year Treasury Bonds) beginning in July 2006 through June 2016. Historically, taxable bonds have interest rates that are higher than tax-exempt bonds; however, a strong demand for U.S. Treasury Securities has resulted in the current trend where tax-exempt bonds are trading at higher interest rates than taxable bonds.

Comparison of Tax-Exempt and Taxable Interest Rates
July 2006 through June 2016



Despite the market disruptions and changes in investor demand for tax-exempt bonds, as can be seen in the following chart, tax-exempt long-term interest rates remained below their ten-year average throughout FY 2015-16.

Ten-Year History of Tax-Exempt Interest Rates
July 2006 through June 2016



D. Selection of Debt Financing Teams

The selection of the financial advisor and underwriter for a financing engagement is generally done in the form of a competitive request for proposals (“RFP”) or request for qualifications (“RFQ”) process. Written proposals are reviewed by representatives from the Finance Department and other City departments involved with the financing.

Financial Advisory Pool: Debt Management staff conducted a RFP process for financial advisory services including City General Financial Advisor, Airport General Financial Advisor, Affordable Housing Program General Financial Advisor, Environmental Services Department General Financial Advisor, and financial advisory pools in the following areas: general obligation, lease revenue, and sewer revenue financings, affordable housing financings, and land-secured financings (improvement districts and community facilities districts).

The general financial advisors selected will remain through June 30, 2017. As discussed earlier in the Report, an RFP will be initiated in 2017 for financial advisory services.

General Financial Advisors and Financial Advisory Pool Eligible List *July 2012 to June 2017*

City General Financial Advisor:	Public Resources Advisory Group
Airport General Co-Financial Advisors:	Public Financial Management Public Resources Advisory Group
Affordable Housing Program General Financial Advisor:	Ross Financial
Environmental Services Department General Financial Advisors:	Public Financial Management Public Resources Advisory Group
General Obligation/Lease Revenue/Sewer Revenue Financings (Pool):	Fieldman, Rolapp & Associates KNN Public Finance Public Resources Advisory Group Ross Financial Stone & Youngberg ¹
Land-Secured Financings (Pool):	CSG Advisors Fieldman, Rolapp & Associates Public Financial Management Stone & Youngberg ¹

¹ Acquired by Stifel Financial Corp. in 2011.

Multifamily Housing Underwriter Pool: On July 1, 2015 the Finance Department extended the use of the list for the City’s multifamily housing underwriting pool. The multifamily housing underwriting pool eligibility list is used to assist the City in the formulation of debt financing strategies for multifamily housing projects.

Multifamily Housing Underwriter Pool Eligibility List

Citi Community Capital	RBC Capital Markets
E. J. De La Rosa & Co., Inc. ¹	Red Capital Markets, Inc.
Jefferies & Company, Inc.	Stern Brothers & Co
Merchant Capital, LLC	Stone & Youngberg ²
Raymond James Morgan Keegan	Wells Fargo Institutional Securities, LLC

¹ Acquired by Stifel Financial Corp. in 2014.

² Acquired by Stifel Financial Corp. in 2011.

III. DEBT ADMINISTRATION

A. Debt Administration System

The Debt Management staff continually work to improve the comprehensive debt administration system. Inputs to the system come from financing documents, trustee reports, reports from the City's remarketing agents and collateral agents, contracts with financial services providers, and reports and requests from City staff. These inputs provide the data needed to ensure that the City meets its debt administration obligations to:

- Pay debt service;
- Issue, invest, and disburse bond funds;
- Monitor trustee-held accounts and investment agreements;
- Comply with bond covenants and IRS requirements;
- Provide continuing disclosure and other reports to the municipal bond market;
- Ensure market pricing of variable rate debt;
- Manage liquidity and credit enhancement contracts; and
- Evaluate potential refunding opportunities.

B. Compliance and Monitoring

Compliance and monitoring activities constitute a large and growing portion of the Debt Management staff's daily tasks. While the process of assembling a specific bond financing project may take several months, compliance with the provisions of bond covenants last the entire life that the bonds are outstanding, up to 30 years or more. Debt Management staff also monitors compliance with IRS regulation governing tax-exempt debt. Debt Management staff work very closely with other City departments as well as with the City Attorney's Office and the Budget Office to manage the investment, disbursement, and compliance/continuing disclosure requirements of the debt portfolio.

This table presents a summary of compliance items currently monitored and provided by Debt Management staff.

SUMMARY OF COMPLIANCE REQUIREMENTS									
Item Descriptions (6)	Airport	Airport CP	CWFA	GO	SARA⁽⁵⁾	Lease-Backed	Lease-Backed CP	Land-Backed	TRAN
1. Annual Compliance Report/Certificate	✓	✓	✓		✓				
2. Budget Distribution		✓				✓			
3. CAFR Distribution	✓	✓		✓	✓	✓	✓		✓
4. CDIAC Yearly Mello-Roos Fiscal Status Report								✓	
5. Certificate of adequate Budgeted Debt Service			✓			✓	✓		
6. Certificate of Property Insurance	✓	✓	✓			✓	✓		
7. Certificate of the City/ No Event of Default Certificate						✓	✓		✓
8. Continuing Disclosure (SEC Rule 15c2-12) ⁽¹⁾⁽²⁾									
i) Annual Report ⁽³⁾	✓	✓	✓	✓	✓	✓	✓	✓	
ii) Material Events Notice ⁽⁴⁾	✓	✓	✓	✓	✓	✓	✓	✓	
9. Investment Policy	✓					✓			
10. Special Reporting									
i) Tax Roll				✓	✓			✓	
ii) Quarterly billing						✓			
iii) Other Available Funds Report	✓								
iv) Quarterly Financials & Compliance Certificate/Quarterly Report		✓							
v) Special Tax Annual Report								✓	
vi) Airport Commercial Paper Debt Service Certification		✓							

⁽¹⁾ The variable rate Lease Revenue Bonds and CP programs are not subject to Continuing Disclosure obligations. However, the banks providing letters of credit support or the banks that have directly purchased the lease revenue bonds require copies of applicable reports and material events notices posted to EMMA pursuant to the City's continuing disclosure agreements.

⁽²⁾ The subordinate, variable rate (Series 1996AB and Series 2003AB) SARA Bonds are not subject to Continuing Disclosure obligations because they are variable rate bonds.

⁽³⁾ Annual Report includes: Annual Financial Information and Operating Data, and Audited Financial Statements or CAFR.

⁽⁴⁾ Material Events include: (1) Principal/Interest Payment Delinquency, (2) Non-payment Related Default, (3) Unscheduled Draw on Debt Service Reserve Reflecting Financial Difficulties, (4) Unscheduled Draw on Credit Enhancement Reflecting Financial Difficulties, (5) Substitution of Credit or Liquidity Provider, or Its Failure to Perform, (6) Adverse Tax Opinion or Event Affecting the Tax-exempt Status of the Security, (7) Modification to the Rights of Security Holders, (8) Bond Call/Defeasance, (9) Release, Substitution or Sale of Property Securing Repayment of the Security, (10) Rating Change, and (11) Failure to Provide Event Filing Information as Required. For municipal bonds issued on or after December 1, 2010, reportable material events also include: Tender Offer/Secondary Market Purchases; Merger/Consolidation/Acquisition and Sale of All or Substantially All Assets; Bankruptcy, Insolvency, Receivership or Similar Event; and Successor, Additional or Change in Trustee.

⁽⁵⁾ SARA includes Housing Set-Aside Bonds and Merged Area Tax Allocation Bonds.

⁽⁶⁾ Multi-Family Housing Revenue bonds/notes are excluded from compliance requirements because they are conduit obligations. The Borrower takes full responsibility for compliance and continuing disclosure on these obligations.

1. Trustee Activities

As of June 30, 2016, the City had approximately \$222 million in bond and commercial paper note funds, including reserve funds, held by three banking institutions acting as trustee, fiscal agent or issuing and paying agent (collectively, “trustees”). As of June 30, 2016, the Successor Agency had approximately \$150 million in bond funds, including reserve funds, held by three banking institutions acting as trustees. The table below summarizes the City’s and Successor Agency’s trustee fund balances and activity.

Trustee Summary¹			
<i>As of June 30, 2016</i>			
Trustee	Number of Bond/CP Issues	Original Par Amount of Bonds/CP	Trustee Fund Balance
City Related			
Bank of New York	11	\$ 1,483,845,000	\$ 110,365,220
US Bank	11	453,695,000	38,010,643
Wells Fargo Bank	18	1,268,210,000	73,184,294
U.S. Bank (Airport CP)	N/A	N/A	113,776
Sub-Total	40	\$ 3,205,750,000	\$ 221,673,933
Successor Agency Related			
Wells Fargo Bank	8	\$ 376,170,000	\$ 28,160,957
Union Bank	13	3,137,850,000	121,585,544
US Bank	4	119,000,000	459,047
Sub-Total	25	\$ 3,633,020,000	\$ 150,205,547
Grand Total	65	\$ 6,838,770,000	\$ 371,379,480

¹ Does not include multifamily housing revenue bonds funds held.

2. Bond Proceeds Expenditures and Reimbursement Procedures

The City’s use of tax-exempt bond proceeds is limited by Federal and State law, and in some cases, by the ballot language authorizing the debt. Generally, tax-exempt bond proceeds, including interest earnings on bond funds, may only be spent for governmental purposes and only on capital projects. In the case of voter-approved debt, the bond proceeds may only be used for the purposes described in the ballot language authorizing the debt.

To provide accountability in managing bond funds, most of the City’s bond-financed project funds are held by trustees, who disburse the construction or improvement funds only after Debt Management staff has reviewed a disbursement request from the City department managing the project. As of June 30, 2016, of the \$222 million held by the trustees for City-related debt, approximately \$36 million is construction proceeds from the sale of both taxable and tax-exempt bonds and commercial paper notes. In addition, the City held approximately \$41.6 million in unspent Airport bond proceeds as of June 30, 2016. These are funds awaiting disbursement for expenditures related to the construction of specific improvements or acquisition of real property as defined in the governing documents of each bond series.

Disbursement requests are reviewed and approved by department heads or their deputies before they are submitted to Debt Management. Debt Management staff then reviews, reconciles, and qualifies the bond-financed project expenditures before submitting disbursement requests to the trustees. When there is an ambiguity, the City Attorney's Office assists in determining the eligibility of expenditure items.

3. Arbitrage Rebate

Debt Management staff actively monitor proceeds of tax-exempt bonds for arbitrage compliance purposes. Arbitrage is the profit that results from investing low-yield tax-exempt bond proceeds in higher-yield securities (also referred to as positive arbitrage). Federal law stipulates that investment earnings in excess of the bond yield are arbitrage earnings and must be rebated to the U.S. Treasury. However, if a jurisdiction meets certain IRS expenditure exceptions for bond proceeds, the arbitrage earnings do not have to be rebated to the U.S. Treasury.

The investment of bond proceeds is managed in accordance with the City's Investment Policy and the Permitted Investment provisions of the governing documents of each series of bonds. For some types of bond funds, particularly a construction fund that must be held in short-term securities, a fund may earn at a rate less than the bond yield. The fund is said to be earning negative arbitrage. Through careful management of its investments, the City can use positive arbitrage earnings in one account of a bond series to offset negative arbitrage in another account of the same series.

Although arbitrage earnings are rebated to the U.S. Treasury on a five-year installment basis, Debt Management staff conduct annual rebate calculations to assure that the City stays current on compliance issues and to facilitate appropriate budgeting and accounting for any potential rebate liability. The Debt Management staff also conducts and manages rebate calculations for SARA to ensure and maintain compliance with the IRS.

In addition to performing its own annual calculations, the City retains the services of BLX, a subsidiary of Orrick, Herrington & Sutcliffe LLP, to: (1) review the City's arbitrage compliance at five-year anniversary dates when rebate is actually due to the Federal Government; (2) compute annual and five-year installment arbitrage rebate liability on the more complex financings; and (3) provide technical assistance to the City in the area of arbitrage rebate compliance. This third-party review provides an added level of confidence that the City is in compliance with the arbitrage regulations. Such review is particularly important given that the IRS has increased its random audit and target audit programs for tax-exempt bond issues.

None of the City's tax-exempt bond issues currently have a positive arbitrage rebate liability.

Subsequent to the dissolution of the former Agency, the SARA Board appointed the City Director of Finance as the SARA's Chief Financial Officer. The Chief Financial Officer directed a comprehensive review of compliance with regulatory and tax compliance of the SARA's debt portfolio. As a result of that review, it was determined that arbitrage rebate calculations were required for a number of the outstanding tax-exempt bonds in SARA's debt portfolio. The City on behalf of the SARA has engaged the services of a rebate consultant. Staff of both the SARA and the City are working with the rebate consultant to complete the calculations. The SARA may owe arbitrage rebate to the IRS, but at this point the amount due is unknown.

4. Continuing Disclosure

On November 10, 1994, the Securities and Exchange Commission (“SEC”) adopted amendments to existing federal regulations (“Rule 15c2-12” or the “Rule”) under which municipalities issuing securities on or after July 3, 1995 are required to:

1. Prepare official statements meeting current requirements of the Rule;
2. Annually file certain financial information and operating data with national and state repositories; and
3. Prepare announcements of the significant events enumerated in the Rule.

Effective July 1, 2009, the SEC requires all municipal issuers and other obligated persons to make all continuing disclosure filings electronically to an on-line, electronic filing system, known as the Electronic Municipal Market Access system (“EMMA”) maintained by the Municipal Securities Rulemaking Board (“MSRB”) instead of making these continuing disclosure filings with national and state repositories as originally required by Rule 15c2-12. Subsequently, the SEC amended Rule 15c2-12, for municipal bonds issued on or after December 1, 2010, to: (1) increase the number of events required to be reported as significant events from 11 to 14; (2) require that certain events previously required to be reported only if material to be reported regardless of materiality; (3) impose the requirement to report significant events within 10 business days from the occurrence of the event; (4) remove the exemption from the continuing disclosure for variable rate demand and other demand securities; and (5) amend the provisions regarding reporting of certain adverse tax events.

Since 2012, the MSRB has been advocating for increased voluntary disclosure of bank loans and alternative financings by municipal bond issuers to enable current bondholders and prospective investors to assess a municipal entity’s creditworthiness and evaluate the potential impact of these financings. This information would be disclosed on the EMMA website. The City’s bank loans are listed on the following page entitled *Summary of Letters of Credit and Direct Placement Banks*, and will be voluntarily submitted during its annual compliance process in December 2016.

The City has developed Disclosure Policies and Procedures process to meet continuing disclosure requirements and utilize best practices. Continuing disclosure, as well as compliance reporting, will continue to be a significant and important part of Debt Management’s administration of outstanding debt.

C. Investment of Bond Proceeds

Debt Management staff work closely with bond trustees and Investment staff to manage the investment and disbursement of bond proceeds. Bond proceeds are invested in accordance with bond covenants and with the provisions of the City’s Investment Policy, which was most recently amended on June 7, 2016.

D. Outstanding Variable-Rate Debt

The City’s and Agency’s outstanding debt portfolios, as described in Section IV, include variable rate bonds and commercial paper notes that are secured by letters of credit or are purchased directly by a bank (“direct placements”). Administration of letter of credit facilities and direct placements presents an ongoing and significant work effort for Debt

Management staff and the City Attorney's Office. This work effort is related to the renewal efforts. The agreements with the banks typically require renewal every three years and market activity requires ongoing review and monitoring given the variable rate nature of the obligations. Banks have become increasingly interested in purchasing variable rate bonds directly from municipal bond issuers in order to avoid the federal banking requirement to set aside capital reserves for letters of credit.

Issuing and paying agents draw against letters of credit when necessary to make payments of principal and interest on the outstanding debt. Direct placements do not require a letter of credit but include a variable index interest rate and have a mandatory tender expiration date. The total cost of funds under both programs is similar. As outlined in the table below, the City and the SARA currently have approximately \$368.5 million in letters of credit and direct placement bonds supporting 14 series of variable rate bonds and two commercial paper programs as of June 30, 2016, down from \$404.4 million as of June 30, 2015. This represents a significant decrease from the City's variable rate exposure of over \$1 billion as of June 30, 2010.

Summary of Letters of Credit and Direct Placement Banks

As of June 30, 2016

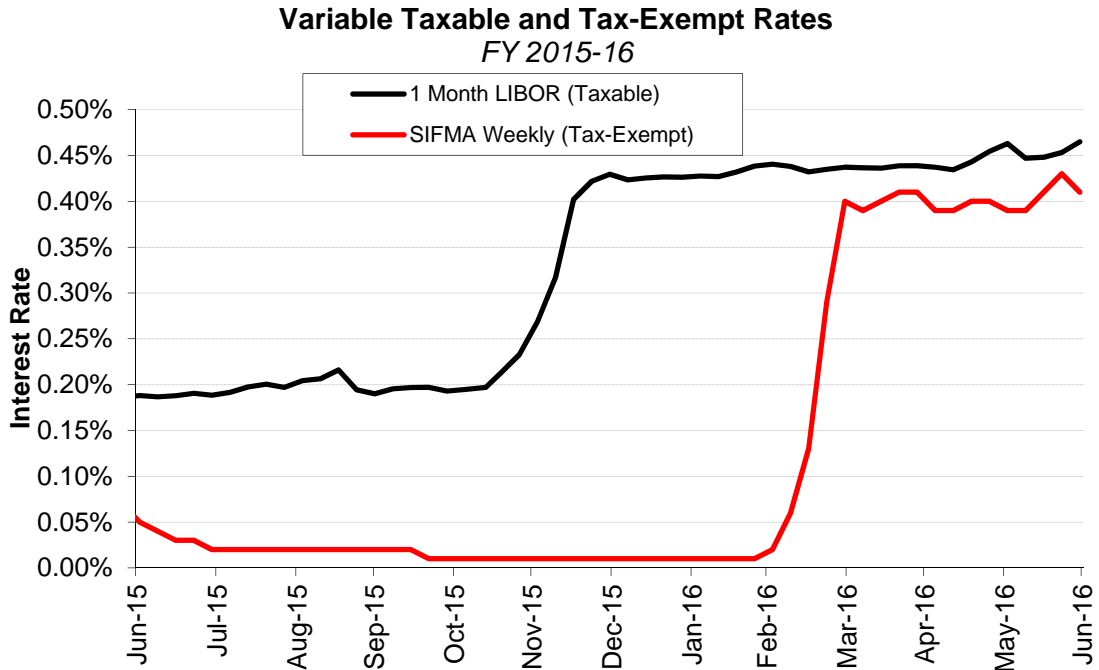
Bond Series	Project Description	Bank	Amount ⁽¹⁾	Expiration Date
Letters of Credit				
Airport Commercial Paper Series ABC	Airport Terminal Area Improvement Program	Barclays Bank PLC	\$38,000,000 ⁽²⁾	2/10/2017
City of San José Financing Authority Commercial Paper	Various City projects	State Street/US Bank	85,000,000 ⁽³⁾	11/30/2018
Redevelopment Agency Tax Allocation Bonds Series 1996AB and 2003AB	Redevelopment Agency projects	J.P. Morgan	76,510,000	3/31/2018
Direct Placement				
City of San José Financing Authority Lease Revenue Bonds Series 2008CD	Hayes Mansion	US Bank	34,455,000	12/18/2016
City of San José Financing Authority Lease Revenue Bonds Series 2008E-1 and Series 2008E-2	Ice Centre	US Bank	18,210,000	12/18/2016
City of San José Financing Authority Lease Revenue Bonds Series 2008F	Land Acquisition	Bank of America	38,395,000	6/26/2017
Redevelopment Agency Housing Set-Aside Tax Allocation Bonds Series 2010C	Affordable housing	Wells Fargo Bank	77,945,000	4/28/2017
Total			\$368,515,000	

⁽¹⁾ Outstanding principal amount or commercial paper principal capacity.

⁽²⁾ The CP outstanding as of June 30, 2016 was \$34.7 million.

⁽³⁾ The CP outstanding as of June 30, 2016 was \$37.5 million.

The following chart provides indicative variable rates the City and related entities paid during FY 2015-16 for both taxable and tax-exempt bond obligations. Tax-exempt weekly interest rates averaged 0.13% and taxable monthly interest rates averaged 0.33%. The noticeable rise in interest rates in the table below is due to the outflow of funds from institutional money market funds, with short-term rate moves reflecting this retreat, stemming from amendments by the SEC to the rules that govern institutional money market mutual funds that became effective on October 14, 2016.



E. Refunding Opportunities

Debt Management staff review and analyze the outstanding debt portfolio with the goal of identifying opportunities to refund or restructure certain series to reduce annual debt service obligations.

Generally, fixed rate bonds can be refunded in two ways: as a current refunding or as an advance refunding. A current refunding is a refinancing in which the refunding bonds (new bonds) are issued less than 90 days before a date on which the refunded bonds (old bonds) can be called. The proceeds of the refunding bonds are applied immediately to pay principal, interest, and a call premium, if any, on the refunded bonds. Thereafter, the revenues originally pledged to the payment of the refunded bonds are pledged to the payment of the refunding bonds.

An advance refunding is the refinancing of outstanding bonds by the issuance of a new issue of bonds more than 90 days prior to the date on which the outstanding bonds are callable. Certain types of tax-exempt bonds, such as the bonds issued to finance airport terminal improvements, are not eligible to be advance refunded. The proceeds of advance refunding bonds are invested in an escrow until the first call date of the bonds to be refunded. Accordingly, for a period of time, both the issue being refunded and the refunding bond issue are outstanding until the refunded bonds are redeemed from the refunding escrow on their call date. The IRS restricts the yield which may be earned on investment of the proceeds of the refunding bonds and allows for only one advance refunding of any eligible series of tax-exempt bonds issued after 1986.

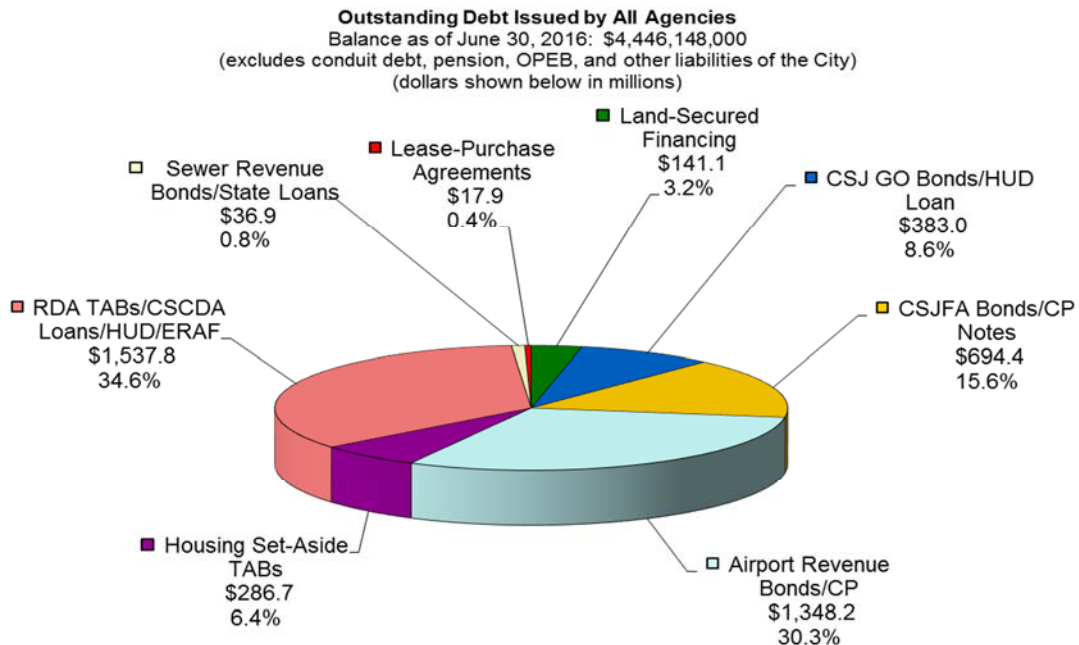
As discussed earlier in the report, the FY 2016-17 Debt Management work plan includes significant resources being committed to current refunding of Airport bonds and extensive analysis and development of refunding plan of finance of all outstanding tax allocation bonds.

IV. CITY’S OUTSTANDING DEBT PORTFOLIO

This section includes a presentation of the City’s debt portfolio, which as of June 30, 2016 was comprised of 111 series of bonds, two commercial paper programs, one lease-purchase agreement, and five loans totaling \$4.9 billion. Of the 111 series of bonds, 63 series are debt of the City, the Agency, or related entities while the remaining 48 series are multifamily housing revenue bonds for which a private developer is the obligor and the City is a conduit issuer. This analysis includes all debt issued by the City of San José, the Agency, and various financing authorities of which the City is a member and is obligated to make payment. **Note that, except as described below in Section IV.H, the City has no legal obligation or connection in any way for the repayment of Agency debt.**

As of June 30, 2016, the City and related entities had debt outstanding totaling over \$4.4 billion, excluding \$488.7 million in multifamily housing revenue bonds. The following chart shows the distribution among the various categories of outstanding debt issued by the City and its related entities: general obligation/City HUD loan, City of San José Financing Authority, airport, sewer (San José-Santa Clara Clean Water Financing Authority), land-secured (assessment districts and community facilities districts), Agency tax increment debt (Housing Set-Aside and Agency Merged Area TABs and loans), and Lease-Purchase Agreements.

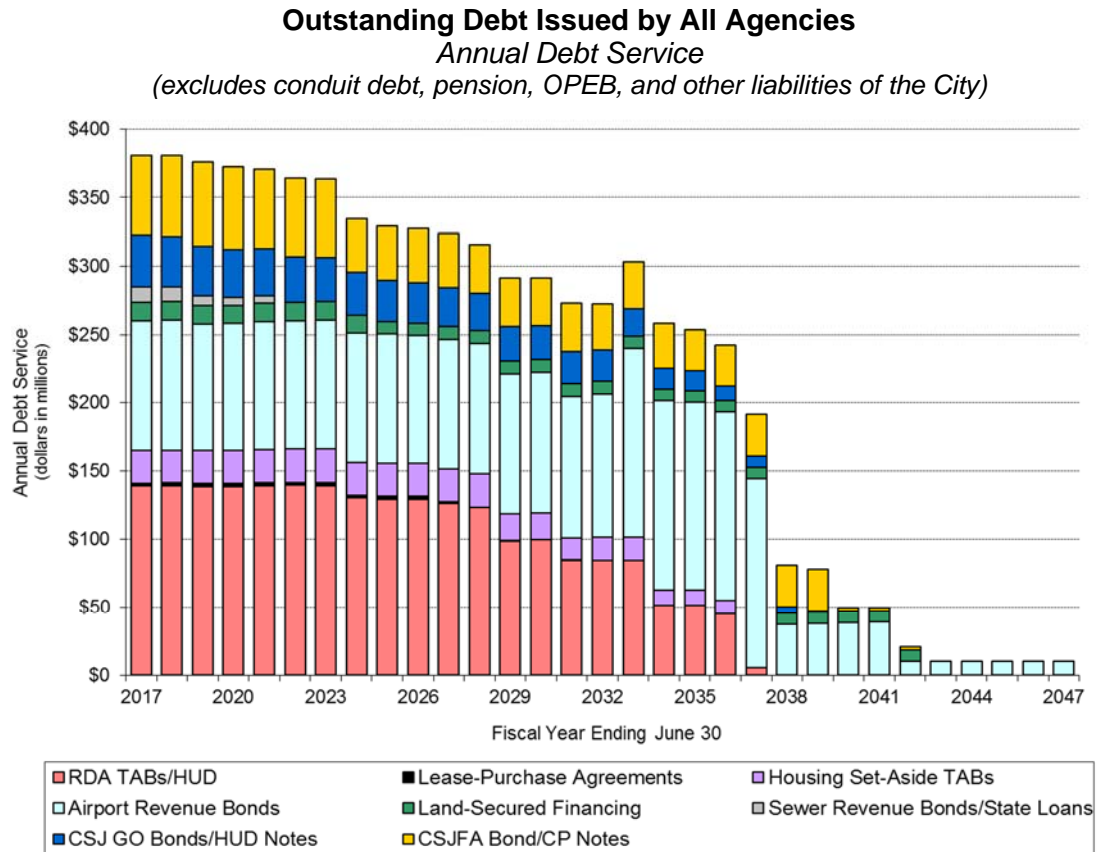
A summary table of all outstanding debt by series, excluding multifamily housing revenue bonds, is included in subsection I. Summary of Outstanding Debt. The multifamily housing revenue bonds are summarized in a separate table in subsection G. Multifamily Housing Revenue Bonds.



To develop budget estimates for variable rate debt, Debt Management staff undertakes a comprehensive analysis which takes into account historical rates, trends and future projections. However, for the projection of future annual debt service payments listed in this report (below) and in the City's Comprehensive Annual Financial Report, interest rates are calculated using actual rates as of June 30 of the fiscal year being reported pursuant to GASB 38 reporting requirements, as noted below.

Variable Interest Rate Assumptions <i>for Future Annual Debt Service Payments</i>			
	Tax-Exempt Rates	Taxable Rates	HUD Section 108 Rates
Rates as of June 30, 2016	0.43% - 0.54%	0.46% - 0.73%	0.67%

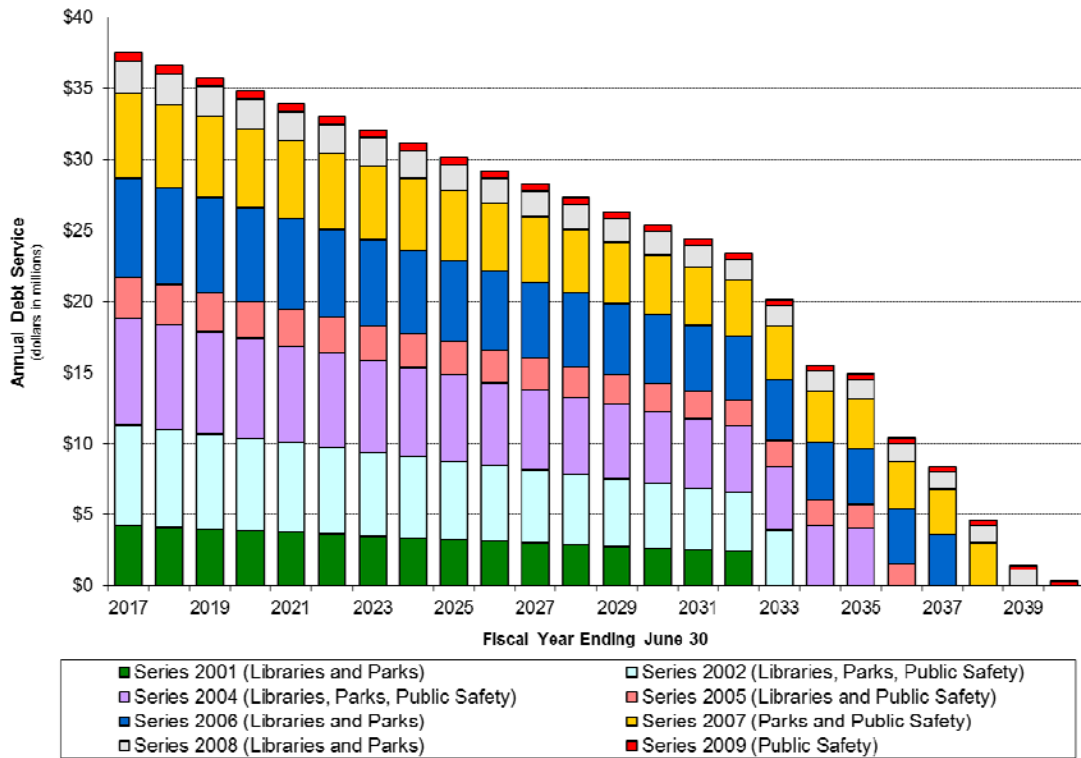
The following chart illustrates the annual debt service payments for all outstanding City-related debt except payments related to conduit debt (i.e. multifamily housing revenue bonds):



A. General Obligation Bonds

In 2000 and 2002, voters approved three ballot measures (Measures 2000 O and P and Measure 2002 O) that authorized total issuance of \$598,820,000 of general obligation (“GO”) bonds for library, parks, and public safety projects. As of June 30, 2016, the City has issued \$589.6 million of GO bonds with the proceeds allocated among: library projects (\$205.9 million), parks and recreation projects (\$228.0 million), and public safety projects (\$155.7 million). The total amount of GO bonds that remain authorized and not issued is \$9.2 million, consisting of Measure 2000 O (\$5.9 million) and Measure 2002 O (\$3.3 million), for library and public safety projects, respectively. The outstanding balance as of June 30, 2016 was approximately \$382.1 million.

General Obligation Bonds
Annual Debt Service

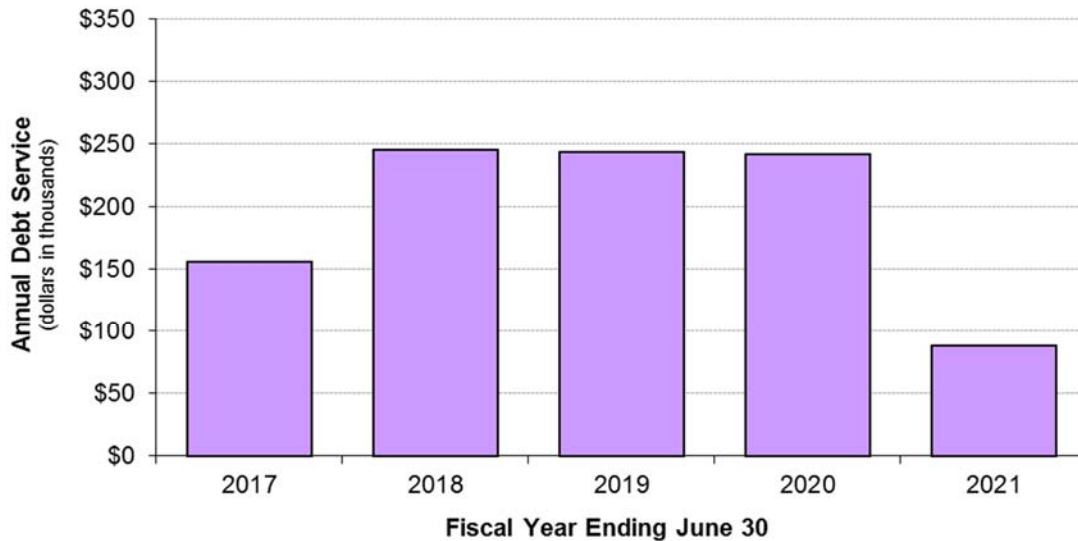


B. City of San José HUD Section 108 Loan

On February 10, 2005, the City received a loan commitment in the amount of \$25,810,000 from the U.S. Department of Housing and Urban Development (“HUD Loan”) under the Section 108 Loan Guarantee Program for the purchase of property adjacent to the Airport, referred to as the Airport West property. On February 16, 2005, the City made an initial draw on the loan commitment in the amount of \$342,000 to place a deposit on the property and to pay other costs associated with the land acquisition. On May 17, 2006, the City drew an additional \$25,094,000 to complete the purchase. On November 7, 2007, the City drew the final \$374,000 of the loan commitment to pay costs associated with the land acquisition.

The interest rate on the HUD Loan is variable with the interest rate reset monthly at the then effective 3-month LIBOR rate plus 0.20%. Debt service on the HUD Loan was initially paid from HUD Brownfields Economic Development Initiative (“BEDI”) grant funds received by the City, and then from the City’s General Fund. On November 7, 2012, the City prepaid \$4,972,000 of the loan, and again on April 8, 2015 prepaid \$13,510,000 of the loan, with proceeds from the phased sale of the property. On August 19, 2015, City made a prepayment in the amount of \$239,000 paying down debt on the back end of the loan. As of June 30, 2016, the outstanding amount on the City’s HUD Loan was \$957,000. As a result of the aforementioned prepayments, the final maturity date of the HUD Loan has been changed from August 1, 2024 to August 1, 2020.

City of San José HUD Section 108 Loan
Annual Debt Service



C. City of San José Lease-Purchase Agreement

On May 20, 2014, the City Council approved the execution of a master equipment lease-purchase agreement (the “Agreement”) with Banc of America Public Capital Corp (the “Bank”) under which the City could enter into separate schedules for the acquisition, purchase, financing, and leasing of energy conservation equipment to be installed at City-owned facilities in a principal amount not to exceed \$30 million with the Bank or one of its affiliates. The schedules are referred to as “Leases”. The financing was secured as a result of the Energy Services Agreement that the City entered into with Chevron Energy Solutions (which was acquired by OpTerra Energy Services in 2014) to design the projects and procure the equipment to be acquired and installed. Each piece of equipment is leased by the City from the Bank for a period not to exceed its useful life, capped at 20 years. Upon full payment of all amounts owed under a lease, the City will own all equipment free and clear and the Bank’s security interest in the equipment will cease. The only lease entered into under the Agreement was completed in FY 2013-14, and was used to finance streetlight lamp replacement and adaptive controls only under the ESCO agreement.

D. City of San José Financing Authority Obligations

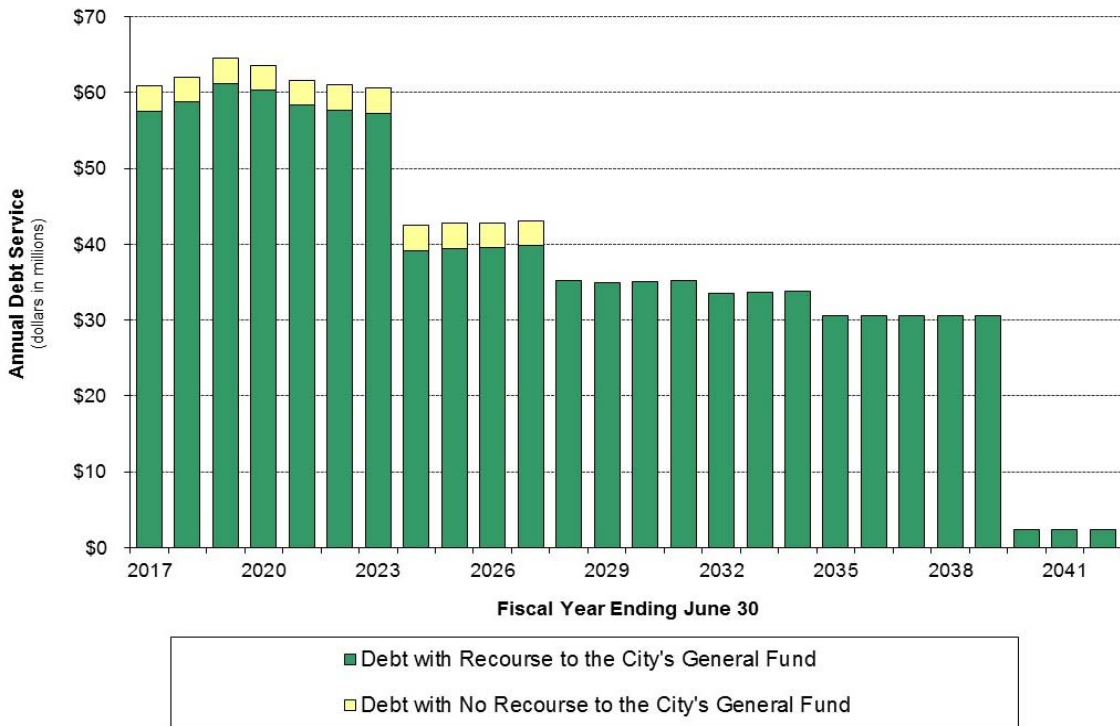
The Authority is a joint exercise of powers authority established under State law between the City and the Agency, and is authorized to finance capital improvements for public entities. Bonds and notes issued by the Authority are repaid through revenues generated by the financed facilities or assets, or lease payments from the City for the use of specified facilities, which in some cases are different from those that were financed. Although payment for one of the Authority’s obligations is limited to specific revenue sources, the remainder of the Authority’s obligations is ultimately payable from the City’s General Fund.

To illustrate the variety of Authority debt outstanding, Authority obligations are presented here in two categories. These include:

1. Debt with Recourse to the City's General Fund; and
2. Debt with No Recourse to the City's General Fund.

The chart below illustrates the annual debt service obligations by category. The composition of each category is discussed in detail on the following pages of this section.

City of San José Financing Authority Obligations
Annual Debt Service



1. Debt with Recourse to the City's General Fund

The financing projects included in this category include bond-financed capital projects which the City's General Fund bears the majority of the debt burden. As of June 30, 2016, the total amount outstanding with recourse to the General Fund, was approximately \$667.0 million, consisting of \$629.0 million of lease revenue bonds and \$38.0 million of taxable and tax-exempt commercial paper.

Some of these financing projects are considered non-self-supporting as they do not generate revenues that can be applied to offset the City's lease payments. Although City special funds or other revenue sources may be earmarked to make these payments, the City's General Fund bears the majority of the debt burden. Below is a short description of each of the non-self-supporting projects:

- Series 2003A Bonds, which refunded the bonds issued to finance site acquisition and construction costs of the City's Central Service Yard;
- Series 2006A, and 2013A Bonds, which refunded the City Hall project;
- Series 2013B Bonds, which refunded the bonds issued to finance the land acquisition and construction of the City Hall Employee Parking Garage; and
- Commercial paper notes issued to provide funding for the following projects: Central Service Yard Phase II improvements, costs associated with the loan to the Low-Mod Housing Fund for Housing projects that enabled the Housing Department's loan to the Agency for the Agency's SERAF payment and the Convention Center Expansion and Renovation Project.

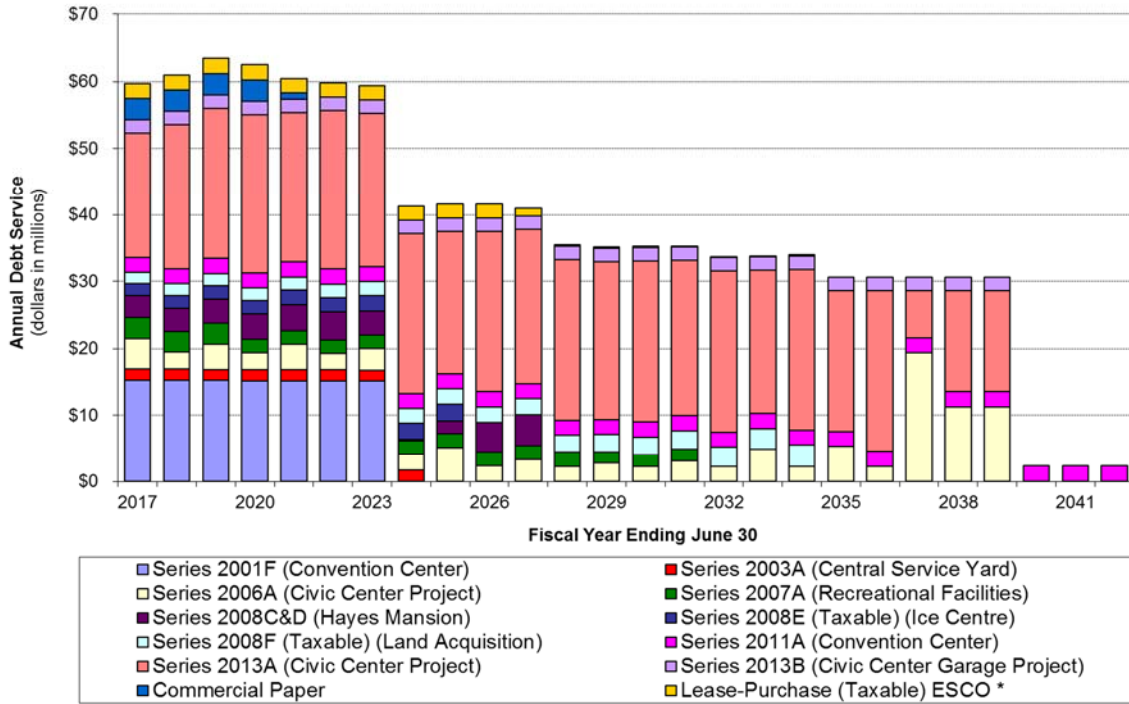
Financing projects are considered self-supporting where revenue generated from the project can be applied to offset, in whole or in part, the City's lease payments. To the extent that offsetting revenues are insufficient to completely cover the debt service payments for any of these bonds, the City's General Fund is committed to make up the difference. A short description of each of these self-supporting projects is listed below.

- Series 2001F (Convention Center Refunding Project): Under a Reimbursement Agreement between the City and the Agency, the Agency has committed to reimburse the City for debt service on the Series 2001F Bonds, subordinate to all other debt issued by the Agency.
- Series 2007A (Recreational Facilities Refunding Project): These fixed rate bonds refunded all or a portion of several series of bonds as summarized below.
 - Series 1993B (Community Facilities Project): These bonds, which were partially refunded with proceeds of the Series 2007A Bonds, financed the construction of the Berryessa Community Center and the Ice Centre of San José, acquisition of Murdock Park, and made other funds available for the Hayes Mansion Phase I Improvement Project.
 - Series 1997A (Golf Course Project): These bonds, which were completely refunded with proceeds of the Series 2007A Bonds, financed the acquisition, renovation, and conversion of an 18-hole course to a 9-hole course with a driving range (the Rancho del Pueblo Golf Course).

- Series 2000B (Tuers-Capitol Golf Course/Camden Park Refunding): These bonds, which were completely refunded with proceeds of the Series 2007A Bonds, financed construction of the City's 18-hole Los Lagos Golf Course and refunded outstanding certificates of participation issued by the Association of Bay Area Governments ("ABAG") for the Camden Neighborhood Park.
- Series 2008C and Series 2008D (Hayes Mansion Refunding Project): These variable rate bonds refunded the Series 2001 Bonds issued to finance the Hayes Mansion Phase III improvements and refund the Series 1995 Bonds issued to finance the Hayes Mansion Phase II improvements. Under the operator's Management Agreement, to the extent available revenues of the Hayes Mansion are used to pay debt service and financing costs of the Series 2008C Bonds, the Series 2008D Bonds, and the Hayes Mansion share of debt service of the Series 2007A Bonds.
- Series 2008E-1 and 2008E-2 (Ice Centre Refunding Project): These variable rate bonds refunded the Series 2000C Bonds, which financed or refinanced the construction of the Ice Centre and the construction of an additional ice rink at the facility, and the Series 2004A Bonds, which financed the expansion and renovation of the facility including construction of a fourth ice rink. Under the operator's Lease and Management Agreement with the City, the City receives fixed quarterly payments to cover debt service on the bonds and to fund capital repair and replacement reserves. To date, the General Fund has not subsidized debt service on these bonds.
- Series 2008F (Land Acquisition Refunding Project): These variable rate bonds refunded the Series 2005 Bonds issued to finance acquisition of property near the Airport ("Airport West"). Through FY 2009-10 the Authority received rental payments from the City to cover debt service on the bonds under an Operating Sublease with the City for aviation uses. The Airport stopped its use of the Airport West Property as of June 30, 2010 and the Operating Sublease was terminated retroactively to June 30, 2010. As of FY 2010-11, the City's General Fund pays the debt service requirements for the 2008F Bonds pursuant to the General Sublease between the City and the Authority which took effect automatically on the termination of the Operating Sublease.
- Series 2011A (Convention Center Expansion and Renovation Project): On April 12, 2011, a total of \$138,400,000 of tax-exempt bonds were sold in two series. The City of San José issued \$107,425,000 of special hotel tax bonds and the Authority issued its \$30,985,000 Series 2011A tax-exempt lease revenue bonds to finance the costs of the Project. Only the lease revenue bonds are included in this category. The special hotel-tax bonds are reflected in the Land-Secured Financing section later in this report. Special hotel tax revenue remaining after funding the payment of more senior obligations, including interest and principal on the special hotel tax revenue bonds, is pledged to the payment of interest and principal on the Series 2011A lease revenue bonds. To date, special hotel tax revenues have been sufficient for payment on the 2011A Bonds.

The following chart illustrates the annual debt service associated with the bonds in this category.

Debt with Recourse to the City's General Fund Annual Debt Service



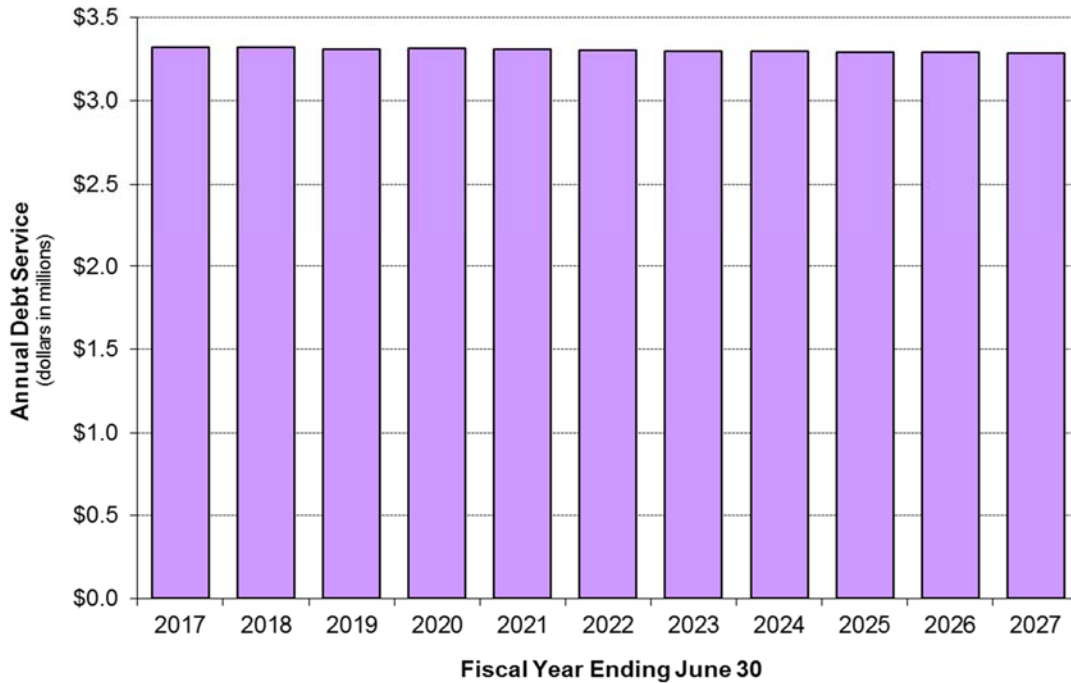
* Lease Purchase Agreement is with the City, not the City of San José Financing Authority.

2. Debt with No Recourse to the City's General Fund

This category includes Authority bond issues for which repayment is limited to specific sources of revenue, and for which bondholders do not have recourse to the City's General Fund in the event those revenues are insufficient to pay debt service on the bonds. As of June 30, 2016, the total amount outstanding, with no recourse to the general fund, was approximately \$28.0 million. Only one series of Authority bonds is currently in this category as described below.

CSJFA Series 2001A (4th & San Fernando Parking Facility): The Series 2001A Bonds are revenue bonds issued by the Authority to finance construction of the City parking garage located on the corner of North 4th Street and East San Fernando Street (the "4th & San Fernando Parking Facility"). Surplus revenues of the Agency are pledged for the repayment of the Series 2001A Bonds and to the extent these revenues are not sufficient to pay debt service, then the gross revenues of the City's parking system are pledged to pay debt service. The annual debt service requirement through FY 2026-27 is \$3.3 million.

Debt with No Recourse to City's General Fund (2001A)
Annual Debt Service

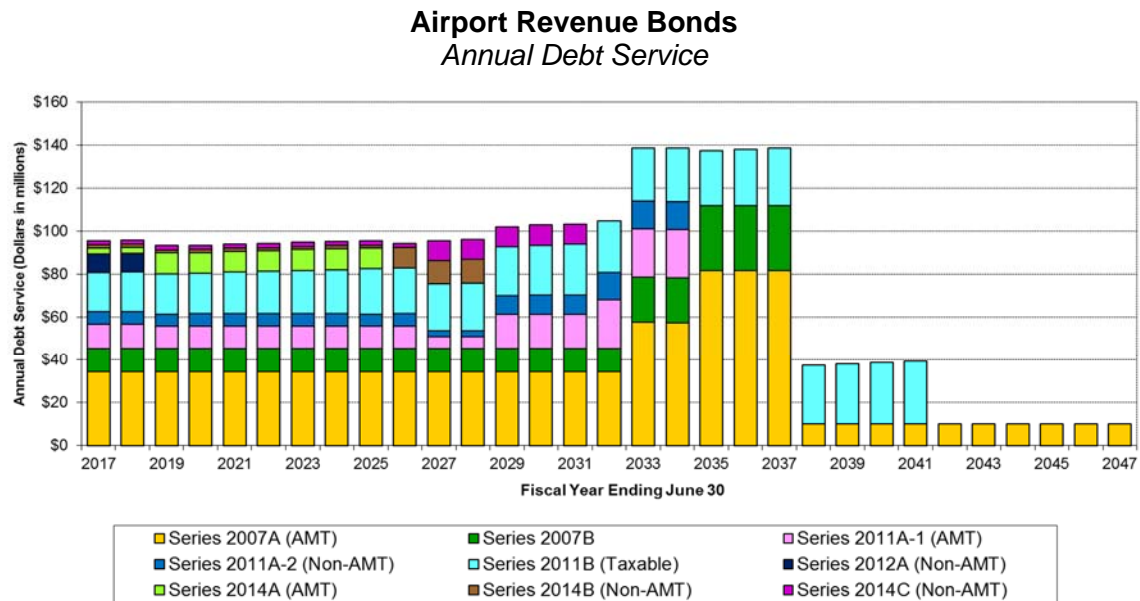


E. Enterprise Fund Obligations

1. Norman Y. Mineta San José International Airport

As of June 30, 2016, the total amount of Airport obligations outstanding was \$1,348.1 million, consisting of senior debt of \$1,313.4 million and \$34.7 million of outstanding commercial paper (“CP”). The Airport’s CP is subordinate to the revenue bonds.

The following chart illustrates the annual debt service requirements. CP is not shown in the graph because CP provides flexibility with amortization of principal and does not have a fixed amortization schedule.



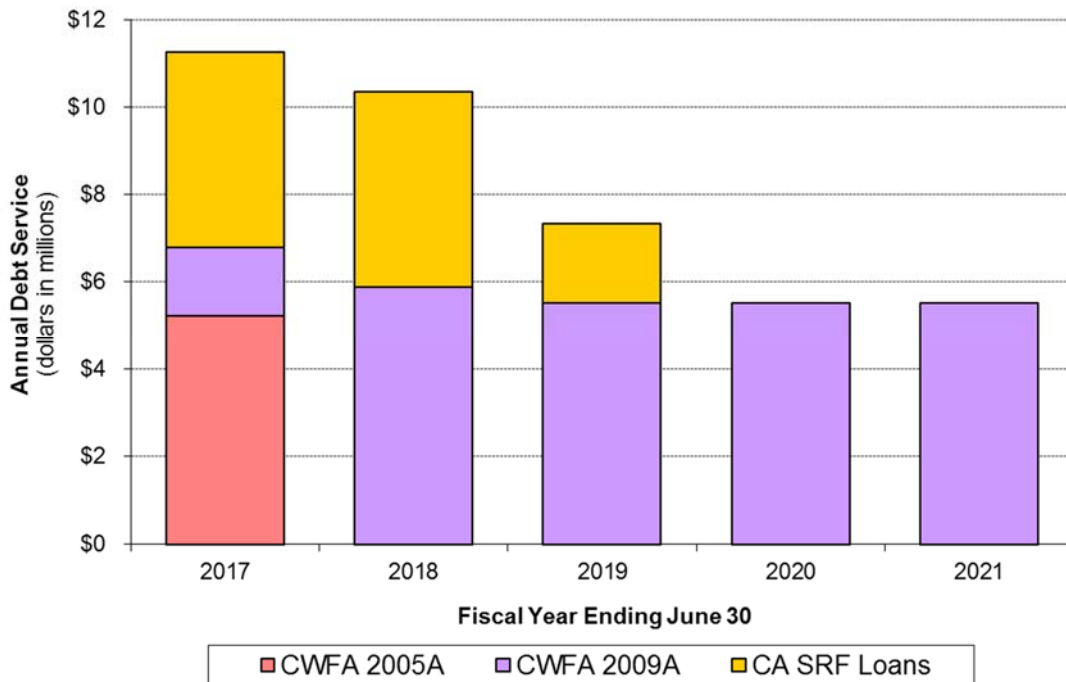
The spike in debt service payments in 2033 is attributable to the Series 2007 Bonds. The original bond structure for the 2007 Bonds was designed with level debt service payments over the 40-year life of the bonds. However, at the time the bonds were priced, demand for 40-year securities deteriorated. To address this sudden deterioration in demand, the financing team restructured the debt service repayment and transferred most of the principal originally scheduled to mature between years 31 and 40 into the 26 to 30-year maturity range, producing a non-level debt service structure. At the City’s option, the 2007 Bonds can be redeemed on or after March 1, 2017 at a redemption price equal to 100% of the principal amount of the 2007 Bonds called for redemption. The City is in the process of evaluating the feasibility of refunding these bonds and restructuring the debt service to create a more level debt service profile.

2. San José-Santa Clara Clean Water Financing Authority

The total amount of outstanding sewer revenue bonds issued by the San José-Santa Clara Clean Water Financing Authority and the outstanding principal on the City’s California State Revolving Fund Loans (“CA SRF Loans”) as of June 30, 2016 was \$36.9 million. The Improvement Agreement by and among the San José-Santa Clara Clean Water Financing Authority, the City of San José, and the City of Santa Clara provides the terms and conditions under which the City of San José and the City of Santa Clara agree to make payments to the Clean Water Financing Authority for debt service on the bonds. With respect to the Series 2005A Bonds and the Series 2009A Bonds, the City of Santa Clara has no repayment obligation under the Improvement Agreement. The City of Santa Clara cash-funded its share of the South Bay Water Recycling Project in lieu of participating in the bond financings that were refunded by the Series 2005A Bonds and the Series 2009A Bonds.

The City of San José and the City of Santa Clara have agreements with each of the tributary agencies for those agencies’ share of capital costs and on-going operation expenses of the wastewater treatment system. These revenue streams along with other revenue sources generated from the wastewater treatment system and revenue from the two cities’ sewer systems are applied toward the payment obligation the cities of San José and Santa Clara have to the Clean Water Financing Authority and the City’s obligations under the CA SRF Loans. The tributary agencies include the City of Milpitas, West Valley Sanitation District, Cupertino Sanitation District, Burbank Sanitary District, and County Sanitation District 2-3.

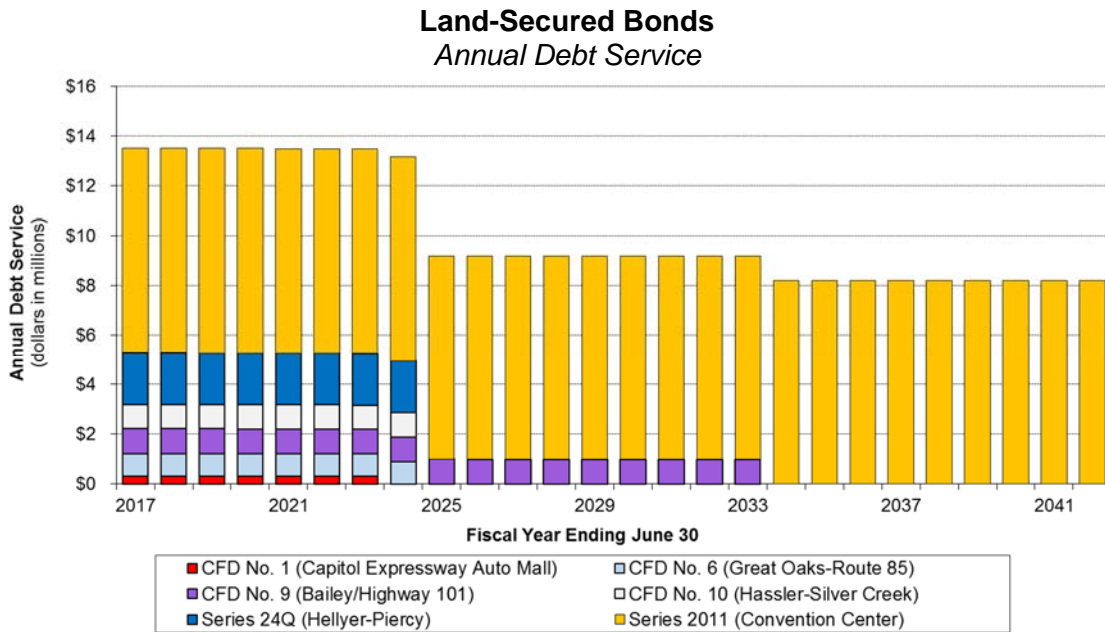
San José-Santa Clara Clean Water Financing Authority Debt and CA SRF Loans
Annual Debt Service



F. Land-Secured Financing

As of June 30, 2016, the City had four series of community facilities district (“CFD”) bonds, one series of special assessment bonds, and a special hotel tax bond issue outstanding totaling \$141.1 million. The largest outstanding bond issue is the Series 2011, Convention Center Expansion and Renovation Project. The City issued \$107.4 million of special hotel tax bonds which together with the Authority-issued \$31.0 million in lease revenue bonds are payable from the special tax imposed on hotel properties within the Convention Center Financing District (“CCFD”). The lease revenue bonds are reflected in the City of San José Financing Authority section presented earlier in the report.

The chart below illustrates the total annual debt service requirements for the improvement district and community facilities district debt outstanding.



G. Multifamily Housing Revenue Bonds

Multifamily housing revenue bonds are issued to finance the development (which includes new construction as well as acquisition and rehabilitation) by private developers of certain rental apartment projects. The City issues the bonds, typically on a tax-exempt basis, and then lends the proceeds to the developer/borrower. The bonds are limited obligations of the City, payable solely from loan repayments by the borrower and any credit enhancement. For multifamily housing revenue bonds to qualify for tax-exemption, generally one of two restrictions must apply: either at least 20 percent of the units in the housing development must be reserved for occupancy by individuals and families of very-low income (50% of area median income) or at least 40 percent of the units must be reserved for occupancy by individuals and families of low income (60% of area median income).

Since November 1985, the City has issued \$1.2 billion of bonds and notes for the City's multifamily housing program, which has financed 7,724 affordable housing units. As of June 30, 2016, the total principal amount of bonds outstanding for the housing program was \$488.7 million. It is important to note that in addition to conduit financing through multifamily housing revenue bonds, there are other vehicles available to the City to assist with the financing of affordable housing units, including loans, grants and 9% tax-credits. The elimination of redevelopment agencies statewide has significantly reduced the City's ability to facilitate the financing of affordable housing. The information presented in this report only represents affordable housing projects that were financed, in whole or in part, with bonds issued by the City. The table presented on the following pages summarizes the City's portfolio of multifamily revenue bonds and represents information provided by the City of San Jose Housing Department in July 2016.

Multifamily Housing Revenue Bonds
As of June 30, 2016

Project Name	Series	Date Issued	Issue Amount (thousands)	Balance (thousands)	Maturity/ Redemption	Affordable Units	Annual Fees
Fairway Glen	1985A	11/18/85	10,100	-	04/15/07	29	
Foxchase Drive	1985B	11/18/85	11,700	-	05/15/08	29	
Somerset Park Apartments	1987A	11/20/87	8,000	-	08/01/05	26	
Timberwood Apartments	1990A	02/01/90	13,425	-	09/01/05	166	
Timberwood Apartments	1990B (Sub.)	02/01/90	1,500	-	08/01/05	-	
Countrybrook Apartments	1992A	04/15/92	20,090	-	04/01/12	72	
Countrybrook Apartments	1992B (Tax.)	04/15/92	1,000	-	04/01/97	0	
Siena at Renaissance Square	1996A	08/22/96	50,000	-	12/01/29	271	
Siena at Renaissance Square	1996B	08/22/96	10,000	-	04/01/98	-	
Almaden Lake Village Apartments	1997A	03/27/97	25,000	25,000	03/01/32	142	33,750
Almaden Lake Village Apartments	1997B	03/27/97	2,000	-	03/29/00	-	
Coleman Senior Apartments	1998	04/24/98	8,050	-	05/01/30	140	
Italian Gardens Senior Apartments	1998	04/24/98	8,000	-	05/01/30	139	
Carlton Plaza	1998A	04/24/98	12,000	-	10/15/32	26	
Carlton Plaza	1998A (Tax.)	04/24/98	2,600	-	04/02/01	-	
The Gardens Apartments	1999A	05/12/99	18,970	-	01/01/32	286	
The Gardens Apartments	1999B (Tax.)	05/12/99	2,930	-	01/01/11	-	
Helzer Court Apartments	1999A	06/02/99	16,948	14,843	12/01/41	154	26,123
Helzer Court Apartments	1999B	06/02/99	3,950	-	12/01/08	-	
Helzer Court Apartments	1999B (Tax.)	06/02/99	2,271	-	12/01/04	-	
Ohlone-Chynoweth Commons Apartments	1999	06/04/99	16,200	-	06/01/39	192	20,250
Kimberly Woods Apartments	1999A	12/20/99	16,050	-	12/01/29	42	
Almaden Lake Village Apartments	2000A	03/29/00	2,000	2,000	03/01/32	-	na
Sixth and Martha Family Apartments Phase I	2000	07/21/00	9,900	-	03/01/33	102	
Craig Gardens Apartments	2000A	12/05/00	7,100	3,721	12/01/32	89	8,875
El Parador Apartments	2000A	12/07/00	6,130	5,360	01/01/41	124	14,413
El Parador Apartments	2000B	12/07/00	900	-	01/01/16	-	na
El Parador Apartments	2000C	12/07/00	4,500	-	01/01/04	-	
Monte Vista Gardens Senior Housing	2000A	12/08/00	3,740	2,666	07/15/33	68	9,350
Willow Glen Senior Apartments	2000A	12/08/00	9,700	-	02/01/03	132	
Willow Glen Senior Apartments	2000B	12/08/00	1,320	-	02/01/03	-	
San Jose Lutheran Seniors Apartments	2001A-1	07/11/01	3,850	3,015	02/15/34	62	6,250
San Jose Lutheran Seniors Apartments	2001A-2	07/11/01	1,150	-	02/15/04	-	

Multifamily Housing Revenue Bonds
As of June 30, 2016

Project Name	Series	Date Issued	Issue Amount (thousands)	Balance (thousands)	Maturity/ Redemption	Affordable Units	Annual Fees
Sixth and Martha Family Apartments Phase II	2001C	08/01/01	9,000	-	04/01/34	87	
The Villages Parkway Senior Apartments	2001D	08/01/01	6,800	-	04/01/34	78	
Lenzen Housing	2001B	08/22/01	8,395	-	02/20/43	87	
Lenzen Housing	2001B (Sub.)	08/22/01	1,100	-	10/01/03	-	
Terramina Square Apts/North White Rd Proj	2001F	11/15/01	16,845	15,389	04/01/44	156	21,056
Villa de Guadalupe Apartments	2001E	11/27/01	6,840	-	01/01/32	100	n/a
Villa de Guadalupe Apartments	2001E (Tax.)	11/27/01	760	-	04/01/12	-	na
Almaden Senior Housing Apartments	2001G	12/05/01	6,050	2,630	07/15/34	65	7,563
Betty Anne Gardens Apartments	2002A	04/05/02	11,000	6,050	04/01/34	75	13,750
El Paseo Apartments	2002B	04/05/02	9,600	4,245	10/01/34	97	12,000
Sunset Square Apartments	2002E	06/26/02	10,904	3,769	06/01/34	94	13,630
Villa Monterey Apartments	2002F	06/27/02	11,000	10,300	07/15/35	119	13,750
Monte Vista Gardens Senior Hsg Apts, Phase II	2002C-1	07/24/02	3,465	2,687	02/01/35	48	4,581
Monte Vista Gardens Senior Hsg Apts, Phase II	2002C-2	12/13/02	200	-	02/01/05	-	
Pollard Plaza Apartments	2002D	08/06/02	14,000	6,295	08/01/35	129	17,500
Evans Lane Apartments	2002H	10/08/02	31,000	-	04/15/36	236	n/a
Hacienda Villa Creek Senior Apartments	2002G-1	10/10/02	4,453	3,234	12/01/34	79	8,750
Hacienda Villa Creek Senior Apartments	2002G-2	10/10/02	2,547	-	05/12/06	-	
Kennedy Apartment Homes	2002K	12/11/02	14,000	8,175	12/15/35	78	17,500
Fallen Leaves Apartments	2002J-1	12/18/02	13,360	10,095	06/01/36	159	23,500
Fallen Leaves Apartments	2002J-2 (Sub.)	12/18/02	3,340	2,645	05/01/36	-	na
Fallen Leaves Apartments	2002J-3 (Jr. Sub.)	12/18/02	2,100	-	07/31/07	-	
Turnleaf Apartments	2003A	06/26/03	15,290	15,090	06/21/36	151	19,113
The Oaks of Almaden Apartments	2003B-1	07/29/03	4,365	3,430	02/15/36	125	10,438
The Oaks of Almaden Apartments	2003B-2	07/29/03	3,985	-	10/04/05	-	
Cinnabar Commons	2003C	08/07/03	25,900	24,100	02/01/37	243	32,375
Almaden Family Apartments	2003D	11/14/03	31,300	24,615	11/15/37	223	39,125
Trestles Apartments	2004A	03/04/04	7,325	7,325	03/01/37	70	10,781
Trestles Apartments	2004A (Sub.)	03/04/04	1,300	1,131	04/15/37	-	na
Vintage Tower Apartments	2004B-1	06/28/04	4,150	2,888	01/15/37	59	6,875
Vintage Tower Apartments	2004B-2	06/28/04	1,350	-	11/01/06	-	
Delmas Park	2004C-1	10/15/04	13,780	12,373	01/01/47	122	24,224
Delmas Park	2004C-2	10/15/04	5,599	-	06/01/07	-	

Multifamily Housing Revenue Bonds
As of June 30, 2016

Project Name	Series	Date Issued	Issue Amount (thousands)	Balance (thousands)	Maturity/ Redemption	Affordable Units	Annual Fees
Raintree Apartments	2005A	02/01/05	21,100	20,600	02/01/38	174	26,375
Paseo Senter I	2005B-1	12/21/05	6,142	4,491	12/01/38	115	7,500
Paseo Senter I	2005B-2	12/21/05	23,805	-	06/01/09	-	-
Paseo Senter II	2005C-1	12/21/05	4,903	3,465	06/01/38	99	7,500
Paseo Senter II	2005C-2	12/21/05	19,776	-	12/01/08	-	-
Casa Feliz Studio Apartments	2007A	06/13/07	11,000	-	12/01/09	59	7,500
Almaden Family Apartments	2007B (Sub.)	12/17/07	6,385	-	11/15/37	-	na
Curtner Studios	2007C-1	12/19/07	5,520	4,922	12/01/39	178	7,500
Curtner Studios	2007C-2	12/19/07	3,275	-	06/01/09	-	-
Fairgrounds Senior Housing Apartments	2008B	05/08/08	26,000	11,925	05/01/41	199	32,500
Las Ventanas Apartments	2008B	07/15/08	25,900	25,900	07/01/38	-	38,750
Brookwood Terrace Family Apts	2009B-1	12/23/09	7,780	7,435	01/01/44	83	17,000
Brookwood Terrace Family Apts	2009B-2	12/23/09	5,445	-	01/01/44	-	na
Fourth Street Apts	2010A-1	06/04/10	5,620	5,113	05/01/43	99	7,500
Fourth Street Apts	2010A-2	06/04/10	17,380	-	05/01/13	-	na
Orvieto Family Apartments	2010B-1	07/20/10	7,760	7,555	08/01/29	91	17,750
Orvieto Family Apartments	2010B-2	07/20/10	6,440	-	08/01/29	-	-
Kings Crossing Apartments	2010C	09/17/10	24,125	2,630	09/01/45	92	7,500
Taylor Oaks Apartments	2011A-1	10/21/11	3,950	3,875	10/01/28	58	7,875
Taylor Oaks Apartments	2011A-2	10/21/11	2,350	-	04/01/24	-	na
1st and Rosemary Family Apartments	2012C	04/19/12	35,500	26,560	10/01/44	184	33,900
1st and Rosemary Senior Apartments	2012D	04/19/12	15,500	9,651	10/01/44	106	12,319
Mayfair Court Apartments	2012B-1	04/20/12	5,220	4,919	10/01/44	92	27,500
Mayfair Court Apartments	2012B-2	04/20/12	16,780	-	10/01/44	-	na
La Moraga Apartments	2012E	09/07/12	52,440	-	03/01/26	90	65,550
3rd Street Residential Apartments	2013A	06/27/13	6,630	3,976	07/01/33	36	8,288
Cambrian Center	2014A-1	10/17/14	19,035	12,857	05/01/47	151	51,824
Cambrian Center	2014A-2	10/17/14	19,035	12,857	05/01/47	0	na
Cambrian Center	2014A-3	10/17/14	1,695	-	11/01/18	0	na
Cambrian Center	2014A-4	10/17/14	1,695	-	11/01/18	0	na
Parkview Family Apartments	2014B	11/13/14	13,600	-	06/01/16	88	17,000
Parkview Senior Apartments	2014C	11/13/14	14,630	-	06/01/16	138	18,288
Poco Way Apartments	2015A-1	02/01/15	21,833	17,952	09/01/47	128	31,346
Poco Way Apartments	2015A-2	02/01/15	3,000	-	09/01/47	0	na
Canoas Terrace Apartments	2015B	10/30/15	22,700	21,941	05/01/48	112	28,375
Town Park Towers Apartments	2015C	10/14/15	45,250	27,043	04/01/48	216	58,561
Casa del Pueblo Apartments	2015D	12/04/15	30,000	30,000	12/01/17	165	37,500
Grand Total			\$ 1,171,376	\$ 488,739		7,724	\$ 991,223

H. Redevelopment Agency

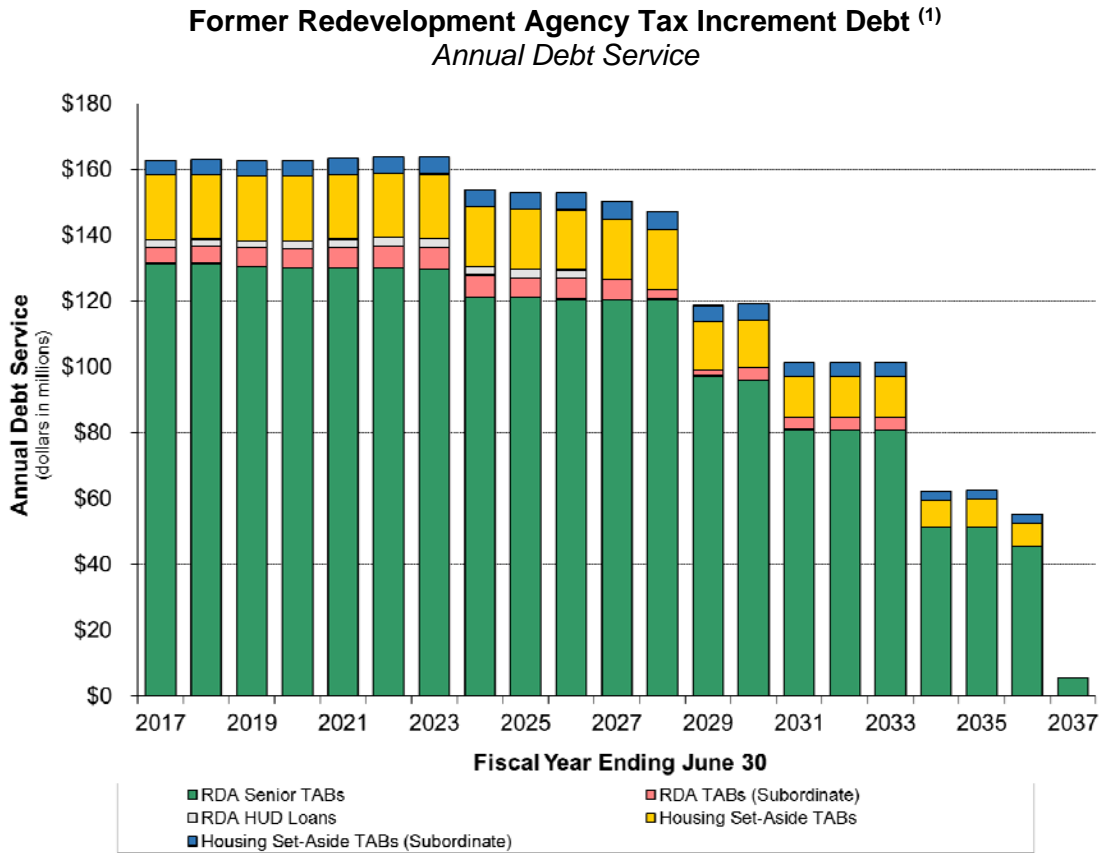
The former Redevelopment Agency of the City of José (“Agency”) was established in 1956 by the San José City Council as a public entity legally separate from the City of San José (“City”). In January 1975, the City Council declared itself the Agency Board, replacing a separate board. Until June 28, 2011, the Agency had the broad authority to acquire, rehabilitate, develop, administer, and sell or lease property in a “Redevelopment Area”. Redevelopment projects were developed in cooperation with private developers. Public redevelopment projects were also developed under cooperation agreements between the Agency and the City or other public entity that would own the project.

On June 28, 2011, Assembly Bill X1 26 (“AB X1 26”) was enacted. On December 29, 2011, the California Supreme Court upheld the constitutionality of AB X1 26, and all redevelopment agencies in California were dissolved by operation of law effective February 1, 2012. On June 28, 2012, AB 1484, which amended AB X1 26, was enacted. AB X1 26, as so amended, is referred to herein as the Redevelopment Dissolution Law. The legislation provides for successor agencies and oversight boards to be responsible for overseeing the dissolution process and the wind down of redevelopment activity. On January 24, 2012, the City Council affirmed its decision to serve as the Successor Agency to the Redevelopment Agency of the City of San José (“SARA”), effective February 1, 2012. SARA is a component unit of the City. Also upon dissolution, the City Council elected to retain the housing assets, functions and powers previously performed by the Agency.

The SARA is a separate public entity from the City, subject to the direction and oversight of a Board consisting of the Mayor and the other members of the City Council. The SARA is also, pursuant to the Redevelopment Dissolution Law, subject to the direction and oversight of an Oversight Board. The Oversight Board is comprised of seven member representatives from local government bodies: two appointed by the Mayor; two appointed by the County of Santa Clara (“County”); one appointed by the County Superintendent of Education; one appointed by the Chancellor of California Community Colleges; and one appointed by the largest special district taxing entity in the Merged Project Area (currently the Santa Clara Valley Water District). In general, the SARA’s assets can only be used to pay enforceable obligations in existence at the date of dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments).

In general, the SARA is allocated revenue in the amount that is necessary to pay the estimated annual installment payments on its enforceable obligations until all enforceable obligations of the SARA have been paid in full and all assets have been liquidated. Based upon the nature of the SARA’s custodial role, the SARA is reported in a fiduciary fund (private-purpose trust fund). As of June 30, 2016, SARA had total debt outstanding of \$1.8 billion, consisting of approximately \$1.5 billion in Merged Area TABs (80% debt), \$287 million in Housing Set-Aside TABs (20% debt), and \$22 million in HUD loans. Additionally, the SARA has enforceable obligations related to the 4th & San Fernando Street Parking Facility and the Convention Center Refunding, issued by the City of San José Financing Authority, Series 2001A and Series 2001F, respectively.

The following chart illustrates the total annual debt service requirements for former Redevelopment Agency debt outstanding.



⁽¹⁾ Does not include other bonded debt that the former Redevelopment Agency has an obligation to pay with available tax-increment revenue (City of San José Financing Authority Series 2001A and 2001F Bonds).

The former Redevelopment Agency also issued several series of Tax Allocation Bonds, secured primarily by a pledge of redevelopment property tax revenues (tax increment) for various improvements for economic development and affordable housing projects, as more fully described below.

Senior Merged Area Tax Allocation Bonds: The Merged Area Tax Allocation Bonds (“TABs”), which are comprised of Series 1997, Series 1999, Series 2003, Series 2004A, Series 2005A, Series 2006A-T/B, Series 2006C/D, Series 2007 A-T/B and Series 2008A/B, are secured primarily by a pledge of redevelopment property tax revenues (i.e. former tax increment), consisting of a portion of all taxes levied upon all taxable properties within each of the tax generating redevelopment project areas constituting the Merged Area Redevelopment Project, and are equally and ratably secured on a parity with each TAB series.

Senior Housing Set-Aside Tax Allocation Bonds: Housing Set-Aside Tax Allocation Bonds (comprised of Series 1997E, Series 2003J/K, Series 2005A/B and Series 2010A-1, A-2, collectively the “Senior Housing TABs”) were issued to finance affordable housing projects and are secured by a pledge of and lien upon the 20% redevelopment property tax revenue (i.e. former tax increment) set aside for the low and moderate income housing fund.

Subordinate Tax Allocation Bonds – Variable Rate Demand Bonds:

1996 Merged Area Revenue Bonds – In June 1996, the Agency issued the 1996 Merged Area Redevelopment Project Revenue Bonds, Series A and B (1996 Bonds) aggregating \$59,000,000, to provide additional proceeds to finance various redevelopment projects in the Merged Project Area. The 1996 Bonds are ratably and equally secured by a pledge of the subordinated revenues and subordinate to the debt service payment of senior obligations of the SARA. In June 2016, the interest rates on the variable rate demand bonds remain at a flexible rate in callable commercial paper mode. As of June 30, 2016, the Series 1996 Bonds had an outstanding principal obligation of \$36,600,000.

2003 Merged Area Revenue Bonds – In August 2003, the Agency issued the 2003 Merged Area Revenue Bonds Series A and Series B (2003 Bonds) aggregating \$60,000,000. The proceeds of the bonds were used mainly to finance redevelopment projects within the Merged Area. The 2003 Bonds are ratably and equally secured by a pledge of the subordinated revenues and subordinate to the debt service payment of senior obligations of the SARA. In June 2016, the interest rates on the variable rate demand bonds remain at a flexible rate in callable commercial paper mode. As of June 30, 2016, the Series 2003 Bonds had an outstanding principal obligation of \$39,910,000.

	Credit Facility Description		
	Principal Amount (thousands)	Provider	Expiration Date
Revenue Bonds			
Series 1996A (Merged Area)	\$ 18,300	JP Morgan Chase Bank	3/31/2018
Series 1996B (Merged Area)	18,300	JP Morgan Chase Bank	3/31/2018
Series 2003A (Taxable) (Merged Area)	24,910	JP Morgan Chase Bank	3/31/2018
Series 2003B (Merged Area)	15,000	JP Morgan Chase Bank	3/31/2018
Total Variable-rate revenue bonds	\$ 76,510		

In the event the LOCs are not renewed or a substitute LOC cannot be obtained from another institution, the full amount of the outstanding 1996 and 2003 Merged Area Revenue Bonds becomes “due and payable”.

2010 Housing Set-Aside Tax Allocation Bonds – On April 29, 2010, the Agency issued \$93,000,000 in taxable subordinate housing set-aside tax allocation variable rate bonds, Series 2010C. The 2010C bonds were issued to (1) refinance the Bank of New York term loan and (2) finance and refinance the City’s gap loans made or to be made in connection with certain affordable housing developments. The 2010C bonds are secured by 20% housing set-aside tax allocation revenues on a basis subordinate to the Senior Housing TABs. The 2010C bonds were issued as multi-modal, variable rate bonds with a taxable interest rate that resets weekly. The Series 2010C were directly purchased by Wells Fargo Bank. Because the bonds were directly purchased, the bond indenture did not require a credit facility to support the debt service payments until the bank’s original mandatory purchase date of April 29, 2013 or such other date agreed to in writing by the SARA and Wells Fargo Bank. On April 29, 2016, Wells Fargo Bank and the SARA entered into a Second Amended and Restated Continuing Covenant Agreement pursuant to which Wells Fargo Bank and the SARA agreed to extend the Mandatory Purchase Date for the 2010C bonds to April 28, 2017. The all-in fixed interest rate decreased from 3.36% to 1.70%. Debt service payments are made quarterly. As of June 30, 2016, the Series 2010C Bonds had an outstanding principal obligation of \$77,945,000.

4th & San Fernando Streets Parking Facility Agency Pledge Agreement: In March 2001, the City of San José Financing Authority (the “Financing Authority”) issued revenue bonds Series 2001A in the amount of \$48,675,000 to finance the construction of the 4th & San Fernando Parking Facility Project. The Agency entered into the Agency Pledge Agreement with the Financing Authority, whereby the Agency payments are payable from and secured by surplus Agency Revenues. The Agency Pledge Agreement was assumed by SARA. The obligated payments are limited in each year to an amount equal to the annual debt service due on the bonds minus surplus revenues generated by the garage. Surplus Agency Revenues consist of, (i) estimated tax increment revenues, which are pledged to the payment of the SARA’s outstanding tax allocation bonds and deemed to be “surplus” in the current fiscal year in accordance with the resolution or indenture pursuant to which the outstanding tax allocation bonds were issued, plus (ii) all legally available revenues of the Agency. As of June 30, 2016, the Series 2001A Bonds had an outstanding principal obligation of \$27,985,000.

Convention Center Refunding Reimbursement Agreement: In July 2001, the Financing Authority issued the Convention Center Lease Revenue Refunding Bonds, Series 2001F (tax-exempt) and Series 2001G (taxable) totaling \$186,150,000 and \$4,850,000 respectively. The taxable bonds were paid in full in 2002. The bonds were issued to refund the 1993 Revenue Bonds, Series C. In connection with the issuance of the 2001 Convention Center Refunding Bonds, the Agency and the City entered into the Second Amended and Restated Reimbursement Agreement under which the Agency is obligated to use redevelopment property tax revenues or other revenues to reimburse the City for lease payments made to the Financing Authority for the project. The Second Amended and Restated Reimbursement Agreement was assumed by SARA. The 2001F bonds (tax-exempt) mature in 2022 and have an outstanding balance of \$89,730,000 at June 30, 2016.

HUD Section 108 Loans: In 1997, the Agency received loan proceeds of \$5,200,000 under the provisions of the U.S. Department of Housing and Urban Development (“HUD”) Section 108. The proceeds were used to finance the following downtown projects: Security Building; Bassler & Haynes and Beach Buildings (“Eu Bldgs”), and the Masson Building. In 2006, the Agency received loan proceeds aggregating to \$31,000,000 under the provisions of HUD Section 108. The proceeds were used to finance the CIM Mixed-use Project (Central Place/Tower 88) (\$13,000,000) and for reimbursement of costs incurred on the Story/King Retail Project (\$18,000,000). As of June 30, 2016, the outstanding loans due to HUD totaled \$22,175,000. The HUD loans are secured by the City owned Fairmont Hotel Parking Garage, several SARA owned capital assets (Convention Center-South Hall, José Theater, and Arena Lot 5A) and CDBG grants that were awarded or will be awarded to the City. The loans are being repaid by developer payments and by the City through CDBG funds due to insufficiency of redevelopment property tax revenues. During the year ended June 30, 2016, the SARA received \$1,837,000 from the City’s CDBG fund to service HUD 108 loans.

Commercial Paper Obligation: Since fiscal 2010, the Agency has been provided \$14.2 million in accumulated proceeds from the Authority’s commercial paper program to use for housing projects which in turn provided available cash to loan from the Housing Program to the Agency to meet the Agency’s 2010 SERAF obligation. The Oversight Board has approved repayment of this obligation, along with accrued interest and fees, as an enforceable obligation, including the 3-year repayment schedule beginning in June 2016 (also reflected in the 15-16B ROPS) and ending in June 2018. A payment of \$4,750,000 was made in June 2016. As of June 30, 2016, \$9.5 million obligation is still outstanding, and is included in the total amount of outstanding Lease Revenue Commercial Paper Notes, shown on the last page of the “Summary of Outstanding Debt” table.

I. Summary of Outstanding Debt

The following table summarizes all outstanding debt by series, excluding multifamily housing revenue bonds, pension, OPEB, and other liabilities of the City.

Summary of Outstanding Debt					
As Of 6/30/2016					
	Issue Amount			Final	Balance
	<i>(thousands)</i>	Issue Date	Call Date ⁽²⁾	Maturity	<i>(thousands)</i>
Long-Term Debt					
Governmental Activities					
City of San Jose					
General Obligation Bonds:					
Series 2001 (Libraries and Parks)	\$ 71,000	06/06/2001	9/1/2011	09/01/2031	\$ 37,840
Series 2002 (Libraries, Parks, Public Safety)	116,090	07/18/2002	9/1/2012	09/01/2032	65,780
Series 2004 (Libraries, Parks, Public Safety)	118,700	07/14/2004	9/1/2013	09/01/2034	75,190
Series 2005 (Libraries and Public Safety)	46,300	06/23/2005	9/1/2015	09/01/2035	30,900
Series 2006 (Libraries and Parks)	105,400	06/29/2006	9/1/2016	09/01/2036	73,810
Series 2007 (Parks and Public Safety)	90,000	06/20/2007	9/1/2015	09/01/2037	66,000
Series 2008 (Libraries and Parks)	33,100	06/25/2008	9/1/2016	09/01/2038	25,365
Series 2009 (Public Safety)	9,000	06/25/2009	9/1/2017	09/01/2039	7,200
HUD Section 108 Note (Land Acquisition)	25,810	02/10/2005	Any Time	08/01/2020	957
Lease-Purchase Agreement (Taxable) ESCO	19,286	05/29/2014	6/1/2018	06/01/2034	17,949
	<u>\$ 634,686</u>				<u>\$ 400,991</u>
City of San Jose Financing Authority					
Lease Revenue Bonds:					
Series 2001F (Convention Center)	\$ 186,150	07/01/2001	9/1/2011	09/01/2022	\$ 89,730
Series 2003A (Central Service Yard)	22,625	09/18/2003	10/15/2013	10/15/2023	11,140
Series 2006A (Civic Center Project)	57,440	06/01/2006	6/1/2016	06/01/2039	54,765
Series 2007A (Recreational Facilities)	36,555	06/28/2007	8/15/2017	08/15/2030	24,910
Series 2008C (Hayes Mansion)	10,915	06/26/2008	Any Time	06/01/2027	10,915
Series 2008D (Taxable) (Hayes Mansion)	47,390	06/26/2008	Any Time	06/01/2025	23,540
Series 2008E-1 (Taxable) (Ice Centre)	13,015	07/03/2008	Any Time	06/01/2025	9,110
Series 2008E-2 (Taxable) (Ice Centre)	13,010	07/03/2008	Any Time	06/01/2025	9,100
Series 2008F (Taxable) (Land Acquisition)	67,195	06/11/2008	Any Time	06/01/2034	38,395
Series 2011A (Conventional Center)	30,985	04/12/2011	5/1/2021	05/01/2042	30,555
Series 2013A (Civic Center Project)	305,535	05/28/2013	6/1/2023	06/01/2039	297,775
Series 2013B (Civic Center Garage Project)	30,445	06/19/2013	6/1/2023	06/01/2039	28,970
Revenue Bonds:					
Series 2001A (4th & San Fernando Garage)	48,675	04/10/2001	9/1/2011	09/01/2026	27,985
	<u>\$ 869,935</u>				<u>\$ 656,890</u>
Special Assessment Bonds					
Series 24Q (Hellyer-Piercy)	\$ 27,595	06/26/2001	3/2/2002	09/02/2023	\$ 13,505
Special Tax Bonds					
CFD No. 1 (Capitol Expressway Auto Mall)	\$ 4,100	11/18/1997	11/1/2009	11/01/2022	\$ 1,760
CFD No. 6 (Great Oaks-Route 85)	12,200	12/18/2001	9/1/2010	09/01/2023	5,765
CFD No. 9 (Bailey/Highway 101)	13,560	02/13/2003	9/1/2013	09/01/2032	10,125
CFD No. 10 (Hassler-Silver Creek)	12,500	07/23/2003	9/1/2010	09/01/2023	6,360
Series 2011 (Convention Center)	107,425	04/12/2011	5/1/2021	05/01/2042	103,590
	<u>\$ 149,785</u>				<u>\$ 127,600</u>
Government Activities Totals	<u>\$ 1,682,001</u>				<u>\$ 1,198,986</u>

Summary of Outstanding Debt (Continued)
As Of 6/30/2016

	Issue Amount (thousands)	Issue Date	Call Date	Final Maturity	Balance (thousands)
Business-Type Activities					
Norman Y. Mineta San Jose International Airport					
Revenue Bonds:					
Series 2007A (AMT)	\$ 545,755	09/13/2007	3/1/2017	03/01/2047	\$ 527,530
Series 2007B	179,260	09/13/2007	3/1/2017	03/01/2037	172,235
Series 2011A-1 (AMT)	150,405	07/28/2011	3/1/2021	03/01/2034	132,970
Series 2011A-2	86,380	07/28/2011	3/1/2021	03/01/2034	76,430
Series 2011B	271,820	12/14/2011	3/1/2021	03/01/2041	262,790
Series 2012A (Non-AMT)	49,140	11/08/2012	Non-callable	03/01/2018	17,045
Series 2014A (AMT)	57,350	10/07/2014	3/1/2024	03/01/2026	56,185
Series 2014B (Non-AMT)	28,010	10/07/2014	3/1/2024	03/01/2028	28,010
Series 2014C (Non-AMT)	40,285	10/07/2014	3/1/2024	03/01/2031	40,285
	<u>\$ 1,408,405</u>				<u>\$ 1,313,480</u>
Clean Water Financing Authority					
Revenue Bonds:					
Series 2005A	\$ 54,020	10/05/2005	11/15/2014	11/15/2016	\$ 5,130
Series 2009A	21,420	01/29/2009	Non-callable	11/15/2020	21,420
State of California - Revolving Fund Loan	73,566	06/24/1997	Any Time	05/01/2019	10,399
	<u>\$ 149,006</u>				<u>\$ 36,949</u>
Business-Type Activity Totals	<u>\$ 1,557,411</u>				<u>\$ 1,350,429</u>
Private Purpose Trust Activities⁽¹⁾					
Redevelopment Agency					
Tax Allocation Bonds:					
Series 1997 (Merged Area)	\$ 106,000	03/27/1997	8/1/2009	08/01/2028	\$ 4,425
Series 1999 (Merged Area)	240,000	01/06/1999	8/1/2009	08/01/2031	12,920
Series 2003 (Merged Area)	135,000	12/22/2003	8/1/2013	08/01/2033	125,745
Series 2004A (Merged Area)	281,985	05/27/2004	8/1/2014	08/01/2019	106,705
Series 2005A (Merged Area)	152,950	07/25/2005	8/1/2015	08/01/2028	122,705
Series 2006A (Taxable) (Merged Area)	14,300	11/14/2006	8/1/2016	08/01/2022	13,300
Series 2006B (Merged Area)	67,000	11/14/2006	8/1/2016	08/01/2035	67,000
Series 2006C (Merged Area)	423,430	12/15/2006	8/1/2017	08/01/2032	423,430
Series 2006D (Merged Area)	277,755	12/15/2006	8/1/2017	08/01/2023	272,885
Series 2007A (Taxable) (Merged Area)	21,330	11/07/2007	Non-callable	08/01/2017	5,200
Series 2007B (Merged Area)	191,600	11/07/2007	8/1/2017	08/01/2036	191,600
Series 2008A (Merged Area)	37,150	12/17/2008	Non-callable	08/01/2018	13,085
Series 2008B (Merged Area)	80,145	11/13/2008	8/1/2018	08/01/2035	80,145
Revenue Bonds (Subordinate):					
Series 1996A (Merged Area)	29,500	06/27/1996	Any Time	07/01/2026	18,300
Series 1996B (Merged Area)	29,500	06/27/1996	Any Time	07/01/2026	18,300
Series 2003A (Taxable) (Merged Area)	45,000	08/27/2003	Any Time	08/01/2028	24,910
Series 2003B (Merged Area)	15,000	08/27/2003	Any Time	08/01/2032	15,000

Summary of Outstanding Debt (Continued)
As Of 6/30/2016

	Issue Amount <i>(thousands)</i>	Issue Date	Call Date	Final Maturity	Balance <i>(thousands)</i>
<i>Redevelopment Agency (continued)</i>					
HUD Section 108 Note (Masson/Dr. Eu/Security)	5,200	02/11/1997	Any Time	08/01/2016	465
HUD Section 108 Note (CIM Block 3/Central Place)	13,000	02/08/2006	Any Time	08/01/2025	9,230
HUD Section 108 Note (Story/King Retail)	18,000	06/30/2006	Any Time	08/01/2027	12,480
Housing Set-Aside Tax Allocation Bonds:					
Series 1997E (AMT) (Merged Area)	17,045	06/23/1997	8/1/2009	08/01/2027	15,540
Series 2003J (Taxable) (Merged Area)	55,265	07/10/2003	8/1/2013	08/01/2024	25,030
Series 2003K (Merged Area)	13,735	07/10/2003	8/1/2013	08/01/2029	4,935
Series 2005A (Merged Area)	10,445	06/30/2005	8/1/2015	08/01/2024	10,445
Series 2005B (Taxable) (Merged Area)	119,275	06/30/2005	8/1/2015	08/01/2035	96,595
Series 2010A-1 (Merged Area)	54,055	04/29/2010	8/1/2020	08/01/2035	54,055
Series 2010A-2 (Merged Area)	2,655	04/29/2010	Non-callable	08/01/2017	2,155
Housing Set-Aside Tax Allocation Bonds (Subordinate):					
Series 2010C (Taxable) (Merged Area)	93,000	04/29/2010	Any Time	08/01/2035	77,945
Private Purpose Trust Activities Totals	\$ 2,549,320				\$ 1,824,530
Long-Term Debt Totals	\$ 5,788,732				\$ 4,373,945
Short-Term Debt					
<i>City of San Jose Financing Authority</i>					
Lease Revenue Commercial Paper Notes	\$ 85,000	Various	Any Time	Various	\$ 37,517
<i>Norman Y. Mineta San Jose International Airport</i>					
Airport Revenue Commercial Paper Notes	\$ 38,000	Various	Any Time	Various	\$ 34,686
Short-Term Debt Totals	\$ 123,000				\$ 72,203
GrandTotals	\$ 5,911,732				\$ 4,446,148

⁽¹⁾ Private Purpose Trust Activities exclude the following Governmental Activities indebtedness that is payable from SARA revenues, as available: CSJFA Revenue Bonds Series 2001A & Lease Revenue Bonds Series 2001F, and CSJFA Commercial Paper Notes

⁽²⁾ In general, bonds are callable on any date after the stated call date. Because of the various interest payment modes, variable rate bonds are noted with "Anytime" and fixed-rate bonds are noted with an actual call date.



APPENDIX A:
DEBT MANAGEMENT POLICY



City of San José, California

COUNCIL POLICY

TITLE	DEBT MANAGEMENT POLICY	PAGE	1 of 9	POLICY NUMBER	1-15
EFFECTIVE DATE	May 21, 2002	REVISED DATE	June 9, 2015		

APPROVED BY COUNCIL ACTION

5/21/02, Item 3.3, Res. No. 70977; 12/4/12, Item 3.7(b), Res. No. 76500, 6/10/14, Item 3.6(d), Res. No. 77020, 6/9/15, Item 3.12, Res. No. 77385

POLICY

This Debt Management Policy sets forth certain debt management objectives for the City, and establishes overall parameters for issuing and administering debt for which the City is financially obligated or is responsible for managing (“City’s Debt Program”). Recognizing that cost-effective access to the capital markets depends on prudent management of the City’s Debt Program, the City Council has adopted this Debt Management Policy (alternatively, “Policy”) by resolution.

DEBT MANAGEMENT OBJECTIVES

The purpose of this Debt Management Policy is to assist the City in pursuit of the following equally-important objectives:

- Minimize debt service and issuance costs;
- Maintain access to cost-effective borrowing;
- Achieve the highest practical credit rating;
- Full and timely repayment of debt;
- Maintain full and complete financial disclosure and reporting;
- Ensure compliance with applicable State and Federal laws.

GENERAL PROVISIONS

I. SCOPE OF APPLICATION

These policies establish the parameters within which debt may be issued by the City of San José, the City of San José Financing Authority, and the City of San José Parking Authority. Additionally, these policies apply to debt issued by the City on behalf of assessment, community facilities, or other special districts, and conduit-type financing by the City for multifamily housing or industrial development projects.

TITLE DEBT MANAGEMENT POLICY	PAGE 2 of 9	POLICY NUMBER 1-15
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The City, as a member of Joint Powers Authorities such as the San José-Santa Clara Clean Water Financing Authority, will take these policies into account when considering approval of the issuance of Joint Powers Authority debt for which the City is financially obligated.

Supplemental policies, tailored to the specifics of certain types of financings, may be adopted by the City Council in the future. These supplemental policies may address, but are not limited to, the City's general obligation, lease revenue, enterprise, multifamily housing, and land-secured financings.

II. RESPONSIBILITY FOR DEBT MANAGEMENT ACTIVITIES

The Finance Department will be responsible for managing and coordinating all activities related to the issuance and administration of debt. The Director of Finance is appointed by the City Manager and is subject to his or her direction and supervision. In accordance with the City Charter, Article VIII, Section 806, the Director of Finance is charged with responsibility for the conduct of all Finance Department functions.

Departments implementing debt-financed capital programs will work in partnership with the Finance Department to provide information and otherwise facilitate the issuance and administration of debt.

A. Debt Management Policy Review and Approval.

This Policy, adopted by City Council resolution, will be reviewed annually by the Finance Department to insure its consistency with respect to the City's debt management objectives. It is the intention of the City Council that any modifications to this Policy will be reviewed by the assigned City Council Committee and forwarded to the City Council with the Committee's recommendation, unless otherwise directed by the City Council. Any modifications to this Policy are subject to City Council approval by resolution.

B. Annual Debt Report.

The Finance Department will prepare an annual debt report for review by the assigned City Council Committee and forwarded by the Committee to the City Council for its consideration. The content of the annual debt report will include a summary of the City's credit ratings, outstanding and newly-issued debt, a discussion of anticipated debt issues, refunding opportunities, a review of legislative, regulatory, and market issues, and an outline of any new or proposed changes to this Debt Management Policy.

C. Debt Administration Activities.

The Finance Department is responsible for the City's debt administration activities, particularly investment of bond proceeds, monitoring compliance with bond covenants, monitoring use of proceeds of bonds or other debt, monitoring use of facilities financed with tax-exempt debt, continuing disclosure, monitoring arbitrage compliance for tax-exempt debt, and ongoing interactions with credit rating agencies which shall be centralized within the Department.

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III. PURPOSES FOR WHICH DEBT MAY BE ISSUED

A. Long-term Borrowing.

Long-term borrowing may be used to finance the acquisition or improvement of land, facilities, or equipment for which it is appropriate to spread these costs over more than one budget year. Long-term borrowing may also be used to fund capitalized interest, costs of issuance, required reserves, and any other financing-related costs which may be legally capitalized. Long-term borrowing shall not be used to fund City operating costs.

B. Short-term Borrowing.

Short-term borrowing, such as commercial paper and lines of credit, will be considered as an interim source of funding in anticipation of long-term borrowing. Short-term debt may be issued for any purpose for which long-term debt may be issued, including capitalized interest and other financing-related costs. Prior to issuance of the short-term debt, a reliable revenue source shall be identified to secure repayment of the debt. The final maturity of the debt issued to finance the project shall be consistent with the economic or useful life of the project and, unless the City Council determines that extraordinary circumstances exist, must not exceed seven (7) years. Additionally, short-term borrowing may be considered if available cash is insufficient to meet short-term operating needs.

C. Refunding.

Periodic reviews of outstanding debt will be undertaken to identify refunding opportunities. Refunding will be considered (within federal tax law constraints) if and when there is a net economic benefit of the refunding. Refundings which are non-economic may be undertaken to achieve City objectives relating to changes in covenants, call provisions, operational flexibility, tax status, issuer, or the debt service profile.

In general, refundings which produce a net present value savings of at least three percent (3%) of the refunded debt will be considered economically viable. Refundings which produce a net present value savings of less than three percent (3%) will be considered on a case-by-case basis. Refundings with negative savings will not be considered unless there is a compelling public policy objective that is accomplished by retiring the debt.

D. Lease Financing.

1. As used in this section, the term "lease financing" means any lease or sublease made between the City and another party for the purpose of financing the acquisition, construction or improvement by the City of real property or equipment. By way of example and not limitation, the term "lease financing" includes certificates of participation, lease revenue bonds or lease revenue notes.
2. Prior to bringing a lease financing to the City Council for approval, the Finance Department will perform initial due diligence on the project to be financed. The Finance Department's due diligence review will include the following elements:

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- a. Any lease financing must have an identified revenue source for repayment, which may include the general fund, eligible special funds or project revenues.
 - b. Prior to embarking on a lease financing in which project revenues are identified as the repayment source, a feasibility study will be performed to determine the volatility of the revenue and provide a sensitivity analysis on project revenue projections including worst/best case scenarios, including without limitation, the impact on any repayment source identified as the backstop to the project revenues as the repayment source.
 - c. The Finance Department will present the results of the due diligence review including any feasibility study to the City Council for review and consideration, in order to proceed with the preparation of the documents necessary for the lease financing, two-thirds majority approval by the City Council of the proposed plan of finance is required.
 - d. At the time the Finance Department brings forward the lease financing for City Council approval, the Finance Department will also provide the City Council with an update to the due diligence report and any feasibility study. Approval of the lease financing will require two-thirds majority approval by the City Council.
3. The provisions of this section will not apply to a refunding of a lease financing transaction.

DEBT ISSUANCE

I. DEBT CAPACITY

The City will keep outstanding debt within the limits of the City's Charter and any other applicable law, and at levels consistent with its creditworthiness objectives.

The City shall assess the impact of new debt issuance on the long-term affordability of all outstanding and planned debt issuance. Such analysis recognizes that the City has limited capacity for debt service in its budget, and that each newly issued financing will obligate the City to a series of payments until the bonds are repaid.

II. CREDIT QUALITY

The City seeks to obtain and maintain the highest possible credit ratings for all categories of short-term and long-term debt. The City will not issue bonds directly or on behalf of others that do not carry investment grade ratings. However, the City will consider the issuance of non-rated special assessment, community facilities, multifamily housing, and special facility bonds.¹

¹ In most cases, a bond which cannot achieve an investment-grade rating will not be rated at all, because there is little value from a bond-marketing perspective in a below investment-grade rating.

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III. STRUCTURAL FEATURES

A. Debt Repayment.

Debt will be structured for a period consistent with a fair allocation of costs to current and future beneficiaries of the financed capital project. The City shall structure its debt issues so that the maturity of the debt issue is consistent with the economic or useful life of the capital project to be financed.

B. Variable-rate Debt.

The City may choose to issue securities that pay a rate of interest that varies according to a pre-determined formula or results from a periodic remarketing of the securities. Such issuance must be consistent with applicable law and covenants of pre-existing bonds, and in an aggregate amount consistent with the City's creditworthiness objectives. When making the determination to issue bonds in a variable rate mode, consideration will be given in regards to the useful life of the project or facility being financed or the term of the project requiring the funding, market conditions, and the overall debt portfolio structure when issuing variable rate debt for any purpose.

C. Derivatives.

Derivative products² may have application to certain City borrowing programs. In certain circumstances these products can reduce borrowing cost and assist in managing interest rate risk. However, these products carry with them certain risks not faced in standard debt instruments. The Director of Finance will evaluate the use of derivative products on a case-by-case basis to determine whether the potential benefits are sufficient to offset any potential costs.

IV. PROFESSIONAL ASSISTANCE

The City shall utilize the services of independent financial advisors and bond counsel on all debt financings. The Director of Finance shall have the authority to periodically select service providers as necessary to meet legal requirements and minimize net City debt costs. Such services, depending on the type of financing, may include financial advisory, underwriting, trustee, verification agent, escrow agent, arbitrage consulting, and special tax consulting. The City Attorney's Office shall be responsible for selection of bond counsel and for publicly issued debt, disclosure counsel. Additionally, the City Attorney's Office will be responsible for the selection of disclosure counsel in those circumstances where the City Attorney's Office determines it to be necessary or desirable to retain disclosure counsel to generally advise the City with respect to its obligations under state and federal securities laws. The goal in selecting service providers, whether through a competitive process or when appropriate, a sole-source selection, is to achieve an appropriate balance between service and cost.

² A derivative product is a financial instrument which "derives" its own value from the value of another instrument, usually an underlying asset such as a stock, bond, or an underlying reference such as an interest rate index.

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V. METHOD OF SALE

Except to the extent a competitive process is required by law, the Director of Finance shall be responsible for determining the appropriate manner in which to offer any securities to investors. The City's preferred method of sale is competitive bid. However, other methods such as negotiated sale and private placement may be considered on a case-by-case basis.

DISCLOSURE PRACTICES AND PROCEDURES

I. STATEMENT OF POLICY

The City is committed to full and complete primary (prior to issuance) and secondary (post issuance) market disclosure in accordance with disclosure requirements established by the Securities and Exchange Commission and Municipal Securities Rulemaking Board, as may be amended from time to time. The City is also committed to cooperating fully with rating agencies, institutional and individual investors, other levels of government, and the general public to share clear, timely, and accurate financial information.

II. IMPLEMENTATION OF POLICY OBJECTIVES

A. Definitions.

For purposes of this section, the following definitions apply.

“Continuing Disclosure Agreement” means the certificate or agreement entered into by the City in connection with the sale of bonds in order to satisfy the requirements of Securities and Exchange Rule 15c2-12 that requires the City to provide specified information and annual reports while the bonds remain outstanding.

“Offering Document” means the document prepared by the City in connection with the sale of bonds to the public.

B. Written Policies and Procedures.

In order to carry out these policies objectives, the City Manager, in consultation with the City Attorney, will implement written disclosure policies and procedures related to the provision of financial and other relevant information to investors including preparation and review of Offering Documents before submission to the City Council for approval, compliance with Continuing Disclosure Agreements, development and maintenance of an investor webpage on the City's website as well as other related topics.

C. City Council Review and Approval of Offering Documents.

The City Council's consideration of the approval of bonds and the Offering Document related to the bonds is to be placed on the City Council agenda as a new business matter and not on the Consent Calendar. Any Offering Document to be issued in connection with the sale of the bonds is to be transmitted to the City Council in substantially final form for the City Council's consideration and approval to release to investors, subject to any updating required to make the Offering Document accurate and complete. The City

Council's review will consider whether the Offering Document includes all material information to an investor in the bonds -- meaning information where there is a substantial likelihood that the information would have actual significance in the deliberations of the reasonable investor. At the City Council meeting at which the proposed sale of bonds is considered, the City Council will have the opportunity to address questions to City staff and the professional advisors regarding the information presented in the Offering Document.

D. Responsibility for Disclosure.

The City Manager and the Director of Finance are the City's designated officials for communicating information concerning the City's finances and other information about the City that a reasonable investor would consider to be material in making a decision to purchase or sell debt issued by the City or one of its related entities. Communications from other City officials or employees regarding the City's financial condition will not be considered to be official communications by the City to the investor marketplace.

DEBT ADMINISTRATION – INVESTMENTS AND TAX COMPLIANCE

I. INVESTMENT OF PROCEEDS

Investments of proceeds of bonds or other forms of debt shall be consistent with federal tax requirements and any applicable State law requirements, the City's Investment Policy as modified from time to time, and with requirements contained in the governing documents.

II. FEDERAL TAX COMPLIANCE

A. Responsible Department.

The Department of Finance will have primary responsibility for all ongoing tax compliance matters relating to tax-exempt debt issued by the City or its related entities. The Director of Finance will be responsible for monitoring ongoing tax compliance matters relating to tax-exempt debt, including compliance with the arbitrage rebate requirements of Section 148 of the Internal Revenue Code, as set forth below. It is contemplated that additional policies and procedures will be implemented by the Director of Finance to supplement the policies and procedures set forth in this Policy.

B. Arbitrage Compliance.

The Department of Finance will maintain a system of record keeping and reporting to meet the arbitrage compliance requirements of federal tax law for tax-exempt debt. In connection with this responsibility, the Department will:

1. program payment of required rebate amounts, if any, no later than 60 days after each 5-year anniversary of the issue date of bonds or notes, and no later than 60 days after the last bond or notes of each issue is redeemed;
2. during the construction period of each capital project financed in whole or in part by bonds or notes, monitoring the investment and expenditure of proceeds and consult

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with rebate experts as necessary to determine compliance with any applicable exceptions from the arbitrage rebate requirements during each 6-month spending period up to 6 months, 18 months or 24 months, as applicable, following the issue date of the bonds or notes; and

3. retain copies of all arbitrage reports and account statements as described below in "Record Keeping Requirements."

C. Use of Tax-Exempt Debt and Facilities.

The Director of Finance, together with the applicable City departments, will be responsible for:

1. monitoring the use of tax-exempt proceeds and the use of tax-exempt financed or refinanced assets (e.g., facilities, furnishings or equipment) throughout the term of the debt to ensure compliance with covenants and restrictions set forth in the governing documents relating to the debt;
2. maintaining records identifying the assets or portion of assets that are financed or refinanced with proceeds of each issue of tax-exempt debt, including a final allocation of tax-exempt proceeds as described below under "Record Keeping Requirements";
3. consulting with the City Attorney's Office and bond counsel in the review of any contracts or arrangements involving use of tax-exempt financed or refinanced assets to ensure compliance with all covenants and restrictions set forth in the governing documents relating to the tax-exempt debt;
4. maintaining records for any contracts or arrangements involving the use of tax-exempt financed or refinanced assets as described below under "Record Keeping Requirements";
5. conferring at least annually with personnel responsible for tax-exempt financed or refinanced assets to identify and discussing any existing or planned use of tax-exempt financed or refinanced assets, to ensure that those uses are consistent with all covenants and restrictions set forth in the governing documents relating to the tax-exempt debt; and
6. to the extent that the City discovers that any applicable tax restrictions regarding use of tax-exempt proceeds and tax-exempt-financed or refinanced assets will or may be violated, consulting promptly with the City Attorney's Office and bond counsel to develop a course of action to remediate any identified violation.

D. Record Keeping Requirements.

The Department of Finance and other applicable City departments, as may be necessary, will be responsible for maintaining the following documents for the term of each issue of tax-exempt debt (including debt issued to refinance existing debt, if any) plus at least three years:

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1. a copy of the closing transcript(s) and other relevant documentation delivered to the City at or in connection with closing of the issue of tax-exempt, including any elections made by the City in connection therewith;
2. a copy of all material documents relating to capital expenditures financed or refinanced by tax-exempt debt proceeds, including (without limitation) construction contracts, purchase orders, invoices, trustee requisitions and payment records, draw requests for tax-exempt debt proceeds and evidence as to the amount and date for each draw down of tax-exempt debt proceeds, as well as documents relating to costs paid or reimbursed with tax-exempt debt proceeds and records identifying the assets or portion of assets that are financed or refinanced with tax-exempt debt proceeds, including a final allocation of tax-exempt debt proceeds;
3. a copy of all contracts and arrangements involving the use of tax-exempt debt-financed or refinanced assets; and
4. a copy of all records of investments, investment agreements, arbitrage reports and underlying documents, including trustee statements, in connection with any investment agreements, and copies of all bidding documents, if any.



APPENDIX B:
POLICY FOR THE ISSUANCE OF MULTIFAMILY
HOUSING REVENUE BONDS



CITY OF SAN JOSE, CALIFORNIA

CITY COUNCIL POLICY

Title POLICY FOR THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS	Page 1 of 11	Policy Number 1-16
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Approved By Council Action

June 11, 2002, Item 3.7, Resolution No. 71023

GENERAL MATTERS

I. ISSUER

The City of San Jose (the “City”) shall be the issuer of all bonds financing multifamily housing rental projects (a “Project” or “Projects”) within the City, except as provided below. The City’s Housing Department and Finance Department will consider other issuing agencies as follows:

A. The Redevelopment Agency

The Redevelopment Agency may issue bonds for any Project located within a redevelopment project area.

B. ABAG, CSCDA, Other Conduits

The City may agree to the issuance of bonds by the Association of Bay Area Governments (“ABAG”), California Statewide Community Development Authority (“CSCDA”) or a similar issuing conduit provided that the City is not making a loan or grant to the Project *and* the Project is one of multiple projects being financed by the Project Sponsor through such issuing conduit agency in the same California Debt Limit Allocation Committee (“CDLAC”) round under a similar financing program so as to result in economies of issuance.

C. Special circumstances

Another agency may issue bonds when merited by special circumstances of the Project and the financing.

Where the City is not the issuer of bonds for a Project, it shall be the City’s policy to require the issuer to assume full responsibility for issuance and on-going compliance of the bond issue with federal tax and state laws. Where feasible, however, the City shall seek to hold The Equity and Fiscal Responsibility Act of 1986 Hearing, better known as the “TEFRA” Hearing for such Project.

II. FINANCING TEAM

The City shall select the financing team for all multifamily housing revenue bonds issued by the City. The Finance Department is responsible for selecting the financial advisor, trustee and the investment banker/underwriter (assuming a negotiated public sale of bonds). The City Attorney's Office is responsible for selecting the bond counsel firm. The financial advisor, investment banker and bond counsel shall be selected from approved lists determined from time to time by a request for qualifications/proposal process.

III. COORDINATION AMONG CITY DEPARTMENTS

The City recognizes that the issuance of housing bonds entails a coordinated effort among the Housing Department, Finance Department and City Attorney's Office. The Housing Department shall ensure that the Finance Department and the City Attorney's Office are provided with regular updates on projects that may involve the issuance of bonds.

THE FINANCING PROCESS

I. INITIAL MEETING WITH PROJECT SPONSOR

A. Prior Due Diligence

Prior to arranging an initial meeting with the Project Sponsor, the Housing Department shall perform initial due diligence on the Project Sponsor, including whether the Project Sponsor has ever failed to use an allocation from CDLAC and whether the Project Sponsor has failed to comply with the terms of any other City financings or City loans.

B. Determination of Readiness

Following the initial meeting, City representatives shall determine if the project is in a state of sufficient "readiness" to proceed with the CDLAC application process. This includes the status of the project in terms of the development process. In general, a project will be deemed "not ready" if the discretionary planning approvals will not have been completed by the time of the CDLAC application.

C. Selection of Financing Team

Following a determination of readiness, the Finance Department and City Attorney shall recommend the financial advisor, underwriter (if applicable) and bond counsel, as the case may be, for each project.

II. DEPARTMENTAL APPROVALS

Pursuant to the Delegation of Authority by the City Council, both the City's Directors of Finance and Housing must approve each Project, the financing, and the filing of a CDLAC application before the City can make an application to CDLAC for private activity bond allocation. The approval of the Finance and Housing Directors shall be evidenced by a jointly signed "Notice to Proceed" addressed to the Project Sponsor. The Notice to Proceed shall

describe the project, identify the developer or Project Sponsor, the affordability mix, the proposed plan of finance and the amount of bond funding requested.

A. Resolution

The City Attorney's Office will be responsible for preparing a resolution for joint approval by the Directors of Finance and Housing. The resolution will:

1. Memorialize the Council's intent to issue the debt in order to induce others to provide project financing;
2. Authorize the filing of a CDLAC application; and
3. Authorize the execution of a Deposit and Escrow Agreement.

B. TEFRA Hearing

The TEFRA hearing will be held before the Director of Finance on the date specified in the TEFRA Notice. The Director of Finance has the discretion to have the TEFRA hearing held by the City Council.

III. CDLAC APPLICATIONS

A. Description

Before the City is legally able to issue private activity tax-exempt bonds for a project, an application must be filed with CDLAC in Sacramento and an allocation of the State ceiling on qualified private activity bonds must be approved by CDLAC.

B. City to File

The City is the applicant to CDLAC for each project to be financed with tax-exempt bonds issued by the City. The Housing Department will file all applications to CDLAC on behalf of project sponsors.

C. Project Sponsor to Prepare Application

Each project sponsor shall take responsibility for preparing the CDLAC application for its project with input from City representatives, the City's financial advisor and bond counsel.

D. Deposit and Escrow Agreement

The City will not file a Project Sponsor's CDLAC application unless the Project Sponsor executes a Deposit and Escrow Agreement **and makes the necessary deposits specified in this Agreement**. The Deposit and Escrow Agreement shall contain the items identified below. It shall be the responsibility of the Housing Department to see that all requirements under the Deposit and Escrow Agreement are met.

1. CDLAC Performance Deposit

The Deposit and Escrow Agreement must require the payment of the CDLAC performance deposit, provided that current CDLAC rules require the payment of such deposit to the issuer.

2. City of San Jose Performance Deposit

In addition to the CDLAC performance deposit, the Deposit and Escrow Agreement shall require the Project Sponsor to deposit \$50,000 with the City as a City of San Jose performance deposit. This deposit shall be forfeited in the event that the City, on behalf of the Project Sponsor, receives an allocation but does not issue bonds. The deposit may be applied to pay costs of issuance or returned to the Project Sponsor as soon as practicable. By agreement between the City and the Project Sponsor, the Project Sponsor may designate its City loan as the source of payment in the event of forfeiture.

3. Financing Team Fees

The Deposit and Escrow Agreement shall identify, if available, the fees of the bond counsel, financial advisor, and underwriter (if applicable). It shall be the responsibility of the Finance Department and the City Attorney's Office to identify these fees.

IV. COUNCIL APPROVAL

A. Staff Report

The Finance Department, in conjunction with the Housing Department and City Attorney's Office, shall prepare a staff report recommending final Council approval for a bond issue. The staff report shall be submitted to the City Manager's Office in accordance with the timing requirements of the then-current City procedures.

The staff report shall specify the approvals that are recommended, provide background on the project being financed, describe the financing structure, indicate any exceptions to the City's investment policy, describe the financing documents to be approved, identify the financing team participants, and seek approval of consultant agreements and financing participants that have not previously been approved by Council. The staff report should indicate if a separate City loan is being provided. However, the terms of that loan should be discussed in a separate staff report which, whenever possible, shall be submitted for the same agenda. The staff report shall be signed by the Directors of Finance and Housing.

The staff report should be submitted only after the major transaction terms (e.g., financing structure, security provisions, bond amount, maximum maturity, etc.) are identified and agreed to by the parties. The staff report may note that the bond issue is contingent upon certain other approvals and may identify certain issues to be resolved at a later time.

B. Substantially Final Documents

The City Council shall approve documents that are "substantially final" documents. Documents are in "substantially final" form if they identify the final security provisions and financing structure for the transaction. The City Attorney's Office shall determine whether documentation is in substantially final form.

C. Council Meeting

The Council meeting shall occur on a date after which all approvals from major financial participants (e.g., credit enhancement provider, bond purchaser, tax credit investor) have been obtained. At the discretion of the City Attorney and Finance Department, the Council

may proceed with its approval process without such other final approvals if: (1) such final approval is likely; (2) the Council's approval is subject to such other party's final approval; and (3) the Council approval process cannot be delayed without jeopardizing the financing.

V. BOND SALE AND CLOSING

A. Timing

The bond sale and closing may commence only after the Council authorizes the bond issue, including the distribution of a Preliminary Official Statement, if applicable.

B. Investment Agreements

If authorized by the Council, the Project Sponsor, through its representative, which may include the underwriter or financial advisor, may solicit investment agreement providers for the purpose of reinvesting bond proceeds and revenues. The investment agreement providers must meet the City's requirements and the requirements in the bond resolution and trust indenture for the bonds. Bond counsel and the financial advisor shall review the investment agreement solicitation forms, the eligible providers, and the investment agreements.

C. Payment of Issuance Fee

The City's issuance fee shall be funded from the Costs of Issuance Fund held by the Trustee.

D. Information Memorandum to Council

Promptly after the issuance of all bonds for a CDLAC round, the City Finance Department shall prepare an information memorandum summarizing the salient points of each bond issue.

CITY FEES

I. TEFRA HEARING FEE

The City shall charge a fee of \$5,000 for the administrative costs associated with holding a TEFRA hearing relating to a Project. The fee shall be payable prior to the date that notice of the TEFRA hearing is published. No separate TEFRA hearing fee shall be charged if the City or Redevelopment Agency is issuing the bonds for the Project.

II. ISSUANCE FEE

The City shall charge a fee for the administrative costs associated with issuing the bonds for a Project Sponsor. The fee shall be payable at bond closing and may be contingent on the bond sale. The issuance fee shall be based on the total amount of the bonds (both tax-exempt and taxable) to be issued in accordance with the following sliding scale:

\$0 to \$10 million: 0.5% of the principal amount of bonds issued, with a minimum fee of \$30,000.

Over \$10 million: 0.5% of the first \$10 million principal amount of bonds; 0.25% of any additional amount.

III. ANNUAL MONITORING FEE

The City shall charge an annual fee for monitoring the restricted units. The fee shall be in an amount equal to 0.125% of the original principal amount of tax-exempt bonds issued. Except for non-profit or government agency Project Sponsors, the fee shall not be reduced until all of the tax-exempt bonds are retired and the bond regulatory agreement ceases to have validity or is no longer in effect, at which time it will terminate. Upon conversion to permanent financing, a nonprofit or government agency Project Sponsor, may have a reduction in their annual fee to 0.125% of the permanent bond amount after conversion subject, to a minimum annual fee of \$7,500.

The City annual monitoring fee shall be paid “above the line,” i.e., on a parity with bond debt service and trustee fees. This parity provides the greatest assurance that the City’s fee will be paid, although it may reduce the amount that the Project Sponsor’s lender may be willing to underwrite. The City may determine, at its sole discretion, to subordinate all or a portion of its annual fee to bond debt service only when the Housing Department has made a substantial loan to the Project, so long as the Project Sponsor provides adequate assurance of the payment of such fees. The City shall not subordinate its fee in circumstances where no City funds are subsidizing the Project.

CREDIT CONSIDERATIONS

I. CREDIT ENHANCEMENT

A. General Policy

It shall be the general policy of the City to encourage the use of credit enhancement for bonds issued by the City. Credit enhancement shall be a requirement for any multifamily bonds that are publicly distributed. The minimum rating on such credit enhancement shall be “A” or higher by Moody’s, Standard & Poor’s, and/or Fitch. This policy shall be subject to the exceptions described below.

B. Forms of Credit Enhancement

Credit enhancement may be in the form of a bank letter of credit, bond insurance, surety, financial guaranty, mortgage-backed security (e.g., Fannie Mae, Freddie Mac or Ginnie Mae) or other type of credit enhancement approved by the market. If the City has not previously issued bonds with a particular kind of credit enhancement, the Finance Department and financial advisor shall determine whether such credit enhancement is acceptable and whether marketing restrictions shall be imposed.

C. Project Sponsor Responsibility

It shall be the responsibility of the Project Sponsor to obtain and pay for the costs of credit enhancement. The City will assume no responsibility therefor.

II. NON-CREDIT ENHANCED BONDS

A. General Policy

It shall be the general policy of the City to require bonds that are not secured with credit enhancement to be sold through private placement or through a limited public offering to institutional or accredited investors. As an exception to this policy, the City may authorize the public distribution of non-credit enhanced bonds that are rated at least in the “A” category by Moody’s, Standard & Poor’s, and/or Fitch, after consultation with the underwriter and financial advisor. In connection with such authorization, the City shall consider the sophistication of the Project Sponsor, its financial resources, commitment to the community and other factors.

B. Additional Requirements for Non-Rated Bonds

Non-rated bonds must comply with the following additional requirements:

1. Minimum Denominations and Number of Bondholders

In order to limit the transferability of non-rated bonds, the City shall seek minimum denominations of at least \$100,000. In addition, the City may also limit the number of bondholders to further limit the transferability of non-rated bonds.

2. Qualified Institutional Buyer (“QIB”) Letter

The bond purchaser in a private placement or limited public offering must certify that it is a qualified or accredited investor (a “big boy letter”). Such letter must be signed by subsequent bond purchasers so long as the bonds remain unrated.

REFUNDING/RESTRUCTURING/REMARKETING

I. GENERAL

The City has issued both fixed rate and variable rate multifamily bonds. On occasion, the Project Sponsor may ask the City to refund those bonds to lower the interest rate, to remarket the bonds with a new credit enhancement, and/or to remarket the bonds as fixed rate bonds. The Project Sponsor will be responsible for all costs and fees related to the refunding.

II. OPTIONAL REFUNDING

A. Reasons to Refund Outstanding Bonds

A Project Sponsor may ask the City to refund its outstanding bonds for one of several reasons:

1. Lower the interest rate on fixed rate bonds at the call date (through the issuance of fixed rate or variable rate refunding bonds);
2. Substitute a new credit structure that was not expressly provided for in the existing documents; or
3. Restructure the existing debt.

B. Financing Team

The City shall select the financing team to implement the refunding. Where possible and if desired by the City, the financing team shall consist of the bond counsel, financial advisor and, if applicable, underwriter that were retained for the original financing.

C. Legal/Documentation

New documents shall be prepared to meet the City's then-current legal, credit, financial, and procedural requirements. The City shall follow the documentation process applicable to new bonds. Because the City's primary purpose in issuing multifamily housing bonds is to preserve and increase the supply of affordable housing in the City, if federal or state affordability, income, and/or rent restrictions have changed between the time of the original financing and the refunding bonds, the more restrictive provisions shall apply. If new requirements are more restrictive than existing requirements, the new requirements shall be applied in phases to new tenants over a period of time, not to exceed five (5) years, as determined by the Housing Department staff and the City Attorney.

D. Bond Maturity

Subject to the approval of bond counsel, the final maturity of the refunding bonds may be later than the final maturity of the prior bonds so as to allow the Project Sponsor the longest possible period for repayment under federal law.

E. Compliance

The City shall not proceed with a refunding if the Project is not in compliance with the current regulatory agreement, continuing disclosure reporting, or arbitrage rebate reporting and payment.

F. Fees

The Project Sponsor shall pay the following City fees in connection with the refunding:

1. Issuance Fee

The City shall charge an issuance fee in accordance with the City's current policy on issuance fees for new projects.

2. Annual Monitoring Fee

The City shall continue to charge the same annual fee for monitoring the Project as for the original bonds. Such fee shall not be reduced even if the refunding bond size is lower.

G. Cash Flow Savings

Cash flow savings from refunding fixed rate bonds at a lower fixed interest rate or a variable rate shall be applied as follows:

1. Projects with a City Loan

A portion of the projected cash flow savings, to be determined by the Housing Department, shall be used to accelerate the repayment of the City loan, subject to restrictions in existing documents.

2. Projects with No City Loan

The City Housing Department shall require the Project Sponsor to provide affordability or other financial concessions to the City as a condition for refunding. Such concessions may include increasing the percentage of affordable units and extending the term of affordability restrictions.

H. City Council Approval

All refunding bonds and related legal documentation must be approved by the City Council in accordance with the procedures set for the issuance of new bonds.

III. DEFAULT REFUNDING

A. General

In the event of a default on the bonds or the underlying mortgage, a fixed rate bond issue may be refundable in advance of the call date without premium. The issue does not arise with variable rate bonds, as such bonds are callable at any time. Default refunding bonds are an area of potential sensitivity for the City as it will not want a developer to manufacture a default to take advantage of more favorable interest rates.

B. Financing Team

The City shall select the financing team to implement the refunding. Where possible and if desired by the City, the financing team shall consist of the bond counsel, financial advisor and, if applicable, underwriter that were retained for the original financing.

C. Confirming the Default

To confirm a default, the City must receive a notice from an independent party, such as the bond trustee. If applicable, notice of cash flow insufficiency is then filed as part of the Continuing Disclosure Certificate. In addition, the City shall retain, at the expense of the Project Sponsor, an independent feasibility consultant to review the default. The City will proceed with the transaction only if a review by staff and the independent consultant indicates that:

1. Net cash flow from the Project is currently insufficient to pay debt service on the outstanding bonds and is unlikely to do so within a reasonable period;
2. The Project is being operated in accordance with reasonable real estate management practices and the net operating income has not been artificially reduced by failing to rent units actively, inflating operating expenses, or other reasons within the control of the Project Sponsor; and

3. The Project Sponsor has provided audited operating statements, Continuing Disclosure filings (if applicable), and arbitrage rebate reports for all years, has cooperated in providing requested information, and has used operating income and other resources to pay debt service.

D. Additional Requirements

1. Indemnification

The City shall be indemnified as to any costs incurred as a result of the refunding. Such indemnification shall come from a party or parties with adequate net worth or other financial capacity and whose assets are not limited to ownership of the Project.

2. Future Debt Coverage

The analysis of the feasibility consultant shall show that, upon the refunding, the Project's current net operating income will be at least sufficient to pay the revised debt service plus a reasonable coverage ratio (or adequate non-bond proceeds will be available to cover such deficiencies). In other words, *the City shall not proceed with the refunding if it will not cure the cash flow problem.*

3. Bond Counsel Review

Bond counsel shall have determined that the original bond and disclosure documents provided adequate disclosure of such a potential redemption and that the provisions of the prior documents have been satisfied.

4. Compliance

The City shall not proceed with a refunding if the Project is not in compliance with the current regulatory agreement, continuing disclosure reporting, or arbitrage rebate reporting and payment.

E. Fees

The fees and expenses of the feasibility consultant, financial advisor and bond counsel shall **not** be contingent on their findings or completion of a refunding. The City shall require that the Project Sponsor deposit the estimated fees and expenses with the City **prior** to the commencement of any analysis.

F. Affordability Restrictions

The affordability requirements for a default refunding shall be the same as those listed under "Legal/Documentation" for an optional refunding.

G. City Council Approval.

1. Initial City Council Approval

The Finance Department, in conjunction with the Housing Department and City Attorney's Office, shall obtain initial City Council approval prior to proceeding with any documentation for a default refunding. Initial City Council approval shall occur after the

independent feasibility consultant performs the initial analysis, a default is confirmed, and it is determined that a refunding will cure the cash flow problem.

2. Final City Council Approval

The Finance Department, in conjunction with the Housing Department and City Attorney's Office, shall obtain final City Council authorizing the bond issue and execution of the relevant documentation.

H. City Fees

The City shall charge the same issuance fee and annual monitoring fee that it otherwise would in conjunction with a new bond issue.

IV. REMARKETING

A. General

A Project Sponsor may ask the City to remarket outstanding bonds under one of three basic scenarios: (1) converting variable rate bonds to fixed rate bonds; (2) a mandatory tender of bonds; or (3) substituting a new credit enhancement for the bonds in accordance with existing documentation.

B. Financing Team

The City shall select the financing team to implement the refunding. Where possible and if desired by the City, the financing team shall consist of the bond counsel, financial advisor and, if applicable, underwriter that were retained for the original financing.

C. Legal/Documentation

A remarketing of fixed rate bonds will not require new legal documentation. However, the City Attorney's Office, in conjunction with bond counsel, may require a new disclosure document. A remarketing of bonds with a new credit enhancement may require amended documentation, as well as a new disclosure document, as determined by the City Attorney's Office and bond counsel.

D. Fees

A remarketing will not result in the payment of additional or revised City issuance or annual fees. However, the City shall charge a fee of \$10,000 to \$25,000 to the Project Sponsor for administrative costs.

E. Council Approval

All remarketed bonds and any related documentation shall be approved by the City Council prior to any remarketing.



APPENDIX C:
CURRENT RATINGS SUMMARY



CURRENT RATINGS SUMMARY

The table below shows the long-term and short-term ratings scales from Moody's Investor Service (Moody's), Standard & Poor's (S&P) and Fitch Ratings (Fitch). The ratings for bonds issued by the City and its related entities are summarized on the Current Ratings Summary table on the following pages.

Rating Scale									
Moody's				S&P		Fitch			
<u>Long-term</u>	<u>Short-term</u>			<u>Long-term</u>	<u>Short-term</u>	<u>Long-term</u>	<u>Short-term</u>		
Aaa	MIG1	VMIG1	P-1	AAA	A-1+	AAA	F1+		
Aa1				AA+		AA+			
Aa2				AA		AA			
Aa3				AA-		AA-			
A1				A+		A+			
A2	MIG2	VMIG2	P-2	A	A-1	A	F1		
A3				A-	A-2	A-	F2		
Baa1				BBB+		BBB+			
Baa2	MIG3	VMIG3	P-3	BBB	A-3	BBB	F3		
Baa3				BBB-		BBB-			
Ba1	SG	SG	Not prime	BB+	B	BB+	B		
Ba2				BB		BB			
Ba3				BB-		BB-			
B1				B+		B+			
B2				B		B			
B3				B-		B-			
Caa1				CCC+		C		CCC	C
Caa2				CCC					
Caa3				CCC-					
Ca				CC					
C	C								
/	D	/	DDD	/					
/		DD							
/		D							

A-category = Highest quality
 B-category = Medium grade, speculative
 C-category = Lowest grade, highest speculation
 D-category = Default, questionable value

Current Ratings Summary⁽¹⁾
As of November 22, 2016

	<u>Moody's</u>	<u>S&P</u>	<u>Fitch⁽²⁾</u>
<u>City of San José</u>			
<i>General Obligation Bonds</i>			
Series 2001 (Libraries and Parks)			
Insured by: National Public Finance Guarantee Corp.	Aa1	AA+	-
Underlying Rating	Aa1	AA+	AA+
Series 2002 (Libraries, Parks, Public Safety)			
Insured by: National Public Finance Guarantee Corp.	Aa1	AA+	-
Underlying Rating	Aa1	AA+	AA+
Series 2004 (Libraries, Parks, Public Safety)			
Insured by: National Public Finance Guarantee Corp.	Aa1	AA+	-
Underlying Rating	Aa1	AA+	AA+
Series 2005 (Libraries and Public Safety)			
Insured by: National Public Finance Guarantee Corp.	Aa1	AA+	-
Underlying Rating	Aa1	AA+	AA+
Series 2006 (Libraries and Parks)			
Insured by: National Public Finance Guarantee Corp.	Aa1	AA+	-
Underlying Rating	Aa1	AA+	AA+
Series 2007 (Parks and Public Safety)			
Insured by: National Public Finance Guarantee Corp.	Aa1	AA+	-
Underlying Rating	Aa1	AA+	AA+
Series 2008 (Libraries and Parks)			
Underlying Rating	Aa1	AA+	AA+
Series 2009 (Public Safety)			
Underlying Rating	Aa1	AA+	AA+
<u>City of San José Financing Authority</u>			
<i>Lease Revenue Bonds</i>			
Series 2001F (Convention Center)			
Insured by: National Public Finance Guarantee Corp.	Aa3	AA	-
Underlying Rating	Aa3	AA	AA
Series 2003A (Central Service Yard)			
Insured by: AMBAC	-	-	-
Underlying Rating	Aa2	AA	AA
Series 2006A (Civic Center Project)			
Insured by: AMBAC	-	-	-
Underlying Rating	Aa2	AA	AA
Series 2007A (Recreational Facilities)			
Insured by: AMBAC	-	-	-
Underlying Rating	Aa3	AA	AA

Current Ratings Summary⁽¹⁾
As of November 22, 2016

	<u>Moody's</u>	<u>S&P</u>	<u>Fitch⁽²⁾</u>
Series 2008C (Hayes Mansion)			
Bank-Owned: U.S. Bank (expires 12/18/2016)	Not rated	Not rated	Not rated
Underlying Rating			
Series 2008D (Taxable) (Hayes Mansion)			
Bank-Owned: U.S. Bank (expires 12/18/2016)	Not rated	Not rated	Not rated
Underlying Rating			
Series 2008E (Taxable) (Ice Centre)			
Bank-Owned: U.S. Bank (expires 12/18/2016)	Not rated	Not rated	Not rated
Underlying Rating			
Series 2008F (Taxable) (Land Acquisition)			
Bank-Owned: Bank of America (expires 06/26/2017)	Not rated	Not rated	Not rated
Underlying Rating			
Series 2011A (Convention Center)			
Underlying Rating	Aa3	AA	-
Series 2013A (Civic Center)			
Underlying Rating	Aa2	AA	AA
Series 2013B (Civic Center Garage)			
Underlying Rating	Aa2	AA	AA
Revenue Bonds			
Series 2001A (4th & San Fernando Facility)			
Insured by: Ambac	-	-	-
Underlying Rating	A1	-	BBB
Lease Revenue Commercial Paper Notes			
Lease Revenue Commercial Paper Notes			
LOC: State Street/U.S. Bank (expires 11/30/2018)	P-1	A-1+	F1+
<u>Norman Y. Mineta San José International Airport</u>			
Airport Revenue Bonds			
Series 2007A (AMT)			
Insured by: Ambac	-	-	-
Underlying Rating	A2	A-	A-
Series 2007B			
Insured by: Ambac	-	-	-
Underlying Rating	A2	A-	A-
Series 2011A-1 (AMT)			
Underlying Rating	A2	A-	A-
Series 2011A-2 (Non-AMT)			
Underlying Rating	A2	A-	A-

Current Ratings Summary⁽¹⁾
As of November 22, 2016

	<u>Moody's</u>	<u>S&P</u>	<u>Fitch⁽²⁾</u>
Series 2011B (Taxable)			
Insured by: Assured Guaranty Municipal Corp.	A2	AA	-
Underlying Rating	A2	A-	A-
Series 2012A (Non-AMT)			
Bond Purchaser: Banc of America Public Capital Corp.			
Underlying Rating	Not rated	Not rated	Not rated
Series 2014A (AMT)			
Underlying Rating	A2	A-	A-
Series 2014B (Non-AMT)			
Underlying Rating	A2	A-	A-
Series 2014C (Non-AMT)			
Underlying Rating	A2	A-	A-
<u>Subordinated Commercial Paper Notes</u>			
CP Series A-1 (Non-AMT)			
LOC: Barclays Bank PLC (expires 2/10/2017)	P-1	A-2	F1
CP Series A-2 (Private Activity Non-AMT)			
LOC: Barclays Bank PLC (expires 2/10/2017)	P-1	A-2	F1
CP Series B (AMT)			
LOC: Barclays Bank PLC (expires 2/10/2017)	P-1	A-2	F1
CP Series C (Taxable)			
LOC: Barclays Bank PLC (expires 2/10/2017)	P-1	A-2	F1
<u>Clean Water Financing Authority</u>			
<u>Sewer Revenue Refunding Bonds</u>			
Series 2005A			
Insured by: Assured Guaranty Municipal Corp.	Aa2	AAA	-
Underlying Rating	Aa2	AAA	AAA
Series 2009A			
Underlying Rating	Aa2	AAA	AAA
<u>Special Hotel Tax Revenue Bonds</u>			
Series 2011 (Convention Center)			
Underlying Rating	A2	A-	-

Current Ratings Summary⁽¹⁾
As of November 22, 2016

	<u>Moody's</u>	<u>S&P</u>	<u>Fitch⁽²⁾</u>
<u>Redevelopment Agency</u>			
<i>Housing Set-Aside Tax Allocation Bonds</i>			
Series 1997E (AMT) (Merged Area)(HSA)			
Insured by: National Public Finance Guarantee Corp.	A2	AA-	-
Underlying Rating	A2	A	A
Series 2003J (Taxable) (Merged Area) (HSA)			
Insured by: Syncora Guarantee Inc.	-	-	-
Underlying Rating	A2	A	A
Series 2003K (Merged Area) (HSA)			
Insured by: Syncora Guarantee Inc.	-	-	-
Underlying Rating	A2	A	A
Series 2005A (Merged Area) (HSA)			
Insured by: National Public Finance Guarantee Corp.	A2	AA-	-
Underlying Rating	A2	A	A
Series 2005B (Taxable) (Merged Area) (HSA)			
Insured by: National Public Finance Guarantee Corp.	A2	AA-	-
Underlying Rating	A2	A	A
Series 2010A-1 (Merged Area) (HSA)			
Underlying Rating	A2	A	A
Series 2010A-2 (Merged Area) (HSA)			
Underlying Rating	A2	A	A
<i>Redevelopment Project Tax Allocation Bonds</i>			
Series 1997 (Merged Area)			
Insured by: National Public Finance Guarantee Corp.	A3	AA-	-
Underlying Rating	Baa1	BBB+	BBB
Series 1999 (Merged Area)			
Insured by: Ambac	-	-	-
Underlying Rating	Baa1	BBB+	BBB
Series 2003 (Merged Area)			
Insured by: National Public Finance Guarantee Corp.	A3	AA-	-
Underlying Rating	Baa1	BBB+	BBB
Series 2004A (Merged Area)			
Insured by: National Public Finance Guarantee Corp.	A3	AA-	-
Underlying Rating	Baa1	BBB+	BBB
Series 2005A (Merged Area)			
Insured by: National Public Finance Guarantee Corp.	A3	AA-	-
Underlying Rating	Baa1	BBB+	BBB

Current Ratings Summary⁽¹⁾
As of November 22, 2016

	Moody's	S&P	Fitch⁽²⁾
Series 2006A (Taxable) (Merged Area)			
Insured by: Assured Guarantee Corp.	A3	AA	-
Underlying Rating	Baa1	BBB+	BBB
Series 2006B (Merged Area)			
Insured by: Assured Guarantee Corp.	A3	AA	-
Underlying Rating	Baa1	BBB+	BBB
Series 2006C (Merged Area)			
Insured by: National Public Finance Guarantee Corp.	A3	AA-	-
Underlying Rating	Baa1	BBB+	BBB
Series 2006D (Merged Area)			
Insured by: Ambac	-	-	-
Underlying Rating	Baa1	BBB+	BBB
Series 2007A (Taxable) (Merged Area)			
Insured by: Syncora Guarantee Inc.	-	-	-
Underlying Rating	Baa1	BBB+	BBB
Series 2007B (Merged Area)			
Insured by: Syncora Guarantee Inc.	-	-	-
Underlying Rating	Baa1	BBB+	BBB
Series 2008A (Merged Area)			
Underlying Rating	Baa1	BBB+	BBB
Series 2008B (Merged Area)			
Underlying Rating	Baa1	BBB+	BBB
Redevelopment Project Revenue Bonds (Subordinate)			
Series 1996A (Merged Area) (Subordinate)			
LOC: J.P. Morgan Chase Bank (expires 3/31/2018)	Aa2/VMIG-1	A+/A-1	Not rated
Series 1996B (Merged Area) (Subordinate)			
LOC: J.P. Morgan Chase Bank (expires 3/31/2018)	Aa2/ VMIG-1	A+/A-1	Not rated
Series 2003A (Taxable) (Merged Area) (Subordinate)			
LOC: J.P. Morgan Chase Bank (expires 3/31/2018)	Aa2/ VMIG-1	A+/A-1	Not rated
Series 2003B (Merged Area) (Subordinate)			
LOC: J.P. Morgan Chase Bank (expires 3/31/2018)	Aa2/ VMIG-1	A+/A-1	Not rated
(1) "Insured by" ratings noted for insured bonds are the higher of the rating of the bond insurer and the underlying bonds.			
(2) Fitch no longer rates any of the bond insurance companies - for bond series that are insured the underlying rating shown is the rating on the bonds.			
“-“ denotes bonds or bond insurers that are not rated by the respective rating agency.			

APPENDIX D:
OVERLAPPING DEBT REPORT



OVERLAPPING DEBT REPORT

Contained within the City are overlapping local agencies providing public services. These local agencies have outstanding bonds issued in the form of general obligation, lease revenue, and special assessment bonds. A statement of the overlapping debt of the City, prepared by California Municipal Statistics, Inc., as of June 30, 2016, is shown in this appendix. The City makes no representations as to the completeness or accuracy of such statement.

**CITY OF SAN JOSÉ
STATEMENT OF DIRECT AND OVERLAPPING DEBT**

	%	
	<u>Applicable</u>	<u>Debt 6/30/16</u>
<u>Direct and Overlapping Tax and Assessment Debt:</u>		
Santa Clara County	38.667%	\$306,468,842
Foothill-De Anza Community College District	4.256	24,905,885
Gavilan Joint Community College District	5.887	5,571,162
San José-Evergreen Community College District	85.371	391,277,618
West Valley Community College District	33.163	139,261,489
Milpitas Unified School District	0.00004	44
Morgan Hill Unified School District	13.400	11,351,008
San José Unified School District	98.384	523,511,383
Santa Clara Unified School District	24.097	120,745,248
Campbell Union High School District	59.947	85,583,335
East Side Union High School District	96.339	712,790,933
Fremont Union High School District	9.475	34,676,140
Los Gatos-Saratoga Joint Union High School District	0.948	666,634
Alum Rock Union School District	76.441	87,015,202
Berryessa Union School District	96.902	59,999,810
Cambrian School District	64.588	33,036,726
Campbell Union School District	46.954	77,601,453
Cupertino Union School District	15.937	46,671,295
Evergreen School District	99.477	133,002,303
Evergreen School District Community Facilities District No. 92-1	100.000	1,125,000
Franklin-McKinley School District	99.738	81,281,092
Los Gatos Union School District	1.990	1,880,252
Luther Burbank School District	22.456	2,108,439
Moreland School District	75.879	87,330,849
Mount Pleasant School District	88.128	16,487,894
Oak Grove School District	99.916	190,284,379
Orchard School District	100.000	41,014,113
Union School District	72.748	62,729,887
City of San José	100.000	382,085,000
City of San José Community Facilities Districts	100.000	24,010,000
City of San José Special Assessment Bonds	100.000	13,505,000
Midpeninsula Regional Open Space District	0.013	5,850
Santa Clara Valley Water District Benefit Assessment District	38.667	38,303,530
Total Direct and Overlapping Tax and Assessment Debt		\$ 3,736,287,795

	<u>%</u>	<u>Debt 6/30/16</u>
	<u>Applicable</u>	
<u>Direct and Overlapping General Fund Debt:</u>		
Santa Clara County General Fund Obligations.....	38.667%	\$264,202,378
Santa Clara County Pension Obligations.....	38.667	141,953,652
Santa Clara County Board of Education Certificates of Participation	38.667	2,466,955
Foothill-De Anza Community College District Certificates of Participation	4.259	414,117
San José-Evergreen Community College District Benefit Obligations	85.371	40,508,540
West Valley-Mission Community College District General Fund Obligations	33.163	21,284,013
Morgan Hill Unified School District Certificates of Participation.....	13.400	1,809,670
San José Unified School District Certificates of Participation.....	98.384	19,184,880
Santa Clara Unified School District Certificates of Participation.....	24.070	3,333,820
East Side Union High School District Benefit Obligations	96.339	28,858,347
Los Gatos-Saratoga Joint Union High School District Certificates of Participation.....	0.948	59,345
Campbell Union High School District General Fund Obligations.....	59.947	9,090,963
Alum Rock Union School District Certificates of Participation	76.441	19,110,250
Berryessa Union School District Certificates of Participation	96.902	5,580,072
Campbell Union School District General Fund Obligations	46.954	1,533,048
Franklin-McKinley School District Certificates of Participation	99.738	4,268,786
City of San José General Fund Obligations	100.000	628,905,000
Midpeninsula Regional Open Space Park District General Fund Obligations.....	0.013	15,900
Santa Clara County Vector Control District Certificates of Participation..	38.667	1,117,476
Total Gross Direct and Overlapping General Fund Debt		\$1,193,697,212
Less: Santa Clara County supported obligations		(141,562,054)
Total Net Direct and Overlapping General Fund Debt		\$ 1,052,135,158
Overlapping Tax Increment Debt (Successor Agency)	100.000	\$ 1,803,730,000
Total Direct Debt		\$ 1,010,990,000
Total Gross Overlapping Debt		\$ 5,722,725,007
Total Net Overlapping Debt		\$ 5,581,162,953
Gross Combined Total Debt ¹		\$ 6,733,715,007
Net Combined Total Debt		\$ 6,592,152,953
<u>Ratios to 2015-16 Assessed Valuations:</u>		
Direct Debt (\$382,085,000).....	0.25%	
Total Direct and Overlapping Tax and Assessment Debt.....	2.49%	
Total Direct Debt	0.67%	
Gross Combined Total Debt.....		
Net Combined Total Debt.....	4.49%	
	4.39%	
<u>Ratios to Redevelopment Successor Agency Incremental Valuation (\$23,379,536,750):</u>		
Total Overlapping Tax Incremental Debt	7.71%	

(1) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue bonds and non-bonded capital lease obligations. Qualified Zone Academy Bonds are included based on principal due at maturity.

Source: California Municipal Statistics, Inc.

APPENDIX E:
SPECIAL TAX ANNUAL REPORT



SPECIAL TAX ANNUAL REPORT

This information is provided in the Annual Debt Report to the City Council pursuant to California Government Code Sections 50075 and 50075.3. California Government Code Section 50075 requires that on or after January 1, 2001, any local special tax measure that is subject to voter approval that would provide for the imposition of a special tax by a local agency shall provide accountability measures that include an annual report.

Pursuant to Government Code Section 50075.3, the Chief Financial Officer of the levying local agency shall file the annual report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain both of the following: (a) the amount of funds collected and expended; and (b) the status of any project required or authorized to be funded as identified in the special tax measure indicating the specific purposes of the special tax.

Special Tax Annual Report				
<i>FY 2015-16</i>				
Date of Election	Special Tax Measure	Funds Collected ¹	Funds Expended ¹	Status of Funded Projects
11/07/2000	San José Neighborhood Libraries Bonds	See Note 2	See Note 2	20 Completed, Misc. projects
11/07/2000	San José Neighborhood Parks and Recreation Bonds	See Note 2	See Note 2	95 Completed, 2 Design/Construction
03/05/2002	San José 911, Fire, Police and Paramedic Neighborhood Security Act	See Note 2	See Note 2	30 Completed, 1 Design
03/27/2001	Community Facilities District No. 6 (Great Oaks-Route 85)	\$947,583	\$935,251	Project Completed
06/19/2001	Community Facilities District No. 5A (North Coyote Valley Facilities)	\$0	\$0	No Activity
06/19/2001	Community Facilities District No. 5B (North Coyote Valley Services)	\$0	\$0	No Activity
09/03/2002	Community Facilities District No. 8 (Communications Hill)	\$439,698	\$817,920	On-going Maintenance
12/17/2002	Community Facilities District No. 9 (Bailey/Highway 101)	\$1,039,752	\$1,041,555	Project Completed
04/01/2003	Community Facilities District No. 10 (Hassler-Silver Creek)	\$1,091,577	\$1,090,114	Project Completed
06/07/2005	Community Facilities District No. 11 (Adeline-Mary Helen)	\$55,256	\$52,771	On-going Maintenance
11/08/2005	Community Facilities District No. 12 (Basking Ridge)	\$173,663	\$141,459	On-going Maintenance
06/16/2009	Convention Center Financing District	\$15,169,095	\$12,621,941	On-going
09/20/2011	Community Facilities District No. 14 (Raleigh-Charlotte)	\$522,422	\$383,820	On-going Maintenance
10/02/2012	Community Facilities District No. 13 (Guadalupe Mines)	\$57,620	\$42,107	On-going Maintenance
06/03/2014	Library Parcel Tax (Measure B)	\$8,396,629	\$9,942,677	On-going
06/17/2014	Community Facilities District No. 15 (Berryessa-Sierra)	\$89,959	\$6,630	On-going Maintenance

¹ Funds collected include special taxes (General Obligation Bonds, Community Facilities Districts and Convention Center Financing District) and library parcel tax (Measure B 2014). Funds expended include debt service and administration charges for General Obligation, Community Facilities Districts, and Convention Center Financing District bonds. Funds expended for maintenance Community Facilities Districts (no bonds issued) include maintenance services. Funds expended from library parcel tax proceeds are for the library purposes outlined in Measure B 2014. A more detailed annual report on the expenditure of library parcel taxes is prepared by the City's external auditor, which is available on the City Auditor's website.

² The City has issued eight series of General Obligation Bonds through FY 2015-16 for a total of \$589,590,000 to fund projects authorized by voters under these measures. In FY 2015-16, a total of \$37,352,761 was collected and \$38,400,811 was expended to pay debt service on the series 2001, 2002, 2004, 2005, 2006 2007, 2008, and 2009 Bonds. The City's external auditor prepares a more detailed annual report on each of the General Obligation Bond measures which is available on the City Auditor's website.



GLOSSARY

Accrued Interest: In general, interest that has been earned on a bond, but not yet paid – usually because it is not yet due. More specifically, this term is often used to refer to interest earned on a bond from its dated date to the closing date.

Ad Valorem Tax: A tax which is based on the value (assessed value) of property.

Advance Refunding: A procedure whereby outstanding bonds are refinanced from the proceeds of a new bond issue more than ninety (90) days prior to the date on which the outstanding bonds (“refunded bonds”) become due or are callable.

Alternative Minimum Tax (AMT): An income tax based on a separate and alternative method of calculating taxable income and separate and alternative schedule of rates. With respect to bonds, the interest on certain types of qualified tax-exempt private activity bonds is included in income for purposes of the individual and corporate alternative minimum tax.

Amortization: The process of paying the principal amount of an issue of securities by periodic payments either directly to bondholders or to a sinking fund for the benefit of bondholders.

Arbitrage: With respect to municipal bonds, “arbitrage” is the profit made from investing the proceeds of tax-exempt bonds in higher-yielding securities.

Arbitrage Rebate: Payment of arbitrage profits to the United States Treasury by a tax-exempt bond issuer.

Assessed Valuation or Assessed Value: The appraised value of a property as set by a taxing authority for purposes of ad valorem taxation. The method of establishing assessed valuation varies from state to state.

Basis Point: One basis point is equal to 1/100 of one percent. If interest rates increase from 4.50% to 4.75%, the difference is referred to as a 25 basis point increase.

Bond: Any interest-bearing or discounted government or corporate security that obligates the issuer (borrower) to pay the bondholder a specific sum of money (interest), usually at specific intervals, and to repay the principal amount of the loan at maturity.

Bond Counsel: An attorney or a firm of attorneys, retained by the issuer, that gives the legal opinion delivered with the bonds confirming that (i) the bonds are valid and binding obligations of the issuer; (ii) the issuer is authorized to issue the proposed securities; (iii) the issuer has met all legal requirements necessary for issuance, and; (iv) and in the case of tax-exempt bonds, that interest on the bonds is exempt from federal and state income taxes.

Bond Insurance: Non-cancellable insurance purchased from a bond insurer by the issuer or purchaser of a bond or series of bonds pursuant to which the insurer promises to make scheduled payments of interest, principal and mandatory sinking fund payments on an issue if the issuer fails to make timely payments. When an issue is insured, the

investor relies on the creditworthiness of the insurer rather than the issuer. Payment of an installment by the insurer does not relieve the issuer of its obligation to pay that installment; the issuer remains liable to pay that installment to the insurer.

Bond Insurer: A company that pledges to make all interest and principal payments when due if the issuer of the bonds defaults on its obligations. In return, the bond issuer or purchaser pays a premium (“bond insurance premium”) to the insurance company. Insured bonds generally trade on the rating of the bond insurer rather than the rating on the underlying bonds, since the bond insurer is ultimately at risk for payment of the principal and interest due on the bonds.

Bond Purchase Contract or Agreement: In a negotiated sale, the bond purchase contract is an agreement between an issuer and an underwriter or group of underwriters in a syndicate or selling group who have agreed to purchase the issue pursuant to the price, terms and conditions outlined in the agreement.

Bond Resolution: See Indenture/Bond Resolution/Trust Agreement.

Bond Series: An issue of bonds may be structured as multiple bond series reflecting differences in tax status, priority of debt service payment, or interest rate mode, as well as to facilitate marketing of the bonds.

Bondholder: The owner of a bond. Bondholders may be individuals or institutions such as banks, insurance companies, mutual funds, and corporations. Bondholders are generally entitled to receive regular interest payments and return of principal when the bond matures.

Call: The terms of the bond giving the issuer the right or requiring the issuer to redeem or “call” all or portion of an outstanding issue of bonds prior to their stated date of maturity at a specified price, usually at or above par.

CSJFA: City of San José Financing Authority.

Closing Date (Delivery Date): The date on which an issue is delivered by the issuer to, and paid for by, the original purchaser (underwriter), also called the delivery date. This date may be a different date than the sale date or the dated date.

Commercial Paper: Short-term, unsecured promissory notes, usually backed by a line of credit and/or letter of credit with a bank, with maturities between 1 day through 270 days.

Competitive Sale: The sale of bonds to the bidder presenting the best sealed bid at the time and place specified in a published notice of sale (also called a “public sale”).

Coupon: Interest rate on a bond or note that the issuer promises to pay to the bondholder until maturity, expressed as an annual percentage of the face value of the bond.

CUSIP: The acronym for “Committee on Uniform Security Identification Procedures”, which was established under the auspices of the American Bankers Association to develop a uniform method of identifying municipal, United States government and corporate securities. A separate CUSIP number is assigned for each maturity of each issue and is printed on each bond and generally on the cover of the Official Statement.

CWFA: San José-Santa Clara Clean Water Financing Authority.

Dated Date: The dated date is the date on which interest on the bonds begins to accrue to the benefit of bondholders.

Debt Retirement: Repayment of debt.

Debt Service: The total interest, principal and mandatory sinking fund payments due at any one time.

Debt Service Coverage: The ratio of pledged revenues available annually to pay debt service on the annual debt service requirement. Pledged revenues are either calculated before operating and maintenance expenses (“Gross Revenue”) or net of operating and maintenance expenses (“Net Revenue”). This ratio is one indication of the margin of safety for payment of debt service.

Debt Service Reserve Fund/Account: An account from which moneys may be drawn to pay debt service on an issue of bonds if pledged revenues and other amounts available to satisfy debt service are insufficient. The size of the debt service reserve fund and investment of moneys in the fund/account are subject to restrictions contained in federal tax law for tax-exempt bonds.

Default or Event of Default: Failure to make prompt debt service payment or to comply with other covenants and requirements specified in the financing agreements for the bonds.

Defeasance: Usually occurs in connection with the refunding of an outstanding issue by final payment or provision for future payment of principal and interest on a prior issue. In an advance refunding, the defeasance of the bonds being refunded is generally accomplished by establishing an escrow of high quality securities to provide for payment of debt service on the bonds to redemption or maturity.

Direct Placement or Direct Purchase: See “Private Placement”.

EMMA: Electronic Municipal Market Access (“EMMA”) is the municipal disclosure website sponsored by the Municipal Securities Rule Making Board (“MSRB”). As of July 1, 2009, municipal issuers are required to file disclosure through EMMA in lieu of filing disclosure with the NRMSIRs.

Federal Open-Market Committee (“FOMC”): Committee that sets interest and credit policies for the Federal Reserve Board (the “Fed”), the United States’ central bank. The Committee’s decisions are closely watched and interpreted by economists and stock and bond markets analysts, who try to predict whether the Fed is seeking to tighten credit to reduce inflation or to loosen credit to stimulate the economy.

Financial Advisor: A consultant who advises the issuer on matters pertinent to a bond issue, such as structure, cash flow, timing, marketing, fairness of pricing, terms, bond ratings, and at times investment of bond proceeds. A financial advisor may also be hired to provide analysis relating to an issuer's debt capacity or future debt issuance. A Financial Advisor is subject to fiduciary duty in dealing with their clients. This means the adviser must hold the client's interest above its own in all matters.

Financial Industry Regulatory Authority ("FINRA"): A self-regulatory organization, formerly known as the National Association of Securities Dealers (NASD), that enforces MSRB rules applicable to the municipal securities activities of its member broker-dealers, administers the MSRB's professional qualification examinations and handles arbitration proceedings relating to municipal securities for its member broker-dealers and for bank dealers. FINRA also adopts rules governing the conduct of its members with respect to most types of securities other than municipal securities.

Fiscal Agent: A commercial bank or trust company designated by an issuer under the Indenture or Bond Resolution to act as a fiduciary and as the custodian of moneys related to a bond issue. The duties are typically limited to receiving moneys from the issuer which is to be held in funds and accounts created under the Indenture or Bond Resolution and paying out principal and interest to bondholders.

General Obligation Bond: A bond which is secured either by a pledge of the full faith and credit of an issuer or by a promise to levy taxes in an unlimited amount as necessary to pay debt service, or both. With very few exceptions, local agencies in California are not authorized to issue "full faith and credit" bonds. Typically, general obligation bonds of a city are payable only from ad valorem property taxes which are required to be levied in an amount sufficient to pay debt service. Under the State Constitution, a city's authority to issue general obligation bonds must be approved by a two-thirds vote of the electorate and the bond proceeds are limited to the acquisition and improvement of real property.

Indenture/Bond Resolution/Trust Agreement: An agreement executed by an issuer and a fiscal agent/trustee which pledges certain revenues and other property as security for the repayment of the bonds, sets forth the terms of the bonds and contains the responsibilities and duties of the trustee and the rights of the bondholders. The rights of the bondholders are set forth in the indenture provisions relating to the timing of the interest and principal payments, interest rate setting mechanisms (in the case of variable-rate bonds), redemption provisions, events of default, remedies and the mailing of notices of various events.

Issuance: Sale and delivery of a series of bonds or other securities.

Issue: One or more bonds or series of bonds initially delivered by an issuer in a substantially simultaneous transaction and which are generally designated in a manner that distinguishes them from bonds of other issues. Bonds of a single issue may vary in maturity, interest rate, redemption and other provisions.

Issuer: An entity that borrows money through the sale of bonds or notes and is committed to making timely payments of interest and principal to bondholders.

Lease Revenue Bonds: Bonds issued by one public entity, such as the City of San José Financing Authority, on behalf of another public entity, such as the City of San José. A lease revenue bond issue is repaid from lease payments on an asset pledged as security to the bondholders. The pledged asset is not necessarily the asset financed with the bond proceeds. The City makes the lease payments to the Authority and covenants to annually budget and appropriate funds to make the lease payments so long as the leased asset is able to be used. These payments are included in the City Budget as part of the annual appropriation process.

Letter of Credit: An arrangement between an issuer and a bank which provides additional security that money will be available to pay debt service on a bond issue. Customarily, a letter of credit is issued by a commercial bank directly to the trustee allowing the trustee, if certain conditions are met, to draw upon the letter of credit by submitting to the bank a written request for payment. Letters of Credit are also referred to as liquidity facilities in connection with obligations such as commercial paper and variable-rate bonds.

LIBOR: An acronym for London Interbank Offered Rate, a rate that the most creditworthy international banks dealing in Eurodollars charge each other for large loans. The LIBOR rate is usually the basis for other large Eurodollar loans to less creditworthy corporate and government borrowers. This rate is often used as a benchmark for short-term taxable municipal securities.

Line of Credit: A Line of Credit, also referred to as a liquidity facility, is a contract between the issuer and a bank that provides a source of borrowed moneys to the issuer in the event that moneys available to pay debt service, for example on commercial paper.

Liquidity: The ease with which an investment may be converted to cash.

Liquidity Facility: See “Letter of Credit” and “Line of Credit”.

Maturity: With respect to a single bond, the date upon which the principal of the bond is due; with respect to an issue, all of the bonds of an issue which are due on a single date.

Municipal Securities Rulemaking Board (“MSRB”): An independent, self-regulatory organization established by Congress in 1975 having general rulemaking authority over municipal securities market participants, generally brokers and dealers. The MSRB is required by federal law to propose and adopt rules in the areas which include professional qualification standards, rules of fair practice, record keeping, the scope and frequency of compliance examinations, the form and content of municipal bond quotations, and sales to related portfolios during the underwriting period.

Municipal Advisor: A person or entity (with certain exceptions) who (a) advises to or on behalf of a municipal entity or obligated person with respect to municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues, or (b) solicits a municipal entity, for compensation, on behalf of an unaffiliated municipal securities dealer, municipal advisor, or investment adviser to engage such

party in connection with municipal financial products, the issuance of municipal securities, or investment advisory services.

National Association of Security Dealers (“NASD”): A self-regulatory organization established as a “registered securities association” pursuant to the Securities Exchange Act of 1934, for the purpose of preventing fraudulent and manipulative acts and practices; promoting just and equitable principles of trade among over-the-counter brokers and dealers; and promoting rules of fair practice and self-discipline in the securities industry.

Negotiated Sale: The sale of bonds, the terms and price of which are negotiated by the issuer through an exclusive agreement with a previously selected underwriter and/or underwriting syndicate.

Non-AMT Bond: Interest on such bonds are not subject to the federal alternative minimum tax.

NRMSIR: An acronym for Nationally Recognized Municipal Securities Information Repository. NRMSIRs were the repositories for all annual reports and event notices filed under SEC Rule 15c2-12; however, as of July 1, 2009 issuers are required to file such disclosure with the MSRB’s EMMA system. See *EMMA*.

Official Statement: A document containing information about the bonds being offered, the issuer, and the sources of repayment of the bonds. Federal securities law generally requires that if an Official Statement is used to market an issue of bonds, it must fully and accurately disclose all facts that would be of interest (material) to a potential buyer of bonds.

Par/Par Value: Refers to the principal amount of a bond or the total principal amount of a bond series or issue.

Parity Bonds: Two or more issues of bonds which have the same priority of claim or lien against the issuer’s pledge of particular revenues, e.g., revenues from an enterprise such as an airport or parking garage. With respect to the initial issue of bonds, called the “prior issue”, the indenture or bond resolution normally provides the requirements which must be satisfied before subsequent issues of bonds, called “additional parity bonds” may be issued.

Present Value: The current value of a future payment, or stream of payments, calculated by discounting the future payments by an appropriate interest rate. Alternatively, present value is the amount of money which should be invested today to return a certain sum at a future time.

Private Placement: The sale of bonds by the issuer directly to one or more investors rather than through an underwriter. Often, the terms of the issue are negotiated directly between the issuer and the investor. Sometimes, an investment banker will act as the placement agent; bring parties together and acting as an intermediary in the negotiations. Instead of an Official Statement, an Offering Circular, Offering Memorandum or Private Placement Memorandum may be prepared.

Project Lease: The document, in a Lease Revenue Bond issue, is the means by which the issuer leases to another public entity (the “obligor”) the project to be acquired or constructed with the proceeds of the bond issue and by which the obligor agrees to make periodic lease payments to the issuer, generally for the period of time the bond issue is outstanding.

Proceeds: Funds received by the issuer upon sale of the bonds which may include accrued interest and a premium. For tax purposes bond proceeds include interest earnings on the sale proceeds.

Ratings: An opinion by a rating agency of the credit-worthiness of a bond.

Rating Agencies: The organizations which provide, for a fee customarily paid by the issuer, an independent appraisal of the credit quality and likelihood of timely repayment of a bond issue. The term is most often used to refer to the three nationally recognized agencies, Moody’s Investor Services, Inc., Standard & Poor’s Corporation, and Fitch Ratings.

Redemption: The payment of principal of a bond, whether at maturity, or, under certain circumstances described in the bond, prior to maturity. Redemption of a bond by the issuer prior to maturity is sometimes referred to as “calling the bond.”

Refunding: An issue of new bonds (the “refunding bonds”) to pay debt service on a prior issue (the “refunded bonds”). Generally, the purpose of a refunding is either to reduce the debt service on the financing or to remove or replace restrictive covenant imposed by the terms of the refunded bonds. The proceeds of the refunding bonds are either deposited in a defeasance escrow to pay the refunded bonds on a date more than 90 days after the issuance (“Advance Refunding”) or applied to the payment of the refunded bonds within 90 days of the issuance (“Current Refunding”).

Reserve Fund/Account: See Debt Service Reserve Fund/Account

Revenue Bond: A bond which is payable solely from a specific source of revenue. Revenue bonds do not permit the bondholders to compel taxation or legislative appropriation of funds not pledged for payment of debt service. Revenue bonds are issued to acquire or construct assets owned by the City whereby the City pledges income derived from the asset or enterprise to pay the debt service.

SARA: Successor Agency to the Redevelopment Agency of the City of San José.

Sale Date: In the case of a negotiated sale, the date on which the bond purchase agreement is signed, and in the case of a competitive sale, the date on which the bonds are awarded to the winning bidder.

Serial Bonds: Bonds of an issue which are payable as to principal in amounts due at successive regular intervals, generally annual or semiannual and generally in the early years of the term of the issue. An issue may consist of both serial bonds and term bonds.

SIFMA Index: An index published by the Securities Industry and Financial Markets Association (“SIFMA”). The index is produced from Municipal Market Data and is a 7-day high-grade market index comprised of tax-exempt variable-rate demand obligations. SIFMA was formed through the merger between the Securities Industry Association (SIA) and the Bond Market Association (“BMA”). Formerly referred to as the BMA Index.

Sinking Fund: An account, sometimes called a debt service fund or sinking fund to provide for the redemption or payment at maturity of term bonds. Generally, sinking fund payments are mandatory in a specified amount for each payment period to provide for the periodic redemption of term bonds prior to their final maturity. The individual term bonds to be redeemed each year are customarily selected at random by the trustee.

Surety: In the public finance context, a surety policy is a form of insurance provided by a bond insurer to satisfy a reserve fund requirement for a bond issue. Under this arrangement, instead of depositing cash in a reserve fund, the issuer buys a surety policy by paying a one-time premium equal to a percentage of the face amount of the policy. If the reserve fund is needed to make a debt service payment, the trustee notifies the surety provider and the provider makes the payment, up to the face amount of the policy. The issuer then has an obligation to reimburse the provider for the payment, plus interest.

Tax Allocation Bonds: Bonds secured by the incremental property tax revenues generated from a redevelopment project area. As usually structured, a project area is designated, its property tax base frozen, and revenue from the incremental growth of the property tax base is used to provide additional funds for further redevelopment or for debt service on bonds issued for redevelopment purposes.

Tax and revenue anticipation notes (TRANS): Notes issued in anticipation of receiving future tax receipts and revenues at a future date.

Tax-Exempt Bonds: Bonds whose interest is exempt from federal income taxation. In California, the interest on bonds issued by a California governmental entity is also exempt from state income tax.

Tax Equity and Fiscal Responsibility Act (“TEFRA”): As a pre-condition for the exclusion from gross income for federal income tax purposes of interest on all qualified private activity bonds, TEFRA requires, among other things, that the issue be approved (a “TEFRA approval”) either by an elected official or body of elected officials of the applicable governmental entity after a public hearing (a “TEFRA hearing”) following reasonable public notice (a “TEFRA notice”) or by voter referendum of such governmental entity.

Term Loan: A loan from a bank for a specific amount that has a specified repayment schedule. Term loans generally accrue interest at a floating rate and mature between one and ten years.

Term Bonds: Bonds coming due in a single maturity. The issuer generally agrees to make periodic payments into a sinking fund for mandatory redemption of term bonds before maturity or for payment at maturity.

Trust Agreement: See Indenture/Bond Resolution/Trust Agreement.

Trustee: Financial institution, with trust powers which acts in a fiduciary capacity for the benefit of the bondholders in enforcing the terms of the Trust Agreement or Indenture.

Underwriter: An investment banking firm which, singly or as a member of an underwriting group or syndicate, agrees to purchase a new issue of bonds from an issuer for resale and distribution to investors. The underwriter may acquire the bonds either by negotiation with the issuer or by award on the basis of competitive sale.

Underlying Rating: In the case of a security for which credit enhancement has been obtained, the rating assigned by a rating agency to such security, on a stand-alone basis, without regard to credit enhancement.

Variable Rate: An interest rate which periodically changes based upon an index or pricing procedure. Variable-rate bonds generally have a “demand” feature allowing the bondholder to demand that the issuer or another party repurchases the bond upon a specified number of days’ notice or at certain times which reflect the intervals at which the rate varies.

Yield: In general, rate of return on bonds or on any capital investment. Technically, yield is the discount rate which makes the present value of all future streams of payments equal to the present value.

