

CALIFORNIA HEALTH FACILITIES FINANCING AUTHORITY (CHFFA)
REFINANCING SUMMARY

Applicant:	Sutter Health (“Borrower”)	Amount Requested:	\$625,500,000
Project site:	Sacramento, CA Various project sites	Outstanding Principal:	Approximately \$417,000,000
Date Requested:	March 11, 2008	Resolution Number:	330

Background: Many hospital borrowers are facing unanticipated and staggering financial burdens, associated with significant interest rate increases, due to recent dramatic changes in the auction and variable rate bond markets. Consequently, borrowers (including Sutter Health) are seeking to quickly refund their debt to extricate themselves from untenable debt service obligations, to position themselves into more affordable and stable rates and, in some cases, to get out from under a downgraded insurer.

Purpose: Bond proceeds will be used to refund previously issued auction rate bonds. The prior series of bonds were issued to current refund Certificates of Participation, finance and/or reimburse certain capital expenditures, and to current refund prior obligations.

Financial Overview: Based on staff’s review of Sutter Health’s most recent audited financial statements, Sutter Health’s income statement and balance sheet appear solid. Additionally, Sutter Health appears to meet CHFFA’s minimum requirements for debt service coverage as set forth within CHFFA’s Bond Issuance Guidelines. This refunding is expected to lower Sutter Health’s interest costs for the refunded bonds.

Most Recent Underlying Bond Rating: Aa3 (Moody’s)/AA- (S&P)

Sources and Uses/Cost of Issuance/Cost Savings: Within 90 days of board approval, bond proceeds will be used to redeem designated prior bonds, and in some cases, to cover cost of issuance or debt service reserves, if needed, on the refunding bonds. There may also be a relatively small equity contribution from the borrower to cover cost of issuance. The borrower expects the refunding to provide more stable and lower interest rates, as well as an improved opportunity for debt management.

Due Diligence: Due diligence of the following items has been completed or will be completed prior to closing:

- **Religious Due Diligence**
 - **Legal Review**
 - **Community Service Obligation**
 - **CEQA (not required because borrower is refunding their bonds)**
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Staff Recommendation: Staff recommends the Authority approve a Resolution in an amount not to exceed \$625,500,000 for Sutter Health subject to financing terms acceptable to the Authority, that the Authority waive the pass-through requirement in connection with this refinancing, and that the Authority consider an appropriate fee reduction for this borrower as the circumstances may warrant.