



## Dig Into Treasurer's Debt Affordability Report

Treasurer John Chiang's 2015 Debt Affordability Report offers insights into the State of California's fiscal health, in particular its use of debt to finance critical public works projects.

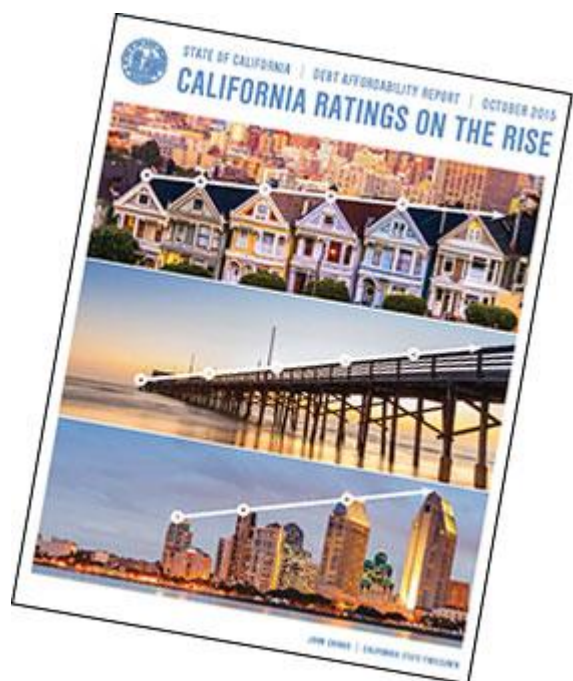
It's chock full of key data – including issued debt, analysis of the market for State bonds and a big-picture look at our improved bond ratings. It also shows some useful comparisons to other major states.

This matters because if we continue to improve our bond ratings, taxpayers will benefit from lower borrowing costs. More importantly, the cost savings can be redirected to important public programs, such as public safety and education.

The report also aims to educate readers by answering key questions, including:

- Why have the State's borrowing costs gone down in the past year?
- What is the story behind the State's debt refinancing, and how will it benefit taxpayers?
- How much debt is currently outstanding? How much has been authorized, but has not yet been issued?
- Is California paying more interest than other states? If so, how much more?

To learn more, read the [Debt Affordability Report](#).

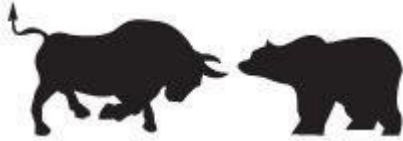




Intersections is prepared by staff of the State Treasurer's Office. This newsletter should not be used for making investment decisions about State of California bonds or notes. Potential investors always should obtain and read the Official Statement published by the State for each issue of bonds or notes. Send us [suggestions and feedback](#).

# Summary of Ratings and Borrowing Costs

## Where Does California Fit In?



Despite improvements this year, California's bond ratings still remain lower than all but two rated states: Illinois and New Jersey. And Pennsylvania's ratings are only slightly better than those of the Golden State. (See a [detailed comparison](#).)

However, for California, holding the higher rating levels over time is what matters most. Lower ratings provoke investors to demand higher yields, which translates into higher borrowing costs.

The State's recent 20-year yield sat at 3.19 percent, higher than the 2.87 percent yield on a national benchmark of AAA-rated bonds, a difference of 0.32 percent. (See **Figure 1**.)

Compared to the [prior month](#), the nominal yield on the California benchmark dropped by 0.07 percent, while the nominal yield on the national benchmark dipped slightly by 0.01 percent.

The difference between the two benchmarks one year earlier was slightly narrower: California's yield was 3.22 percent, while that same national benchmark was at 2.91 percent, a difference of 0.31 percent.

The two benchmarks are essentially unchanged when comparing data from last year and this year. What does this mean? This is probably happenstance, though readers should note that: 1) interest rates remain historically low, and 2) until the Federal Reserve raises interest rates, the market will tend to fluctuate within a fairly narrow band, based primarily on supply and demand factors. See **Figure 3** for a representation of just how narrow the band is at this time.

Figure 1: Borrowing Costs

## What Does It Cost for California to Borrow?

**2.9%**

Representative yield for 20-year, AAA-rated general obligation bonds, according to a major national market benchmark.

(As of 9/22/15)

**3.2%**

Representative yield for 20-year, CA general obligation bonds, according to a major CA market benchmark.

(As of 9/22/15)

**3.2%**

Compared to a year ago

Representative yield for 20-year, CA general obligation bonds, according to a major CA market benchmark.

(As of 9/22/14)

For every \$1 billion in bonds issued, CA will pay \$25.5 million more in debt service over a 20-year period.

All indicators reflect yields-to-call on bonds with 5% coupons and 10-year call options. Source: Municipal Market Data, licensed and used with permission.

### CA's Current Credit Ratings

(General Obligation)

**Fitch: A+**

**Moody's: Aa3**

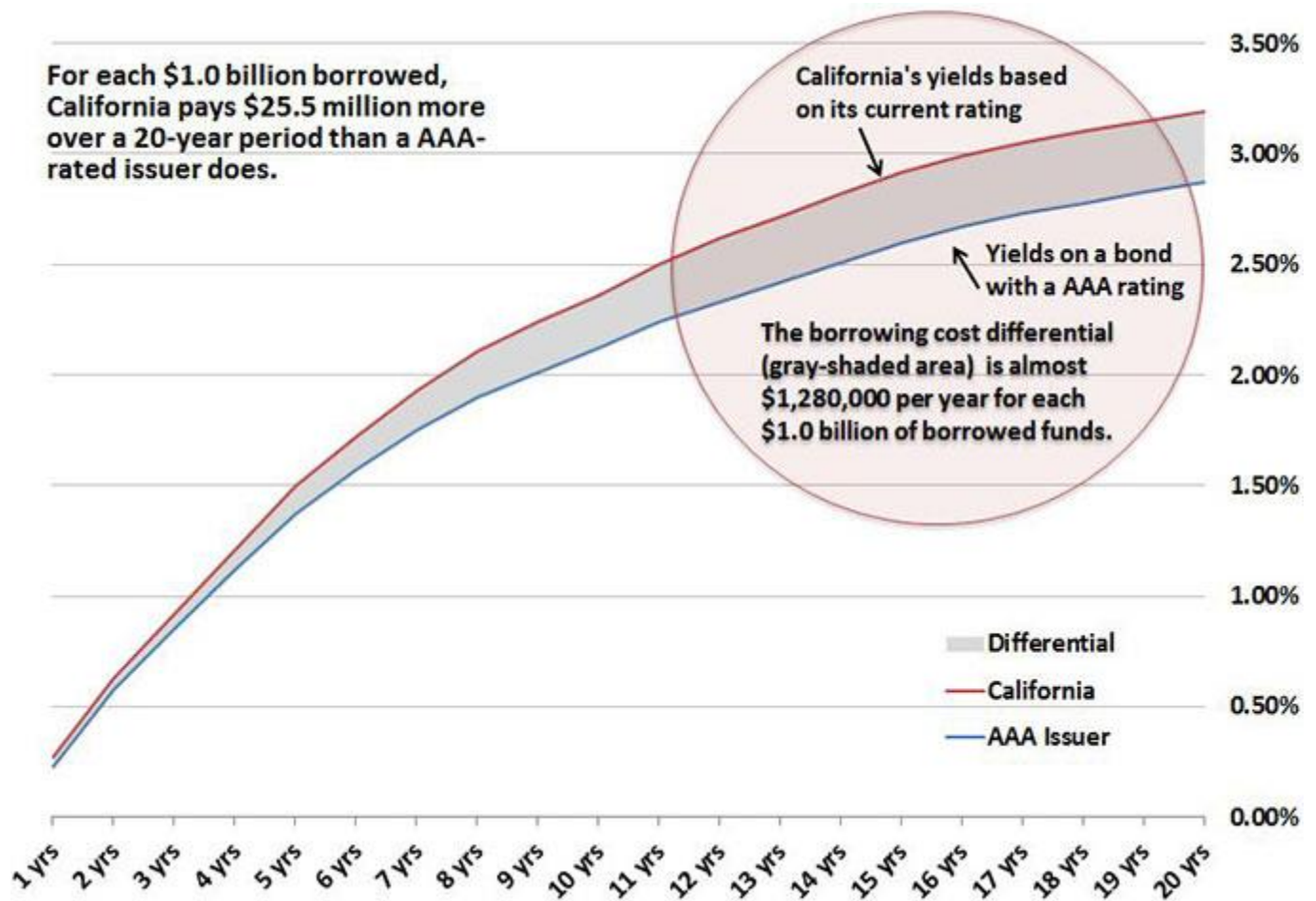
**S&P: AA-**

What does this mean for California taxpayers?

In general, for every \$1.0 billion in bonds issued, the State will incur higher borrowing costs as a result of investors demanding investment yields. The result in such a scenario would be about \$25.5 million in higher debt service over a 20-year period compared to the national benchmark of AAA-rated, tax-exempt bonds. (See Figure 2.) This compares to higher debt service of \$31.7 million illustrated in [last month's edition](#).

After rising last month from \$20.5 million to \$31.7 million over a 20-year period for each \$1.0 billion borrowed, this measure has fallen. This is a pattern that has been repeated often. Because the State issues debt in two predictable cycles each year, and when it does issue debt, it does so in large amounts (especially when refinancing), there is frequently an observable supply-and-demand imbalance. Greater supply equals higher yields. Those higher yields expand the comparative measure displayed in Figure 2. That is why refinancing decisions become so complex. It would be unwise to refrain from refinancing debt simply because there is an oversupply causing yields advantages to shrink. Similarly, it would also be unwise to refinance all debt at a moment in time. Using our best judgement, the State Treasurer's Office seeks to accomplish taxpayer savings through a variety of means, including dollar-cost averaging to blunt the effects of these supply-and-demand imbalances.

**Figure 2: Comparing California's Borrowing Costs to a National Benchmark**



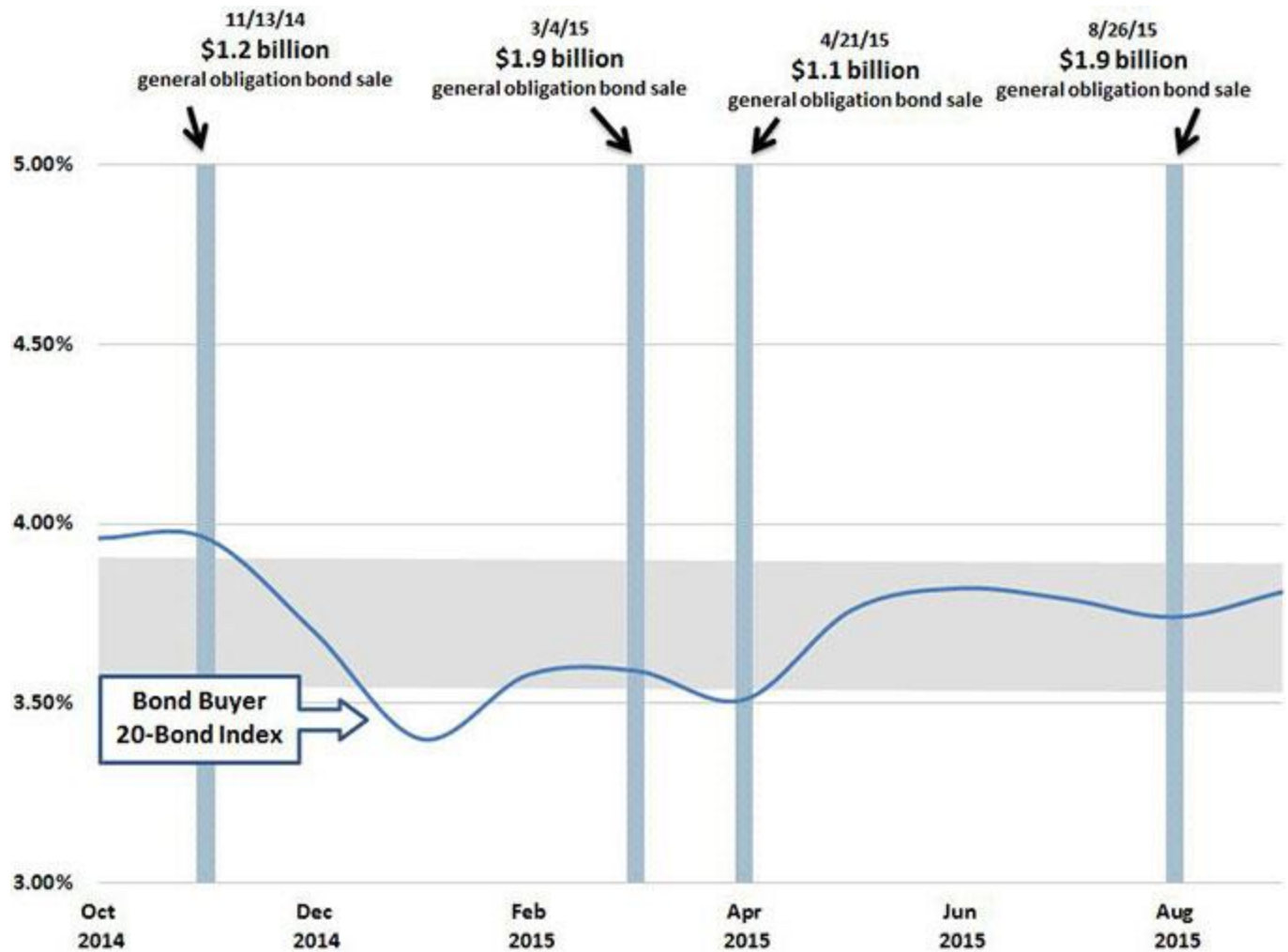
Source: Municipal Market Data as of 9/22/15

When it comes to understanding why investment yields and borrowing costs behave this way, it helps to look at long-term trends.

Figure 3, below, shows the one-year trend in another widely used index, the Bond Buyer 20-Bond Index, over the past year. California's most recent offerings are shown as vertical bars.

The grey band in Figure 3 represents the normal variance around a long-term trend, which can be thought of as the center of the grey band. The blue line represents the changes in the trend over time.

**Figure 3: One-Year Trend of Interest Rates, Selected California Borrowings Shown as Vertical Bars**



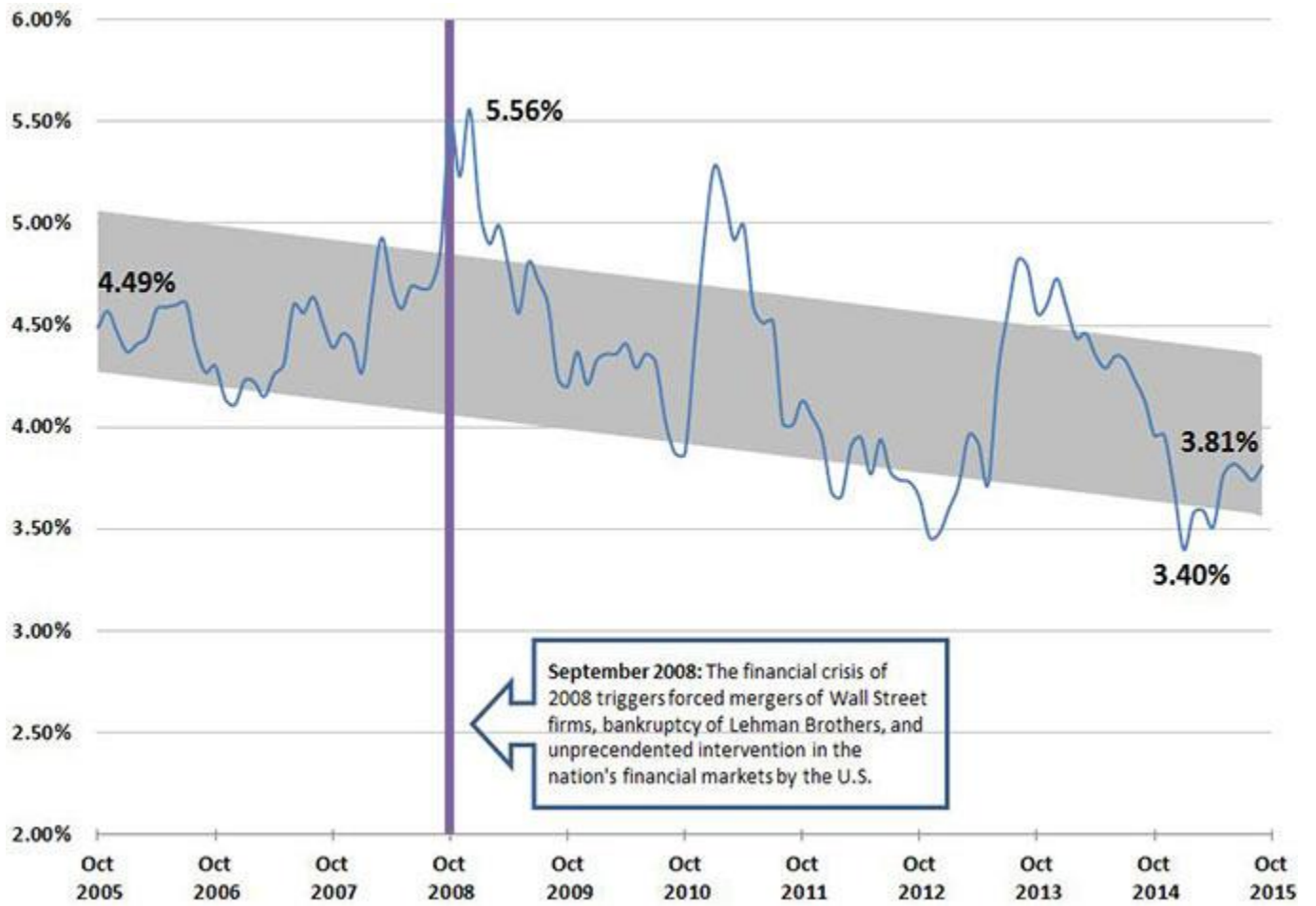
Source: The Bond Buyer

Interest rates on State and local government bonds are lower than they were a decade ago. Figure 4 also uses the Bond Buyer 20-Bond Index, but over a longer 10-year period.

Despite the fluctuation of rates over this longer period, it's important to remember that this index is still more than one-half percent lower than it was 10 years ago. Borrowing at today's rates is, by comparison, a bargain versus borrowing 10 years ago.

Note that California was fortunate to be at the bottom of (or even below) the band last spring. Most recently, the State sold its debt nearer to the top of the band. Nevertheless, the objective should be to stay within the band whenever possible.

Figure 4: 10-Year Trend of Interest Rates on State and Local Government Bonds



Source: The Bond Buyer

# Debt Issuance, Investments and Treasury Activities

## Debt Issuance



California State and local governments issued a total of \$46.4 billion in debt during the first eight months of 2015, a 25 percent increase from the same period in 2014, when \$37.2 billion in debt was issued, according to data received by the California

Debt and Investment Advisory Commission (CDIAC) as of September 22.<sup>1</sup> (See **Figure 5**.)

As we've noted in past issues of *Intersections*, this is probably the result of an improving economy and issuers attempting to get financing in place before the Federal Reserve raises interest rates.

A total of \$2.4 billion in State and local debt issuance was reported for August 2015, a 19 percent decrease from August 2014 (\$3.0 billion). (See **Figure 6**.)

Of the \$2.4 billion issued, \$2.3 billion was issued by local entities, while \$102 million was issued by the State and its agencies or related entities. (See **Figure 7**.)

So far in 2015, the Treasurer has carried out eight different refinancings that will together save taxpayers \$2.2 billion over the life of the bonds. Lower interest rates, as well as lower credit spreads, have allowed the State to refinance significant amounts of its outstanding debt, just as a homeowner might refinance their mortgage when rates decline. The State will continue to refinance its long-term debts as long as interest rates remain favorable.

For the period from August 16 through September 15, a total of \$4.3 billion in debt final sale reports were received by CDIAC. (See **Figure 8**.) These are the top five areas of volume within the reported final debt sales:

- K-12 School Facility: \$1.1 billion
- Multiple Capital Improvements, Public Works: \$525 million
- College, University Facility: \$524 million
- Recreation and Sports Facilities: \$352 million
- Redevelopment, Multiple Purposes: \$328 million

School districts represent about one-quarter of all governmental units in California. Moreover, the nature of school district finance is to rely on borrowed money to build long-term assets. As a result, when financing activity increases, the portion attributable to school facilities will tend to increase with it. We do observe, however, that refinancing activity still appears to be the primary driver of this phenomenon. See **Figure 6**.

<sup>1</sup> Issuers have 21 days from sale of the debt to report issuances. Since some data is reported late, the State Treasurer's Office regularly updates monthly totals as more information becomes available.

### Debt Issuance

## \$46.4 Billion

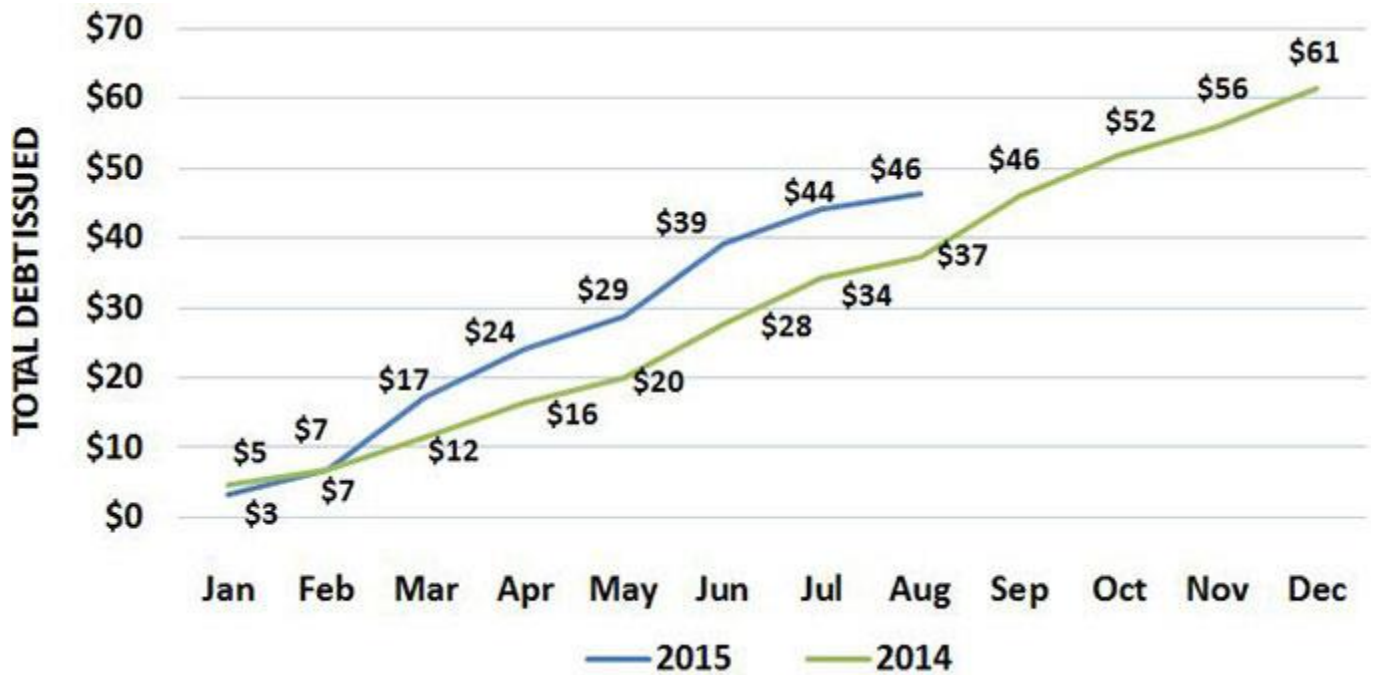
During January-August 2015;  
All State and local issuances  
reported as of September 22

### Nearly \$2.2 Billion In Taxpayer Money Saved

From eight refinancings  
orchestrated by Treasurer Chiang  
during February-August



Figure 5: Cumulative California Public Debt Issuance (In Billions)



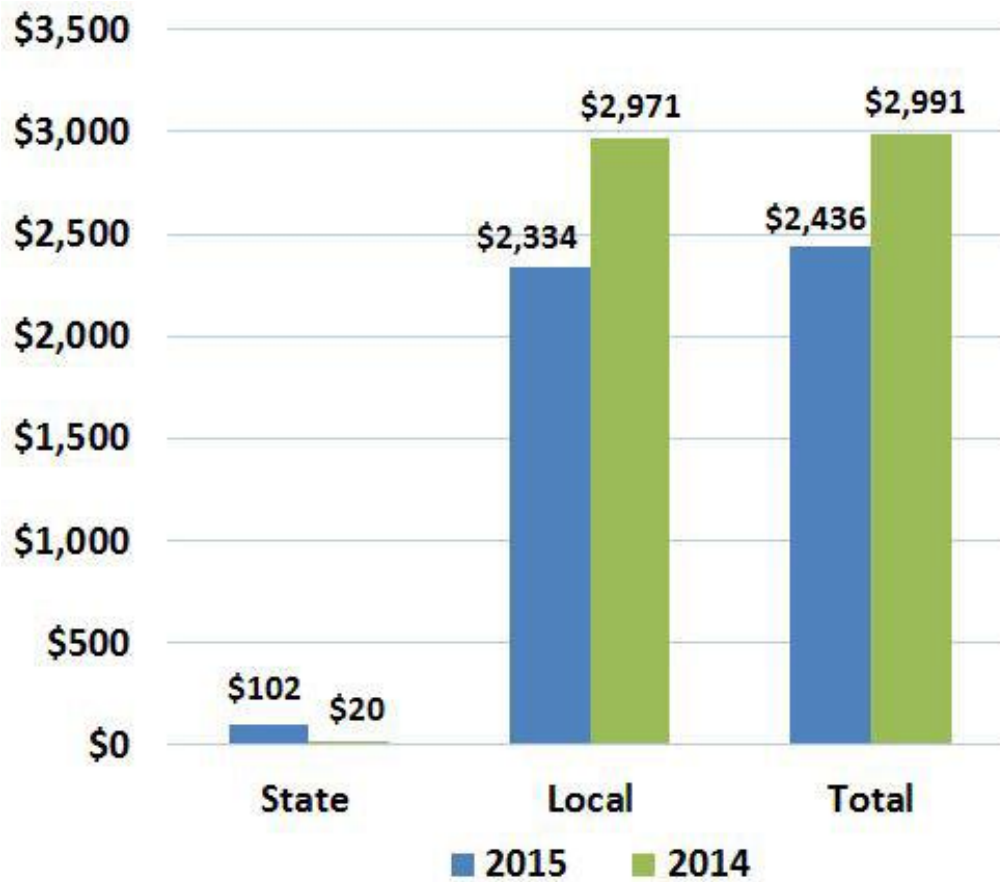
Source: California Debt and Investment Advisory Commission

Figure 6: California Public Debt Issuance, August (In Millions)



Source: California Debt and Investment Advisory Commission

Figure 7: State\* Vs. Local Debt Issuance, August (In Millions)

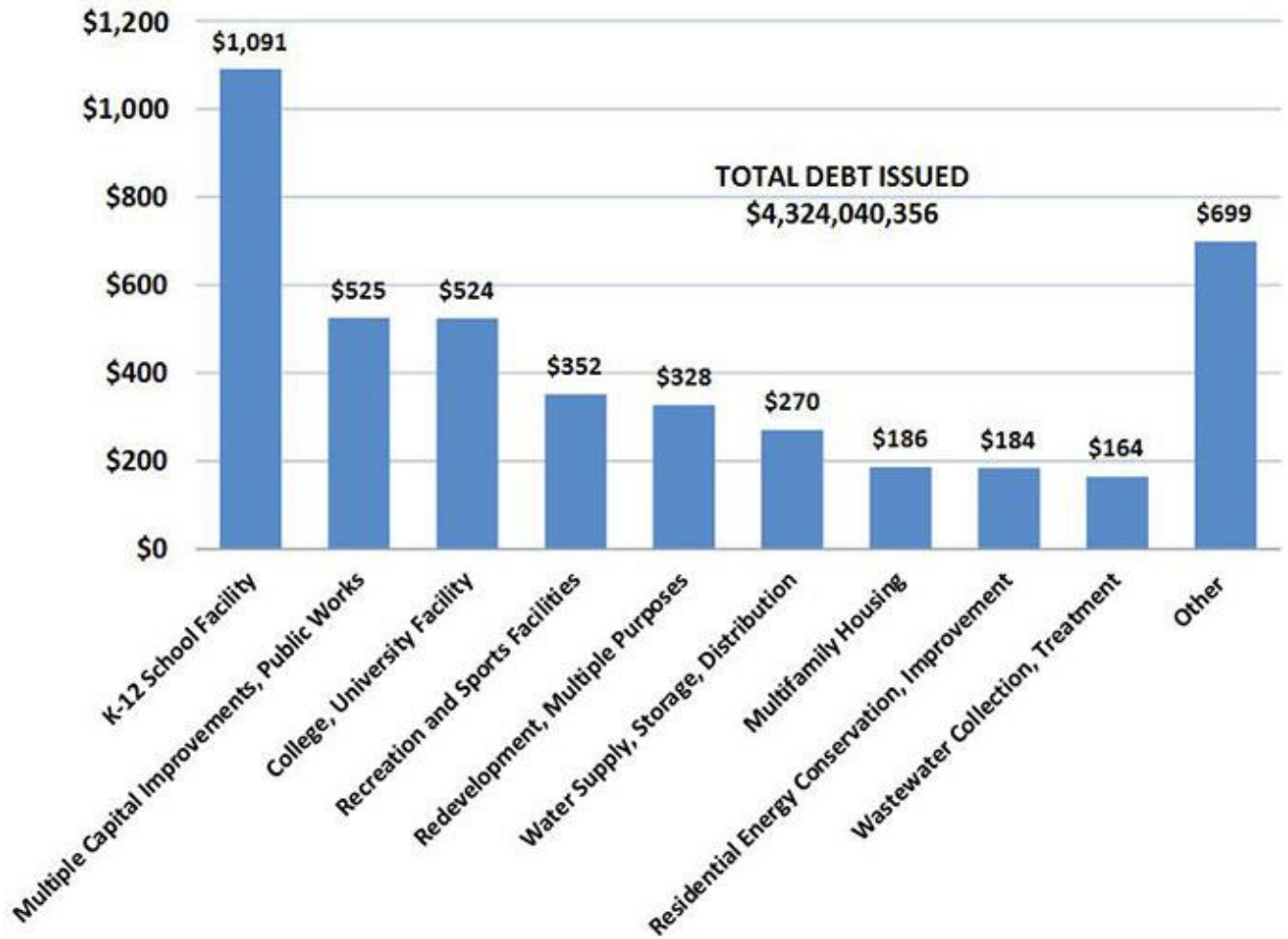


\* State issuers include the State of California, its agencies, commissions, authorities, departments and The Student Loan Corporation.

Source: California Debt and Investment Advisory Commission

**Figure 8: Total Reports of Final Sale Received**

7/16/2015 Through 8/15/2015, By Purpose (In Millions)



Source: California Debt and Investment Advisory Commission

Read more about [debt issued so far this year](#). See the [calendar](#).

## Investments

The Treasurer's Investments Division manages the State's excess or idle cash.

The Treasurer invests taxpayer money through the Pooled Money Investment Account (PMIA). This is a commingled pool with three primary sources of funds: the State's general fund, special funds held by State agencies, and money deposited by cities, counties and special districts in the Local Agency Investment Fund (LAIF).

As of August 31, the PMIA balance was \$67.3 billion, with an average effective yield of 0.330 percent and an average life of 216 days. (See **Figure 9**.) In addition, the year-to-date average PMIA balance was \$66.3 billion.

The State Treasurer's Office anticipates that the investment returns for the PMIA will continue to follow the market as shown in **Figure 10**.

Because these funds may be required on very short notice, the investment objectives for the PMIA are safety, liquidity and yield, in that order of importance.

The year-to-date earnings rate for the PMIA was 0.325 percent, which reflects the prudent investing of a short-term portfolio in this unprecedented low interest rate environment of the last seven years. As the Federal Reserve begins to raise interest rates, the PMIA is positioned to follow those moves.



**Figure 9: Pooled Money Investment Account Stats as of August 31, 2015**

### ***Ending Portfolio***

\$67.3 billion (See **Figure 11** for details.)

### ***Average Workday Investment Activity***

\$857 million

### ***Average Effective Yield***

0.330 percent

### ***Average Investment Life***

216 days

### ***Local Agency Investment Fund Ending Portfolio***

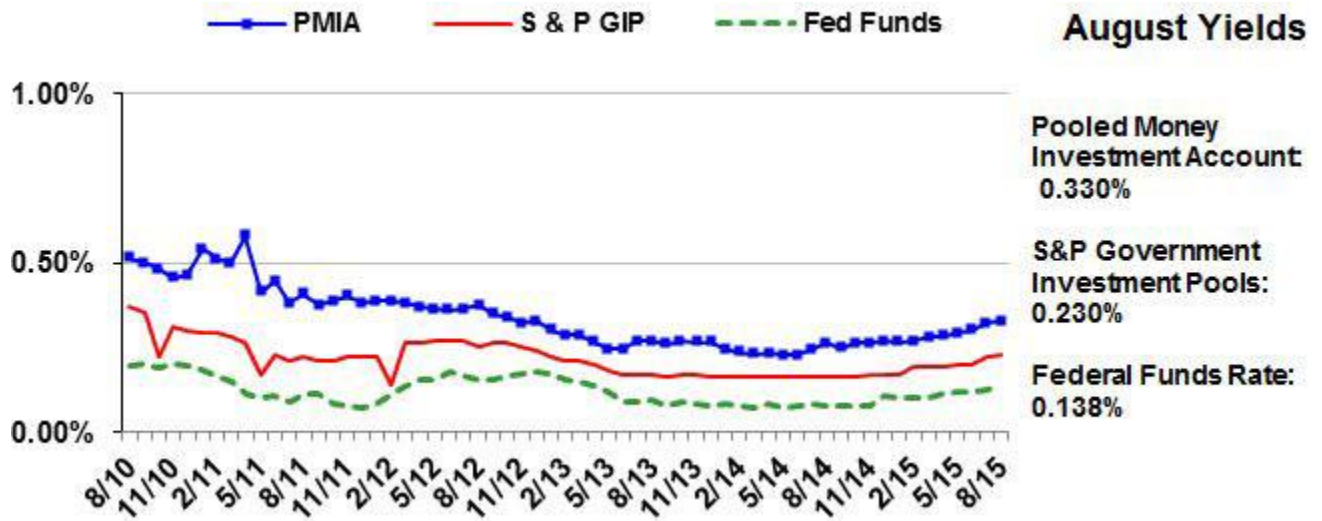
\$20 billion (2,476 participating agencies) (See **Figure 12** for details.)

Read more about the [Pooled Money Investment Account](#)



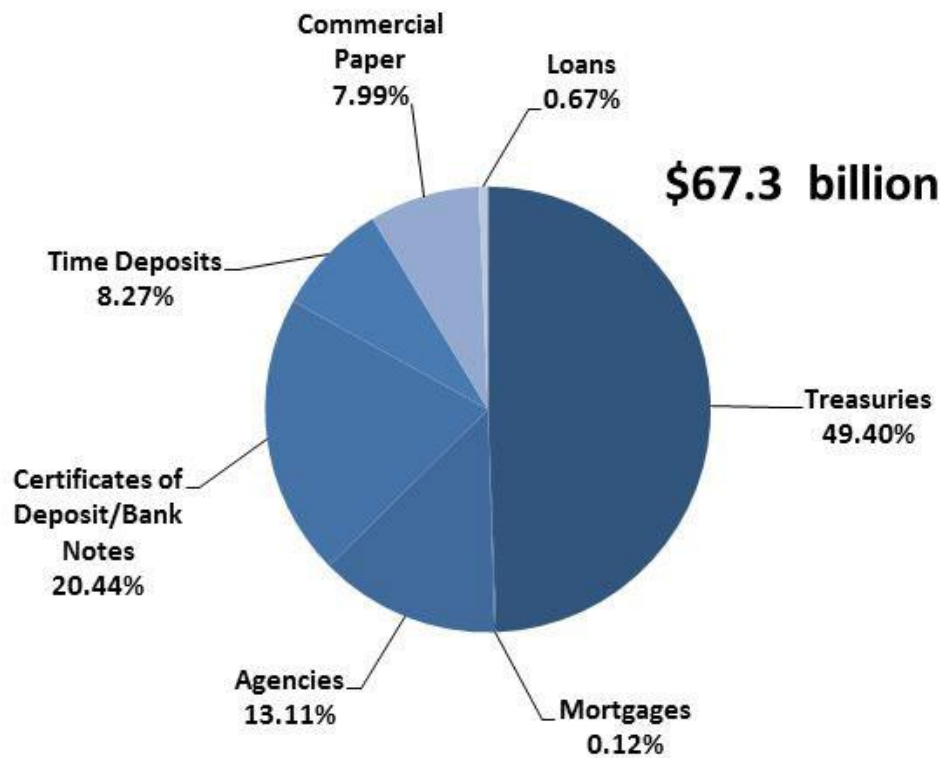
**Figure 10: Average Monthly Yield Comparison**

August 2010 Through August 2015



Source: State Treasurer's Office

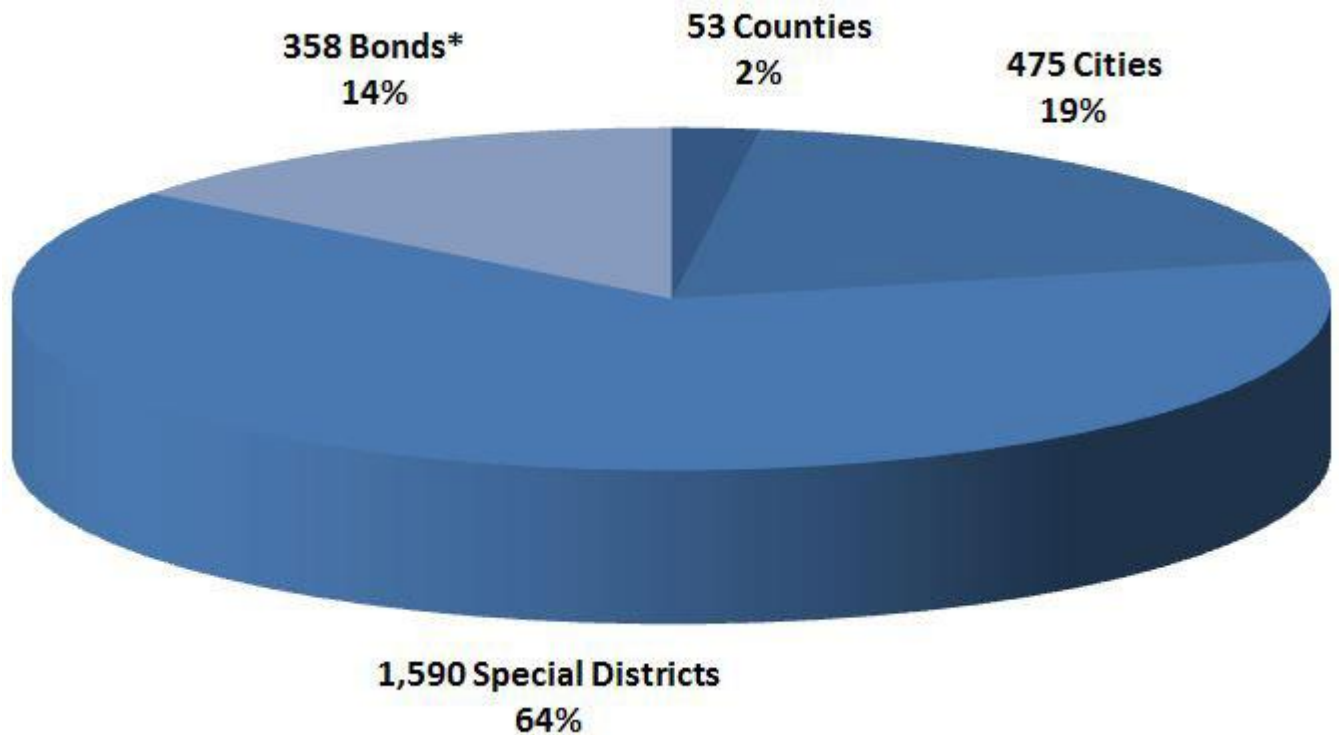
**Figure 11: PMIA Portfolio Composition – 8/31/15**



Source: State Treasurer's Office

**Figure 12: Local Agency Investment Fund**

Participation as of 8/31/15: 2,476 Agencies



Source: State Treasurer's Office

\*Includes regular and trustee bond accounts.

Note: Numbers may not add up to 100 percent due to rounding. Read more about the [Local Agency Investment Fund](#).

## Centralized State Treasury System Activities

The Treasurer's Centralized State Treasury System provides banking services for the overwhelming majority of State departments and agencies.

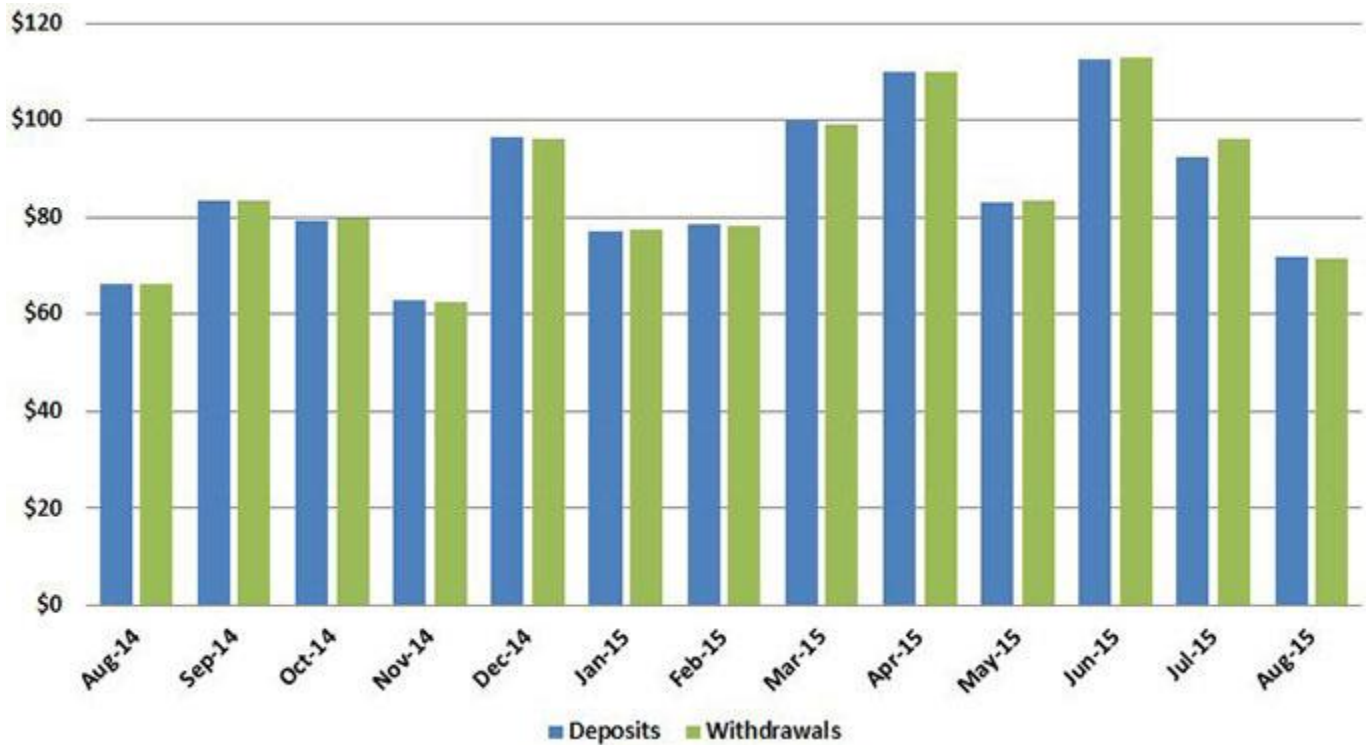
The system handles the flow of more than \$2 trillion per year in cash funds.

During August, deposits totaled \$71.7 billion, while disbursements totaled \$71.6 billion. (See [Figure 13](#).)

These amounts include all federal, State and local funds flowing through the Centralized Treasury System.



Figure 13: Deposits and Withdrawals By Month, August 2014-August 2015 (In Billions)

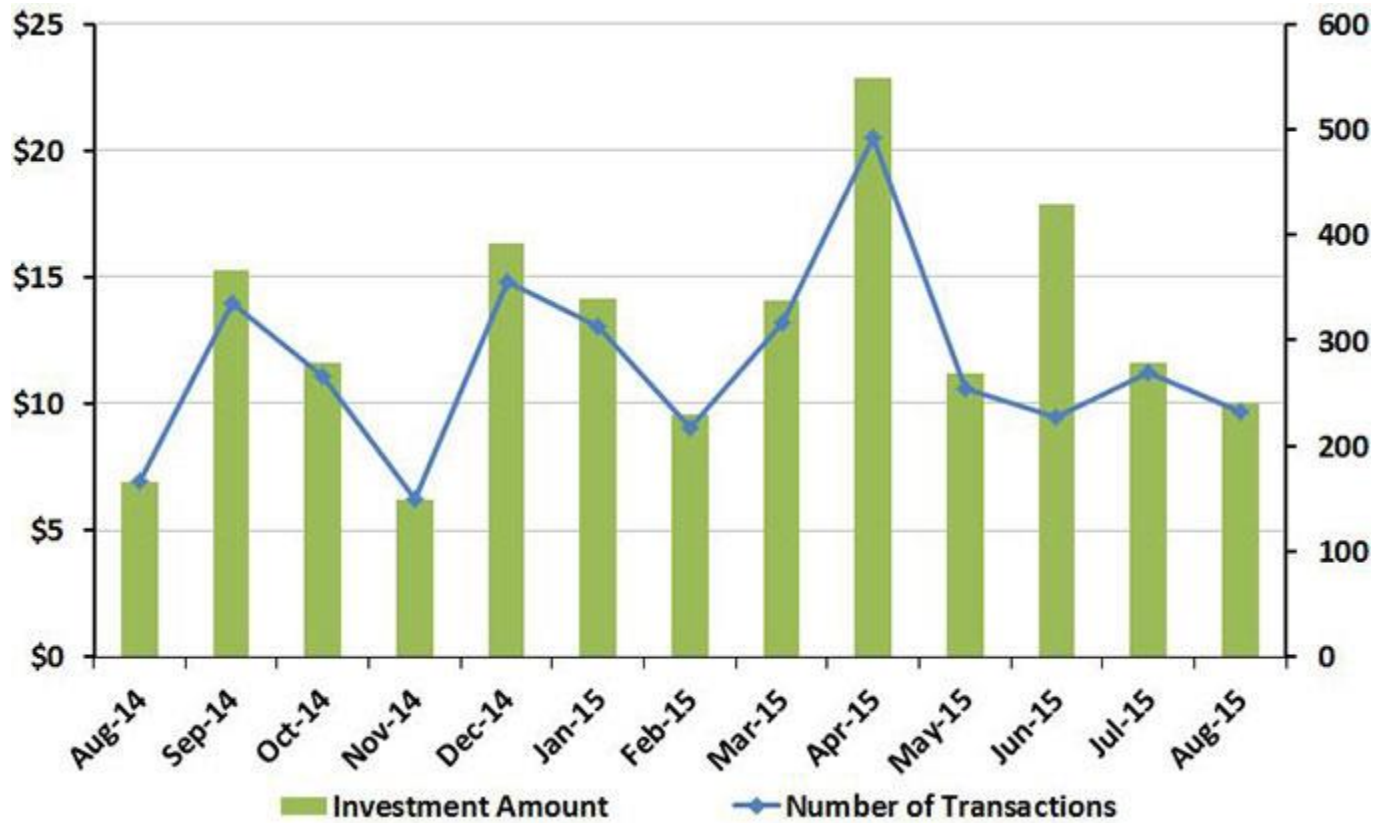


Source: State Treasurer's Office

The system also determines the amount of idle State funds available in the Pooled Money Investment Account for investment by the Treasurer's Investment Division. (These investments were discussed in the Investments section and are reflected in Figure 11.)

During August, total new and rollover investments reached \$10.0 billion. (See Figure 14.)

Figure 14: Total Investments By Month, August 2014-August 2015 (In Billions)



Source: State Treasurer's Office

Each day, the system also processes hundreds of thousands of State transactions - including department checks; State Controller's Office warrants; Women, Infants, and Children (WIC) food instruments; Employment Development Department unemployment and disability checks - submitted by banks and other entities for payment.

During August, total items processed reached 5.6 million. (See Figure 15.)

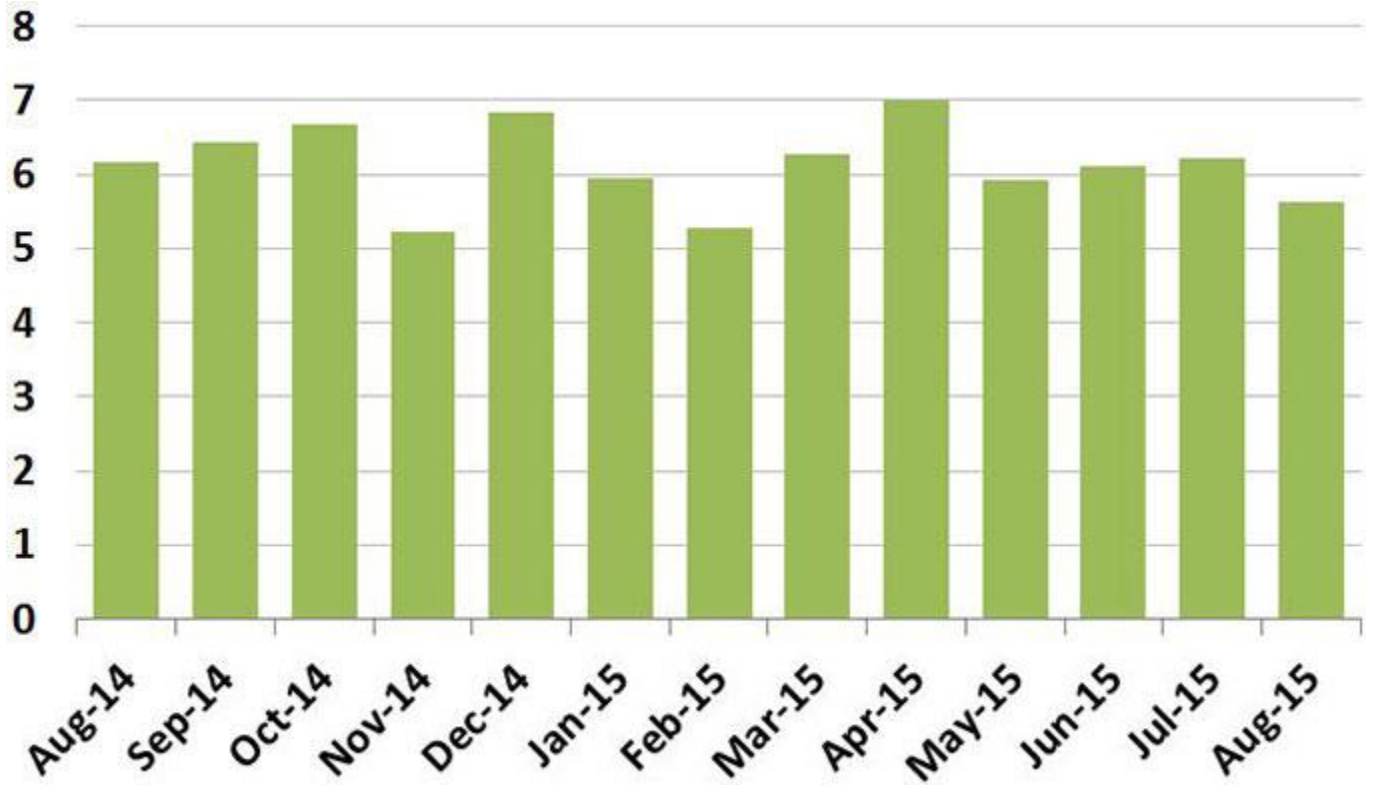
**Transactions  
Processed**

**5.6 Million**

Checks and other items  
presented by banks  
in August



Figure 15: Number of Items Processed, August 2014-August 2015 (In Millions)



Source: State Treasurer's Office

# California Job Tracker: Labor Market Improves, But Stockton-Lodi Region Falls From Recovery Group

By Lynn Reaser



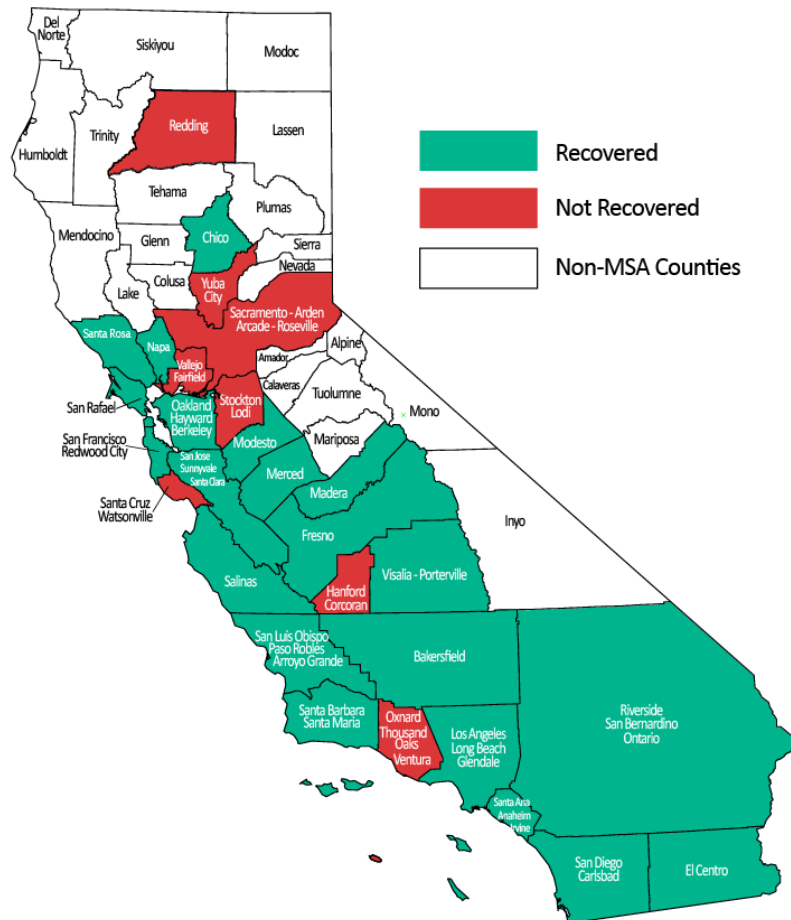
California's labor market continues to improve, with further job gains and falling unemployment. August saw the State's jobless rate fall to 6.1 percent, the lowest level since January 2008.

Twenty-one out of California's 29 California's metropolitan areas have fully recovered all of the jobs lost during the Recession and exceeded their prior peaks reached before the Recession.

The Stockton-Lodi area recorded a small job loss in August and fell out of the recovery group, but it should again exceed its prior employment high within the next one to two months.

Non-farm employment in California as a whole is now 735,000 jobs, or nearly 5 percent, above the prior peak reached in July 2007.

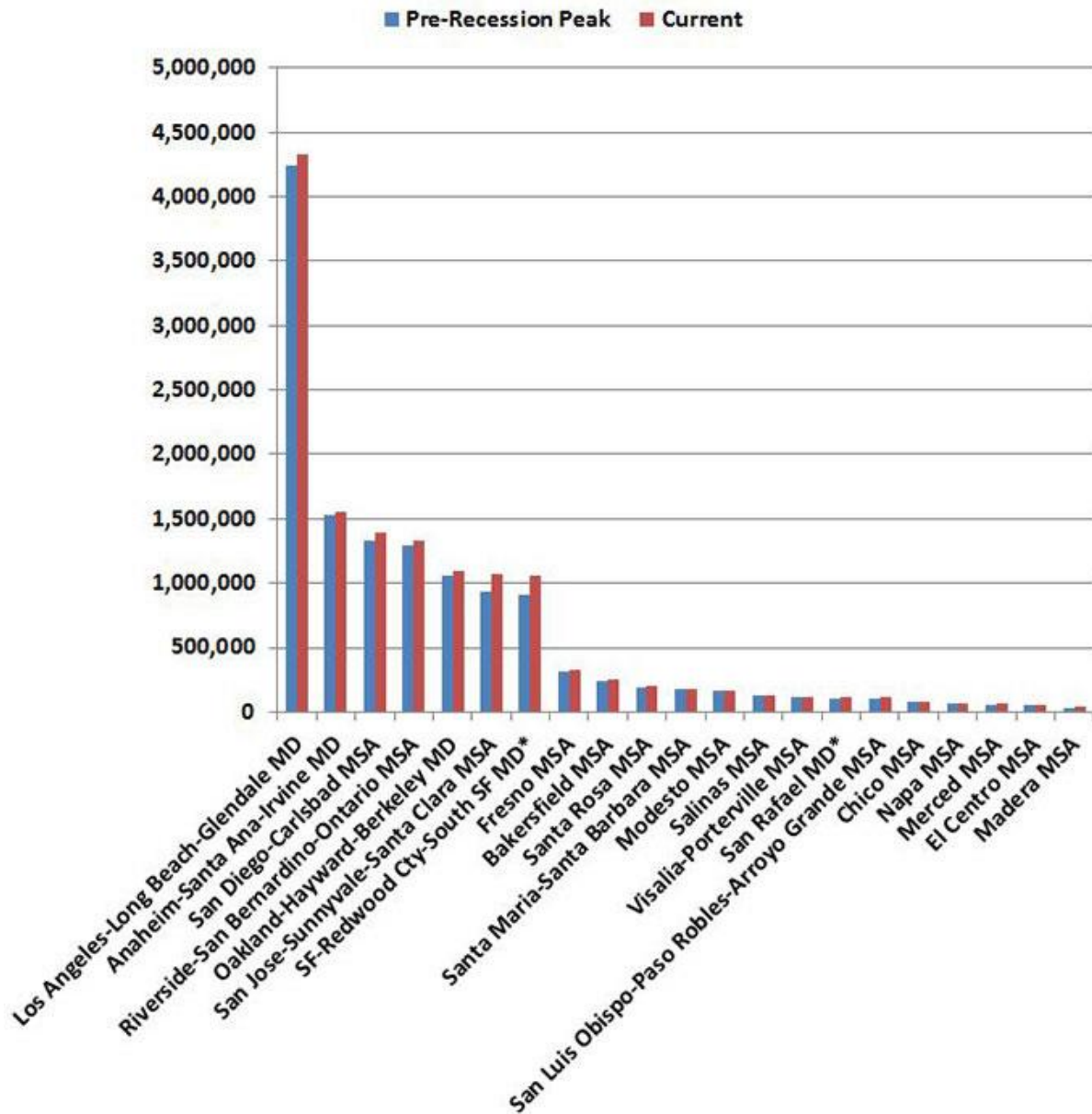
**Figure 16: 21 of California's 29 Metro Areas Have Recovered Recession Job Losses (As of August 2015)**



Sources: California Employment Development Department, Labor Market Information; Fermanian Business and Economic Institute

**Figure 21: Job Recovery by the Numbers (As of August 2015)**

(Nonfarm Employment, Seasonally Adjusted)



\*Numbers for the San Francisco-Redwood City-South San Francisco Metropolitan District and San Rafael Metropolitan District are not seasonally adjusted.

Sources: U.S. Bureau of Labor Statistics, California Employment Development Department, Fermanian Business and Economic Institute

See raw data: [Employment numbers by region.](#)

Lynn Reaser is chief of the Treasurer's [Council of Economic Advisors](#) and chief economist at the Fermanian Business and Economic Institute for Point Loma Nazarene University. The opinions in this article are presented in the spirit of spurring discussion and reflect those of the author and not necessarily the Treasurer, his office or the State of California.

## Guest Column

### Persistently Low Inventory Reflects Affordability Constraints for Current Homeowners

By Leslie Appleton-Young



Last month we talked about the looming crisis in housing affordability and its impact on the state's overall economy and future growth prospects. Despite the availability of low-rate mortgages and a slight easing in underwriting standards, first-time buyers are still finding it difficult to break into the world of homeownership. According to the California Association of Realtors (CAR) 2015 Housing Market Survey, the share of first-time buyers is 29.5 percent and has been in the 28-30 percent range for the last three years. Compared with the long-term average of 38 percent, the plight of renters trying to buy their first home is clear. But what about current homeowners? Could they also be stuck because of affordability concerns?

Consider the fact that the California housing market has been experiencing what appears to be a chronic lack of listings since 2010. (See **Figure 18**.) The long-term average for inventory is six to seven months, and the market remains well below that with a 3.6-month supply of homes for sale in August 2015. And in the Bay Area, where strong job and income growth have been rushing headlong into limited housing supplies, inventory is at historic lows. (See **Figure 19**.)

What's going on?

With housing prices up significantly since the bottom, shouldn't more existing homeowners be interested in taking advantage of current market conditions? Earlier this year, CAR surveyed current homeowners and asked them if they had considered moving and if not, why not? Their answers were illuminating, and raised an interesting issue. While we typically focus on the housing affordability challenges faced by first-time buyers, is it also possible that cost issues are also holding back current homeowners?

CAR's inaugural Survey of California Homeowners found that more than half (59 percent) of homeowners have not seriously considered selling their home in the past year, with more than half (60 percent) saying their current home will be their retirement residence, and 44 percent indicating they are concerned their taxes would be too high on another home. For those who have been in their home 15 years or more, 70 percent indicated they have not considered selling because their current residence will be their retirement home. So, it would appear that many boomers are retiring in place.

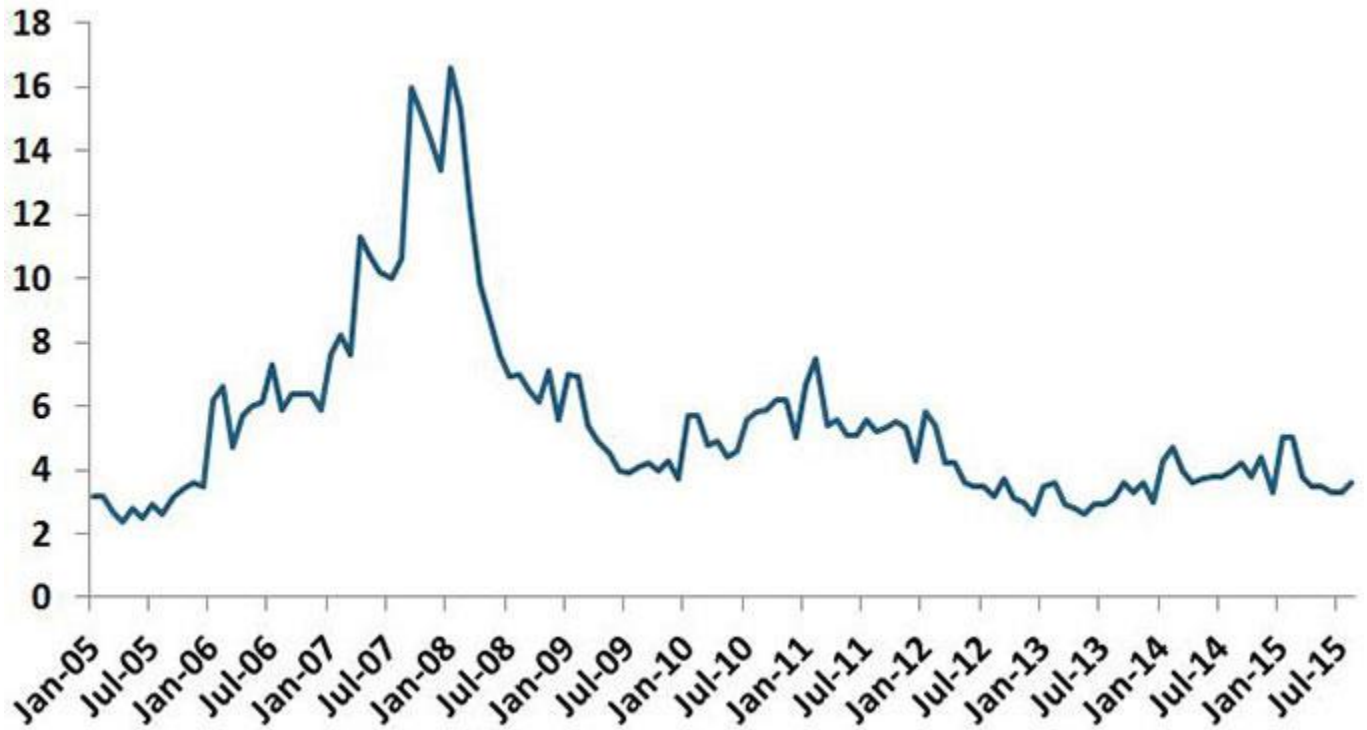
Of the more than one-third (35 percent) of homeowners who have considered selling their home in the past year, about two-thirds (64 percent) are reluctant to sell because they can't afford to go through the home-buying process again. In first quarter 2012, when housing affordability in California was at its most affordable, a median income of \$56,324 was needed to purchase a median-priced home. In second quarter 2015, that figure jumped to \$96,160, with 99 percent of that required income increase attributable to home price increases.

The obstacles faced by current homeowners go even deeper. Many have low rate mortgages they are not sure they want to give up and more than a few would not be able to qualify for a mortgage given today's underwriting environment, especially homeowners who are "outside the box," such as independent contractors. Then there is the issue of property taxes and the possibility of exchanging an attractive tax burden for one that is much less so. And, why sell and put yourself in the position of competing with other would-be buyers in a market where there are few listings? In terms of new supply, foreclosures have all but disappeared in the communities with the strongest job growth. New construction in these same communities is limited to infill and some higher-density development – but the process is long and arduous and demand far outpaces supply.

Unfortunately, it's difficult to imagine these conditions changing quickly and affordability will continue to be a constraint on the state's first-time and repeat buyers for the foreseeable future.

**Figure 18: Unsold Inventory Index of Existing Single-Family Homes, January 2005 to August 2015**

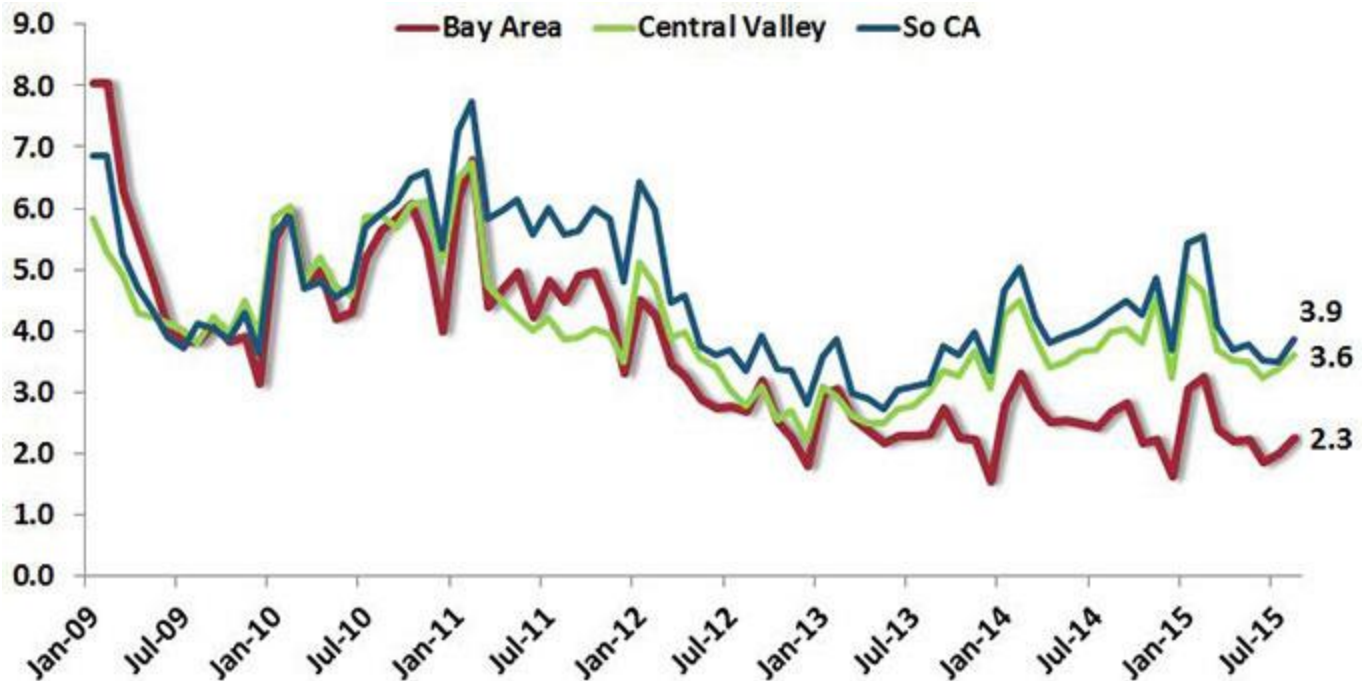
Aug 2014: 4.0 Aug 2015: 3.6 (Months of Supply)



Note: Unsold Inventory Index represents the number of months it would take to sell the remaining inventory for the month in question. The remaining inventory for the month is defined as the number of properties that were active, pending, and contingent (when available). We then divide the sum by the number of sold properties for the month in question.

Source: California Association of Realtors

**Figure 19: Inventory of Single-Family Homes Dropped Significantly in the Bay Area Since 2009**



Note: Unsold Inventory Index represents the number of months it would take to sell the remaining inventory for the month in question. The remaining inventory for the month is defined as the number of properties that were active, pending, and contingent (when available). We then divide the sum by the number of sold properties for the month in question.

Source: California Association of Realtors

### Additional findings from CAR's 2015 Survey of California Homeowners:

- Forty-five percent of homeowners have considered moving out of state, with Texas (15 percent), Oregon (11 percent), New York (9 percent), and Arizona and Nevada tied (8 percent) as the top five states where homeowners have considered moving.
- Sixty percent of homeowners bought their home within the past 15 years.
- The median purchase price for all homeowners was \$265,000, with the purchase price being more than twice as high for those who bought less than 15 years ago (\$350,000) compared to those who purchased their home 15 or more years ago (\$162,000).
- All homeowners have a median home equity amount of \$200,000, and those who have owned their home more than 15 years have 60 percent more equity (\$300,000) compared to those who bought within the past 15 years (\$179,000).
- Twenty-four percent of homeowners don't have a mortgage, and those who bought their home 15 or more years ago were more than twice as likely not to have a mortgage compared to those who bought within the past 15 years. The majority of homeowners with a mortgage (77 percent) have an interest rate below 5 percent.
- Twenty-seven percent of homeowners have tapped into their equity. Those who bought 15 or more years ago or were more likely to have tapped into their equity (32 percent) compared to those who bought within the past 15 years (24 percent), indicating a healthy market where homeowners are not overleveraged on their home.
- Nearly one-third of homeowners (32 percent) indicated a Craftsman-styled bungalow is their dream home, beating those preferring mansions by more than double (14 percent) and Neo-Colonial (19 percent).

percent). California is considered the center of the architectural arts and crafts movement and is home to the majority of Craftsman-styled housing.

- Nearly half of homeowners (45 percent) have children residing with them, with 83 percent of children being minors.

*Leslie Appleton-Young, a member of Treasurer John Chiang's [Council of Economic Advisors](#), is vice president and chief economist for the California Association of Realtors. The opinions in this article are presented in the spirit of spurring discussion and reflect those of the author and not necessarily the Treasurer, his office or the State of California.*

# Top 10 Upcoming Bond Sales

(Ranked by Size)

| Proposed Sale Date* | Issuer   | Debt Type                        | Purpose                          | Principal*       |
|---------------------|--|----------------------------------|----------------------------------|------------------|
| 10/8/2015           | State of California  | Veterans general obligation bond | Housing                          | \$445,000,000.00 |
| 11/4/2015           | Washington Township Healthcare District                                  | General obligation bond          | Hospital                         | \$145,500,000.00 |
| 12/2/2015           | Successor Agency to the San Francisco City & County Redevelopment Agency | Tax allocation bond              | Redevelopment, Multiple Purposes | \$115,000,000.00 |
| 12/2/2015           | Successor Agency to the San Francisco City & County Redevelopment Agency | Tax allocation bond              | Redevelopment, Multiple Purposes | \$90,000,000.00  |
| 12/2/2015           | Successor Agency to the San Francisco City & County Redevelopment Agency | Tax allocation bond              | Redevelopment, Multiple Purposes | \$90,000,000.00  |
| 11/24/2015          | Successor Agency to the Pittsburg Redevelopment Agency                   | Tax allocation bond              | Redevelopment, Multiple Purposes | \$77,355,000.00  |
| 10/14/2015          | Successor Agency to the Menlo Park Community Development Agency          | Tax allocation bond              | Redevelopment, Multiple Purposes | \$75,000,000.00  |
| 11/10/2015          | Whittier Union High School District                                      | General obligation bond          | K-12 School Facility             | \$75,000,000.00  |
| 11/3/2015           | Merced Irrigation District Financing Authority                           | Public enterprise revenue bond   | Power Generation/Transmission    | \$65,000,000.00  |
| 11/3/2015           | Oceanside Unified School District  | General obligation bond          | K-12 School Facility             | \$60,000,000.00  |

\* Subject to change; the ultimate amounts and sale dates can be affected by legal, market and other factors.

**More info:**



- [California Debt and Investment Advisory Commission Calendar](#)
- [Public Finance Division Upcoming Bond Sales Calendar](#)

# Significant Financings

Treasurer John Chiang oversees several boards, commissions and authorities that award financing, tax credits, grants, loans, and other benefits aimed at promoting school projects, health care facilities, sustainable economic development and housing. Below is a summary of significant projects approved in September 2015.

## Health

| Approval Date | Recipient Name                            | Type                   | Amount        | City       | Authority*            |
|---------------|---|------------------------|---------------|------------|-----------------------|
| 9/24/2015     | Sutter Health                             | Revenue Bond Financing | \$212,000,000 | Sacramento | <a href="#">CHFFA</a> |
| 9/24/2015     | Loma Linda University Children's Hospital | Grant Funding          | \$67,902,990  | Loma Linda | <a href="#">CHFFA</a> |
| 9/24/2015     | Loma Linda University Children's Hospital | Grant Funding          | \$98,000,000  | Loma Linda | <a href="#">CHFFA</a> |

## Sustainability and Economic Development

| Approval Date | Recipient Name                               | Type                        | Amount    | City             | Authority*              |
|---------------|--|-----------------------------|-----------|------------------|-------------------------|
| 9/15/2015     | Rolls-Royce High Temperature Composites Inc. | Sales and Use Tax Exclusion | \$734,898 | Huntington Beach | <a href="#">CAEATFA</a> |
| 9/15/2015     | Clean World Partners LLC                     | Sales and Use Tax Exclusion | \$993,287 | Sacramento       | <a href="#">CAEATFA</a> |
| 9/15/2015     | Monolith Materials, Inc.                     | Sales and Use Tax Exclusion | \$548,486 | Redwood City     | <a href="#">CAEATFA</a> |

## Housing

| Approval Date | Recipient Name                         | Type                  | Amount       | City        | Authority*            |
|---------------|--|-----------------------|--------------|-------------|-----------------------|
| 9/16/2015     | City of Los Angeles                    | Private Activity Bond | \$30,552,813 | Los Angeles | <a href="#">CDLAC</a> |
| 9/16/2015     | County of Contra Costa                 | Private Activity Bond | \$8,505,523  | Martinez    | <a href="#">CDLAC</a> |
| 9/16/2015     | California Municipal Finance Authority | Private Activity Bond | \$5,500,000  | Avenal      | <a href="#">CDLAC</a> |

## Housing

| Approval Date | Recipient Name   | Type                  | Amount       | City             | Authority*            |
|---------------|--|-----------------------|--------------|------------------|-----------------------|
| 9/16/2015     | California Municipal Finance Authority                 | Private Activity Bond | \$4,500,000  | Coalinga         | <a href="#">CDLAC</a> |
| 9/16/2015     | California Municipal Finance Authority                 | Private Activity Bond | \$7,200,000  | Esparto          | <a href="#">CDLAC</a> |
| 9/16/2015     | Housing Authority of the County of San Bernardino      | Private Activity Bond | \$1,000,000  | Yucaipa          | <a href="#">CDLAC</a> |
| 9/16/2015     | California Housing Finance Agency                      | Private Activity Bond | \$29,004,040 | San Francisco    | <a href="#">CDLAC</a> |
| 9/16/2015     | California Statewide Communities Development Authority | Private Activity Bond | \$13,000,000 | Huntington Beach | <a href="#">CDLAC</a> |
| 9/16/2015     | City of Los Angeles                                    | Private Activity Bond | \$1,413,082  | Los Angeles      | <a href="#">CDLAC</a> |
| 9/16/2015     | Housing Authority of the County of Kern                | Private Activity Bond | \$6,000,000  | Bakersfield      | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco                       | Private Activity Bond | \$48,768,000 | San Francisco    | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco                       | Private Activity Bond | \$38,633,000 | San Francisco    | <a href="#">CDLAC</a> |
| 9/16/2015     | City of Los Angeles                                    | Private Activity Bond | \$25,000,000 | Sylmar           | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco                       | Private Activity Bond | \$69,238,000 | San Francisco    | <a href="#">CDLAC</a> |
| 9/16/2015     | California Housing Finance Agency                      | Private Activity Bond | \$10,000,000 | Carmichael       | <a href="#">CDLAC</a> |
| 9/16/2015     | California Housing Finance Agency                      | Private Activity Bond | \$10,500,000 | Rancho Cordova   | <a href="#">CDLAC</a> |
| 9/16/2015     | California Housing Finance Agency                      | Private Activity Bond | \$11,250,000 | Carmichael       | <a href="#">CDLAC</a> |

## Housing

| Approval Date | Recipient Name                    | Type                  | Amount       | City          | Authority*            |
|---------------|-----------------------------------|-----------------------|--------------|---------------|-----------------------|
| 9/16/2015     | California Housing Finance Agency | Private Activity Bond | \$10,000,000 | Fair Oaks     | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$30,708,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$19,514,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$25,612,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$39,843,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$16,227,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$21,475,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$14,297,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$18,074,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$10,000,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$22,168,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$21,770,000 | San Francisco | <a href="#">CDLAC</a> |
| 9/16/2015     | County of Contra Costa            | Private Activity Bond | \$7,100,000  | Walnut Creek  | <a href="#">CDLAC</a> |
| 9/16/2015     | City and County of San Francisco  | Private Activity Bond | \$13,265,000 | San Francisco | <a href="#">CDLAC</a> |

## Housing

| Approval Date | Recipient Name   | Type  | Amount                                       | City          | Authority*            |
|---------------|--|---|--|---------------|-----------------------|
| 9/16/2015     | County of Contra Costa                                 | Private Activity Bond                               | \$5,800,000                                  | Oakley        | <a href="#">CDLAC</a> |
| 9/16/2015     | California Municipal Finance Authority                 | Private Activity Bond                               | \$20,840,000                                 | Lancaster     | <a href="#">CDLAC</a> |
| 9/16/2015     | California Municipal Finance Authority                 | Private Activity Bond                               | \$10,000,000                                 | Thousand Oaks | <a href="#">CDLAC</a> |
| 9/16/2015     | California Municipal Finance Authority                 | Private Activity Bond                               | \$13,000,000                                 | Upland        | <a href="#">CDLAC</a> |
| 9/16/2015     | California Housing Finance Agency                      | Private Activity Bond                               | \$8,600,000                                  | Lakeside      | <a href="#">CDLAC</a> |
| 9/16/2015     | California Municipal Finance Authority                 | Private Activity Bond                               | \$22,347,000                                 | Palo Alto     | <a href="#">CDLAC</a> |
| 9/16/2015     | California Housing Finance Agency                      | Private Activity Bond                               | \$31,000,000                                 | Santee        | <a href="#">CDLAC</a> |
| 9/16/2015     | California Municipal Finance Authority                 | Private Activity Bond                               | \$7,000,000                                  | Garden Grove  | <a href="#">CDLAC</a> |
| 9/16/2015     | California Statewide Communities Development Authority | Private Activity Bond                               | \$8,910,874                                  | Moreno Valley | <a href="#">CDLAC</a> |
| 9/16/2015     | City of Los Angeles                                    | Private Activity Bond                               | \$7,500,000                                  | Los Angeles   | <a href="#">CDLAC</a> |
| 9/16/2015     | California Statewide Communities Development Authority | Private Activity Bond                               | \$29,560,000                                 | Oxnard        | <a href="#">CDLAC</a> |
| 9/16/2015     | City of San Jose                                       | Private Activity Bond                               | \$30,000,000                                 | San Jose      | <a href="#">CDLAC</a> |
| 9/23/2015     | Woodfords LIHTC  | Federal 9% and State Low Income Housing Tax Credits | \$558,093<br>Federal<br>\$1,717,620<br>State | Markleeville  | <a href="#">CTCAC</a> |

## Housing

| Approval Date | Recipient Name                  | Type  | Amount                                    | City            | Authority*            |
|---------------|---------------------------------|---|---|-----------------|-----------------------|
| 9/23/2015     | Alice Griffith Phase 3B         | Federal 9% and State Low Income Housing Tax Credits | \$2,499,732<br>Federal<br>\$0 State       | San Francisco   | <a href="#">CTCAC</a> |
| 9/23/2015     | Manzanita Garden Apartments     | Federal 9% and State Low Income Housing Tax Credits | \$529,560<br>Federal<br>\$0 State         | San Jacinto     | <a href="#">CTCAC</a> |
| 9/23/2015     | 860 on the Wye                  | Federal 9% and State Low Income Housing Tax Credits | \$377,258<br>Federal<br>\$1,132,112 State | San Luis Obispo | <a href="#">CTCAC</a> |
| 9/23/2015     | Palmer Family Villas            | Federal 9% and State Low Income Housing Tax Credits | \$762,680<br>Federal<br>\$0 State         | Huron           | <a href="#">CTCAC</a> |
| 9/23/2015     | Overland Court Apartments       | Federal 9% and State Low Income Housing Tax Credits | \$681,192<br>Federal<br>\$2,657,446 State | Los Banos       | <a href="#">CTCAC</a> |
| 9/23/2015     | Newhall Avenue Apartments       | Federal 9% and State Low Income Housing Tax Credits | \$979,854<br>Federal<br>\$0 State         | Santa Clarita   | <a href="#">CTCAC</a> |
| 9/23/2015     | Holly Heights I & II Apartments | Federal 9% and State Low Income Housing Tax Credits | \$435,816<br>Federal<br>\$0 State         | Willits         | <a href="#">CTCAC</a> |
| 9/23/2015     | Panama Hotel Apartments         | Federal 9% and State Low Income                     | \$993,299<br>Federal                      | Los Angeles     | <a href="#">CTCAC</a> |

## Housing

| Approval Date | Recipient Name               | Type  | Amount                                       | City        | Authority*            |
|---------------|------------------------------|---|--|-------------|-----------------------|
|               |                              | Housing Tax Credits                                 | \$0 State                                    |             |                       |
| 9/23/2015     | Riverbank Central Apartments | Federal 9% and State Low Income Housing Tax Credits | 1,085,897<br>Federal<br>\$4,236,271<br>State | Riverbank   | <a href="#">CTCAC</a> |
| 9/23/2015     | Sequoia Belle Haven          | Federal 9% and State Low Income Housing Tax Credits | \$2,079,214<br>Federal<br>\$0 State          | Menlo Park  | <a href="#">CTCAC</a> |
| 9/23/2015     | Kottinger Gardens Phase 1    | Federal 9% and State Low Income Housing Tax Credits | \$1,685,986<br>Federal<br>\$0 State          | Pleasanton  | <a href="#">CTCAC</a> |
| 9/23/2015     | Sutter Place                 | Federal 9% and State Low Income Housing Tax Credits | \$462,107<br>Federal<br>\$1,804,389<br>State | Carmichael  | <a href="#">CTCAC</a> |
| 9/23/2015     | Land Park Woods              | Federal 9% and State Low Income Housing Tax Credits | \$706,258<br>Federal<br>\$0 State            | Sacramento  | <a href="#">CTCAC</a> |
| 9/23/2015     | Mirage Town Homes            | Federal 9% and State Low Income Housing Tax Credits | \$494,479<br>Federal<br>\$0 State            | Los Angeles | <a href="#">CTCAC</a> |
| 9/23/2015     | Cannery Lofts                | Federal 9% and State Low Income Housing Tax Credits | \$901,052<br>Federal<br>\$3,515,154<br>State | Davis       | <a href="#">CTCAC</a> |

## Housing

| Approval Date | Recipient Name                    | Type  | Amount   | City        | Authority*            |
|---------------|-----------------------------------|---|--|-------------|-----------------------|
| 9/23/2015     | Alberta Gardens Apartments        | Federal 9% and State Low Income Housing Tax Credits | \$523,463<br>Federal<br>\$0 State              | Linda       | <a href="#">CTCAC</a> |
| 9/23/2015     | Shockley Terrace                  | Federal 9% and State Low Income Housing Tax Credits | \$899,600<br>Federal<br>\$3,509,494<br>State   | Selma       | <a href="#">CTCAC</a> |
| 9/23/2015     | Lowell Neighborhood Project       | Federal 9% and State Low Income Housing Tax Credits | \$507,805<br>Federal<br>\$0 State              | Fresno      | <a href="#">CTCAC</a> |
| 9/23/2015     | Mosaic Gardens at Westlake        | Federal 9% and State Low Income Housing Tax Credits | \$2,240,144<br>Federal<br>\$6,722,450<br>State | Los Angeles | <a href="#">CTCAC</a> |
| 9/23/2015     | Mosaic Gardens at Pomona          | Federal 9% and State Low Income Housing Tax Credits | \$1,316,085<br>Federal<br>\$0 State            | Pomona      | <a href="#">CTCAC</a> |
| 9/23/2015     | Mission Cove Family I             | Federal 9% and State Low Income Housing Tax Credits | \$2,358,207<br>Federal<br>\$0 State            | Oceanside   | <a href="#">CTCAC</a> |
| 9/23/2015     | Wilmington & 118th Senior Housing | Federal 9% and State Low Income Housing Tax Credits | \$1,746,453<br>Federal<br>\$0 State            | Los Angeles | <a href="#">CTCAC</a> |
| 9/23/2015     | Civic Center 14 TOD               | Federal 9% and State Low Income                     | \$1,245,402<br>Federal                         | Oakland     | <a href="#">CTCAC</a> |



## Housing

| Approval Date | Recipient Name                 | Type  | Amount                                   | City        | Authority*            |
|---------------|--------------------------------|---|--|-------------|-----------------------|
|               |                                | Housing Tax Credits                                 | \$0 State                                |             |                       |
| 9/23/2015     | Sun House Senior Apartments    | Federal 9% and State Low Income Housing Tax Credits | \$1,190,139 Federal<br>\$0 State         | Ukiah       | <a href="#">CTCAC</a> |
| 9/23/2015     | Talmadge Gateway               | Federal 9% and State Low Income Housing Tax Credits | \$874,877 Federal<br>\$2,625,417 State   | San Diego   | <a href="#">CTCAC</a> |
| 9/23/2015     | Tienda Drive Senior Apartments | Federal 9% and State Low Income Housing Tax Credits | \$1,340,300 Federal<br>\$5,503,929 State | Lodi        | <a href="#">CTCAC</a> |
| 9/23/2015     | Bloomington Housing, Phase II  | Federal 9% and State Low Income Housing Tax Credits | \$2,036,658 Federal<br>\$0 State         | Bloomington | <a href="#">CTCAC</a> |
| 9/23/2015     | Green Valley Homes             | Federal 9% and State Low Income Housing Tax Credits | \$1,516,047 Federal<br>\$0 State         | Williams    | <a href="#">CTCAC</a> |
| 9/23/2015     | Atascadero Family Apartments   | Federal 9% and State Low Income Housing Tax Credits | \$1,713,195 federal<br>\$6,683,459 State | Atascadero  | <a href="#">CTCAC</a> |
| 9/23/2015     | Rancho Rustic                  | Federal 9% and State Low Income Housing Tax Credits | \$674,448 Federal<br>\$2,631,135 State   | Hollister   | <a href="#">CTCAC</a> |

## Housing

| Approval Date | Recipient Name               | Type  | Amount                                      | City           | Authority*            |
|---------------|------------------------------|---|---|----------------|-----------------------|
| 9/23/2015     | St. Stephens Senior Housing  | Federal 9% and State Low Income Housing Tax Credits | \$908,728<br>Federal<br>\$0 State           | Unincorporated | <a href="#">CTCAC</a> |
| 9/23/2015     | Valley View Apartments       | Federal 9% and State Low Income Housing Tax Credits | \$318,695<br>Federal<br>\$956,360 State     | Chico          | <a href="#">CTCAC</a> |
| 9/23/2015     | Derian Apartments            | Federal 9% and State Low Income Housing Tax Credits | \$1,731,793<br>Federal<br>\$0 State         | Irvine         | <a href="#">CTCAC</a> |
| 9/23/2015     | Waterman Gardens Phase I     | Federal 9% and State Low Income Housing Tax Credits | \$1,206,742<br>Federal<br>\$0 State         | San Bernardino | <a href="#">CTCAC</a> |
| 9/23/2015     | South West View Apartments   | Federal 9% and State Low Income Housing Tax Credits | \$1,642,130<br>Federal<br>\$4,927,851 State | Los Angeles    | <a href="#">CTCAC</a> |
| 9/23/2015     | Norwood Learning Village     | Federal 9% and State Low Income Housing Tax Credits | \$954,414<br>Federal<br>\$0 State           | Los Angeles    | <a href="#">CTCAC</a> |
| 9/23/2015     | Escondido Site               | Federal 9% and State Low Income Housing Tax Credits | \$571,946<br>Federal<br>\$1,684,405 State   | Escondido      | <a href="#">CTCAC</a> |
| 9/23/2015     | Depot at Santiago Apartments | Federal 9% and State Low Income                     | \$1,777,405<br>Federal                      | Santa Ana      | <a href="#">CTCAC</a> |

## Housing

| Approval Date | Recipient Name         | Type  | Amount                               | City       | Authority*            |
|---------------|------------------------|---|--------------------------------------|------------|-----------------------|
|               |                        | Housing Tax Credits                                 | \$0 State                            |            |                       |
| 9/23/2015     | Holt Family Apartments | Federal 9% and State Low Income Housing Tax Credits | \$1,452,729 Federal<br>\$0 State     | Pomona     | <a href="#">CTCAC</a> |
| 9/23/2015     | Ortiz Plaza            | Federal 9% and State Low Income Housing Tax Credits | \$273,430 Federal<br>\$982,697 State | Santa Rosa | <a href="#">CTCAC</a> |
| 9/23/2015     | Ocean View Manor       | Federal 9% and State Low Income Housing Tax Credits | \$193,362 Federal<br>\$322,671 State | Morro Bay  | <a href="#">CTCAC</a> |

\*Authorities which the State Treasurer chairs: California Alternative Energy and Advanced Transportation Financing Authority (CAEATFA), California Debt Limit Allocation Committee (CDLAC), California Health Facilities Finance Authority (CHFFA), and California Tax Credit Allocation Committee (CTCAC).

See raw data: [Financing numbers broken out by State legislative district](#)

# In Case You Missed It



Just in case you missed it, here's a summary of recent news from the State Treasurer's Office:

## **September 30: Treasurer Sells \$548.2 Million of State Public Works Board (SPWB) Bonds**

Treasurer John Chiang announced that the State Public Works Board of the State of California (SPWB) sold \$548.2 million of Lease Revenue Refunding Bonds, saving taxpayers nearly \$122 million over time. Read the [news release](#).

## **September 23: Treasurer Calls For Renewal of Low Carbon Fuel Standard**

Treasurer John Chiang spoke out in favor of California's low carbon fuel standard ahead of its re-adoption by the California Air Resources Board. [Read his column](#).

## **September 22: Treasurer Takes Part in Secure Choice Listening Tour**

Treasurer John Chiang took part in a discussion with Bakersfield business leaders about the California's Secure Choice Retirement Savings Program. A State Treasurer's Office board is developing design recommendations for the Secure Choice program, which will be presented to the Legislature next year. If passed, the program would automatically cover all California workers without access to an employer-sponsored plan. [Read more about Secure Choice](#).

## **September 15: Treasurer Honors Contributions of Latino Vets**

Treasurer John Chiang spoke at a ceremony acknowledging Latino contributions to the military. The event, which was held at El Soldado monument in Sacramento, coincided with Hispanic Heritage Month.

## **September 10: Treasurer Leads Discussion on Increasing Corporate Board Diversity**

Treasurer John Chiang led a panel discussion on the need to increase corporate board diversity. The event took place during the CalPERS Diversity Forum in Sacramento. [Watch video of the discussion](#).

## **September 9: Treasurer Visits California ISO**

Treasurer John Chiang and members of his California Alternative Energy and Advanced Transportation Financing Authority toured California Independent System Operator headquarters in Folsom.



Treasurer John Chiang visits with Assemblymember Rocky Chavez and Councilmember Eric Guerra at a ceremony honoring the contributions of Latino veterans.

## **Top News Clips:**

- [Incentivan el ahorro para pagar estudios universitarios en California](#)  
Hoy  
September 24, 2015
- [State Treasurer Refinances State Bond Debt, Saves Taxpayers \\$270 Million](#)  
Fox and Hounds  
September 23, 2015