



ZONE 7 WATER AGENCY POLICY AND PROCEDURE

POLICY TITLE: DEBT MANAGEMENT POLICY	NUMBER: Z7AF-142-17	PAGE: 1 of 15
APPROVED BY: BOARD OF DIRECTORS AUTHORIZING RESOLUTION NO. 23-35	REVISION: 1	EFFECTIVE DATE: MAY 17, 2023

1. PURPOSE

The purpose of this Debt Management Policy is to establish parameters for the issuance and management of debt issued by Zone 7 Water Agency (Agency), which includes projects identified in the Agency's Capital Improvement Plan, the Agency's ability to repay debt obligations, and current legal, economic, and market conditions. This Debt Management Policy is intended to provide guidance for the General Manager and/or designee, with respect to debt-financing options, to ensure the most prudent, equitable, and cost-effective financings are selected.

This policy is also intended to comply with Senate Bill 1029 codified as Government Code Section 8855 ("SB 1029"). SB 1029, signed by Governor Brown on September 12, 2016, requires California public agencies that issue debt to provide certain initial and ongoing disclosures to the California Debt and Investment Advisory Commission ("CDIAC") and to maintain a Board approved debt policy covering:

- A. The purposes for which the debt proceeds may be used.
- B. The types of debt that may be issued.
- C. The relationship of the debt to, and integration with, the issuer's capital improvement program or budget, if applicable.
- D. Policy goals related to the issuer's planning goals and objections.
- E. The internal control procedures that the issuer has implemented, or will implement, to ensure that the proceeds of the proposed debt issuance will be directed to the intended use.

2. OVERVIEW

This Debt Management Policy provides the guidelines under which specific projects outlined in the Agency's biennial Capital Improvement Plan may be best financed. Debt issuances have benefits and considerations which shall be thoroughly explored to determine both near-term and long-term suitability. Each debt issuance shall be

evaluated on a case-by-case basis as well as within the Agency's general debt management program, taking into consideration the equitability among current and future rate payers. The Agency recognizes that changes in the capital markets and other unforeseen circumstances may require action deviating from this Debt Management Policy. In cases requiring any exception to this policy, approval from the Board will be required. The Debt Management Policy is not applicable to intra-agency borrowing.

3. GOALS AND OBJECTIVES

This Debt Management Policy shall govern all debt undertakings by the Agency. The parameters outlined in the Debt Management Policy are neither goals nor a list of rules to be applied toward the Agency's debt issuance; rather, these parameters act as tools to ensure adequate financial resources are available to support the Agency's long-term capital needs, including:

- Evaluating critical debt issuance options
- Maintaining sound financial management and a sound financial position
- Ensuring fiscal responsibility under prevailing economic conditions
- Providing accurate and timely financial disclosure
- Maintaining appropriate capital assets for present and future needs
- Protecting the Agency's creditworthiness

4. GOVERNING LAW

The Agency shall comply with all legal constraints and conditions imposed by federal, state and local laws. The following section highlights the governing laws for the Agency debt administration:

A. District Act:

The Agency is authorized by the laws of the State of California to incur indebtedness, including Section 55-5 of the Alameda County Flood Control and Water Conservation District ("District Act"), created in 1957 pursuant to Section 36 of Act 205 of the California Uncodified Water Code. Act 205, the Alameda County Flood Control and Water Conservation District Act ("the District Act") was originally adopted in 1949, which authorizes the Agency to acquire certain improvements ("the project") to the Agency's water system (the "Enterprise") and to finance the construction of such facilities through entering into installment sale agreements.

B. State of California Law:

State law dictates certain requirements when issuing debt and certain statutes must be followed for any issuance or refunding.

C. Federal Tax Law:

The Agency shall issue and manage debt in accordance with the limitations and constraints imposed by federal tax law to maximize its ability to sell tax-exempt debt. Such constraints include, but are not limited to, private activity tests, power to acquire projects as in Section 55-5 of the District Act, spend-down tests and arbitrage rebate limitations.

D. Securities Law:

The Agency shall comply with the requirements of federal and state securities laws in offering Agency debt and the Agency shall comply with securities law requirements in providing ongoing disclosure to the securities markets.

5. PURPOSE AND USE OF DEBT

The Agency will utilize reasonable debt financing to fund long-term improvements and thus ensure equitable allocation of costs. Long-term improvements may include the acquisition of land, facilities, infrastructure, flood protection, and supplies of water, and enhancements or expansions of the system.

Debt can be issued to fund the planning, pre-design, design, acquisition of land and/or easements, construction, and related fixtures, equipment and other costs as permitted by law. The Agency will not issue debt to cover operating needs, unless specifically authorized by the Board.

The Agency will also monitor opportunities to refinance outstanding debt to lower its borrowing rates and/or achieve beneficial long-term outcomes pertaining to its debt portfolio.

The General Manager, Treasurer/Assistant General Manager – Finance, and Financial Advisor, as appropriate, shall analyze any debt financing proposal to determine its benefit to the Agency and if it complies with the Agency's long-term financial objectives.

6. PERMITTED DEBT BY TYPE

Repayment and Security. The Agency may issue debt, including but not limited to revenue bonds, general obligation bonds, capital leases, lease-purchase findings, certificates of participation, among others. The Agency in consultation with the Agency Counsel, Bond Counsel and Financial Advisors, shall determine the most appropriate instrument for a proposed bond sale.

A. General Obligation Bonds:

The Agency is empowered, under its District Act; to levy taxes on all taxable property within its boundaries for the purpose of paying its voter approved general obligation bonds, subject to certain limitations in the District Act, the California Revenue and Taxation Code and the California Constitution. The Agency is authorized to sell general obligation bonds under Section 55-13 of the District Act, subject to the approval of a two-thirds majority of those voters in a local election. The Agency will typically issue general obligation bonds on a fixed interest rate basis, wherein at the time of the bond sale all interest rates are known and do not change while those bonds are outstanding.

B. Agency Revenue Bonds:

Revenue bonds issued directly by the Agency will be payable from Agency revenues in accordance with agreed upon bond covenants. Revenue Bonds issued directly by the Agency will be issued in compliance with State law and typically be issued for refundings, refinancings, and/or restructuring of outstanding debt. The Agency will typically issue revenue bonds on a fixed interest rate basis, wherein at the time of the bond sale all interest rates are known and do not change while those bonds are outstanding.

C. Installment Sale Agreement ("ISA"):

The Agency is authorized by the laws of the State of California, including Section 55-13 of the Alameda County Flood Control and Water Conservation District ("District Act"), to acquire certain improvements ("the project") to the Agency's water system (the "Enterprise") and to finance the construction of such facilities through the entering into installment sale agreements. An installment sale agreement can be a vehicle for public borrowing in several ways including the following:

i. Joint Exercise of Powers Authority Revenue Bonds

In an installment sale revenue bond financing, a public entity (the "agency") enters into an installment sale agreement with a Joint Exercise of Agency Powers (a "JPA"), which in turn issues bonds payable solely from the installment sale payments the agency makes to the financing entity pursuant to the installment sale agreement. JPAs are authorized by California's Marks-Roos Local Bond Pooling Act of 1985 to issue revenue bonds and to lease and sell property, all in furtherance of the financing of public capital improvements.

ii. Certificates of Participation

Certificates of Participation ("COPs") provide debt financing through a lease or installment sale agreement. In a certificate of participation financing, a financing entity (a JPA, a nonprofit corporation or a for-profit

corporation) enters into an installment sale agreement with the agency. Board action is sufficient to legally authorize a COP issue.

D. Capital Leases:

The Agency may utilize capital leases to finance certain essential equipment and vehicles. These assets can range from service vehicles to equipment.

Types of Debt. The Agency may borrow funds through a number of sources including, among others, publicly issued bonds/obligations, state revolving fund (SRF) loans, federal loans (including loans through the Water Infrastructure Finance and Innovation Act (WIFIA) program), bank loans, short-term notes, commercial paper, and direct placements. The Agency may from to time find that other forms of debt would be beneficial to further its public purposes and may approve such debt without an amendment of this Debt Policy.

The Agency is also authorized to join with other special districts and/or municipal agencies to create a JPA to issue debt on behalf of the Agency, special district or municipality. The Agency will only be liable for its share of debt service, as specified in a contract executed in connection with the joint venture debt.

7. CAPITAL IMPROVEMENT PLAN

The Agency is committed to long-term capital planning. Approximately every five years, the Agency prepares a 10-year Water System Capital Improvement Plan that outlines the plans for capital projects and programs needed to carry out the goals and objectives of the Agency's Water System.

Historically, the Agency relied on Water System and Flood Protection reserves to fund capital projects on a pay-as-you-go-basis. The Agency, under the direction of the Board of Directors, will retain full flexibility in determining the best funding approach on a case-by-case basis, and only intends to issue debt for the purposes identified in this Debt Management Policy.

8. METHODS OF SALE

The Agency will strive to maximize credit ratings, minimize financing costs, utilize best practices, while maintaining required flexibility in funding capital needs. The Agency will evaluate the use of all financial methods available including but not limited to structures listed above utilizing the most cost advantageous structures available while minimizing risk exposure and the Agency's best interest at the time of the incurrence of the debt obligation:

- A. Competitive Sale** – The Agency may elect to sell bonds in the public market on a competitive basis depending on market conditions, size of issuance and relative complexity of the structure. The Bonds are marketed to a wide audience of investment banking (underwriting) firms. The underwriter is selected based on its bid for the securities. The Agency will award the sale of the competitively sold bonds based on the lowest true interest cost. Pursuant to this Debt Management Policy, Agency staff are authorized to accept the winning bid on behalf of the Agency.
- B. Negotiated Sale** – The Agency may elect to sell bonds in the public market on a negotiated basis depending on market conditions, size of issuance and relative complexity of the structure. The Agency staff selects the underwriter, or team of underwriters, of its securities in advance of the bond sale based on responses to a competitive proposal process. Agency staff works with the underwriter to bring the issue to market and negotiates all rates and terms of the sale. In advance of the sale, Agency staff will determine compensation for, and liability of each underwriter employed and the designation rules and priority of orders under which the sale itself will be conducted. Pursuant to this Debt Management Policy, the General Manager or designee (Treasurer/Assistant General Manager – Finance) will be authorized to sign the bond purchase agreement on behalf of the Agency, fixing the interest rates on bonds sold on a negotiated basis.
- C. Private placement** – The Agency may elect to issue debt on a private placement basis (including bank loans). Such method shall be considered if it is demonstrated to result in cost savings or provide other advantages relative to other methods of debt issuance, or if it is determined that access to the public market is unavailable and timing considerations require that a financing be completed.
- D. Federal and State Loans** – Federal and/or State loans may be available for certain eligible projects. These loans are typically competitive in nature and require the Agency to submit applications. Care should be taken that terms of these loans do not conflict with any of the Agency’s other outstanding obligations.

9. TERMS AND CONDITIONS OF BONDS

The Agency will establish terms and conditions relating to the issuance of bonds and will direct the trustee in the management and investment of bond proceeds. General terms will be as follows:

- A. Term** – All capital improvements as outlined in the Capital Improvement Program Plan will be financed for a period consistent with the useful life of the project, but generally not greater than forty years.
- B. Capitalized Interest** – Certain types of financings may include capitalized interest from the issuance date to the date at which the Agency has beneficial use and occupancy of the financed project. The Agency will comply with the requisite federal tax laws in the use of capitalized interest.
- C. Debt Service Reserve** – The Agency may use, as beneficial, a debt service reserve fund to enhance the credit structure of the bonds and provide added security for bondholders. Debt service reserve funds are generally funded from bond proceeds and are limited in size by federal tax regulations.
- D. Debt Service Structure** – Debt service structures should be consistent with the useful life of the project financed generally, provide for overall level debt structure for the Agency on an aggregate basis, and consider the budgetary impact of incremental debt service.
- E. Call Provisions** – In general, the Agency’s securities will include a call feature, which is no later than ten (10) years from the date of delivery of the bonds. The Agency will avoid the sale of non-callable bonds absent careful evaluation by the Agency of the value of the call option.

10. CREDIT RATINGS

The Agency will seek to maintain the highest possible credit ratings that can be achieved for debt instruments without compromising the Agency’s policy objectives. Ratings are one reflection of the general fiscal soundness of the Agency and the capabilities of its management. By maintaining strong credit ratings, the Agency can issue its debt at a lower interest cost. To enhance creditworthiness, the Agency is committed to prudent financial management, systematic capital planning and long-term financial planning.

The Agency recognizes that external economic, natural, or other events may from time to time affect the creditworthiness of its debt. Each proposal for additional debt will be analyzed for its impact upon the Agency’s debt rating on outstanding debt.

The General Manager or designee in consultation with the Agency’s financial advisor, shall be responsible for determining whether a rating shall be requested on a particular financing, and which of the major rating agencies shall be asked to provide such a rating.

11. CREDIT ENHANCEMENTS

The Agency will consider the use of credit enhancement on a case-by-case basis, evaluating the economic benefit. Credit enhancement will only be used to the extent that the cost savings from the enhanced credit and improved pricing levels exceeds the cost of this enhancement on a net present value basis. Credit enhancements which may be used include but are not limited to the following: bond insurance and bank letters of credit.

- A. Bond Insurance** – The Agency shall have the authority to purchase bond insurance when such purchase is deemed prudent and advantageous. The predominant determination shall be based on such insurance being less costly than the present value of the difference in the interest on insured bonds versus uninsured bonds. The General Manager or designee will solicit quotes for bond insurance from interested providers, or in the case of a competitive sale, submit an application for pre-qualification on insurance. In a negotiated sale, the General Manager, and/or Assistant General Manager – Finance or designee shall have the authority to select a provider whose bid is most cost effective and whose terms and conditions governing the guarantee are satisfactory for the Agency. The winning bidder in a competitive sale will determine whether it chooses to purchase bond insurance for the issue.
- B. Letter of Credit** – The Agency may enter into a letter of credit (“LOC”) or liquidity agreement when such an agreement is deemed prudent and advantageous.

12. REFINANCING OUTSTANDING DEBT

The Agency will analyze outstanding bond issues for refunding opportunities as well as consider refunding opportunities presented by underwriters or financial advisors with the goal of reducing debt service payments and obtaining net present value savings on outstanding debt. The General Manager and/or designee will consider the following when analyzing refunding opportunities:

- A. Debt Service Savings** – A minimum savings threshold goal of three percent (3%) of net present value savings as a percent of refunded bond principal amount shall be obtained, unless specifically directed otherwise by the Board of Directors of the Agency or unless there are legal or restructuring reasons for defeasance. Refundings which produce a net savings of less than three percent (3%) will be considered on a case-by-case basis. The present value savings will be the net of all costs related to the refinancing.

- B. Restructuring** – The Agency may restructure debt without meeting the 3% savings threshold to:
- Address unanticipated revenue changes
 - Mitigate irregular debt service payments
 - Release reserve funds
 - Remove unwanted bond covenants
 - Achieve cost savings
- C. Term of Refunding Issues** – The Agency may refund bonds within the term of the originally issued debt. However, the Agency may consider maturity extension, when necessary to achieve a desired outcome, provided that such extension is legally permissible. The Agency may also consider shortening the term of the originally issued debt. The remaining useful life of the financed facility and the concept of inter-generational equity should guide this decision.
- D. Escrow Structuring** – The Agency shall utilize the least costly securities available in structuring refunding escrows. The Agency will examine the viability of an economic versus legal defeasance on a net present value basis. Under no circumstances shall an underwriter serving in the underwriting syndicate for the Agency’s bond issuance, agent or financial advisor sell escrow securities to the Agency from its own account.
- E. Arbitrage** – Arbitrage regulations apply to all Agency tax-exempt financings. The Agency shall take all necessary steps to optimize escrows and to avoid negative arbitrage in its refunding. Any resulting positive arbitrage will be rebated as necessary according to Federal guidelines.

13. CONTINUING DISCLOSURE COMPLIANCE

The Agency shall remain in compliance with SEC Rule 15c2-12 by filing its annual financial statements and other financial and operating data for the benefits of its bondholders within nine (9) months of the close of the fiscal year. The General Manager, or his designee (Treasurer/Assistant General Manager – Finance), shall be responsible for providing ongoing disclosure information to the Municipal Securities Rulemaking Board’s (“MSRB”) Electronic Municipal Market Access system (“EMMA”), the central depository designated by the SEC for ongoing disclosures by municipal issuers. The Agency will keep current with any changes to the administrative aspects of its filing requirements and the national repositories responsible for ensuring issuer compliance with the continuing disclosure regulations. In the event of a ‘material event’ requiring immediate disclosure, the Agency will work with its Dissemination Agent to ensure dissemination of the information to the appropriate disclosure notification parties.

14. COMPLIANCE WITH BOND CONVENANTS

Once the bonds are issued, the Agency, in addition to financial disclosure and arbitrage compliance, is responsible for verifying compliance with all undertakings, covenants, and agreements of each bond issuance on an ongoing basis. This typically includes ensuring:

- Annual appropriation of revenues to meet debt service payments,
- Timely transfer of debt service payments to the trustee or paying agent,
- Compliance with insurance requirements,
- Compliance with rate covenants, where applicable,
- Compliance with all other bond covenants.

On an annual basis, all required debt-related schedules and footnotes shall be included in the Agency's Annual Comprehensive Financial Report (ACFR).

15. PROFESSIONAL SERVICES

The Agency will use a competitive process through a Request for Proposal (RFP) in the retention of professional services, however, if there are unforeseen events that necessitate immediate action including but not limited to redemption, defeasance, or restructuring to prevent the Agency from experiencing further losses, the General Manager or designee can select a consultant without using the competitive process or RFP process. The Agency will seek to retain the best possible financing professionals to ensure a high-quality financing experience and result. The professional service selected by the Agency will help to develop a credit strategy, issue debt, and ensure compliance with federal and state statutes, and Internal Revenue Code at the time of issuance as well as on a continuing basis:

A. Rating Agencies – The Agency will maintain an effective relationship with the one or more of the national statistical rating agencies, Moody's Investors Service, Standard & Poor's, Fitch Ratings, or Kroll Bond Rating Agency, in the issuance of debt as well as in the on-going monitoring of outstanding debt.

B. Municipal Advisors – The Agency will comply with the Municipal Advisor Rule, ensuring the use of external Advisors in the sale of debt as well in managing relationships with the underwriting community. The Municipal advisory services provided to the Agency shall include, but not limited to the following:

- Evaluation of risks and opportunities associated with debt issuance;
- Monitoring marketing opportunities;
- Evaluation of proposals submitted to the Agency by investment banking firms;

- Structuring and pricing;
- Preparation of request for proposals for other financial services (trustee and paying agent services, printing, credit facilities, remarketing agent services, etc.);
- Advice, assistance and preparation for presentations with rating agencies and investors;
- Assist in the preparation and review of legal and financing documents in coordination with the financing team in connection with the financing.

C. Underwriters – For a negotiated sale, the Agency will select an underwriter through a request for proposal process; basing the selection on best value for the Agency including capital structure, underwriting capabilities, demonstrated expertise and experience as well as proposed fees. For competitive sales, the Agency will award the bonds to the underwriter providing the lowest bid on a TIC basis.

D. Disclosure Counsel – the Agency will ensure complete and accurate disclosure of financial and legal condition in the issuance of debt. The Agency will also ensure full compliance with continuing disclosure requirements. The Agency will select, through a request for proposal process, and retain qualified and experienced counsel in achieving this objective of accurate, comprehensive, and complete disclosure.

E. Bond Counsel – The Agency will select, through a request for proposal process, and retain qualified and experienced legal counsel as representation for Bondholders as well as the Agency in structuring debt and ensuring legal accuracy and enforceability of bond documents, as well as compliance with all federal and state laws and the Internal Revenue Code.

F. Trustee – The Agency will select through a request for proposal process the services of an external trustee to hold and invest and disburse financing proceeds. The trustee or fiscal agent will provide for debt service payments of all debt issued by the Agency. The Agency Treasurer or designee shall monitor the services rendered by the fiscal agent to ensure prompt and efficient service to bondholders.

16. INTERNAL CONTROL PROCEDURES

All debt transactions must be approved by the Board of Directors. The proceeds of bond sales will be invested until used for the intended project(s) to maximize utilization of the public funds. The investments will be made to obtain the highest level of 1) safety of principal, 2) liquidity, 3) diversity and 4) return on investment or yield and may be held as cash. The Agency's investment guidelines and bond indentures will govern objectives

and criteria for investment of bond proceeds. The Treasurer will oversee the investment of bond proceeds in a manner to avoid, if possible, and minimize any potential negative arbitrage over the life of the bond issuance, while complying with arbitrage and tax provisions.

Bond proceeds will be deposited and recorded in separate accounts to ensure funds are not comingled with other forms of Agency funds. The Agency's Trustee or Fiscal Agent will administer the disbursement of bond proceeds pursuant to each certain Indenture of Trust or Fiscal Agent Agreement, respectively. To ensure proceeds from bond sales are used in accordance with legal requirements invoices are submitted by the Facilities & Engineering Section and approved by the Accounting Section and Agency Treasurer/Assistant General Manager – Finance for payment. Requisition for the disbursement of bonds funds will be approved by the Agency's Treasurer / Assistant General Manager – Finance or designee. Responsibility for general ledger reconciliations and records is segregated from the invoice processing, cash receipting, and cash disbursement functions.

The Finance and/or Accounting Section will be tasked with monitoring the expenditure of bond proceeds to ensure they are used only for the purpose and authority for which the bonds were issued.

17. RECORD KEEPING

A copy of all debt-related records shall be retained at the Agency's offices. At minimum, these records shall include all official statements, bid documents, bond documents/transcripts, indentures, resolutions, trustee statements, leases, and title reports for each financing (to the extent available). To the extent possible, the Agency shall retain an electronic copy of each document, preferably in PDF or CD-ROM format.

18. REBATE POLICY AND SYSTEM

The Agency will accurately account for all interest earnings in debt related funds. These records will be designed to ensure compliance with all debt covenants and with State and Federal laws. The Agency will calculate and report interest earnings that relate to Internal Revenue Code rebate yield limits and arbitrage requirements.

19. PUBLIC STATEMENTS REGARDING FINANCIAL INFORMATION

Whenever the Agency makes statements or releases information relating to its finances to the public that are reasonably expected to reach investors and the trading markets, the Agency is obligated to ensure that such statements and information are complete, true, and accurate in all material respects.

20. TRAINING

The General Manager shall ensure that the members of the Agency staff involved in the initial or continuing disclosure process and the Board of Directors and staff are properly trained to understand and perform their responsibilities.

The General Manager shall arrange for disclosure training sessions conducted by the Agency's disclosure counsel which shall include education of these Disclosure Policies, the Agency's disclosure obligations under applicable federal and state securities laws, and the disclosure responsibilities and potential liabilities of members of the Agency's staff and members of the Board of Directors.

21. POLICY REVIEW

The General Manager, or designee (Treasurer/Assistant General Manager – Finance), will be responsible for reviewing and updating this Debt Management Policy every 5 years, and presenting any recommended revisions to the Board for adoption.

22. HISTORY

Date	Action	Resolution
June 21, 2017	Originally Adopted	17-52
May 17, 2023	Revised	23-35

GLOSSARY

Arbitrage – The difference between the interest paid on the tax-exempt securities and the interest earned by investing the security proceeds in higher-yielding taxable securities. IRS regulations govern arbitrage on the proceeds from issuance of municipal securities.

Call Provisions – The terms of the bond contract giving the issuer the right to redeem all or a portion of an outstanding issue of bonds prior to their stated dates of maturity at a specific price, usually at or above par.

Capital Lease – A capital lease is a lease in which the lessor finances the lease and all other rights of ownership transfer to the Agency.

Capitalized Interest – A portion of the proceeds of an issue which is set aside to pay interest on the securities for a specified period of time. Interest is commonly capitalized for the construction period of the project.

Competitive Sale – A sale of securities by an issuer in which underwriters or syndicates of underwriters submit sealed bids to purchase the securities in contrast to a negotiated sale.

Continuing Disclosure – The principle that accurate and complete information material to the transaction which potential investors would be likely to consider material in making investment decisions with respect to the securities be made available on an ongoing basis.

Credit Enhancement – Credit support purchased by the issuer to raise the credit rating of the issue. The most common credit enhancements consist of bond insurance, direct or standby letters of credit, and lines of credit.

Debt Service Reserve Fund – The fund in which moneys are placed which may be used to pay debt service if pledged revenues are insufficient to satisfy the debt service requirements.

Derivatives – A financial product whose value is derived from some underlying asset value.

Escrow – A fund established to hold moneys pledged and to be used to pay debt service on an outstanding issue.

Letters of Credit – A bank credit facility wherein the bank agrees to lend a specified amount of funds for a limited term.

Negotiated Sale – A method of sale in which the issuer chooses one underwriter to negotiate terms pursuant to which such underwriter will purchase and market the bonds.

Pay-As-You-Go – An issuer elects to finance a project with existing cash flow or reserves as opposed to issuing debt obligations.

Present Value – The current value of a future cash flow.

Rebate – A requirement imposed by Tax Reform Act of 1986 whereby the issuer of the bonds must pay the IRS an amount equal to its profit earned from investment of bond proceeds at a yield above the bond yield calculated pursuant to the IRS code together with all income earned on the accumulated profit pending payment.

State Revolving Funds – A State Revolving Fund (SRF) loan is a low or zero interest loan program for the construction of water, wastewater treatment and sewage collection systems, water recycling facilities, storm water projects, implementation of nonpoint source and storm drainage pollution control management programs, and for the development and implementation of estuary conservation and management programs. SRF debt service payments are factored into debt service coverage ratios as defined by applicable water indentures.

SRF loans are generally structured such that the Agency is required to contribute a percentage of the total project cost and receives loan proceeds from the State for the balance. The SRF loan interest rate is calculated by taking half of the True Interest Cost (TIC) of the most recent State of California General Obligation Bonds sale. The term of the loans can be 20 to 30 years. When compared to traditional bond financing, the Agency could realize savings through the use of SRF loans.

SRF Loans may have different legal terms and covenants than the Agency's publicly issued obligations. Additionally, SRF Loans may have terms and covenants which are more onerous than those available in the public markets, reducing the Agency's future financial flexibility. In analyzing the use of SRF loans, care will be taken that SRF loans are analyzed carefully as to the holistic benefits and potential risks.

SRF Loans may provide additional assistance in the form of principal forgiveness. Principal forgiveness must be specified at the execution of the loan agreement for the amount forgiven to be counted against the total loan required to be provided by the SRF.

Syndicate Policies – The contractual obligations placed on the underwriting group relating to distribution, price limitations and market transactions.

True Interest Cost (TIC) – A measure of the interest cost of an issue that accounts for the time value of money. The TIC for an issue is the annual discount rate which, when used to discount all debt service payments on the issue to the date of initial delivery of the issue, using a compounding interval equal to the interest payment periods for the issue, results in the aggregate present value of such debt service payments being equal to the original purchase price (including accrued interest) of the issue.

Underwriter – A dealer that purchases new issues of municipal securities from the Issuer and resells them to investors.

WIFIA Loans – The Environmental Protection Agency (EPA) administers loans under the Water Infrastructure Finance and Innovation Act (WIFIA) to provide low-cost financing for water projects. The loans are provided on a competitive basis. The loans are based on treasury rates and may have terms of up to 35 years from substantial completion of the project. WIFIA loans may fund up to 49% of eligible project costs.