



WALL ST

# Bonds 101

Prepared by the Fairfax County  
Department of Management and Budget

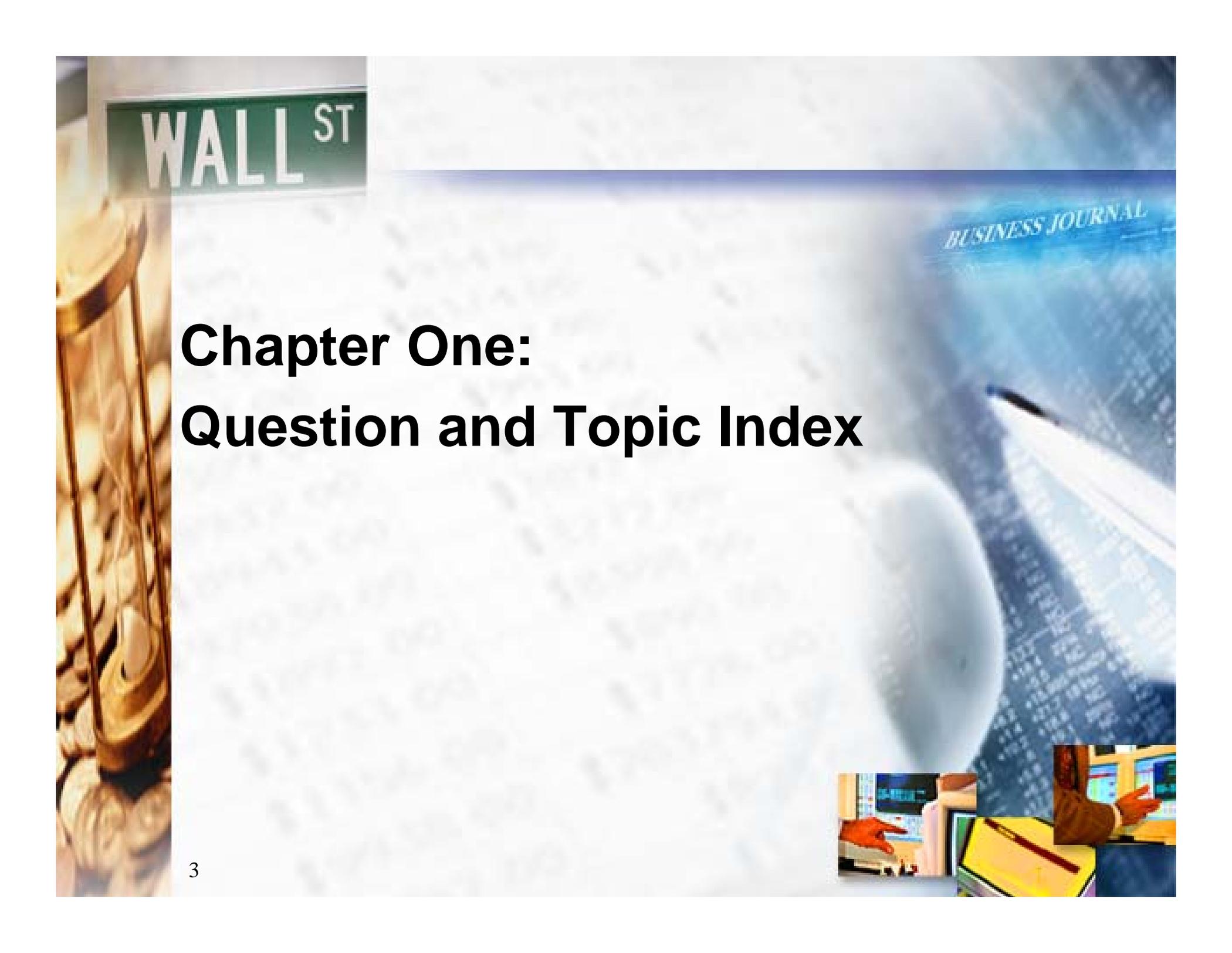
Revised August 2010



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# Chapter One: Question and Topic Index



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# Question and Topic Index

## Chapter One: Question and Topic Index

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# Question and Topic Index

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# Chapter Two: The Basics

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# What Are Bonds?

- A form of borrowing commonly used by municipal and state governments and large corporations
- A series of low face value promissory notes, usually of 1 to 30 year duration, at a fixed interest rate
- Interest on municipal and state bonds may be tax-exempt from federal taxes
- Interest on municipal bonds may be tax-exempt from state taxes in the state issued

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# Why Borrow Money?

- To satisfy current and future capital needs
- To share costs with those that will use the facility in the future
- To avoid excessive cost burden to current taxpayers



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# When Is Borrowing A Good Idea?

- When a facility or equipment is very expensive and may represent an excessive burden on current taxpayers or rate payers
- When the useful life of a facility will extend for a long time (over 10 years)
- When asset value received equals value invested (i.e., capital construction, land acquisition)



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## When Is Borrowing NOT A Good Idea?

- To fund operating expenses – no asset value received, long term obligation
- When the useful life is less than the payback period
- When interest costs are excessive
- When the total cost of debt begins to interfere with normal, necessary operating expenses



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# Critical Questions to Consider When Borrowing

- What is the bondholder's security?
- How are you going to pay back the loan?



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# What Is the Security for County Bondholders?

- “Full faith and credit”: the absolute, unconditional pledge of the borrower to pay its debt No Matter What . . .
- State law requires the County to raise real estate taxes or the State can withhold revenue to avoid default



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# Is a Voter Referendum Always Required to Borrow Money?

- **NO.** A voter referendum is only required for the County's unconditional guarantee, i.e., "Full Faith and Credit"
- **The County may issue debt that is:**
  - Repaid by specific project revenue (Revenue Bonds, Anticipation Notes)
  - Non-binding on future taxpayers (subject to annual appropriation)
  - Refunding bonds for previously approved projects
- **The County may use another governmental unit to issue debt on its behalf (backed by agreements, pledged revenue, subject to annual appropriation)**



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# Why Would Fairfax County Use Other Entities to Issue Debt?

- **To use a revenue source that may not be available to the County**
  - Example: Economic Development Authority (EDA) Metro Parking Revenue Bonds
- **To offer a source of security that does not impact the County's own credit**
  - Example: State issued Route 28 Bonds
- **To limit liability to a small part of the County**
  - Example: McLean or Reston Community Center Bonds
- **To limit liability to a special revenue source**
  - Example: Sewer Revenue Bonds and the Laurel Hill Golf Course
- **To limit liability to a specific project**
  - Example: Energy Resource Recovery Facility
- **To issue a non-binding contract or lease to pay for capital expenses**
  - Examples: EDA Government Center Lease Revenue Bonds; South County Government Center; Fairfax County Redevelopment and Housing Authority (FCRHA) Community Center Lease Revenue Bonds; South County High School

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## Why a Bond? (And Not Some Other Form of Debt)

- **Low face value, smaller pieces  
(usually \$5,000)**
- **Broader participation  
(more investors)**
- **More investors = More competition =  
Lower interest cost**



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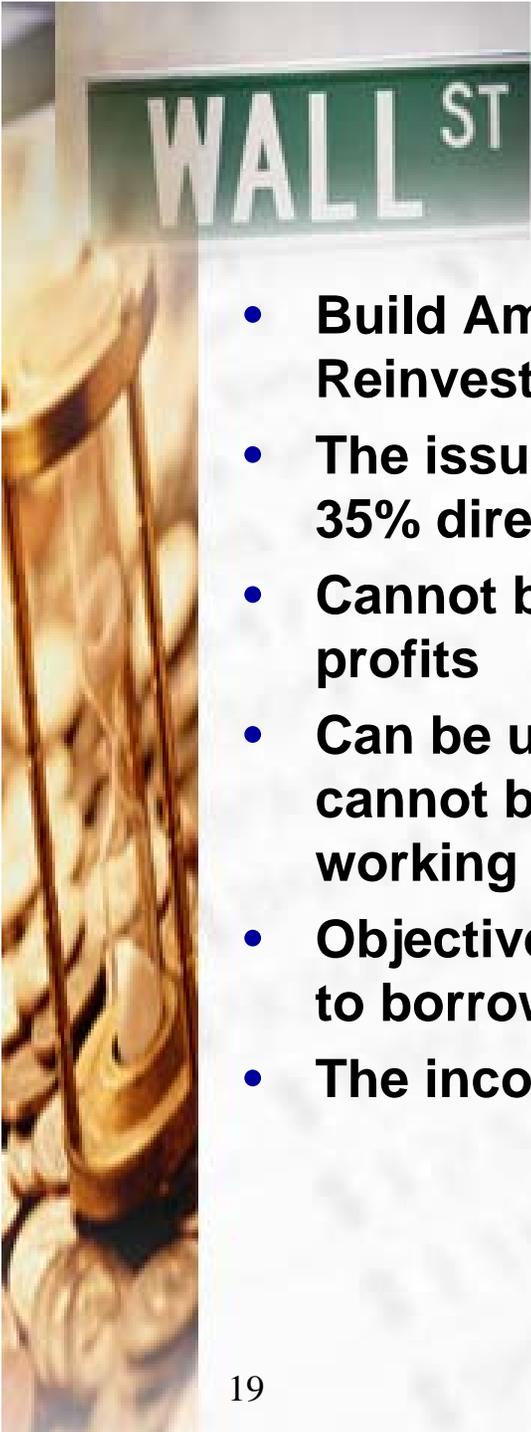
# What Are the Various Types of Bonds?

There are many types of bonds. Bonds are usually defined by the security that backs them.

General Obligation	“Full Faith and Credit”
Revenue	Project Specific or Pledged Revenues
Lease Revenue	Revenue from a lease
Certificates of Participation	Revenue related to a lease or other promise to pay
Revenue Anticipation	Future Revenue
Bond Anticipation	Future Bonds
Tax Anticipation	Future Taxes
Lease Purchase	Interest in the property or promise to pay
Tax Increment Financing	Incremental increase in tax receipts above a certain level

Anything less than the “Full Faith and Credit” or a binding revenue pledge must be subject to annual appropriation – which is a non-binding pledge.

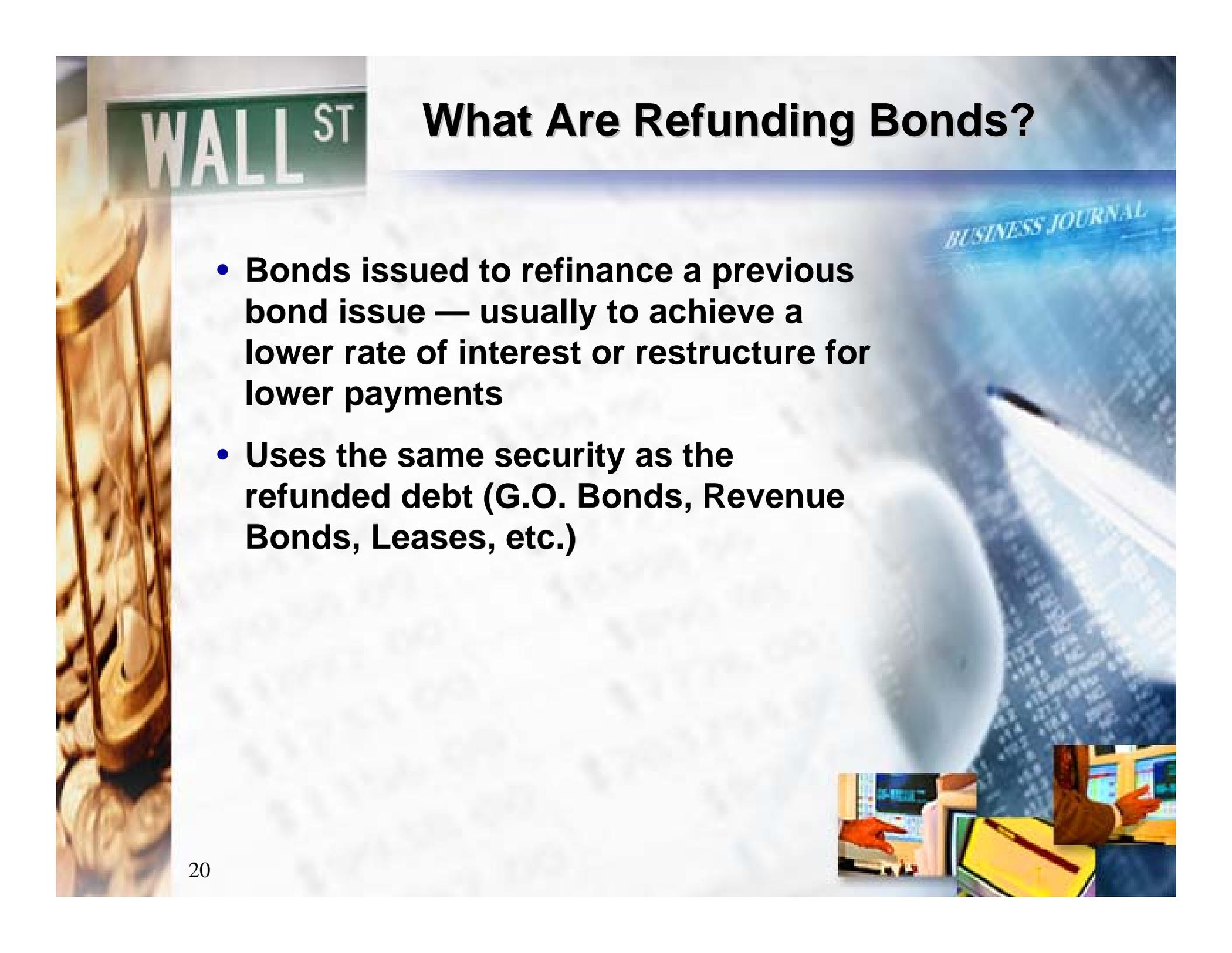




# What Are Build America Bonds?

- **Build America Bonds originated from the American Reinvestment and Recovery Act signed into law in 2009**
- **The issuer's interest cost on taxable bonds is reduced by 35% direct federal subsidy**
- **Cannot be for private activity and cannot be for not-for-profits**
- **Can be used for new governmental capital expenditure; cannot be for refunding outstanding bonds; cannot be for working capital**
- **Objective is to make it less costly for government entities to borrow money**
- **The income generated is taxable**





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## What Are Refunding Bonds?

- Bonds issued to refinance a previous bond issue — usually to achieve a lower rate of interest or restructure for lower payments
- Uses the same security as the refunded debt (G.O. Bonds, Revenue Bonds, Leases, etc.)

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# What Are Variable Rate Bonds?

- A method of interest rate assignment where the interest rate is reset after a short period of time (e.g., weekly or 30-90 days)
  - Essentially, the loan rolls over every time the rate is reset
  - Bondholder can request repayment of principal at each reset
- Has the advantage of bearing the least expensive rates available in the market
- Has the disadvantage of having exposure to large scale upward interest rate movements in the market
- Bear additional costs from Letter of Credit protection and re-marketing fees, as a new buyer may be needed with each reset



# When Is Long-Term vs. Short-Term Debt Appropriate?

- **Long-Term Debt**

For the purchase of physical assets, physical facilities and improvements for “long-term” use (usually at least 20 years)

For the purchase of expensive capital equipment items with a useful life for the period of the bonds

Types of Long-Term Debt include: General Obligation Bonds, Revenue Bonds, and Lease Revenue Bonds

- **Short-Term Debt**

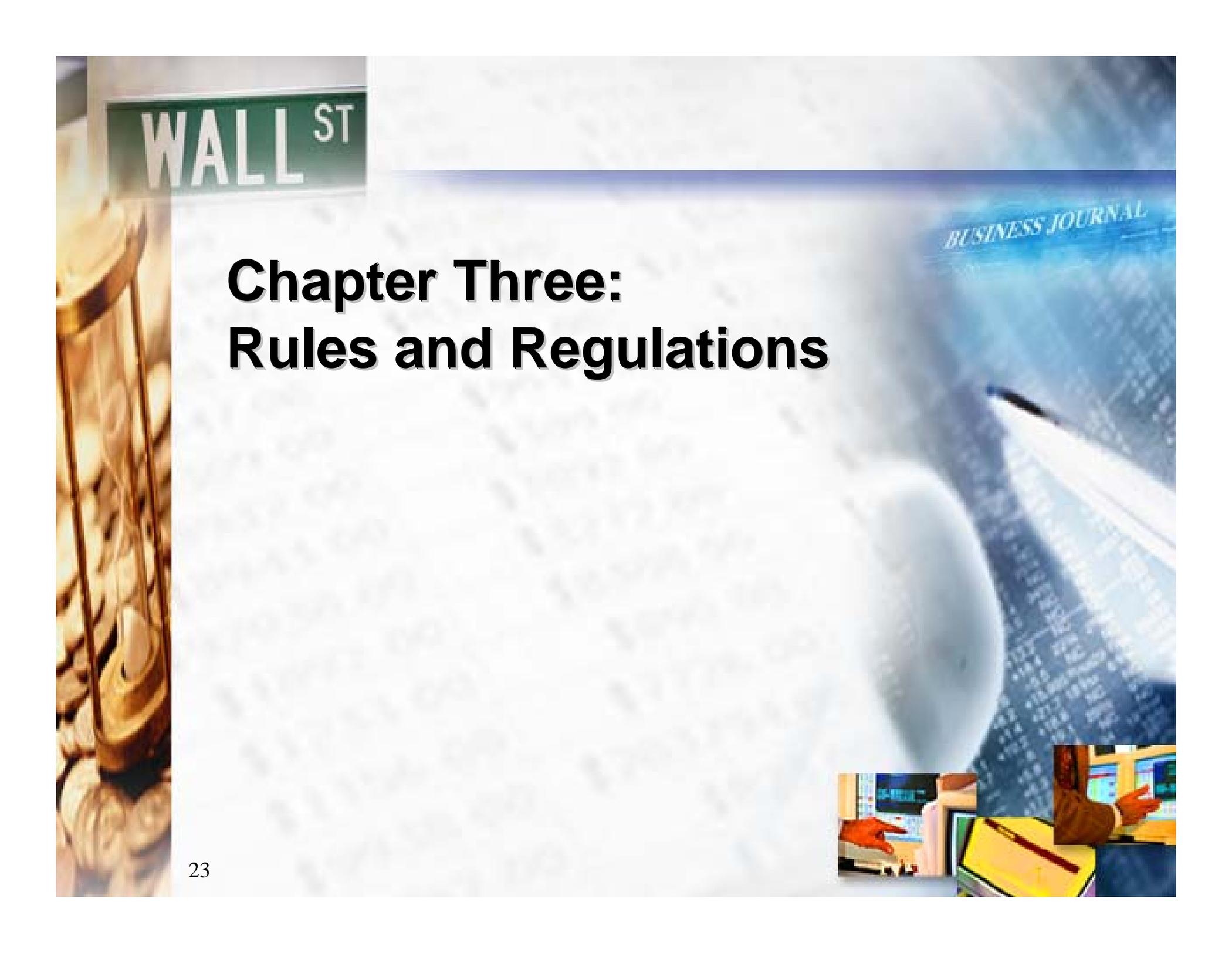
Usually a note or debt issued for less than 365 days

Used as bridge or interim financing prior to permanent financing becoming available

Used when funds are needed quickly to take advantage of an opportunity to purchase a physical asset

Used as a capital asset management strategy to assist in determining the exact amount of long-term bonds required

Types of Short-Term Debt include: Revenue Anticipation Notes, Tax Anticipation Notes, Bond Anticipation Notes, Line of Credit (LOC) borrowing



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# Chapter Three: Rules and Regulations



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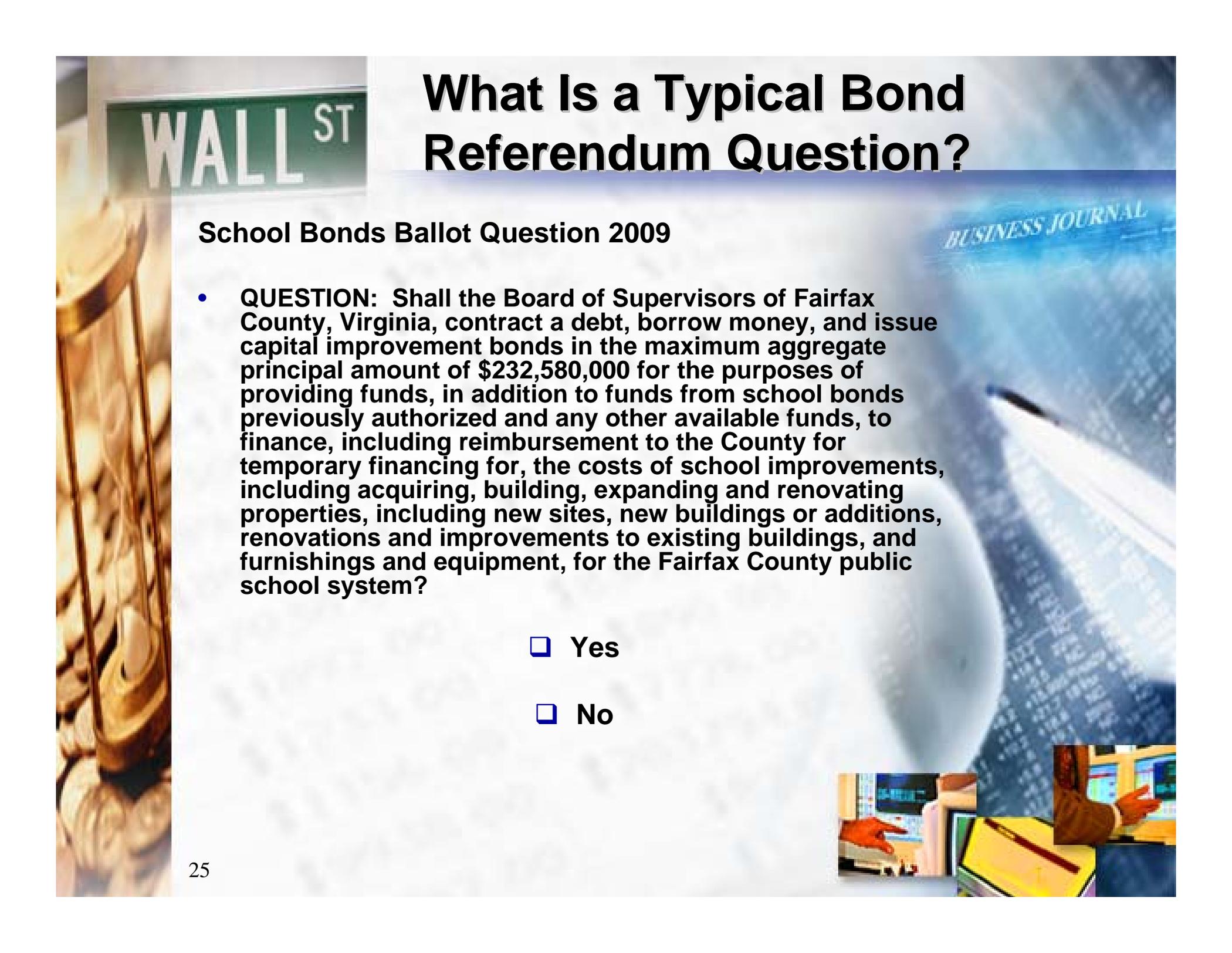
# What Are the Legal Limits to the County's Borrowing?

- **GENERAL OBLIGATION:**  
Essentially none under Federal and State law if approved at Voter Referendum. Local debt policies restrict the amount of debt issued.
- **REVENUE:**  
Legal covenants of specific borrowing. Limited to revenue of specific project and no other source (Virginia Constitution)
- **ALL OTHER TYPES:**  
Subject to annual appropriation (non-binding pledge) (Virginia Constitution). Local debt policies restrict the amount of debt issued.



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# What Is a Typical Bond Referendum Question?

## School Bonds Ballot Question 2009

- **QUESTION:** Shall the Board of Supervisors of Fairfax County, Virginia, contract a debt, borrow money, and issue capital improvement bonds in the maximum aggregate principal amount of \$232,580,000 for the purposes of providing funds, in addition to funds from school bonds previously authorized and any other available funds, to finance, including reimbursement to the County for temporary financing for, the costs of school improvements, including acquiring, building, expanding and renovating properties, including new sites, new buildings or additions, renovations and improvements to existing buildings, and furnishings and equipment, for the Fairfax County public school system?

Yes

No

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# What Other State Rules Apply?

- Referendum projects may be grouped together if of a similar nature - common purpose
- **Sunset Rule:** All referenda expire in eight years from date of voter approval
  - Two-year extension permitted upon petition to Circuit Court
  - Bonds approved prior to 1991 are grandfathered and not subject to sunset
- School Board must initiate request for voter approval and sale of all school bonds
- Bonds approved for one purpose may not be used for another
- Use of bonds keyed to original question
  - If broad question, not tied to specific project
  - If narrow question, limited flexibility

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# What Federal Rules Apply?

## Internal Revenue Service (IRS)

- “Governmental purpose” necessary for tax exemption
- All other purposes classified as “private activities”
- Governmental purpose bonds may have up to 10% private activity and still retain tax exemption
- Some private activity bonds may qualify for tax exemption – statewide cap may apply



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# What Is Arbitrage?

- Tax exempt bonds, lose their tax-exempt status if they are arbitrage bonds. Arbitrage is the direct or indirect investment of gross proceeds of an issue in higher yielding investments. The earning of arbitrage does not necessarily mean that the bonds are arbitrage bonds.
- All earnings on proceeds are subject to arbitrage rebate: any interest earned beyond actual interest cost may be required to be rebated to the federal government (many rules)
- There are spending exceptions to arbitrage rules if there is a rapid rate of expenditure (e.g., 75% within 18 months, 100 % within 24 months in order to avoid rebate)



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# What Other Federal Rules Apply?

## Securities and Exchange Commission (SEC)

- Primarily disclosure related
- Official statement with each sale
- Continuing Disclosure:
  - Annual filing of financial condition
  - Must give notice of certain material events to Nationally Recognized Municipal Securities Information Repositories





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## What Does “Tax-Exempt” Mean?

Interest on a “tax-exempt” bond is excluded from the gross income of a bondholder under federal and/or state law.



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# Are Municipal Bonds Ever Taxable?

- Yes, either by design or by penalty
- **Design:** A government may be unable to structure a loan to comply with federal or state rules and deliberately choose to issue taxable debt
  - Usually associated with “Private Activity” bonds in which a private entity is receiving the benefit of the debt (stadiums, office parks, shopping malls, etc.)
- **Penalty:** A government fails to comply with federal or state rules and is penalized by the IRS by a refusal to honor the tax exemption. This opens the government to the potential of civil action brought on behalf of the bondholders to recover the loss
- Build America Bonds are taxable



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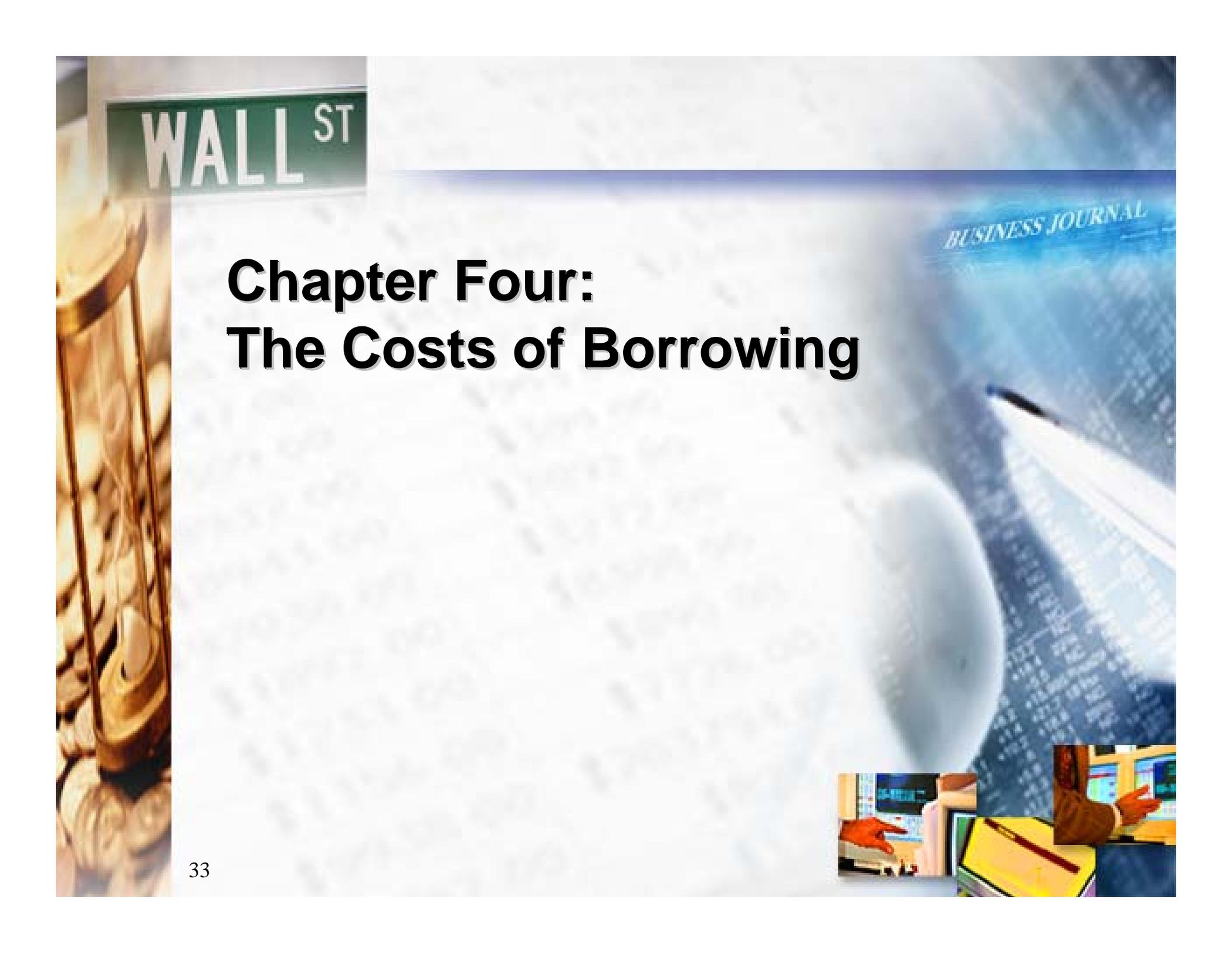


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# Why Issue Taxable Debt?

- To support a “Private Activity” that is not eligible for tax-exempt debt, taxable Private Activity Bonds may be issued on behalf of “for profit” entities or organizations for facilities such as:
  - Recreation facilities
  - Airports
  - Ports
  - Toll facilities
  - Office/Industrial parks
  - Medical facilities
- Facilities owned by a non-profit, but operated under qualified contract usually okay for tax exemption
- Federal restrictions/State caps
  - Example: Energy Resource Recovery Facility

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# Chapter Four: The Costs of Borrowing



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# What Are the Costs of Borrowing?

- **Principal:** The amount borrowed
- **Interest:** Payment for use of the principal over a specified period of time
- **Fees:** Potential charges for services issuing bonds. Usually paid from Bond Proceeds.
  - Lawyers (Bond Counsel, Tax Counsel, Disclosure Counsel)
  - Financial Advisor and other financial consultants
  - Underwriter (and Underwriter's Counsel)
  - Insurance Premium
  - Printer
  - Bank Fees
  - Rating Agency Fees
  - Trustee
  - Court Fees
  - Advertising and Notices





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# What Is a Bond Counsel?

- A lawyer who specializes in Federal and State bond law
- Hired to advise a government on all legal matters pertaining to borrowing
- Renders the highly critical legal opinion that the bonds are tax-exempt to potential investors and are valid



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# What Is a Financial Advisor?

- A specialist hired to advise a government on issuing debt and maintaining a good credit rating
- Assists in hiring and monitoring underwriters and negotiating pricing and structuring bond deals
- Reviews outstanding debt, monitors market trends and recommends opportunities for refunding outstanding debt to achieve interest cost savings



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# What Is an Underwriter?

- An agent who agrees to market and sell bonds to investors
- Contract of firm commitment for sales and placement
- Two fees – charges both the issuer and the buyer
- Useful for one-time or unusual bonds
- Not necessary when bonds are sold directly to an investor or consortium
- Will also require a lawyer – underwriter's counsel



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# Bond Insurance:

*What Is It? When Is It Used?*

- Enhances the credit on the bonds
  - Third Party guarantee
  - Makes the bonds more attractive to investors
  - Lowers interest cost of bonds
- Used if the cost of the bond insurance is less than the interest savings
- Premium plus new interest cost < (less than) interest rate without insurance



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## Other Fees

- **Other fees that may be charged in conjunction with the sale of bonds include:**
  - **Printing of the Preliminary and Official Statements**
  - **Bank Fees**
  - **Rating Agency Fees**
  - **Trustee, if needed**
  - **Court Fees**
  - **Advertising and Notices**



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# Chapter Five: About Credit

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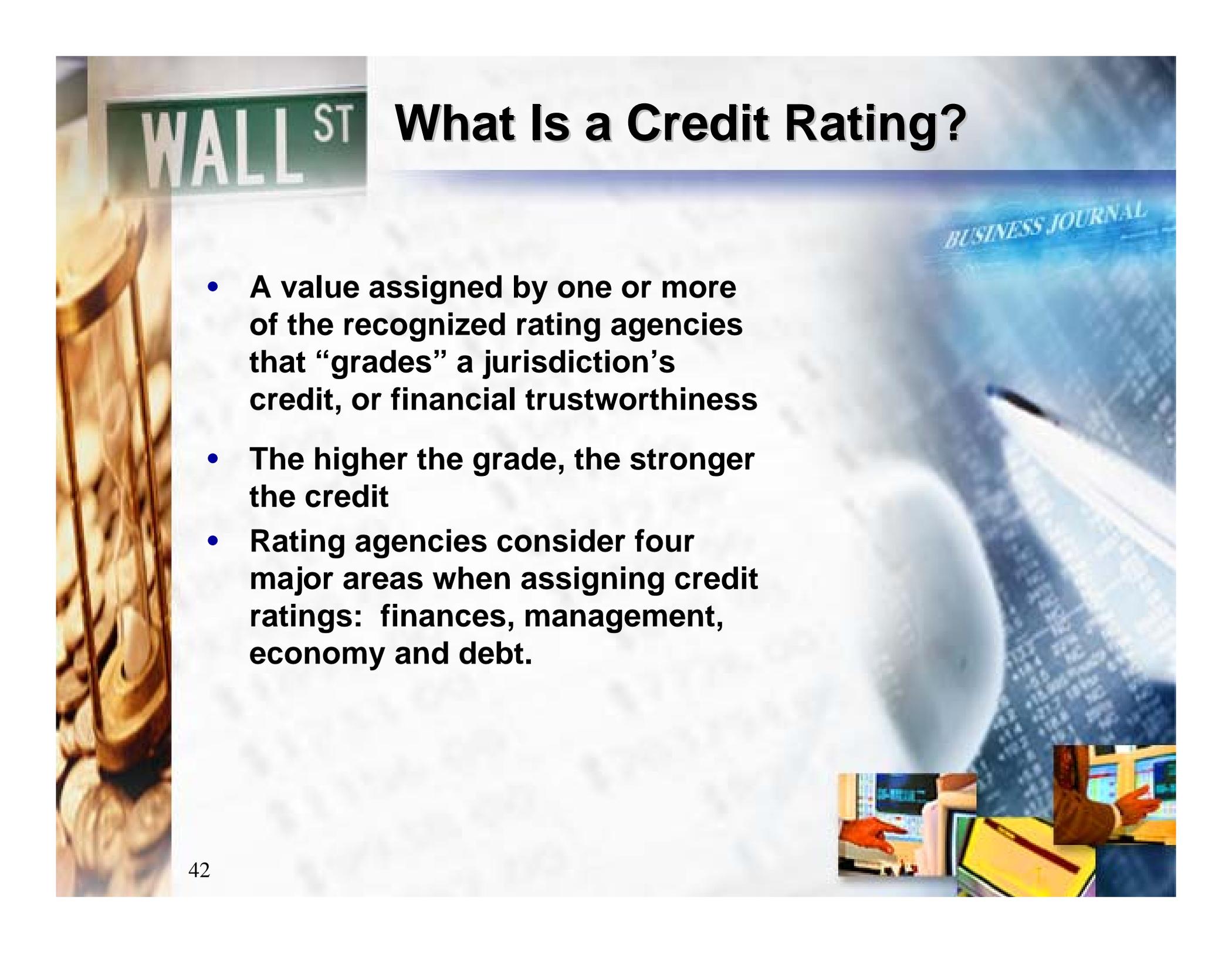




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# What Is Credit?

- Money on account
- Loan based on trust



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# What Is a Credit Rating?

- A value assigned by one or more of the recognized rating agencies that “grades” a jurisdiction’s credit, or financial trustworthiness
- The higher the grade, the stronger the credit
- Rating agencies consider four major areas when assigning credit ratings: finances, management, economy and debt.



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# Rating Agencies:

*Who Are They? Why Are They Important?*

- The three primary rating agencies are:
  - Standard & Poor's Ratings Services
  - Moody's Investors Service
  - Fitch Ratings
- They serve as independent assessors of municipal and corporate credit strength
- Investors rely on their opinions to make investment decisions
- A favorable credit rating can mean lower interest rates



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# What Are Investment & Non-Investment Grade Ratings?

## Investment Grade Ratings

<u>Moody's</u>	<u>S&amp;P</u>	<u>Fitch</u>
Aaa	AAA	AAA
Aa	AA	AA
A	A	A
Baa	BBB	BBB

## Non-Investment Grade Ratings

Ba	BB	BB
B	B	B
Caa	CCC	CCC
Ca	CC	CC
C	C	C





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## Why Is the Triple AAA Bond Rating So Important?

- Ensures low interest cost to the County
- Demonstrates strong financial management and condition to potential investors
- Yields savings on debt service



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# Who Has the Triple-A?

- As of May 2010, Fairfax County is one of only 35 counties in the nation with Triple-A ratings from all three rating agencies.
- Who has earned this coveted rating?
  - Only 35 of the nation's 3,034 counties
  - Only 8 of the nation's 50 states
  - Only 37 of the nation's 19,431 cities



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# Who Has the Triple-A From All Three Major Rating Agencies?

AAA Jurisdictions (May 2010)	States	Cities	Counties
	Delaware	Austin, TX	Arlington, VA
	Georgia	Beverly Hills, CA	Baltimore, MD
	Iowa	Birmingham, MI	Bernalillo, NM
	Maryland	Bloomington, MN	Chesterfield, VA
	Missouri	Boca Raton, FL	Cobb, GA
	North Carolina	Bowie, MD	Denver, CO
	Utah	Cambridge, MA	DuPage, IL
	Virginia	Cary, NC	Fairfax, VA
		Chandler, AZ	Forsyth, NC
		Charlotte, NC	Greenville, SC
		Columbus, OH	Guilford, NC
		Coral Springs, FL	Gwinnet, GA
		Deerfield, IL	Hanover, VA
		Denver, CO	Harris, TX
		Durham, NC	Hennepin, MN
		Fairfield, CT	Henrico, VA
		Greensboro, NC	Hillsborough, FL
		Greenwich, CT	Howard, MD
		Hingham, MA	Johnson, KS
		Manhattan Beach, CA	King, WA
		Minneapolis, MN	Loudoun, VA
		Norwalk, CT	Maricopa, AZ
		Overland Park, KS	Mecklenburg, NC
		Plano, TX	Monmouth, NJ
		Raleigh, NC	Montgomery, MD
		San Antonio, TX	New Castle, DE
		San Jose, CA	Palm Beach, FL
		Santa Monica, CA	Polk, IA
		Scottsdale, AZ	Prince George, MD
		Seattle, WA	Salt Lake, UT
		Summit, NJ	Sarasota, FL
		Tempe, AZ	Sedgwick, KS
		Troy, MI	St. Louis, MO
		Virginia Beach, VA	Wake, NC
		Westerville, OH	Westchester, NY
		Westlake, OH	Williamson, TX
		Winston-Salem, NC	
<b>Total</b>	<b>8</b>	<b>37</b>	<b>36</b>





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# How Does a County Earn and Keep Good Credit?

- Record of debt payments on time
- Consistent Revenue
- Strong Revenue
- Revenue Growth
- Diverse, Balanced Revenue Streams
- Reasonable, Controlled Expenditures
- Spending within Means
- Record of Hard Decisions, when necessary
- Strong financial planning with ability to react quickly to change
- High level of liquid reserves



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# Chapter Six: Practical Limits to Debt



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# Why Have Debt Limits?

- To protect from over committing resources to debt when those resources may be needed for something else
- To protect investors by ensuring adequate resources exist to pay obligations



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## What Are the County's Debt Limits?

- Net debt shall not exceed 3% of Assessed Value
- Debt Service shall not exceed 10% of General Fund Disbursements
- In order to achieve the above, annual bond sales shall not exceed an average of \$275 million per year or \$1.375 billion in a five-year period, with a technical limit of \$300 million in a single year
- Debt limits were established as part of the Ten Principles of Sound Financial Management, adopted in 1975 (last revised April, 2007)



# What Is the Current Status of County Debt Limits?

**Net Debt as a Percentage of  
Market Value of Taxable Property**

<u>Fiscal Year Ending</u>	<u>Net Bonded Indebtedness<sup>1</sup></u>	<u>Estimated Market Value<sup>2</sup></u>	<u>Percentage</u>
2007	2,057,354,682	232,347,000,000	0.89%
2008	2,264,295,513	241,313,000,000	0.94%
2009	2,281,335,444	242,500,000,000	0.94%
2010 (est.)	2,235,917,500	218,406,100,000	1.02%
2011 (est.)	2,289,339,848	199,510,500,000	1.15%

<sup>1</sup> The amount includes outstanding General Obligation Bonds and other tax supported debt obligations as of June 30 in the year shown and is from the Fairfax County Department of Management and Budget

<sup>2</sup> Source: Fairfax County Department of Tax Administration and the Department of Management and Budget

**Debt Service Requirements as a  
Percentage of Combined General Fund Disbursements**

<u>Fiscal Year Ending</u>	<u>Debt Service Requirements<sup>1</sup></u>	<u>General Fund Disbursements<sup>2</sup></u>	<u>Percentage</u>
2007	253,433,433	3,223,705,072	7.9%
2008	267,615,830	3,320,946,120	8.1%
2009	276,104,740	3,352,656,206	8.2%
2010 (est.)	288,797,893	3,400,344,273	8.4%
2011 (est.)	286,050,052	3,308,118,314	8.6%

<sup>1</sup> The amount includes debt service expenditures from July 1 - June 30 for each year shown above, excluding bond issuance costs and other expenses and is from the Fairfax County Department of Management and Budget

<sup>2</sup> Source: Fairfax County Department of Management and Budget





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## Other Limits To Which The County Pays Attention

- **Debt Per Capita (DPC)**
  - Currently \$1,978 (FY 2007 Actual)
- **Debt Per Capita as Percent of Income (DPC/PCI)**
  - Currently 2.90% (FY 2007 Actual)
  - 5% is the maximum “industry standard”
  - The rating agencies indicate that the County has relatively moderate debt burdens.



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# What Is Overlapping Debt?

- **Overlapping Debt is debt issued by overlapping or underlying jurisdictions, such as towns, special districts, regional authorities, or redevelopment agencies (e.g., community development authorities) and is distinguished from the direct debt obligations of a jurisdiction.**
- **Rating agencies calculate overlapping debt to measure the total debt burden on a given tax base. Overlapping debt is less significant to the rating process than an issuer's direct debt.**





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## **Who Determines That These Limits Are Still Valid?**

- **Debt limits are internal guidelines based on the judgment of the Board of Supervisors in concert with the advice of:**
  - **County Staff**
  - **The Financial Advisor**
  - **The Rating Agencies**
  - **Consultation with Other Financial Professionals**
  - **Review of Peer Jurisdictions**



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# Why These Debt Limits?

These levels are based on the following:

- Judgement of Rating Agencies/others
- Market experience – what defines the stronger jurisdictions
- Debt Service less than 10% is considered a low to moderate burden that does not interfere with other operations
- Net debt less than 3% is considered a low burden on the tax base
- Debt Per Capita measures the burden as if owed by the individual taxpayer – Fairfax County is considered moderate to high
- Debt Per Capita as a percent of per capita income measures the individual burden against the individual's ability to pay – Fairfax County is considered low to moderate due to high wealth/income levels

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## Can The Debt Limits Be Changed?

- **Of course. Any policy can and should be reviewed periodically to ensure it still works as designed**
- **The policy on debt limits may be changed in the same manner as established – after careful deliberation and consultation with rating agencies and other financial professionals and approval by the County Board of Supervisors**



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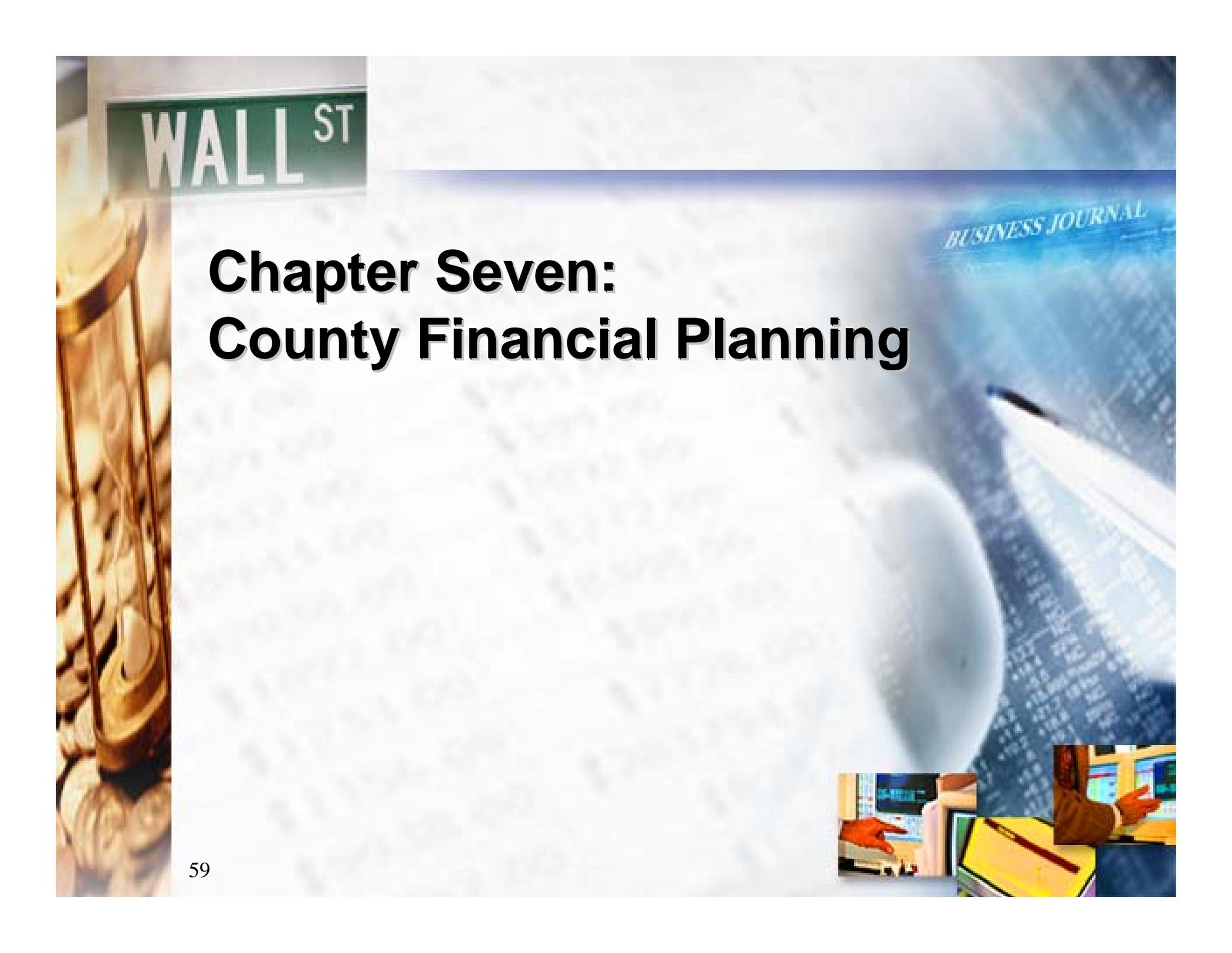
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## Why Don't We Change the Debt Limits and Sell More Bonds?

- Reallocation of income from County and School operating funds is necessary to pay the increased debt service
- Changing the debt limits will not produce the extra income needed
- Introduces inconsistency and uncertainty among investors and the rating agencies if done too often



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# Chapter Seven: County Financial Planning



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## How Does the County Decide How Much to Borrow?

The County bases its decisions on the following:

- Capital Improvement Program
- Financial Forecast
- Debt Capacity Analysis



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# The Capital Improvement Program

- **The Capital Improvement Program (CIP):**
  - Five-year plan for identifying and funding needed capital improvements
  - Identifies projects, why they are needed, when they are scheduled for planning, construction, etc., associated costs, future requirements and funding sources
    - Example: Human Services Construction Cash Flow slide on slide 61
  - Prioritizes projects
    - See summary of all bond program requirements on slide 62

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# Project Cost Summary

## PROJECT COST SUMMARIES HUMAN SERVICES (\$000's)

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Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2008						Total FY2009- FY2013	Total FY2014- FY2018	Total Project Estimate
			FY 2009	FY 2010	FY 2011	FY 2012	FY 2013			
1 School Age Child Care Centers / 007012	G	<b>C</b>	750	750	750	750	750	3,750	3,750	7,500
2 Mt. Vernon Mental Health Center / 04A004	B, G	4,800	7,000	1,600				8,600		13,400
3 Woodburn Mental Health Center / 04A003	B	250	2,000	4,000	1,530			7,530		7,780
4 Gregory Drive Facility / 04A002	B, G	578	3,857	1,015				4,872		5,450
5 County Health Laboratory Relocation / 009520	G	6,500						0		6,500
6 North County Human Services Center Feasibility Study / 009505	G	25						0		25
7 East County Human Services Center	U	125						0		125
<b>TOTAL</b>		<b>\$12,278</b>	\$13,607	\$7,365	\$2,280	\$750	\$750	\$24,752	\$3,750	\$40,780

**Key: Stage of Development**

	Feasibility Study or Design
	Land Acquisition
	Construction

**Notes:**  
Numbers in **bold italics** represent funded amounts.  
A "C" in the 'Budgeted or Expended' column denotes a continuing project.

**Key: Source of Funds**

B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined



# Bond Program Summary

## DEBT CAPACITY ANALYSIS FY 2011 - FY 2015 Projected Capital Improvement Program (\$ in millions)

PURPOSE	UNISSUED <sup>1</sup>	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	2011-2015 TOTAL	2016-2020 PROJ.	REMAINING BALANCE
Libraries (2004)	21.58	10.20	6.52	4.56	0.20	0.00	0.00	11.38	0.00	0.00
Roads (2004, 2007)	122.56	14.10	20.00	20.00	20.00	20.00	20.00	100.00	8.46	0.00
NVRPA (2008)	8.40	2.70	2.70	3.00	0.00	0.00	0.00	5.70	0.00	0.00
Metro (2004)	63.28	53.71	9.57	0.00	0.00	0.00	0.00	9.57	0.00	0.00
Human Services (2004)	18.00	10.20	0.00	0.00	0.00	0.00	7.80	7.80	0.00	0.00
Public Safety Facilities (2002, 2006)	116.18	13.60	29.40	40.10	24.80	4.50	0.00	98.80	0.00	3.78
Commercial Revitalization(1988)	6.63	0.00	1.29	2.00	2.00	0.00	0.00	5.29	0.00	1.34
Parks (2004, 2006, 2008)	66.34	11.50	13.25	13.25	13.25	13.25	1.83	54.83	0.00	0.00
Schools (Bus garage) (2007)	48.40	1.40	1.00	23.00	23.00	0.00	0.00	47.00	0.00	0.00
<b>Subtotal County</b>	<b>471.365</b>	<b>117.41</b>	<b>83.73</b>	<b>106.01</b>	<b>83.25</b>	<b>37.75</b>	<b>29.63</b>	<b>340.37</b>	<b>8.46</b>	<b>5.12</b>
Fund 390, Schools (2005)	246.325	151.70	94.63	0.00	0.00	0.00	0.00	94.63	0.00	0.00
(2007)	233.730	0.00	60.37	155.00	18.36	0.00	0.00	233.73	0.00	0.00
(2009)	232.580	0.00	0.00	0.00	111.64	104.34	0.00	215.98		
<b>Subtotal Schools</b>	<b>712.635</b>	<b>151.70</b>	<b>155.00</b>	<b>155.00</b>	<b>130.00</b>	<b>104.34</b>	<b>0.00</b>	<b>544.34</b>	<b>0.00</b>	<b>0.00</b>
<b>Total General Obligation Bonds</b>	<b>1,184.000</b>	<b>269.11</b>	<b>238.73</b>	<b>261.01</b>	<b>213.25</b>	<b>142.09</b>	<b>29.63</b>	<b>884.71</b>	<b>8.46</b>	<b>0.00</b>
Other Financing (General Fund Impact) <sup>2</sup>		0.00	5.00	15.00	15.00	158.00	110.00	303.00	0.00	
<b>Total Current Program</b>	<b>1,184.000</b>	<b>269.105</b>	<b>243.73</b>	<b>276.01</b>	<b>228.25</b>	<b>300.09</b>	<b>139.63</b>	<b>1187.71</b>	<b>8.46</b>	<b>0.00</b>

<sup>1</sup>Effective December 1, 2008, includes all bonds authorized as of the November 4, 2008 referenda.

<sup>2</sup>Potential financing support for PPEA/Other Projects under consideration or in negotiation (Public Safety Headquarters/Massey, Woodburn, Capital Renewal).



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# Potential Funding Sources for CIP

- **General Obligation Bonds**
- **Revenue Bonds**
- **Federal Funds**
- **State Funds**
- **Other Jurisdictions**



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# The Financial Forecast

**A tool to forecast future revenue and expenditures**

- **Projects future revenue (tax base data) including:**
  - Statistical analysis of real estate values
  - Analysis of personal property
  - Analysis of sales behavior
  - Analysis of known real estate improvements (growth)
  - Analysis of population changes
  - Analysis of interest earnings and cash management
  - Analysis of all minor revenue categories
- **Inputs to expenditure forecasts**
  - Inflation analysis
  - Analysis of personnel costs (new hires, departures, pay for performance)
  - Impact of new facilities
  - Impact of anticipated federal/state changes
- **Provides demographic data**
  - Population, Income, etc.

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# Financial Forecast: *Revenue*

## PROJECTED REVENUE GROWTH RATES

Category	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Real Estate Tax - Assessment Base	-9.95%	-9.20%	-5.00%	-0.65%	3.20%
Equalization	-10.52%	-8.98%	-5.00%	-1.35%	2.20%
Residential	-12.55%	-5.56%	-2.50%	0.50%	2.00%
Nonresidential	-4.51%	-18.29%	-13.00%	-8.00%	3.00%
Normal Growth	0.57%	-0.22%	0.00%	0.70%	1.00%
Personal Property Tax - Current <sup>1</sup>	-6.08%	0.88%	2.00%	2.00%	2.00%
Local Sales Tax	-5.26%	0.00%	3.00%	3.00%	3.00%
Business, Professional and Occupational, License (BPOL) Taxes	-2.54%	0.00%	4.00%	4.00%	4.00%
Recordation/Deed of Conveyance	-1.28%	0.00%	1.00%	1.00%	1.00%
Interest Rate Earned on Investments	0.94%	0.75%	1.00%	1.25%	1.50%
Building Plan and Permit Fees	5.20%	0.00%	1.00%	1.00%	1.00%
Charges for Services	1.63%	3.24%	2.00%	2.00%	2.00%
State/Federal Revenue <sup>1</sup>	-15.13%	-2.75%	0.00%	0.00%	0.00%
<b>TOTAL REVENUE</b>	<b>-0.45%</b>	<b>-2.38%</b>	<b>-2.28%</b>	<b>0.52%</b>	<b>2.83%</b>

<sup>1</sup> The portion of the Personal Property Tax reimbursed by the Commonwealth as a result of the Personal Property Tax Relief Act of 1998 is included in the Personal Property Tax category for the purpose of discussion in this section.



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# Debt Capacity Analysis: *What Is Looked At?*

- **Coordination of planning elements of the CIP and Financial Forecast**
  - **Desired cash flow for capital improvements is compared to forecast revenue and expenditures**
- **Two questions are asked:**
  - ***Can Forecast revenue growth sustain debt service on the desired borrowing?***
  - ***Are the County's debt limits adversely impacted?***
- **In response to the answers received, policy decisions must be made regarding adjustments to the CIP Bond Program:**
  - **If the answer to either question is negative, the CIP either needs to be trimmed or other funding sources are required.**



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## Debt Capacity

- Analysis tool projects bond sales 5 to 8 years into the future
- Identifies impact on debt ratios
- Compares resulting bond sales to revenue limits
- Identifies annual adjustments needed
- *See the following chart*



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# Debt Capacity

## DEBT CAPACITY ANALYSIS FY 2011 - FY 2015 Projected Capital Improvement Program (\$ in millions)

	AUTH. BUT UNISSUED	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	2011-2015 TOTAL	2016-2020 PROJ.	REMAINING BALANCE
<b>COUNTY PROGRAM</b>										
CURRENT PROGRAM	471.37	117.41	83.73	106.01	83.25	37.75	29.63	340.37	8.46	5.12
<b>New Referendums:</b>										
Metro Matters II (2010)	120.00	0.00	0.00	20.00	20.00	20.00	20.00	80.00	40.00	0.00
To Be Determined (2012)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
To Be Determined (2014)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Subtotal New Referendums	120.00	0.00	0.00	20.00	20.00	20.00	20.00	80.00	40.00	0.00
SUBTOTAL COUNTY	591.37	117.41	83.73	126.01	103.25	57.75	49.63	420.37	48.46	5.12
<b>SCHOOLS PROGRAM</b>										
CURRENT PROGRAM	712.64	151.70	155.00	155.00	130.00	104.34	0.00	544.34	0.00	0.00
New Referendums (2011, 2013)	480.00	0.00	0.00	0.00	0.00	25.66	130.00	155.66	324.34	0.00
SUBTOTAL SCHOOLS	1192.64	151.70	155.00	155.00	130.00	130.00	130.00	700.00	324.34	0.00
TOTAL General Obligation	1784.00	269.11	238.73	281.01	233.25	187.75	179.63	1120.37	372.80	5.12
Other Financing Support		0.00	5.00	15.00	15.00	158.00	110.00	303.00		
<b>Summary</b>										
Debt Service as % of General Fund			9.01%	9.45%	9.60%	9.50%	9.66%			
Policy Sales Limit		275.00	275.00	275.00	275.00	275.00	275.00	1375.00		



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# Deciding How Much To Borrow: *Factors Considered*

- Ability to Pay
- Tax Base
- Tax Diversity
- Ability of populace to support taxes
- Willingness of populace to support taxes
- Ability to control other expenses
- Willingness to pay the cost of borrowing
- Willingness of investors to invest



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# Chapter Eight: Making A Bond Sale Happen



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# How Does Fairfax County Sell Bonds?

- Evaluate cashflow needs for approved bond projects in current CIP
- Gauge market climate re: current interest rates and competing issues (i.e., avoid sales on days other AAA bonds or Virginia state issues are offered)
- School Board approves resolution for School Bonds
- Board of Supervisors approves resolution for all Bonds, including Schools
- Publish Preliminary Offering Statement and Notice of Sale
- Offer at competitive bidding, typically receiving 4-6 bids from underwriting firm
- Bonds are awarded to lowest interest cost bid



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# What Is a Typical Fairfax County Bond?

- \$5,000 face value
- 1-20 year term
- 20-year final maturity (ensures rapid repayment)
- Fixed rate, payable semi-annually
- Level principal payments (generates lower interest costs)
- Book entry only, no paper issued
- Redeemable by bondholder on maturity, no interest payable after maturity
- Callable by the County after 8 to 10 years
- Multiple purposes bundled into single large Public Improvement Bond sale, typically \$150 million to \$275 million total value
- Sold competitively (non-negotiable bond offering) for total amount to single bank, broker, other financial consortium



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# Why Do a Competitive Bond Sale vs. Negotiated Sale?

- **Reasons for Competitive Sales**
  - Market is familiar with the issuer, and the issuer is a stable and regular borrower in the public market
  - The issue has an unenhanced credit rating of A or above
  - Debt structure is backed by full faith and credit or strong, known or historically performing revenue stream
  - The issue is neither too large nor too small for the market to absorb
  - The issue has no complex or innovative features
  - Interest rates are stable
  - Transparent process that assures lowest borrowing costs via competition
- **Reasons for Negotiated Sales**
  - Market is not familiar with the issuer
  - The amount may be too high or too low for market absorption
  - Unusual bond structure or purpose
  - Low credit rating, bond placement may require more effort
  - Social goals





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# Negotiated Bond Sales Using an Underwriter

- On occasion Fairfax County sells bonds via a negotiated sale
- This approach may be used for non-General Fund Obligations and initial financing for Special Districts
- Negotiated sales are typically used for unusual or unfamiliar bonds and structures
- **EXAMPLES:**
  - Metro Parking Garage Lease Revenue Bonds
  - Park Authority Revenue Bonds
  - Sewer Revenue Bonds
  - Resource Recovery Facility Bonds
  - Laurel Hill Public Facilities Bonds
  - Route 28 Highway Improvement Bonds

**Metro Parking Garage Lease Revenue Bonds and Route 28 Highway Improvement Bonds are currently sold competitively**





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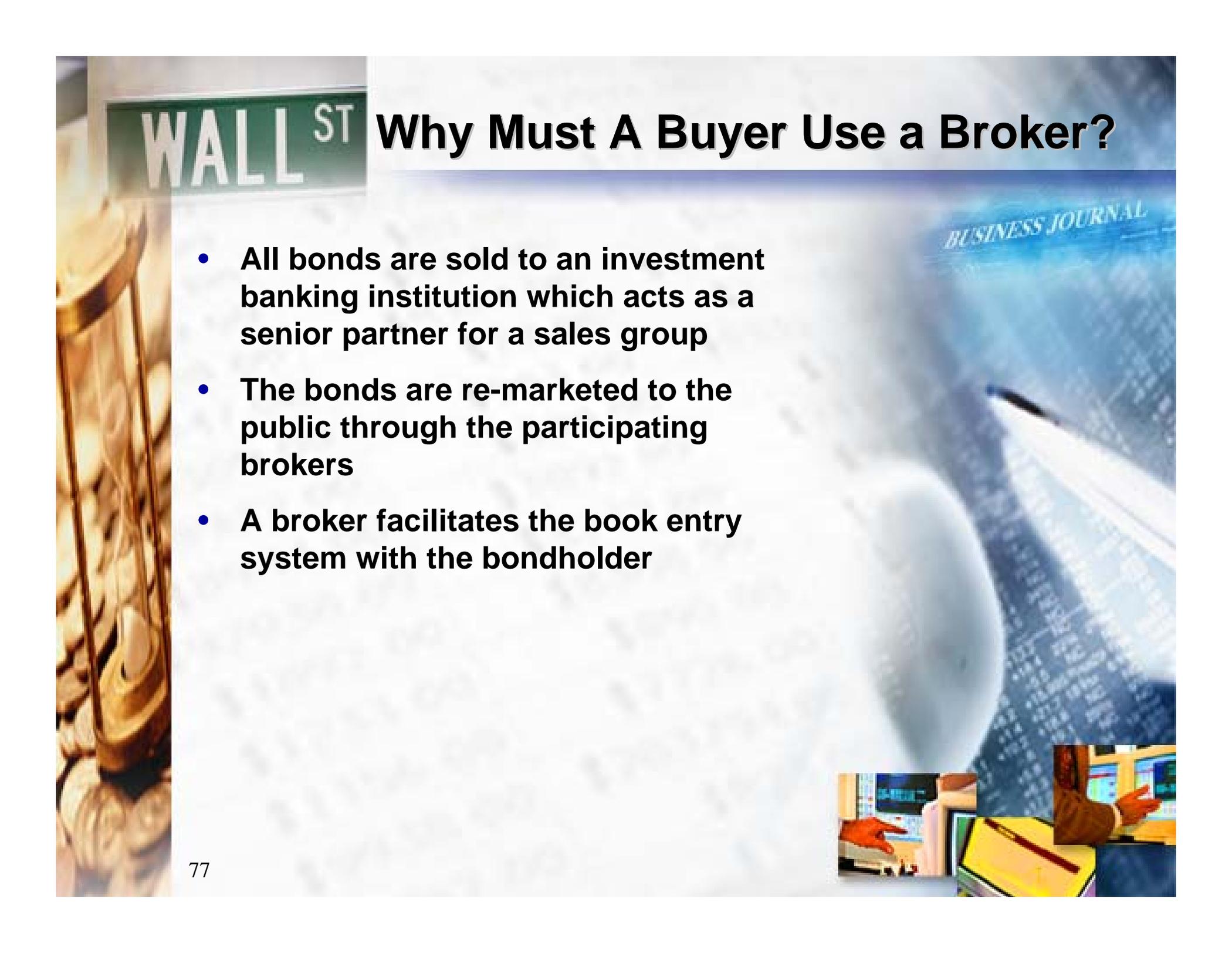
# What Are Book Entry Bonds?

- Registered bonds that permit electronic transfer of funds with no exchange of paper
- Bonds are registered and held in the name of the Depository Trust Company (DTC)
- Bonds are sub-registered on DTC's books in the name of the broker executing the purchase
- Bonds are recorded in the name of the actual customer in the broker's records
- Receipt from the broker is the transaction record
- County pays interest to DTC who pays broker who pays customer - all electronically
- Saves printing, reprinting transfer and legal fees



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## Why Must A Buyer Use a Broker?

- All bonds are sold to an investment banking institution which acts as a senior partner for a sales group
- The bonds are re-marketed to the public through the participating brokers
- A broker facilitates the book entry system with the bondholder

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# Why Doesn't Fairfax County Sell Bonds Directly to Citizens?

- The volume is not sufficient to justify the expense
- Use of book entry requires use of registered dealers to complete the transactions and hold the record
- Costs for the use of the dealer would either be passed on to the bondholder or borne by other taxpayers
- Creation of a separate system of non-book entry bonds would generate unnecessary expenses and potentially create notes that could not be resold in the normal market.

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# For Questions or Further Information

**For questions or further information, contact:**

**Fairfax County Department of Management  
and Budget**

**at**

**703-324-2391 or**

**visit the website at:**

**<http://www.fairfaxcounty.gov/dmb/bonds.html>**

