



## CASTOFF Annual Meeting

Friday, January 29, 2010

### 2009 CFD Issue Summary

#### NUMBER OF ISSUES

2009	24 CFDs closed
2008	35
2007	134
2006	185
2005	194

#### BREAKDOWN

11	School districts	17 Non-rated	1 Competitive sale
11	Cities	7 Rated	5 Refunding
2	Special Districts		1 BAB

#### 2009 FEATURES

- Mortgage Analysis (10)
- Special Reserves (at least 7)
- Emphasis on “developed revenue.” Bonds sized to active planning areas.
- Institutional buyers fled and now some returning. Spreads tightening.
- To date, in spite of high property tax delinquencies, fewer reserve fund invasions or missed debt service than once feared.

#### GOING FORWARD

##### Changing Circumstances:

- Bank lending standards and equity requirements for builders/developers are more stringent.
- Builders wanting to reduce costs.
- Smaller transactions
- Is there danger from LCs expiring or Teeter Plans ending?
- Is the 2% rule still valid? If so, are there regional or price point differences?
- Buyers not as reliant on value and more interested in level/timing of development and project momentum.

##### Potential Changes:

- Better disclosure of land banks.
- Determine a way to lower the special tax, without a vote, between formation and bond sale.
- More time between formation and bond sale.