

Annual Report for New York State Housing Finance Agency
Fiscal Year Ending:10/31/2013

Run Date: 09/16/2014
Status: CERTIFIED

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationfornyhom es.htm
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationfornyhom es.htm
3. Has the Authority named an internal control officer in accordance with section 2931 of PAL?	Yes	N/A
4. Please enter the number of staff assigned the internal control function.	2	N/A
5. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
6. Does the independent auditor provide non-audit services to the Authority?	No	N/A
7. Does the Authority have an organization chart?	Yes	http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationfornyhom es.htm
8. Are any Authority staff also employed by another government agency?	Yes	TSFC, MBBA, SONYMA, AHC, DHCR, HTFC
9. Has the Authority posted their mission statement to their website?	Yes	http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationfornyhom es.htm
10 Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
11 Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationfornyhom es.htm
12 Has the Authority adopted a lobbying policy in accordance with section 2987 of PAL?	Yes	http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationfornyhom es.htm
Lobbying officer name	Alejandro J. Valella	N/A
13 Has the Authority maintained a record of all lobbying contacts during the reporting period, as required by section 2987 of PAL?	Yes	N/A

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationforNYHomes.htm
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationforNYHomes.htm
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationforNYHomes.htm
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationforNYHomes.htm
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	

<u>Board of Directors Listing</u>			
Name	Megna, Robert L	Name	Mattox, Thomas H
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	06/15/2009	Term Start Date	03/08/2011
Term Expiration Date	Ex-Officio	Term Expiration Date	Ex-Officio
Title	Director	Title	Commissioner
Has the Board member appointed a designee?	Yes	Has the Board member appointed a designee?	Yes
Designee Name	Elaine McCann	Designee Name	Aida Brewer
Ex-officio	Yes	Ex-officio	Yes
Nominated By	Ex-Officio	Nominated By	Ex-Officio
Appointed By	Ex-Officio	Appointed By	Ex-Officio
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	Yes	Does the Board member/designee also hold an elected or appointed State gove	Yes
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Towns, Darryl C	Name	Weiss, Steven J
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	04/07/2011	Term Start Date	06/07/2011
Term Expiration Date	Ex-Officio	Term Expiration Date	01/01/2017
Title	Commissioner	Title	
Has the Board member appointed a designee?	No	Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	Yes	Ex-officio	No
Nominated By	Ex-Officio	Nominated By	Governor
Appointed By	Ex-Officio	Appointed By	Governor
Confirmed by Senate?		Confirmed by Senate?	Yes
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	Yes	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>			
Name	Davidson, Nestor M	Name	Miller, Joyce L
Chair of the Board	No	Chair of the Board	No
If yes, Chairman Designated by.		If yes, Chairman Designated by.	
Term Start Date	06/17/2013	Term Start Date	06/19/2013
Term Expiration Date	01/01/2016	Term Expiration Date	01/01/2015
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Governor	Nominated By	Governor
Appointed By	Governor	Appointed By	Governor
Confirmed by Senate?	Yes	Confirmed by Senate?	Yes
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	No
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	Yes
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

<u>Board of Directors Listing</u>	
Name	Mulrow, William J
Chair of the Board	Yes
If yes, Chairman Designated by.	Governor
Term Start Date	03/19/2012
Term Expiration Date	01/01/2018
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Governor
Appointed By	Governor
Confirmed by Senate?	Yes
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Arnao, Ana	AVP/Disbursements Manager	Managerial	Finance & Operations	UAW	HFA	FT	Yes	102,227.00	102,227	0	0	0	0	102,227	No	
Ayala, Maria	VP/Loan Servicing	Professional	Housing Programs & Policy			FT	Yes	114,008.00	91,206	0	0	2,631	0	93,837	No	
Barrera, Carlos J	Laborer/Domestic Operator	Administrative and Clerical	Finance & Operations	UAW	HFA	FT	No	45,792.00	45,792	0	0	1,761.23	0	47,553.23	No	
Bernarde, Janet	Sr. Acctnt/Sr. Budget Analyst	Professional	Finance & Operations	UAW	HFA	FT	Yes	101,596.00	101,596	0	0	5,255	0	106,851	No	
Bodden, Dawn L	VP/Applications & Development	Technical and Engineering	Finance & Operations	UAW	HFA	FT	Yes	136,588.00	136,588	0	0	0	0	136,588	No	
Bonilla, Edwin	SVP/CIO/IT/Telecom/Fac. & Admin	Executive	Finance & Operations			FT	Yes	147,681.00	147,681	0	0	5,680	55	153,416	No	
Bowen, Lynette A	Administrative Assistant	Administrative and Clerical	Executive Office	UAW	HFA	FT	No	59,751.00	59,751	0	0	1,149	0	60,900	No	
Bridges, Bernadette J	Project Associate	Professional	Legal	UAW	HFA	FT	Yes	76,066.00	76,066	0	0	0	0	76,066	No	
Carriero, Gary	AVP/Loan Servicing	Professional	Housing Programs & Policy	UAW	HFA	FT	Yes	116,544.00	116,544	0	0	5,670	0	122,214	No	
Cumberbatch, Desiree A	Senior Project Manager	Professional	Housing Programs & Policy	UAW	HFA	FT	Yes	85,195.00	85,195	0	0	0	15	85,210	No	
Dill, Janet A	Clerk	Administrative and Clerical	Finance & Operations	UAW	HFA	FT	No	45,746.00	45,746	0	0	1,759	0	47,505	No	

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Flescher, Mark	VP/Special Projects	Managerial	Housing Programs & Policy	UAW	HFA	FT	Yes	125,129.00	125,129	0	0	2,406	0	127,535	No	
Gilliard, Gilda	Secretary	Administrative and Clerical	Housing Programs & Policy	UAW	HFA	FT	No	50,584.00	49,430	0	0	0	0	49,430	No	
Gold, John J	Accounting Clerk	Administrative and Clerical	Finance & Operations	UAW	HFA	FT	No	48,735.00	48,735	0	0	937	0	49,672	No	
Gooding, Desmond	VP/Treasurer	Professional	Finance & Operations			FT	Yes	103,793.00	98,349	0	0	0	0	98,349	No	
Graham, Wanda	Dir.Off of Fair Hsg&Equal Opp.	Managerial	Finance & Operations			FT	Yes	125,000.00	125,000	0	0	4,808	200	130,008	No	
Kelly, Kenneth J	Dir. of Fin. Operations	Managerial	Housing Programs & Policy	UAW	HFA	FT	Yes	140,457.00	140,457	0	0	0	0	140,457	No	
Maillard, Barbara A	Audit Officer	Professional	Executive Office	UAW	HFA	FT	Yes	83,429.00	79,967	0	0	2,920	0	82,887	No	
Martin, Sheldon	HAP Coordinator	Professional	Housing Programs & Policy	UAW	HFA	FT	Yes	91,569.00	91,569	0	0	3,522	150	95,241	No	
Murphy, Daniel E	Vice President	Managerial	Housing Programs & Policy			FT	Yes	126,731.00	126,731	0	0	0	0	126,731	No	
Reid, Camille	Legal Assistant/Adm. Assitant	Administrative and Clerical	Legal	UAW	HFA	FT	No	61,095.00	61,095	571	0	0	90	61,756	No	
Roslyn-Brenner, Barbara	Associate Counsel	Professional	Legal	UAW	HFA	FT	Yes	148,690.00	148,690	0	0	0	0	148,690	No	
Schuldenfrei, Gary B	Senior Underwriter	Professional	Housing Programs & Policy	UAW	HFA	FT	Yes	96,330.00	96,330	0	0	3,705	0	100,035	No	

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Schumm, Meiling	Computer Programmer Analyst	Technical and Engineering	Finance & Operations	UAW	HFA	FT	Yes	68,411.00	68,411	0	0	3,280	0	71,691	No	
Smeraldi, Lisa	Acct. Asst./Secretary	Administrative and Clerical	Finance & Operations	UAW	HFA	FT	No	52,948.00	52,948	0	0	2,036.46	0	54,984.46	No	
Sussman, Herbert L	Program Manager	Professional	Housing Programs & Policy	UAW	HFA	FT	Yes	111,008.00	111,008	0	0	0	0	111,008	No	
Telfer, Caroline	Program Assistant	Administrative and Clerical	Housing Programs & Policy	UAW	HFA	FT	No	52,191.00	52,191	0	0	1,405	0	53,596	No	
Ticker, Jay M	Associate Counsel	Professional	Legal	UAW	HFA	FT	Yes	131,202.00	131,202	0	0	5,046.23	0	136,248.23	No	
Weinstock, Gary	VP/Comptroller	Managerial	Finance & Operations			FT	Yes	141,073.00	141,073	0	0	5,759	40	146,872	No	
Wyatt, Patricia E	Executive Secretary	Administrative and Clerical	Legal	UAW	HFA	FT	No	77,343.00	77,343	0	0	2,975	0	80,318	No	

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Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
Weiss, Steven J	Board of Directors												X	
Towns, Darryl C	Board of Directors												X	
Megna, Robert L	Board of Directors												X	
McCann, Elaine	Board of Directors												X	
Mattox, Thomas H	Board of Directors												X	
Brewer, Aida	Board of Directors												X	
Mulrow, William J	Board of Directors												X	
Davidson, Nestor M	Board of Directors												X	
Miller, Joyce L	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
Arnao, Ana	AVP/Disburs ements Manage												X	
Ayala, Maria	VP/Loan Servicing												X	
Bernarde, Janet	Sr. Acctnt/Sr. Budget Analyst												X	

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Name	Title	Severance Package	Payment for Unused Leave	Club Member- ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transpo- rtation	Housing Allow- ance	Spousal / Dependent Life Insurance	Tuition Assist- ance	Multi- Year Employ- ment	None of These Benefits	Other
Bodden, Dawn L	VP/ Application s & Development												X	
Bonilla, Edwin	SVP/CIO/IT/ Telecom/Fac . & Admi												X	
Carriero, Gary	AVP/Loan Servicing												X	
Flescher, Mark	VP/Special Projects												X	
Gooding, Desmond	VP/Treasure r												X	
Graham, Wanda	Dir.Off of Fair Hsg&Equal Opp.												X	
Kelly, Kenneth J	Dir. of Fin. Operations												X	
Murphy, Daniel E	Vice President												X	
Roslyn- Brenner, Barbara	Associate Counsel												X	
Sussman, Herbert L	Program Manager												X	
Ticker, Jay M	Associate Counsel												X	
Weinstock, Gary	VP/Comptrol ler												X	

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? Yes

Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS? No

Name of Subsidiary/Component Unit	Status	Requested Changes
Homeless Housing Assistance Corporation	ACTIVE	
Housing Trust Fund Corporation	ACTIVE	
New York State Affordable Housing Corporation	ACTIVE	

Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
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Subsidiary/Component Unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
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Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$156,082,000
Investments	\$1,249,074,000
Receivables, net	\$202,643,000
Other assets	\$31,521,000
Total Current Assets	\$1,639,320,000
Noncurrent Assets	
Restricted cash and investments	\$82,892,000
Long-term receivables, net	\$10,391,596,000
Other assets	\$34,896,000
Capital Assets	
Land and other nondepreciable property	\$0
Buildings and equipment	\$0
Infrastructure	\$0
Accumulated depreciation	\$0
Net Capital Assets	\$0
Total Noncurrent Assets	\$10,509,384,000
Total Assets	\$12,148,704,000

Summary Financial Information**SUMMARY STATEMENT OF NET ASSETS****Liabilities****Current Liabilities**

Accounts payable	\$4,822,000
Pension contribution payable	\$3,855,000
Other post-employment benefits	\$0
Accrued liabilities	\$45,062,000
Deferred revenues	\$167,968,000
Bonds and notes payable	\$635,091,000
Other long-term obligations due within one year	\$25,164,000
Total Current Liabilities	\$881,962,000

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$40,472,000
Bonds and notes payable	\$10,645,730,000
Long Term Leases	\$0
Other long-term obligations	\$56,302,000
Total Noncurrent Liabilities	\$10,742,504,000

Total Liabilities	\$11,624,466,000
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Net Asset (Deficit)**Net Asset**

Invested in capital assets, net of related debt	\$0
Restricted	\$418,043,000
Unrestricted	\$106,195,000
Total Net Assets	\$524,238,000

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Operating Revenues

Charges for services	\$38,360,000
Rental & financing income	\$114,159,000
Other operating revenues	\$10,387,000
Total Operating Revenue	\$162,906,000

Operating Expenses

Salaries and wages	\$7,430,000
Other employee benefits	\$4,146,000
Professional services contracts	\$996,000
Supplies and materials	\$63,000
Depreciation & amortization	\$0
Other operating expenses	\$135,908,000
Total Operating Expenses	\$148,543,000

Operating Income (Loss) \$14,363,000

Nonoperating Revenues

Investment earnings	\$0
State subsidies/grants	\$0
Federal subsidies/grants	\$15,491,000
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$133,951,000
Total Nonoperating Revenue	\$149,442,000

Summary Financial InformationSUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETSNonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$0
Other nonoperating expenses	\$69,380,000
Total Nonoperating Expenses	\$69,380,000
Income (Loss) Before Contributions	\$94,425,000
Capital Contributions	\$0
Change in net assets	\$94,425,000
Net assets (deficit) beginning of year	\$429,813,000
Other net assets changes	\$0
Net assets (deficit) at end of year	\$524,238,000

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Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	Yes

New Debt Issuances List by Type of Debt and Program

Type Of Debt: Authority Debt - Revenue

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
Affordable Housing Revenue Bonds, 2012 Series C	Refunding 0.00 New 50,355,000.00 Total 50,355,000.00	64986U QW0	11/07/2012	Tax Exempt	Negotiated	3.54	Fixed	32	1,426,573.54	12-HF-479,480,485	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing08AHRB2012C.pdf
Affordable Housing Revenue Bonds, 2012 Series D	Refunding 0.00 New 23,685,000.00 Total 23,685,000.00	64986U SD0	12/06/2012	Tax Exempt	Negotiated	2.5	Fixed	32	652,259.19	12-HF-483,474	http://www.nyshcr.org/AboutUs/Investor/docs/AHRB2012DOSFINAL.pdf
Affordable Housing Revenue Bonds, 2012 Series E	Refunding 0.00 New 157,500,000.00 Total 157,500,000.00	64986U TJ6	12/13/2012	Tax Exempt	Negotiated	3.14	Fixed	37	3,857,048.50	12-HF-494	http://www.nyshcr.org/AboutUs/Investor/docs/AHRB2012OSFINAL.pdf
Affordable Housing Revenue Bonds, 2012 Series F	Refunding 0.00 New 91,500,000.00 Total 91,500,000.00	64986U UD7	12/20/2012	Tax Exempt	Negotiated	3.54	Fixed	35	2,333,454.61	12-HF-478,484,486,487,493	http://www.nyshcr.org/AboutUs/Investor/docs/AHRB2012FOSFINAL.pdf
Affordable Housing Revenue Bonds, 2013	Refunding 0.00 New 61,600,000.00 Total 61,600,000.00	64986U WA1	06/19/2013	Tax Exempt	Negotiated	3.37	Fixed	33	1,698,037.70	13-HF-497/9,12-HF-492	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing04a-FIN.pdf

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Type Of Debt: Authority Debt - Revenue

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
Affordable Housing Revenue Bonds, 2013 Series B	Refunding	0.00	64986U XJ1	08/20/2013	Tax Exempt	4.64	Fixed	33	1,008,023.86	13-HF-496,502-504	http://www.nyshcr.org/AboutUs/Investor/HFAOfficialStatements.aspx
	New	36,085,000.00									
	Total	36,085,000.00									
Affordable Housing Revenue Bonds, 2013 Series C	Refunding	0.00	64986U YX9	10/31/2013	Tax Exempt	4.51	Fixed	32	733,385.24	13-HF-498/511-512	http://www.nyshcr.org/AboutUs/Investor/docs/Final-OS.pdf
	New	21,955,000.00									
	Total	21,955,000.00									
House New York Revenue Bonds, Series 2013 (FT)	Refunding	0.00	64986K AL3	06/05/2013	Taxable	1.44	Fixed	5	1,051,304.62	13-HF-495	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousingHousingBonds2013.pdf
	New	46,440,000.00									
	Total	46,440,000.00									

Type Of Debt: Conduit Debt

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
11th Street Apts, 12A	Refunding	0.00	64986U MS3	10/21/2013	Tax Exempt	3.79	Variable	32	0.00	12-HF-481	
	New	7,345,000.00									
	Total	7,345,000.00									
175 West 60th Street, 12A-1 Recycling	Refunding	0.00	64986U PM3	11/13/2012	Tax Exempt	.19	Variable	34	0.00	12-HF-488	http://www.nyshcr.org/AboutUs/Investor/docs/175W60thOS.pdf
	New	9,000,000.00									
	Total	9,000,000.00									
44th Drive Apts, 2013 Series A	Refunding	0.00	64986U WH6	10/21/2013	Tax Exempt	4.83	Variable	33	0.00	13-HF-505	
	New	4,009,000.00									
	Total	4,009,000.00									

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Status: CERTIFIED

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Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
626 Flatbush Avenue Apts, 2013 Series A	Refunding	0.00	64986U XN2	10/09/2013	Tax Exempt	2.57	Variable	33	2,043,930.22	13-HF-513	
	New	13,305,000.00									
	Total	13,305,000.00									
626 Flatbush Avenue Apts, 2013 Series B (FT)	Refunding	0.00	64986U XP7	10/09/2013	Taxable	3.62	Variable	33	0.00	13-HF-513	
	New	835,000.00									
	Total	835,000.00									
Dock Street, 2012 Series A	Refunding	0.00	64986U SE8	12/11/2012	Tax Exempt	.12	Variable	33	892,030.00	12-HF-490	http://www.nyshcr.org/AboutUs/Investor/docs/DockStreetOS.pdf
	New	34,700,000.00									
	Total	34,700,000.00									
Dock Street, 2013 Series A	Refunding	0.00	64986U XQ5	10/03/2013	Tax Exempt	.05	Variable	33	1,541,900.00	12-HF-490	http://www.nyshcr.org/AboutUs/Investor/docs/Dock-St-2-OS-FINAL.pdf
	New	65,800,000.00									
	Total	65,800,000.00									
Gotham West 2013 Series A	Refunding	0.00	64986U FP7	10/30/2013	Taxable	.13	Variable	32	922,162.00	11-HF-1149	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing12a-OS.pdf
	New	40,000,000.00									
	Total	40,000,000.00									
Jackson Avenue 12A	Refunding	0.00	64986U MR5	10/21/2013	Tax Exempt	3.78	Variable	32	0.00	12-HF-482	
	New	10,650,000.00									
	Total	10,650,000.00									
Related West 29th Street H.R.B. 2012 Series A	Refunding	0.00	64986U QZ3	11/13/2012	Tax Exempt	.2	Variable	33	1,171,426.00	12-HF-489	http://www.nyshcr.org/AboutUs/Investor/docs/RelatedW29thOS.pdf
	New	45,000,000.00									
	Total	45,000,000.00									
Related West 30th Street, 2013	Refunding	0.00	64986U UY1	04/02/2013	Tax Exempt	.12	Variable	32	1,233,000.00	11-HF-473	http://www.nyshcr.org/AboutUs/Investor/docs/Rel-West30thOSFinal.pdf
	New	53,200,000.00									
	Total	53,200,000.00									

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Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
Riversid e Center 2, 2013A-1	Refunding	0.00	06/12/2013	Tax Exempt	Negotiated	.1	Variable	33	977,042.00	12-HF-491	http://www.nyshcr.org/AboutUs/Investor/docs/RiversideCenter62013Tranche.pdf
	New	41,200,000.00									
	Total	41,200,000.00									
Riversid e Center II, 2012A	Refunding	0.00	12/01/2012	Tax Exempt	Negotiated	.16	Variable	33	748,705.00	12-HF-491	http://www.nyshcr.org/AboutUs/Investor/docs/RiversideOS.pdf
	New	25,000,000.00									
	Total	25,000,000.00									
Terrace Gardens Apts, 2013 Series A	Refunding	0.00	06/25/2013	Tax Exempt	Negotiated	5.34	Fixed	30	1,028,287.97	13-HF-501	
	New	27,020,000.00									
	Total	27,020,000.00									

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Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
HFA HOUSING CAPITAL PROGRAMS	2,844,899,000.00	983,920,000.00	0.00	131,675,000.00	852,245,000.00
State Contingent Obligation					
State Moral Obligation					
HFA HOSPITALS AND NURSING HOMES	0.00	20,000.00	0.00	10,000.00	10,000.00
HFA NON-PROFIT HOUSING	0.00	14,885,000.00	0.00	4,255,000.00	10,630,000.00
Other State Funded					
Authority Obligation					
General Obligation					
Revenue	0.00	828,720,000.00	489,120,000.00	126,950,000.00	1,190,890,000.00
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	8,957,600,000.00	377,064,000.00	122,275,000.00	9,212,389,000.00
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationforNYHomes.htm
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	http://www.nyshcr.org/AboutUs/Governance/GovernanceInformationforNYHomes.htm
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

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Additional Comments:

On January 30, 2014, after timely submitting the Certified Financial Audit and the Annual Report, we needed to resubmit the Certified Financial Audit. When the Certified Financial Audit tab was reopened, I did not realize that the Annual Report Tab would reopen as well. All of the data was entered in the system timely.