New York State Housing Finance Agency

HFA

2012

Fiscal Year Statutory Report

New York State Housing Finance Agency

Financial Statements

Fiscal Years Ended October 31, 2012 and 2011

Contents

New York State Housing Finance Agency
PROJECT STATISTICS
As of October 31, 2012

MORTGAGE AND OTHER LOANS FOR HOUSING PROJECTS

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment	
Affordable Housing Revenue Bond					
439 West 53rd Street Apartments	New York	10	$ 5,600,000	$ –	
625 West 140th Street Apartments	New York	114	21,700,000	4,000,000	
774 West Main Street Apartments	Monroe	113	22,800,000	9,600,000	*
2240 Washington Avenue Residence	Bronx	80	14,250,000	200,000	
Abyssinian Towers	New York	100	11,700,000	–	
Adams Court	Nassau	84	9,130,000	2,660,000	
Allen By the Bay Senior Housing	Queens	65	9,800,000	1,033,530	
Artspace Patchogue Apartments	Suffolk	45	9,100,000	1,700,000	
Bayshore Apartments	Onondaga	186	7,900,000	2,992,500	*
Bedell Terrace Apartments	Nassau	245	22,390,000	6,013,033	*
Birches at Chambers	Ulster	67	7,600,000	2,680,000	
Birches at Esopus	Ulster	81	8,600,000	2,180,000	
Brookdale Village	Queens	547	13,590,000	5,500,000	
Brookside II Apartments	Ontario	88	6,500,000	2,670,000	
Cedar Avenue Apts	Bronx	106	26,900,000	2,951,000	
Children's Village Residence	Westchester	112	1,580,000	3,000,000	
Clinton-Mohawk Apartments	Oneida	140	5,460,000	800,000	
Colon Plaza Apartments	New York	55	8,300,000	2,185,000	
Concern MacDougal Apartments	Kings	65	13,465,000	–	
Creek Bend	Erie	129	6,870,000	4,750,000	
David E. Podell House	New York	49	5,770,000		
Farmington Senior Apartments	Ontario	88	6,650,000	7,100,000	*
F.I.G.H.T. Village Apartments	Monroe	246	11,705,000	2,886,374	
Frederick Douglass Apartments	Monroe	28	4,000,000	–	
Gananda Senior Apartments	Wayne	62	4,300,000	1,820,000	
Genesis Neighborhood Plaza II	Kings	98	17,500,000	3,958,000	
Goodwin Himrod Apartments	Kings	160	17,200,000	3,010,000	
Grant Park Apartments	Westchester	100	22,500,000	6,400,000	*
Greenacres Apartments	Chautauqua	101	4,550,000	–	
Hughes House Apartments	Bronx	55	11,050,000	–	
John Crawford Apartments	Sullivan	96	4,375,000	–	
Loguen Homes	Onondaga	28	3,800,000	970,000	
Madison Plaza Apartments	Oneida	127	5,415,000	5,368,171	*
Mills At High Falls	Monroe	67	8,600,000	2,410,000	
Montcalm Apartments	Warren	227	8,765,000	–	
NOTA Special Needs Apartments	Monroe	46	5,940,000	–	
Ogden Heights Senior Apartments	Monroe	89	6,790,000	5,270,000	*
Park Drive Manor I Apartments	Oneida	102	5,100,000	2,998,122	
Parkside Commons	Onondaga	393	14,830,000	8,666,796	*
Pine Harbor Apartments (Harborview)	Erie	208	11,470,000	4,770,000	
Pine Street Homes	Rockland	28	3,120,000	686,000	
Ridgeview Special Needs Apartments	Monroe	64	5,300,000	1,927,696	
Selfhelp Kissena Apartments	Queens	424	21,900,000	5,820,000	*
Shiloh Senior Housing Apartments	Westchester	40	6,800,000	35,871	
St. Philips Senior Apartments	New York	200	22,615,000	3,868,500	
St. Simon's Terrace	Monroe	256	7,800,000	5,000,000	
St. Michaels Windmill Apartments	Suffolk	40	5,600,000	334,819	
Stonewood Village Apartments	Monroe	188	15,500,000	5,992,000	
Surrey Carlton Apartments	Rockland	175	20,270,000	1,725,000	
The Hamilton	Monroe	203	9,900,000	2,167,205	
Tri Veterans Housing	Monroe	516	30,460,000	5,126,000	
Washington Avenue Apartments	Bronx	118	18,200,000	2,100,000	
Wesley Hall	Westchester	118	9,545,000	3,540,000	
Westfall Heights Apartments	Monroe	101	5,650,000	500,000	
Wilcox Lane Apartments	Ontario	120	3,140,000	2,100,000	
Woodlands and Barkley Apartments	Sullivan	111	6,500,000	2,103,476	

Development	Location	No. of Apts.		Mortgage Commitment		Subsidy Loan Commitment	
Woodstock Manor Apartments	Westchester	60	$	6,550,000	$	550,000	
Yonker Apartments	Westchester	129		19,260,000		1,595,000	
Total		**7,693**	**$**	**631,655,000**	**$**	**155,714,093**	

* The subsidy loan commitment for these loans was funded through a onetime federal program - the Tax Credit Assistance Program ("TCAP") - authorized by the American Recovery and Reinvestment Act of 2009, through which funds were made available to assist affordable housing developments.

Development	Location	No. of Apts.		Mortgage Commitment		Subsidy Loan Commitment	
Affordable Housing Revenue Bond - NIBP							
25 State Street Apartments	Westchester	50	$	8,760,000	$	2,500,000	
Bradmar Village	Chautauqua	99		8,320,000		2,140,000	
Burt Farms II Apartments	Orange	50		3,350,000		–	
CAMBA Gardens Apartments	Kings	209		34,060,000		–	
Ennis Francis House	New York	219		38,565,000		–	
Erie Harbor Apartments	Monroe	131		18,390,000		2,700,000	
Fairway Richmond	Richmond	217		23,500,000		–	
Gateway Gardens Villas	Suffolk	40		6,000,000		–	
Geneseo Highlands Apartments	Livingston	89		4,950,000		–	
Grote Street Apartments	Bronx	249		22,270,000		750,000	
HANAC Senior Apartments	Queens	99		12,100,000		–	
Heritage Homes Apartments	Westchester	130		18,390,000		2,800,000	
James Street Apartments	Onondaga	82		8,775,000		850,000	
Kennedy Plaza Tower Apartments	Oneida	204		10,780,000		–	
Liberty Green III Apartments	Orange	83		7,870,000		3,462,280	
Machackemach Village Apartments	Orange	50		2,310,000		–	
Monteagle	Niagara	149		5,720,000		1,865,401	
North Country Rural Preservation Apartments	St. Lawrence, Franklin and Jefferson	254		14,390,000		–	
Phillips Village II	Monroe	497		27,050,000		2,614,642	
Pine Town Apartments	Nassau	130		19,650,000		–	
Radisson Lysabder Greenway Apartments	Onondaga	207		12,790,000		2,990,000	
Roundtop Commons Apartments	Westchester	92		15,500,000		4,000,000	
Spring Valley Apartments	Rockland	55		8,400,000		1,335,000	
Towpath Senior	Wayne	97		5,430,000		1,030,894	
Twin Oaks Apartments	Nassau	94		15,610,000		3,400,000	
Twin Parks Apartments	Bronx	274		25,550,000		–	
Village Square Apartments	Steuben	74		3,450,000		362,000	
Wartberg Marie Heins Residence (Friedrichs Supportive)	Westchester	61		8,600,000		500,000	
Warburton Riverview Apartments	Westchester	92		16,200,000		2,500,000	
		4,077	**$**	**406,730,000**	**$**	**35,800,217**	
Multi-Family Housing Revenue (Secured Mortgage Program)							
244 North Main Street	Spring Valley	95	$	4,400,000	$	–	
Abraham Lincoln Apartments	Irondequoit	69		2,300,000		–	
Airmont Gardens Apartments	Airmont	140		12,000,000		1,201,183	
Bedford Lake	Bedford	64		4,000,000		–	
Berkeley Square Apartments	Wappingers Falls	150		9,500,000		–	
Bloomfield Meadows Apartments	Bloomfield	24		1,080,000		400,000	*
Bristow-Stebbins Apartments	Bronx	80		7,480,000		960,000	
Brookview Gardens	Deer Park	208		14,400,000		1,500,000	
Chevy Place at 200 East Avenue Apartment Project	Rochester	77		5,395,000		400,000	
Community Re-Entry Project	Middletown	26		1,000,000		189,500	
Dominican Village Apartments	Amityville	116		7,500,000		–	
Dominican Village Apartments, Phase II	Amityville	150		17,933,000		500,000	
Eagle View Court	Middle Island	150		6,955,000		–	
Evergreen Hills Apartment	Macedon	72		1,700,000		–	
Grant Street Senior Rental Housing	Rye Brook	26		2,100,000		–	
Hopkins Court Apartments	Amherst	105		2,740,000		–	
Island View Apartments I	Selden	64		4,400,000		–	
Island View Apartments II	Selden	160		6,285,000		–	
Meadow Ridge Apartments	Beacon	54		4,600,000		675,000	
Patchogue Senior Apartments I	East Patchogue	87		6,415,000		700,000	
Seneca Gardens Apartments	Syracuse	60		1,320,000		265,000	

Development	Location	No. of Apts.		Mortgage Commitment		Subsidy Loan Commitment
Senior Horizons at Silver Lake	Wallkill	85	$	4,500,000	$	830,000
Stuyvesant Hotel Conversion Project	Kingston	40		1,245,000		–
Sycamore Crest Apartments	Spring Valley	96		7,000,000		2,200,000
Webster Place Apartments	Bronx	69		6,500,000		1,500,000
Woodland Place Apartments	Lancaster	86		3,500,000		800,000
Total		**2,353**	**$**	**146,248,000**	**$**	**12,120,683**
Secured Loan Program						
8 East 102nd Street Apartments	Manhattan	232	$	143,700,000	$	–
10 Barclay Street Housing	Manhattan	396		135,000,000		–
10 Liberty Street Housing	Manhattan	287		95,000,000		–
11th Street	Queens	59		21,000,000		–
100 Maiden Lane Housing	Manhattan	336		98,000,000		–
101 West End Avenue Housing	Manhattan	507		126,000,000		–
111 Nassau Street	Manhattan	168		71,500,000		–
125 West 31st Street Housing	Manhattan	459		176,800,000		–
150 East 44th Street Housing	Manhattan	361		110,000,000		–
1500 Lexington Avenue Housing	Manhattan	211		50,000,000		–
1501 Lexington Avenue Housing	Manhattan	160		35,600,000		–
160 West 62nd Street	Manhattan	339		260,000,000		–
175 West 60th Street	Manhattan	257		165,000,000		–
188 Ludlow Street Housing	Manhattan	243		83,000,000		–
2180 Broadway Housing	Manhattan	181		123,620,000		–
20 River Terrace Housing	Manhattan	293		116,500,000		–
240 East 39th Street Housing	Manhattan	466		119,000,000		–
25 Washington Street Housing	Brooklyn	106		19,700,000		–
250 West 50th Street Housing	Manhattan	550		118,900,000		–
250 West 93rd Street Housing	Manhattan	143		66,800,000		–
29 Flatbush Avenue Housing	Brooklyn	327		90,000,000		–
316 Eleventh Avenue Housing	Manhattan	369		224,100,000		–
320 West 38th Street	Manhattan	569		396,000,000		–
330 Riverdale Avenue Apartments	Yonkers	153		28,700,000		5,700,000
330 West 39th Street Housing	Manhattan	199		65,000,000		–
345 East 94th Street Housing	Manhattan	208		49,300,000		–
350 West 43rd Street Housing	Manhattan	321		113,000,000		–
360 West 43rd Street Housing	Manhattan	256		82,000,000		–
363 West 30th Street Housing	Manhattan	77		17,700,000		–
388 Bridge Street	Brooklyn	234		86,000,000		–
455 West 37th Street Housing	Manhattan	394		168,000,000		–
505 West 37th Street Housing	Manhattan	835		454,000,000		–
55 West 25th Street Housing	Manhattan	407		173,300,000		–
600 West 42nd Street Housing	Manhattan	1,169		609,000,000		–
66 West 38th Street Housing	Manhattan	374		119,700,000		–
70 Battery Place Housing	Manhattan	209		37,000,000		–
750 Sixth Avenue Housing	Manhattan	301		76,600,000		–
80 Dekalb Avenue	Brooklyn	365		159,260,000		–
88 Leonard Street Housing	Manhattan	352		132,000,000		–
900 Eighth Avenue Apartments Housing	Manhattan	393		135,000,000		–
Admiral Halsey Senior Apartments Housing Rental	Poughkeepsie	119		6,650,000		3,920,000
Archstone Westbury Apartments Housing	Westbury	396		85,200,000		–
Avalon Bowery Place I Housing	Manhanttan	206		93,800,000		–
Avalon Bowery Place II Housing	Manhanttan	90		48,500,000		–
Avalon Chrystie Place I Housing	Manhattan	361		117,000,000		–
Baisley Park Housing	Queens	212		18,800,000		–
Bennington Hills Housing	Henrietta	192		10,300,000		–
Biltmore Tower Housing	Manhattan	464		145,000,000		–
Brook Avenue	Bronx	190		22,300,000		–
Cannon Street Senior Apartments	Poughkeepsie	40		3,350,000		295,000
Chelsea Apartments Housing	Manhattan	269		104,000,000		–
Chelsea Arms Housing	Manhattan	98		18,000,000		–
Clinton Green North Housing	Manhattan	339		147,000,000		–
Clinton Green South Housing	Manhattan	288		121,500,000		–

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
Clinton Park Housing	Manhattan	222	$ 70,000,000	$ –
Clinton Park Phase II	Manhattan	480	145,000,000	–
College Arms Apartments	Mount Pleasant	164	11,390,000	–
Crotona Estates Apartments	Bronx	56	3,845,000	93,021
Division Street Multi-Family Housing	Hastings-on-Hudso	14	2,600,000	350,000
East 84th Street Housing	Manhattan	180	60,000,000	–
Extra Place Apartments	Manhattan	42	6,225,000	–
Framark Place Apartments	Victor	50	2,750,000	1,275,000
Friendship House Apartments	Cortland	101	2,840,000	–
Gateway at New Cassel Housing	North Hempstead	57	9,500,000	1,994,850
Gethsemane Apartments Housing	Manhattan	79	15,400,000	–
Golden Age Apartments	Norwich	100	2,800,000	–
Gotham West Housing	Manhattan	1,237	520,000,000	–
Grace Towers Housing	Westchester	133	19,900,000	4,056,500
Hegeman Residence Apartments	Brooklyn	161	22,800,000	910,209 *
Highland Avenue Senior Apartments	Yonkers	88	10,370,000	2,200,000
Historic Front Street Housing	Manhattan	96	46,300,000	–
Horizons at Fishkill Apartments	Fishkill	90	6,975,000	2,250,000
Horizons at Wawayanda Housing	Orange	107	12,100,000	3,710,000
Keeler Park Apartments Housing	Rochester	525	17,900,000	–
Kensico Terrace Apartments	White Plains	42	7,080,000	945,000
Kew Gardens Hills Housing	Queens	388	87,000,000	–
Merriam Avenue Apartments	Bronx	98	3,180,000	–
Nathan Hale Senior Village Housing	Lynbrook	126	5,745,000	–
Normandie Court I	Manhattan	1,094	99,567,349	–
North End Avenue Housing	Manhattan	253	102,200,000	–
North Street Y Senior Apartments	Buffalo	64	3,900,000	1,415,000
Park Drive Manor II Apartments	Rome	168	6,640,000	–
Parkledge Apartments Housing	Yonkers	311	39,000,000	–
Phillips Village Project Housing	Webster	500	15,305,000	–
Prospect Plaza Apartments Housing	Brooklyn	151	23,300,000	4,140,000
Related - 42th Street & 10th Avenue	Manhattan	590	350,000,000	–
Related - Capitol Green Apartments Housing	Albany	308	16,500,000	–
Related - Caroline Apartments	Manhattan	126	16,900,000	–
Related - Clarkston Maplewood Gardens	Rockland	51	4,085,000	–
Related - East 39th Street Housing	Manhattan	254	75,500,000	–
Related - McCarthy Manor Apartments Housing	Syracuse	176	6,800,000	–
Related - Ocean Park Apartments Housing	Queens	602	39,000,000	–
Related - Overlook Apartments	Middletown	100	5,400,000	–
Related - Taconic West 17th Street Housing	Manhattan	288	126,000,000	–
Related - Tribeca Green Housing	Manhattan	274	110,000,000	–
Related - Warren Knolls Apartments Housing	Haverstraw	97	6,700,000	–
Related - West 20th Street Housing	Manhattan	254	88,000,000	–
Related - West 23rd Street Housing	Manhattan	313	110,000,000	–
Related - West Haverstraw Senior Citizen Apartments Housing	West Haverstraw	100	6,700,000	–
Related - Weyant Green Apartments Housing	Highfalls	51	3,800,000	785,000
Remeeder Houses	Brooklyn	260	18,900,000	–
Reverend Polite Avenue Apartments Housing	Bronx	161	16,000,000	–
Rip Van Winkle House Housing	Poughkeepsie	179	11,500,000	–
Saville Housing	Manhattan	229	55,000,000	–
Sea Park East Housing	Brooklyn	332	18,700,000	–
Sea Park West Housing	Brooklyn	362	22,900,000	–
Shore Hill	Brooklyn	559	39,000,000	–
South Cove Plaza Housing	Manhattan	208	34,900,000	–
St. Philips Housing	Manhattan	260	16,250,000	740,000
Tall Oaks Apartments	Middletown	150	5,930,000	–
Talleyrand Crescent Housing	Tarrytown	300	36,500,000	–
The Helena Housing	Manhattan	597	143,000,000	–
The Northfield Apartments Housing	Perinton	69	4,990,000	2,120,000
The Victory Housing	Manhattan	417	120,000,000	–
Theatre Row Tower Housing	Manhattan	264	74,800,000	–
Tiffany Gardens Apartments	Bronx	105	9,880,000	800,000

Development	Location	No. of Apts.		Mortgage Commitment		Subsidy Loan Commitment
Tower 31 Housing	Manhattan	283	$	93,800,000	$	–
Tribeca Landing Housing	Manhattan	340		64,400,000		–
Tribeca Park Housing	Manhattan	396		84,000,000		–
Tri-Senior Housing	Brooklyn	203		15,200,000		–
Union Square South Housing	Manhattan	240		49,000,000		–
Walnut Hill Apartments	Haverstraw	180		10,030,000		–
Washington Apartments Housing	Buffalo	82		4,165,000		2,325,000
Watergate II Apartments Housing	Buffalo	195		7,800,000		–
West 33rd Street Housing	Manhattan	168		50,700,000		–
West 37th Street Housing	Manhattan	207		106,500,000		–
West Village Apartments	Tompkins	235		9,700,000		4,900,000
Worth Street Housing	Manhattan	330		113,900,000		–
Total		**34,602**	**$**	**9,876,622,349**	**$**	**44,924,580**
Non-Profit Housing Program						
Bernardine Apartments	Syracuse	216	$	5,250,000	$	–
Brighton Towers Apartments	Syracuse	607		12,390,000		–
Brothers of Mercy Apartments	Clarence	100		2,600,000		–
Cambray	Gouverneur	101		2,340,000		–
DeChantal Apartments	Saranac Lake	131		3,185,000		–
Denton Green	N. Hempstead	113		2,300,000		–
Eckelberger Tower	Johnson City	65		1,780,000		–
Findlay House	Bronx	227		1,145,000		–
George Washington Goler House	Rochester	312		7,905,000		–
Jackson Avenue	Queens	98		32,380,000		–
McGraw House	Ithaca	106		2,720,000		–
Related West 30th Street	Manhattan	385		188,400,000		–
Schwartz Towers	Auburn	141		3,925,000		–
Springbrook Apartments	Pulaski	120		3,300,000		–
St. Philip's Church Housing	Manhattan	200		6,200,000		–
St. Simeon Apartments	Poughkeepsie	100		2,585,000		–
The Meadows at Middle Settlement	New Hartford	149		3,300,000		–
Trinity Towers	Buffalo	88		2,125,000		1,412,000
Total		**18,472**	**$**	**3,259,077,349**	**$**	**29,196,580**
Housing Project Bonds						
Meadow Manor	Queens	132	$	4,210,000	$	–
Simeon DeWitt Apartments	Oswego	130		4,180,000		–
Towpath Towers	Fulton	121		3,490,000		–
Total		**383**	**$**	**11,880,000**	**$**	**–**
Housing Project Mortgage Revenue						
Baptist Manor	Buffalo	128	$	3,785,000	$	1,079,700
Clinton Plaza	Syracuse	305		8,495,000		–
Fort Schuyler House	Bronx	143		4,005,000		–
Maple Center	New Rochelle	109		3,320,000		–
Mayfield Apartments	Potsdam	153		3,705,000		925,000
Promenade Apartments	Manhattan	318		11,435,000		365,000
Regina Pacis	Brooklyn	167		5,615,000		–
South-East Towers	Middletown	107		3,740,000		–
Stuypark House	Brooklyn	103		3,605,000		875,000
Total		**1,533**	**$**	**47,705,000**	**$**	**3,244,700**
Multi-Family FHA-Insured Housing						
Diamond Rock	Troy	**81**	**$**	**2,397,500**	**$**	–
FHA-Insured Multi-Family Housing						
Cedarwood Towers	Rochester	206	$	8,010,000	$	–
Fairway Manor Apartments	Islip	174		8,700,000		–
Jonas Bronck Apartments	Bronx	215		4,470,000		–
Senior Horizons at Newburgh	Newburgh	70		3,290,000		400,000
Terrace Pines Apartments	Ballston	192		4,800,000		–
The Mill at Saugerties	Saugerties	90		1,000,000		595,433
Total		**947**	**$**	**30,270,000**	**$**	**995,433**

Development	Location	No. of Apts.		Mortgage Commitment		Subsidy Loan Commitment
Secured Loan Rental						
Normandie Court II	Manhattan	383	$	56,100,000		–
Multi-Family Housing Revenue (Fannie Mae-Backed)						
Jefferson Woods Apartments	Yorktown	90	$	3,169,097		–
Transitional Housing Project Revenue						
Children's Rescue Fund	Bronx	65	$	10,660,000		–
Newburgh Interfaith	Newburgh	16		2,450,000		–
Total		81	$	13,110,000		–
Taxable Mortgage Initiative						
Bronx Care	Bronx	52	$	–		–
Forrest Pointe Apartments	East Greenbush	104		–		2,600,000
Old Brookside I Apartments	Ontario	64		1,347,748		–
Prospect Heights Apartments	Nassau	50		3,158,000		–
Village Green Apartments	Glens Falls	136		3,430,000		1,795,000
Westview Apartments	Saratoga	105		3,650,000		633,750
Total		**511**	**$**	**11,585,748**	**$**	**5,028,750**
Subsidy Loans/ Other Subordinate Loans - No Agency first mortgage						
Andrews House Project	Manhattan	146			$	581,000
Brighton Towers	Brooklyn	600				1,210,000
Champlain Family Housing	Rouses Point	56				125,000
Concourse Flatiron Apartments	Bronx	44				835,000
Greene Park Arms	Brooklyn	84				560,000
Hotel Seneca	Geneva	51				635,000
Hudson Pointe Apartments	Newburgh	64				400,000
Inwood Heights	Manhattan	207				1,500,000
Lakeview Family Homes	Buffalo	154				1,000,000
Lakeview Senior Homes	Buffalo	138				2,300,000
Liberty Avenue Project	Brooklyn	47				1,400,000
Pastures Preservation	Albany	101				533,500
Rochester Manor	Brooklyn	96				69,960
Spring Manor Apartments	Poughkeepsie	88				1,250,000
St. Mary’s Commons Senior Apartments	Buffalo	100				1,000,000
Sutter Houses	Brooklyn	120				88,000
Waterville Schoolhouse Apartments	Waterville	56				115,000
Woodcreek Apartments	Rome	192				5,680,350
Total		**2,344**			**$**	**19,282,810**

Project	Location	No. of Spaces				
Agri-Business Child Development Day Care Center Facilities Pilot Program						
Grace’s Place	Orleans	**90**	**$**	**1,000,000**	**$**	–
Manufactured Home Cooperative Fund Program						
Champion Homes, Inc.	Onondaga	172	$	2,650,000		
Cobblestone Creek/Clarkson Estates, Inc.	Monroe	27		420,000		
Greenhurst Village, Inc.	Jamestown	79		1,415,680		
Hidden Brooks Estates V	Dutchess	115		1,475,431		
Hidden Meadows Cooperative Corp.	Geneseo	100		1,573,100		
High Meadows Mobile Home Park	Dutchess	203		1,905,000		
Maple Ridge/Greenridge Cooperative Community Corporation	Monroe	76		1,293,000		
Meadow Valley	Otsego	54		600,000		
Ogden Lane Cooperative Corp.	Ulster	15		361,890		
Parkview Community, Inc.	Suffolk	47		1,620,400		
Ridley Road				118,750		
Three Mile Harbor Mobile Home Park, Inc.	Suffolk	16		500,000		
Total		**904**	**$**	**13,933,251**		

MORTGAGE LOANS FOR HOSPITAL AND NURSING HOME PROJECTS

Project	Location	No. of Apts.		Mortgage Commitment
Hospital and Nursing Homes				
Bethel	Westchester	70	$	2,270,000
Bezalel	Queens	120		3,515,000
Brookdale (Shulman Institute for Nursing and Rehabilitation)	Kings	220		8,070,000
Brothers of Mercy	Erie	240		6,435,000
CABS	Kings	160		6,055,000
Geneva General Hospital Nursing Homes	Ontario	101		2,385,000
Gloversville Extended Care	Fulton	84		2,315,000
Greater Harlem Health Related	Manhattan	200		7,625,000
Jennie B. Richmond Chaffee	Erie	80		1,890,000
JIGC	Queens, Nassau	527		23,090,000
Long Beach Memorial	Nassau	200		5,895,000
Morningside House	Bronx	386		10,450,000
Niagara Falls Memorial	Niagara	120		4,350,000
Palisade	Bronx	348		14,800,000
Peninsula General	Queens	200		7,795,000
Penn Yan Manor Plaza	Yates	46		1,330,000
Plaza	Onondaga	242		7,125,000
Rutland	Kings	594		21,345,000
St. Joseph	Oneida	120		2,970,000
St. Teresa's	Orange	92		2,595,000
Samaritan-Keep	Jefferson	272		7,030,000
Tolstoy Foundation	Rockland	96		3,200,000
Total		**4,518**	**$**	**152,535,000**

COMMUNITY RELATED FACILTIES

Project	Location	Type of Facility		Estimated Cost
Mortgage Loans for Community Mental Health Services and Mental Retardation Services Projects				
Brooklyn Rehabilitation Campus	Kings	Mental Retardation	$	4,266,000
The Charles A. Mastronardi Center for Mental Retardation	Kings	Mental Retardation		421,000
Jefferson County A.R.C. Training Center	Jefferson	Mental Retardation		651,000
Luther E. Woodward Children's Mental Health Center	Nassau	Mental Health		230,000
Rehabilitation Services Center of United Celebral Palsy of Queens	Queens	Mental Heath and Retardation		817,044
Steinberg Vocational Training Center	Nassau	Mental Retardation		1,371,000
Total			**$**	**7,756,044**

Project	Location	No. of Apts.		Mortgage Commitment
Mortgage Loans for Youth Facilities Projects				
Edenwald Residential Child Care Facility	Westchester	96	$	7,453,499
Mount Vernon Day Care Center	Westchester	140		675,000
New Life Child Development Center	Kings	160		992,109
Queens Daughters Day Care Center	Westchester	145		832,000
Wyandanch Day Care Center	Suffolk	170		911,000
Total		**711**	**$**	**10,863,608**

SUMMARY OF FINANCING AND REPAYMENT

Long-Term Financing and Debt Service Repayments (cumulative through October 31, 2012)

Program	Number of Issues	Total Amount Issued	Debt Service Repayments Principal	Debt Service Repayments Interest
			($ in thousands)	
Bonds				
General Housing Loan	7	$ 385,729	$ 385,729	$ 381,558
Non-Profit Housing Project	7	636,200	624,895	1,125,242
Urban Rental Housing	5	514,835	514,835	653,817
Revenue Bonds (Section 8 Assisted) Insured Mortgages	3	18,320	18,320	18,057
Revenue Bonds (Section 8 Assisted) Non-Insured Mortgages	6	50,360	50,360	36,266
Insured Mortgage Multi-Family Revenue Housing	4	87,235	87,235	111,496
Insured Multi-Family Mortgage Revenue Housing	2	94,600	94,600	95,359
Multi-Family Insured Mortgage Revenue Housing	6	54,325	54,325	62,737
Insured Multi-Family Mortgage Housing Revenue	5	188,970	188,970	127,944
FHA-Insured Multi-Family Housing Revenue	10	51,015	27,070	38,867
Multi-Family FHA-Insured Mortgage Housing Revenue	2	20,035	17,740	13,761
Fulton Manor FHA-Insured Mortgage Revenue	1	11,480	11,480	6,662
Housing Project Bonds	16	122,545	118,965	187,497
Secured Loan Rental Housing	334	11,407,685	2,503,210	2,332,354
Housing Project Mortgage Revenue	1	484,540	474,570	502,388
Affordable Housing Revenue	20	636,310	205,480	54,290
Affordable Housing Revenue (Federal New Issue Bond Program)	9	545,295	147,405	7,662
Revenue Bonds (Secured by HUD Section 236 Payments)	1	64,996	64,996	50,010
Hospital and Nursing Home Project	6	822,965	822,965	943,076
Hospital and Health Care Project Revenue	1	42,090	42,070	11,540
Nursing Home and Health Care Project Revenue	1	190,080	173,165	70,407
State University Construction	43	3,628,295	3,628,295	2,334,445
Special Obligation (State University)	3	179,330	179,330	—
Mental Hygiene Improvement	9	705,000	705,000	541,943
Health Facilities	4	508,385	508,385	492,095
Health Facilities Revenue	3	556,325	556,325	274,436
Special Obligation (Health Facilities)	2	228,405	228,405	—
Service Contract Obligation Revenue	29	1,752,076	1,725,996	788,479
Service Contract Revenue	13	713,090	524,170	147,062
Consolidated Service Contract Revenue	1	71,165	16,470	3,257
State Personal Income Tax Revenue	15	1,161,855	447,630	258,300
Total Bonds	569	$ 25,933,536	$ 15,148,391	$ 11,671,007
Long-Term Notes				
The Mount Sinai Hospital Project	1	$ 41,490	$ 41,490	$ 32,195
State Funds				
Community Related and Other Loan Programs	5	$ 31,814	$ 31,814	$ 23,542
Equity Loan	1	193	193	7
Total State Funds	6	$ 32,007	$ 32,007	$ 23,549
Grand Total	**576**	**$ 26,007,033**	**$ 15,221,888**	**$ 11,726,751**

COMPARATIVE HIGHLIGHTS 2008-2012

Year Ended October 31,	2012	2011	2010	2009	2008
			(in millions)		
Assets and Bond and Note Indebtedness					
Loan Receivables	$ 9,841	9,270	8,870	8,868	8,306
Total Assets	$ 11,540	10,861	10,426	10,417	8,842
Bond and Note Indebtedness	$ 10,802	10,156	9,737	9,698	8,029

RESPONSIBILITY FOR FINANCIAL REPORTING

The financial statements of the New York State Housing Finance Agency (the "Agency"), for the fiscal years ended October 31, 2012 and 2011, are the responsibility of management. The financial statements were prepared in accordance with accounting principles generally accepted in the United States of America.

The Agency maintains a system of internal control. The objectives of an internal control system are to provide reasonable assurance as to the protection of, and accountability for, assets, compliance with applicable laws and regulations, proper authorization and recording of transactions, and the reliability of financial records for preparing financial statements. The system of internal control is subject to periodic review by management and the internal audit staff.

The Agency's annual financial statements have been audited by Ernst & Young LLP, independent auditors appointed by the Members of the Agency. Management has made available to Ernst & Young LLP all the financial records and related data of the Agency as well as having provided access to all the minutes of the meetings of the Members of the Agency. The independent auditors periodically meet with the Members of the Agency.

The independent auditors conducted their audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that they plan and perform the audit to obtain reasonable assurance about whether the respective financial statements are free of material misstatement. The audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, the independent auditors do not express an opinion on the effectiveness of the Agency's internal control over financial reporting. The audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the respective financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. The independent auditors' unqualified report attests that the financial statements are presented, in all material respects, in accordance with accounting principles generally accepted in the United States of America.

Darryl C. Towns
President/Chief Executive Officer

Sheila Robinson
Sheila Robinson
Senior Vice President/Chief Financial Officer

January 29, 2013

Ernst & Young LLP
5 Times Square
New York, NY 10036-6530

Tel: +1 212 773 3000
Fax: +1 212 773 6350
www.ey.com

Report of Independent Auditors

To the Members of the Board
New York State Housing Finance Agency
New York, New York

We have audited the accompanying statements of net position of the New York State Housing Finance Agency (the "Agency"), a component unit of the State of New York, as of October 31, 2012 and 2011, and the related statements of revenues, expenses and changes in net position and cash flows for the years then ended. These financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. We were not engaged to perform an audit of the Agency's internal control over financial reporting. Our audits included consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management and evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Agency as of October 31, 2012 and 2011, and the respective changes in financial position and cash flows thereof for the year then ended in conformity with US generally accepted accounting principles.

Accounting principles generally accepted in the United States require that the Management's Discussion and Analysis and the schedule of funding progress, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audits were conducted for the purpose of forming an opinion on the Agency's financial statements. The Supplementary Section is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Our audits were conducted for the purpose of forming an opinion on the Agency's basic financial statements. The Introductory Section is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Ernst + Young LLP

January 29, 2013

Overview of the Financial Statements

The following is a narrative overview of the financial performance of the New York State Housing Finance Agency (the "Agency") for the fiscal years ended October 31, 2012 ("fiscal 2012") and October 31, 2011 ("fiscal 2011") with selected comparative information for the fiscal year ended October 31, 2010 ("fiscal 2010"). This analysis must be read in conjunction with the financial statements.

The annual financial statements consist of five parts: (1) management's discussion and analysis (this section); (2) the financial statements; (3) the notes to the financial statements; (4) required supplementary information and (5) the supplemental schedules that report programs of the Agency individually.

The Agency's financial statements are prepared using the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America.

Management's Discussion and Analysis

- This section of the Agency's financial statements, Management's Discussion and Analysis (the "MD&A"), presents an overview of the Agency's financial performance during fiscal 2012 and fiscal 2011. It provides a discussion of financial highlights and an assessment of how the Agency's financial position has changed from the past years. It identifies the factors that, in management's view, significantly affected the Agency's overall financial position. It may contain opinions, assumptions or conclusions by the Agency's management that should not be considered a replacement for, and must be read in conjunction with, the financial statements and other information described below.

The Financial Statements

- The "Statement of Net Position" provides information about the liquidity and solvency of the Agency by indicating the nature and the amount of resources (assets), the deferred inflows and outflows, the obligations to Agency creditors (liabilities) and the Agency's net position.
- The "Statement of Revenues, Expenses and Changes in Net Position" accounts for all of the current year's revenues and expenses in order to measure the success of the Agency's operations over the past year. It can be used to determine how the Agency has funded its costs. By presenting the financial performance of the Agency, the change in net position is similar to net profit or loss for a business.
- The "Statement of Cash Flows" is presented on the direct method of reporting. It provides information about the Agency's cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities. Cash collections and payments are presented in this statement to arrive at the net increases or decreases in cash for each year.

The Notes to the Financial Statements

- The notes provide information that is essential to understanding the financial statements, such as the Agency's accounting methods and policies, providing information about the content of the financial statements.
- Details are included of contractual obligations, future commitments and contingencies of the Agency.
- Information is given regarding any other events or developing situations that could materially affect the Agency's financial position.

Required Supplementary Information ("RSI")

- The RSI presents the information regarding the Agency's progress in funding its obligation to provide postemployment benefits other than pensions to its employees.

Supplementary Information

- Presentations of the Agency's financial information by program are listed in accordance with the requirements of the various bond resolutions.

Background

The Agency was created as a public benefit corporation in 1960, under Article III of the Private Housing Finance Law, to finance low and moderate income housing, primarily through the issuance of municipal securities and the making of mortgage loans to eligible borrowers. Since its inception, the Agency has issued over $16 billion in bonds to finance low and moderate income housing. The Agency administers finance programs which, combined with other federal, state, and local resources, benefit the families and communities of New York State (the "State").

During its 52 year history, the Agency's mandate has been legislatively expanded to allow for the financing of housing which meets a variety of needs of the people of New York. As a result, the Agency is authorized to issue bonds to reimburse the State for appropriated expenditures for various housing capital programs.

The Agency and its corporate existence shall continue until terminated by law; provided, however that no such law shall take effect so long as the Agency has bonds, notes or other obligations outstanding.

Since 2008, the Agency has used the Affordable Housing Resolution as the primary vehicle for financing affordable housing developments. It is structured as a "parity resolution" so that all bonds issued under the resolution have equal access to the pledged revenues, unless otherwise indicated. This resolution provides the Agency with flexibility to finance smaller projects through issuances that finance pools of mortgage loans, creating efficiencies of scale for both costs of issuance and market execution purposes. Through the end of fiscal 2012, the Agency has issued 20 series of bonds to finance 58 projects. The bonds are secured only by the assets pledged under the resolution including the mortgage loan payments as in the Agency's conduit financing. In addition, through the end of fiscal 2012, the Agency issued 13 series of bonds under specially segregated series of the Affordable Housing Resolution to finance 29 affordable housing developments participating in the federal government's New Issue Bond Program.

Prior to fiscal 2008, the Agency was primarily a conduit debt issuer. As a conduit issuer, bonds are issued under various bond resolutions adopted by the Agency to permanently finance and provide financing during the construction period for qualified individual projects. These bonds, both fixed and variable rate, are special obligations payable solely from mortgage payments required to be made by the borrower for which the particular bonds were issued. Such mortgage payments are then pledged or assigned to the trustees for the holders of the respective bonds. The Agency has no obligation to pay its bonds other than from such mortgage payments or other amounts that might otherwise be available under the respective bond resolution. In addition, bonds issued by the Agency are typically secured by other forms of credit enhancement. Such credit enhancement is usually in the form of a letter of credit or credit facility, which is issued by a major bank or government-sponsored entity. A portion of these bonds are issued to finance multifamily rental developments in which at least 20% of the units are set aside for low-income residents. These "80/20" projects are generally located in New York City.

Financial Markets

The Agency's operations continued to be impacted in fiscal 2012 by the slow path to recovery from the housing collapse and recent recession. On the positive side in 2012, the U.S. economy did exhibit signs of recovery as home values bottomed out and employment began to slowly improve; the European debt crisis also showed signs of stability. To support the economic recovery, the Federal Reserve expanded its stimulus programs to buy both U.S. Treasuries and mortgage-backed securities which continued to keep interest rates and conventional mortgage rates at historic lows. The municipal market followed, with tax-exempt rates trending lower in line with other fixed income markets.

Rental housing has served as a critical source of growth in the current housing market. This trend toward multifamily housing is expected to continue for the next few years. Rents in Manhattan and the outer boroughs continue to trend upwards, reaching and even exceeding pre-recession highs. Lenders and tax credit investors have returned to the market, though their terms and conditions continue to be conservative. Fiscal 2012 saw further downgrading of many U.S. and international lenders which has affected new and existing transactions.

In fiscal 2012, the Agency issued its last series of bonds under the Federal New Issue Bond Program ("NIBP") which was launched during fiscal 2010 to address certain challenges facing state and local housing finance agencies. Through NIBP, the Agency was able to lock its borrowing costs at rates tied to 10 year U.S. Treasuries. The result was a significant reduction in the Agency's borrowing costs and consequently, the Agency was able to offer mortgage rates lower than current municipal rates. During fiscal year 2012, the Agency used $119.7 million of its NIBP allocation which was leveraged with $41.4 million of short term bonds sold to the public.

The Municipal Market saw strong demand throughout 2012 and the Agency's bond issues were well received. The Agency continued to broaden its group of Community Reinvestment Act ("CRA") motivated buyers who actively participate in the Agency's bond sales. This interest has complemented retail investor demand and has helped the Agency continue to achieve strong positive reception for its bond offerings

Lenders have returned to the market, with an easing of construction credit enhancement availability for affordable housing developments and "80/20s" during fiscal 2012, although they have maintained higher pricing and tightened lending parameters. The Agency continued to benefit from its close affiliation with the State of New York Mortgage Agency ("SONYMA"), which through its Mortgage Insurance Fund, provides permanent credit enhancement at competitive pricing for affordable housing developments. The Agency also saw expanded participation from Fannie Mae and Freddie Mac providing enhancement for fixed rate mortgages; otherwise, long term credit enhancement continued to be difficult to obtain for floating rate borrowers, primarily the "80/20" developments. As a result, in 2012, the Agency began its foray into the unrated private placement market with two new issues and one refunding issue.

In fiscal 2012, the Agency saw a continued recovery in the Federal Low Income Housing Tax Credit equity market, a key component of the capital structure of affordable housing developments. As the year progressed, we saw pricing reach all time highs and investors return to all geographic areas of the state though there continues to be a significant pricing advantage for transactions in downstate market areas, particularly New York City and its immediately surrounding suburban areas. Similar to credit enhancement providers, tax credit investors have maintained their tightened investment guidelines.

Bond Issuances and Mortgage Financings - Fiscal 2012

During **fiscal 2012**, the Agency issued or released from NIBP escrow, bonds totaling $964.2 million to finance 25 new projects that contain 4,467 housing units, of which 62% or 2,785 are set aside for low income households.
Details are as follows:

Project Name	Total Units	Affordable Units		Mortgage Amount			Bonds Issued/Released from Escrow***
PROJECTS FINANCED UNDER INDIVIDUAL REVENUE BOND RESOLUTIONS							
11th Street Apartments	59	12	$	18,255,000	*	$	2,750,000
111 Nassau Street	169	34		71,500,000			71,500,000
160 West 62nd Street	339	68		260,000,000			260,000,000
175 West 60th Street	257	52		165,000,000	*		51,000,000
388 Bridge Street	235	48		150,000,000			86,000,000
Clinton Park Phase II	480	96		145,000,000			145,000,000
Jackson Avenue Apartments	98	20		27,660,000	*		2,945,000
Related West 30th Street	385	77		188,400,000	*		110,000,000
SUBTOTAL	2,022	407		1,025,815,000			729,195,000
PROJECTS FINANCED UNDER THE AFFORDABLE HOUSING REVENUE BOND RESOLUTION**							
David E. Podell House	50	50	$	5,770,000		$	5,815,000
St. Michaels Windmill Apartments	40	40		5,600,000			5,600,000
St. Philips Senior Housing	200	200		22,615,000			22,795,000
Surrey Carlton Apartments	176	176		20,270,000			20,270,000
Yonkers Apartments	129	129		19,260,000			19,415,000
SUBTOTAL	595	595		73,515,000			73,895,000
PROJECTS FINANCED UNDER THE AFFORDABLE HOUSING REVENUE BOND RESOLUTION (NIBP)***							
Bradmar Village Apartments	100	100	$	8,320,000		$	8,360,000
Ennis Francis Apartments	220	220		38,565,000			38,565,000
Fairway-Richmond Apartments	219	219		23,500,000			23,500,000
Friedrichs Supportive Apartments	61	61		8,600,000			8,630,000
Gateway Gardens Housing Apartments	40	40		6,000,000			6,050,000
Greenway Apartments	208	208		12,790,000			12,930,000
HANAC Archbishop Iakovos Senior Apartments	100	100		12,100,000			12,190,000
James Street Apartments	83	16		8,775,000			8,815,000
Monteagle Ridge Estates Apartments	150	150		5,720,000			5,720,000
Phillips Village Apartments	497	497		27,050,000			27,370,000
Towpath Apartments	97	97		5,430,000			5,470,000
Village Square Senior Apartments	75	75		3,450,000			3,500,000
SUBTOTAL	1,850	1,783		160,300,000			161,100,000
GRAND TOTAL	**4,467**	**2,785**	**$**	**1,259,630,000**		**$**	**964,190,000**

* In connection with the making of the mortgage loan for this project, the amount shown includes the funds to be available from additional bonds anticipated to be issued in fiscal year 2013 and 2014 by the Agency.

** The amount shown as "Bonds Issued" under this resolution includes the allocable portion of a debt service reserve fund.

*** During fiscal 2012, $119,700,000 of such NIBP bonds were released from escrow and together with $41,400,000 of additional NIBP bonds, were used to finance the 12 projects listed above. As of the end of fiscal year 2012, $0 remains in escrow.

The Agency issued an additional $267.2 million in bonds to finance one project under a multi-year program and one project under a Revenue Bond Resolution previously issued:

Project Name		Bonds Issued Under Multi-Year Programs
Gotham West	$	260,000,000
Archstone Westbury		7,200,000
	$	267,200,000

The Agency had three credit substitutions whereby the short term letters of credit were substituted with either Fannie Mae, Freddie Mac or TD Bank, N.A. credit enhancement:

Project Name		Amount
8 East 102nd Street	$	143,700,000
600 West 42nd Street		469,310,000
West 37th Street		87,000,000
	$	700,010,000

Bond Issuances and Mortgage Financings - Fiscal 2011

During **fiscal 2011**, the Agency issued or released from NIBP escrow, bonds totaling $807.3 million to finance 27 new projects that contain 4,169 housing units, of which 54% or 2,253 are set aside for low income households.
Details are as follows:

Project Name	Total Units	Affordable Units	Mortgage Amount		Bonds Issued/Released from Escrow***
PROJECTS FINANCED UNDER INDIVIDUAL REVENUE BOND RESOLUTIONS					
25 Washington Street	106	21	$ 19,700,000		$ 19,700,000
29 Flatbush Avenue	327	66	90,000,000		90,000,000
2180 Broadway	181	37	123,620,000		123,620,000
330 West 39th Street	199	42	65,000,000		65,000,000
Clinton Park	222	44	70,000,000		70,000,000
Gotham West	1,238	251	520,000,000	*	220,000,000
SUBTOTAL	2,273	461	888,320,000		588,320,000
PROJECTS FINANCED UNDER THE AFFORDABLE HOUSING REVENUE BOND RESOLUTION**					
439 West 53rd Street Apartments	10	10	5,600,000		5,600,000
Allen By the Bay Senior Housing	66	66	9,800,000		9,800,000
Frederick Douglass Apartments	28	28	4,000,000		4,000,000
John Crawford Apartments	96	96	4,375,000		4,425,000
Greenacres Apartments	101	101	4,550,000		4,605,000
NOTA Special Needs Apartments	46	46	5,940,000		5,940,000
Shiloh Senior Apartments	40	40	6,800,000		6,800,000
Wilcox Lane Apartments	120	120	3,090,000		3,140,000
Woodstock Manor Apartments	61	61	6,550,000		6,605,000
SUBTOTAL	568	568	50,705,000		50,915,000
PROJECTS FINANCED UNDER THE AFFORDABLE HOUSING REVENUE BOND RESOLUTION (NIBP)***					
25 State Street Apartments	50	50	8,760,000		8,800,000
Burt Farms II Apartments	50	50	3,350,000		3,380,000
CAMBA Gardens Apartments	209	209	34,060,000		34,110,000
Erie Harbor Apartments	131	27	18,390,000		18,520,000
Heritage Homes Apartments	131	131	18,390,000		18,560,000
Liberty Green III Apartments	83	83	7,870,000		7,910,000
Machackemach Village Apartments	51	51	2,310,000		2,330,000
North Country Rural Preservation Apartments	254	254	14,390,000		14,460,000
Pine Town Apartments	130	130	19,650,000		19,650,000
Roundtop Commons Apartments	92	92	15,500,000		15,570,000
Spring Valley Apartments	55	55	8,400,000		8,450,000
Warburton Riverview Apartments	92	92	16,200,000		16,290,000
SUBTOTAL	1,328	1,224	167,270,000		168,030,000
GRAND TOTAL	**4,169**	**2,253**	**$ 1,106,295,000**		**$ 807,265,000**

* In connection with the making of the mortgage loan for this project, the amount shown includes the funds to be available from additional bonds anticipated to be issued in fiscal years 2012 and 2013 by the Agency.

** The amount shown as "Bonds Issued" under this resolution includes the allocable portion of a debt service reserve fund.

*** During fiscal 2011, $92,100,000 of such NIBP bonds were released from escrow and together with $75,930,000 of additional NIBP bonds, were used to finance the 12 projects listed above. As of the end of fiscal 2011, $136,370,000 remains in escrow.

Bond Issuances and Mortgage Advances

Total bonds issued by the Agency and total mortgage loan advances, for a five year period were:

Fiscal Year	Total Bonds Issued	Total Mortgage Loan Advances
	($ in thousands)	
2008	$ 1,380,695	$ 1,292,183
2009	1,132,310	1,248,295
2010	1,087,800	1,334,974
2011	924,266	860,012
2012	1,231,390	1,115,071

On an annual basis, mortgage loan advances vary from bonds issued because mortgage advances are made using funds available from both current and prior fiscal year bond issuances.

Condensed Financial Information

NEW YORK STATE HOUSING FINANCE AGENCY

Statements of Net Position Summary Schedule
(In thousands)

	October 31, 2012	October 31, 2011	October 31, 2010	% Change 2012-2011	% Change 2011-2010
Assets:					
Cash	$ 127,114	$ 101,205	$ 62,289	26%	62%
Mortgage loans receivable - net	9,840,951	9,269,513	8,869,571	6%	5%
Investments including accrued interest receivable	1,541,266	1,460,403	1,463,783	6%	—
Other assets	31,061	29,775	30,197	4%	(1%)
Total assets	11,540,392	10,860,896	10,425,840	6%	4%
Deferred outflows of resources:					
Accumulated decrease in fair value of hedging derivatives	46,140	43,933	40,201	5%	9%
Liabilities:					
Bonds payable	10,802,085	10,155,884	9,737,499	6%	4%
Derivative instruments - interest rate swaps	46,140	43,933	40,201	5%	9%
Interest payable	24,903	23,091	22,388	8%	3%
Accounts payable	7,291	6,961	7,460	5%	(7%)
Unearned revenues, amounts received in advance and other	280,347	238,918	202,292	17%	18%
Postemployment retirement benefits	36,617	32,779	31,141	12%	5%
Total liabilities	11,197,383	10,501,566	10,040,981	7%	5%
Net position	$ 389,149	$ 403,263	$ 425,060	(3%)	(5%)

"—" indicates a percentage of less than 1%

Assets

Mortgage Loans Receivable

Mortgage loans receivable are the Agency's primary assets, comprising approximately 85% of the total assets for fiscal 2012, fiscal 2011 and fiscal 2010. Mortgage loans receivable are primarily first mortgage liens on the real property of the project and are financed by long-term indebtedness.

As a result of continued lending activity, mortgage loans receivable increased by $571 million, or approximately 6% from approximately $9.3 billion at October 31, 2011 to $9.8 billion at October 31, 2012. This compares with an increase of $400 million, or approximately 5% from $8.9 million at October 31, 2010 to $9.3 million at October 31, 2011.

Mortgage loans receivable are presented net of loan participation agreements in the amounts of $0, $21.3 million and $144.2 million, as well as subsidy loans in the amounts of $206.8 million, $171 million and $151.1 million at October 31, 2012, 2011 and 2010, respectively.

Cash and Investments

Restricted assets are held principally by a bond trustee or a depository in the form of cash and investments. These funds are held for the following purposes:

- To fund construction loans for projects with mortgage commitments remaining to be funded.
- As reserves for debt held under the specific requirements of bond resolutions.
- To fund debt service on bonds when such payments are due.
- Funds received from governmental entities to be disbursed to projects on whose behalf such funds were received.
- Escrow and reserve funds held for the benefit of the projects on whose behalf such funds were remitted.
- Funds available to be advanced for subsidy loans.

Unrestricted assets held principally by a bond trustee or a depository in the form of cash and investments are held in order to fund the operating costs of the Agency. When unrestricted funds are committed to be advanced as subsidy loans, the funds are transferred to restricted assets.

Investments

Primarily as a result of additional bond proceeds received during fiscal 2012, investments (including accrued interest receivable thereon) increased $81 million, or approximately 6%. Investments remained largely unchanged at approximately $1.5 billion at October 31, 2011 and 2010.

Deferred Outflows of Resources

In June 2008, the Governmental Accounting Standards Board ("GASB") issued Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments* ("GASB No. 53"). The Statement establishes guidance on the recognition, measurement and disclosures related to derivative instruments ("interest rate swaps") entered into by governmental entities. GASB No. 53 requires that derivative instruments be reported at fair value, and requires governmental entities to determine if derivatives are effective hedges of risks associated with related hedgeable items. Generally, for derivatives that are effective hedges, changes in fair values are deferred whereas for ineffective hedges, the changes in fair value are recognized in the current period. The Agency implemented GASB No. 53 retroactively as of October 31, 2010. For fiscal 2012, 2011 and 2010, all of the Agency's interest rate swaps were determined to be effective hedges. Therefore, the Agency recorded the amount of the fair values of these interest rate swaps along with a corresponding deferred outflow of resources.

Due to the continued decline in interest rates on interest rate swaps, the market values of the interest rate swaps declined from approximately ($43.9) million in fiscal 2011 to ($46.1) million in fiscal 2012, a decrease of $2.2 million, or 5%. During fiscal 2011, there was a decrease in market value from approximately ($40.2) million in fiscal 2010 to ($43.9) million in fiscal 2011, a decrease of $3.7 million, or 9%.

Liabilities

Bonds Payable

At approximately 96% of total liabilities in fiscal 2012 (97% in fiscal 2011 and 94% in fiscal 2010), bonds payable comprises the largest component of liabilities as of October 31, 2012, 2011 and 2010. Funds generated by the sale of bonds are used to fund mortgages. The payments due on mortgage loans receivable, together with interest earnings, are used to fund the debt service payments due on bonds payable.

Bonds payable increased from approximately $10.1 billion at October 31, 2011 to $10.8 billion at October 31, 2012, an increase of $700 million, or 6%. This was a result of the activity during fiscal 2012 in which the bonds were issued in the amount of approximately $1.2 billion and retired in the amount of approximately $600 million. This compares with the increase from $9.7 billion in fiscal 2010 to $10.1 billion in fiscal 2011 an increase of $400 million, or 4%.

Interest Payable

Primarily as a result of continued bond issuance activity, interest payable increased from approximately $23.1 million at October 31, 2011 to $24.9 million at October 31, 2012, an increase of $1.8 million, or approximately 8%. This compares with the increase from $22.4 million at October 31, 2010 to $23.1 million at October 31, 2011, an increase of $700 thousand, or approximately 3%.

Accounts Payable

Accounts payable vary from year to year based on the timing of invoices received and the timing of payment on such invoices. Accounts payable increased from approximately $7 million in fiscal 2011 to $7.3 million in fiscal 2012 an increase of $300 thousand, or approximately 5%. This compares with the decrease from $7.5 million in fiscal 2010 to $7 million in fiscal 2011 a decrease of $500 thousand, or approximately 7%.

Unearned Revenues, Amounts Received in Advance and Other

The amount of $238.9 million in fiscal 2011 compares to $280.3 million in fiscal 2012, an increase of $41.4 million, or approximately 17%, as compared with an increase from $202.3 million in fiscal 2010 to $238.9 million in fiscal 2011, an increase of $36.6 million, or approximately 18%. The increase in fiscal years 2012 and 2011 are primarily a result of amounts received from projects to fund bond redemptions, principal reserve fund payments and advance mortgage payments.

Postemployment Retirement Benefits

The Agency provides certain group health care benefits to eligible retirees (and for eligible dependents and survivors of such retirees). Postemployment retirement benefits represent the accumulated unfunded actuarial liability required to pay the cost to retirees. The accumulated amount of post employment retirement benefits increased from $32.8 million in fiscal 2011 to $36.6 million in fiscal 2012, an increase of $3.8 million, or approximately 12%. This compares with an increase from $31.1 million in fiscal 2010 to $32.8 million in fiscal 2011, an increase of $1.7 million, or approximately 5%. The current year's increase of 12% was primarily due to the reduction in the discount rate used in the actuarial calculation from 4% to 3.5%. The valuation was also impacted by the anticipation of increased costs related to the passage of the Patient Protection and Affordable Care Act (see note 11).

NEW YORK STATE HOUSING FINANCE AGENCY

Summary of Revenues, Expenses and Changes in Net Position
(In thousands)

	Fiscal Year Ended October 31, 2012	2011	2010	% Change 2012-2011	2011-2010
Operating revenues:					
Interest on mortgage loans	$ 104,976	$ 101,844	$ 107,197	3%	(5%)
Investment income	5,971	5,555	7,403	7%	(25%)
Fees, charges and other	30,196	28,157	38,676	7%	(27%)
Recoveries	4,180	180	9,880	2,222%	(98%)
Total operating revenues	145,323	135,736	163,156	7%	(17%)
Operating expenses:					
Interest expense	94,278	93,717	104,411	1%	(10%)
Earnings on investments credited to mortgagors	1,348	1,675	6,204	(20%)	(73%)
Postemployment retirement benefits	3,838	1,638	1,502	134%	9%
Reserve for subordinate mortgage loans	24,058	19,223	41,296	25%	(53%)
General expenses	16,596	16,977	17,503	(2%)	(3%)
Other financial expenses	2,998	10,046	4,467	(70%)	125%
Unrealized loss on investments held	2,179	771	303	183%	154%
Supervising agency fee	10,130	12,141	11,293	(17%)	8%
Expenditures related to federal and state grants	15,619	44,175	72,729	(65%)	(39%)
Total operating expenses	171,044	200,363	259,708	(15%)	(23%)
Non-operating revenues (expenses):					
Payments from the State of New York	—	—	4,089	—	(100%)
Federal and state grants	15,619	44,175	72,729	(65%)	(39%)
Reserve funds (disbursed to) received from mortgagors	(4,033)	(1,326)	136	(204%)	(1,075%)
Gain (loss) on loan	21	(19)	41	211%	(146%)
Net non-operating revenue	11,607	42,830	76,995	(73%)	(44%)
Net position:					
Decrease in net position	(14,114)	(21,797)	(19,557)	35%	(11%)
Total net position - beginning of fiscal year	403,263	425,060	444,617	(5%)	(4%)
Total net position - end of fiscal year	$ 389,149	$ 403,263	$ 425,060	(3%)	(5%)

"—" indicates a percentage of less than 1%

Operating revenues

Interest on Mortgage Loans

Interest on mortgage loans increased from $101.8 million in fiscal 2011 to $105 million in fiscal 2012, an increase of $3.2 million, or approximately 3%, as a result of strong lending activity. This compares with a decrease from $107.2 million in fiscal 2010 to $101.8 million in fiscal 2011, a decrease of $5.4 million, or approximately 5%, which was a consequence of reduced interest rates on variable rate mortgages. Interest on mortgage loans represents the Agency's primary source of funds available to pay interest expense.

Investment Income

Primarily as a result of continued historic low yields on U.S. Treasury securities, investment income increased from $5.6 million in fiscal 2011 to $6 million in fiscal 2012, an increase of $400 thousand, or approximately 7%. This compares with a decrease from $7.4 million in fiscal 2010 to $5.6 million in fiscal 2011, a decrease of $1.8 million, or approximately 25%.

Fees, Charges and Other

Fees, charges and other represent monthly fees and charges payments due on mortgage loans, recognition of income over the life of mortgage loans relating to fees received at the time of mortgage closings and other servicing fees. It also includes various one time payments due to the Agency, including public purpose fees due under certain conditions, in accordance with the terms of various Regulatory Agreements. Fees, charges and other increased from $28.2 million in fiscal 2011 to $30.2 million in fiscal 2012, an increase of $2 million, or approximately 7%. This compares with a decrease from $38.7 million in fiscal 2010 to $28.2 million in fiscal 2011, a decrease of $10.5 million, or approximately 27%.

Recoveries

Recoveries increased from $180,000 in 2011 to $4.2 million in fiscal 2012, an increase of $4 million or 2,222%. Recoveries represent payments received relating to mortgages for which an allowance had previously been established. Recoveries are also used to account for adjustments to Allowances for Losses on Loans. During fiscal 2012, the largest component of Recoveries was a result of the allowance for losses on loans being reduced from $18.1 million as of October 31, 2011 to $8.8 million as of October 31, 2012, a reduction of $1.6 million in the Nursing Home and Health Care program and a reduction of $2 million in the Housing Project Mortgage Revenue program. The allowances were reduced as a result of the payments in full of certain Mortgage Loans for which allowances had been previously established.

Operating expenses

Interest Expense

As a result of additional bond issuances, interest expense increased from $93.7 million in fiscal 2011 to $94.3 million in fiscal 2012, an increase of $600 thousand, or approximately 1%. This compares with a decrease from $104.4 million in fiscal 2010 to $93.7 million in fiscal 2011, a decrease of $10.7 million, or approximately 10%, as a continued consequence of reduced interest rates on variable rate bonds.

Earnings on Investments Credited to Mortgagors

During the construction period, certain mortgages are credited with the earnings on unadvanced bond proceeds held in the construction financing account and the capitalized interest account. Fluctuations result from the timing of the granting of credits to mortgagors and interest earned on investments during the period. As a result of the continued decline in interest rates, Earnings on Investments Credited to Mortgagors declined from $1.7 million in fiscal 2011 to $1.3 million in fiscal 2012, representing a decline of $400 thousand, or approximately 20%. This compares with a decrease from $6.2 million in fiscal 2010 to $1.7 million in fiscal 2011, a decrease of $4.5 million, or approximately 73%.

Reserve for Subordinate Mortgage Loans

Subordinate mortgage loans are not secured by credit enhancement and their terms require scheduled payments which are deferred until other obligations are satisfied. Therefore, an allowance is established for the full amount of each of these loans. Certain Agency funds have been made available for making subsidy loans which are made in the form of subordinate mortgage loans and are recorded as mortgage loans receivable. In addition, subordinate mortgage loans include certain former first mortgages that were subordinated during fiscal 2012 as a result of financing arrangements. The amount of the reserve for subordinate mortgage loans represents the expense recorded during the fiscal year as an allowance recorded against the mortgage loans receivable.

The expense incurred through the reserve for subordinate mortgage loans disbursed increased by $4.9 million, or approximately 25% from $19.2 million in fiscal 2011 to $24.1 million in fiscal 2012. This compares with a decrease of $22.1 million, or approximately 53% from $41.3 million in fiscal 2010 to $19.2 million in fiscal 2011.

General Expenses

General Expenses include certain administrative expenses in addition to other financial expenses. General Expenses decreased from approximately $17 million in fiscal 2011 to $16.6 million in fiscal 2012, a decrease of $400 thousand, or 2%, as compared with a decrease from approximately $17.5 million in fiscal 2010 to $17.0 million in fiscal 2011, a decrease of $500 thousand, or 3%. The declines were primarily a result of reduced salary expenses.

Other Financial Expenses

Other financial expenses represent the following: arbitrage rebate payments due to the federal government, bond premium funds advanced, letter of credit fees and remarketing fees. Other financial expenses decreased from $10 million in fiscal 2011 to $3 million in fiscal 2012, a decrease of $7 million, or approximately 70%, as compared with an increase from $4.5 million in fiscal 2010 to $10 million in fiscal 2011, an increase of $5.5 million, or 125%. The increase from fiscal 2010 to fiscal 2011 was primarily a result of the Agency expending approximately $5.7 million in bond premium funds in fiscal 2011 as compared with $0 in fiscal 2012. Proceeds from the issuance of bonds on State supported debt in excess of par value are capitalized and recorded as bond premium. Transfer of such funds to the State is recorded as an expense.

Unrealized loss on Investments Held

Due to the liquidation and, or maturity of certain high yielding investments held at a gain during fiscal 2012, combined with market conditions, the unrealized loss on investments held increased from approximately $800 thousand in fiscal 2011 to $2.2 million in fiscal 2012, an increase of $1.4 million, or approximately 183%. This compares with an increase from approximately $300 thousand in fiscal 2010 to $800 thousand in fiscal 2011, a decrease of $500 thousand, or approximately 154% which resulted from market conditions.

Supervising Agency Fee and Other Payments to the State

Supervising Agency Fees and other payments to the State are paid by the Agency to the State and certain state agencies, including the New York State Division of Housing and Community Renewal ("DHCR"). During fiscal 2011, an additional one-time payment to the State in the amount of $3.5 million was paid. The Supervising Agency Fee and other payments to the State decreased by $2 million, or 17% from $12.1 million in fiscal 2011 to $10.1 million in fiscal 2012. This compares with an increase from $11.3 million in fiscal 2010 to $12.1 million in fiscal 2011, an increase of $800 thousand, or 8%.

Non-operating revenues (expenses)

Federal and State Grants

Federal and State Grants represent funds received from the federal government and the State which are then remitted to various housing developments. In accordance with GASB Statement No. 33, *Accounting and Financial Reporting for Non-Exchange Transactions*, revenue is recorded as non-operating and the related expense is recorded as an operating expense.

Federal and State Grants decreased from $44.2 million in fiscal 2011 to $15.6 million in fiscal 2012, a decrease of $28.6 million or approximately 65%. This compares with a decrease from $72.7 million in fiscal 2010 to $44.2 million in fiscal 2011, a decrease of $28.5 million or approximately 39%.

During fiscal 2010, the Agency began to participate in the onetime federal program – the Tax Credit Assistance Program ("TCAP") authorized by the American Recovery and Reinvestment Act of 2009, through which funds were made available to assist affordable housing developments. The decrease from fiscal 2010 to fiscal 2012 and 2011 was primarily a consequence of decreased funds transferred by the federal government under the TCAP program. The Agency received approximately $16.7 million in fiscal 2011 compared to $300 thousand in fiscal 2012, a decrease of $16.4 million, or 98% in TCAP funds which were disbursed to housing developments, as compared with a decrease of $48 million in fiscal 2010 to $16.7 million in fiscal 2011, a decrease of $31.3 million, or 65%. The Agency's participation in the TCAP program ended in March, 2012.

Additionally, in fiscal 2010, the Agency began to distribute funds under the federal Neighborhood Stabilization Program ("NSP") to thirty local recipients, who are predominantly redeveloping foreclosed, abandoned, and vacant residential properties in communities heavily affected by foreclosures for resale or lease to low, moderate, and middle income households. Total funds disbursed under the NSP program decreased from approximately $21.2 million in fiscal 2011 to $9.1 million in fiscal 2012, a decrease of $12.1 million, or 57%, as compared with an increase of approximately $9 million in fiscal 2010 to $21.2 million in fiscal 2011, an increase of $12.2 million, or 136%.

****

New York State Housing Finance Agency
(A Component Unit of the State of New York)
STATEMENTS OF NET POSITION
(in thousands)

	October 31, 2012	October 31, 2011
Assets		
Current Assets:		
Cash held principally by Trustee and Depository - Restricted	$ 98,172	$ 82,426
Cash held by Paying Agent for November 1 bond payments - Restricted	22,958	4,573
Cash held principally by Trustee and Depository - Unrestricted	5,984	14,206
Investments - Restricted	1,345,464	1,270,359
Investments - Unrestricted	121,859	93,184
Accrued interest receivable on investments	1,631	2,018
Mortgage loans and other loans - net	216,360	197,655
Interest receivable and other	21,222	18,495
Total current assets	**1,833,650**	**1,682,916**
Non-current Assets:		
Investments - Restricted	51,826	52,068
Investments - Unrestricted	20,486	42,774
Mortgage loans and other loans - net	9,624,591	9,071,858
Interest receivable and other	9,839	11,280
Total non-current assets	**9,706,742**	**9,177,980**
Total assets	**11,540,392**	**10,860,896**
Deferred outflows of resources		
Accumulated decrease in fair value of hedging derivatives	46,140	43,933
Liabilities		
Current Liabilities:		
Accounts payable	7,291	6,961
Interest payable	24,903	23,091
Funds received from governmental entities	20,254	21,331
Earnings restricted to project development	3,833	5,055
Unearned revenues, amounts received in advance and other	201,024	160,541
Bonds payable	149,035	151,365
Funds received from mortgagors	31,172	34,577
Total current liabilities	**437,512**	**402,921**
Non-current Liabilities:		
Bonds payable including unamortized bond premium and discount	10,653,050	10,004,519
Derivative instrument - interest rate swaps	46,140	43,933
Unearned revenues, amounts received in advance and other	24,064	17,414
Postemployment retirement benefits	36,617	32,779
Total non-current liabilities	**10,759,871**	**10,098,645**
Total liabilities	**11,197,383**	**10,501,566**
Net position		
Restricted	335,428	350,102
Unrestricted	53,721	53,161
Total net position	**$ 389,149**	**$ 403,263**

New York State Housing Finance Agency

(A Component Unit of the State of New York)

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

(in thousands)

	Fiscal Year Ended October 31, 2012	Fiscal Year Ended October 31, 2011
Operating revenues		
Interest on mortgage loans	$ 104,976	$ 101,844
Fees, charges and other	30,196	28,157
Investment income	5,971	5,555
Recoveries	4,180	180
Total operating revenues	145,323	135,736
Operating expenses		
Interest	94,278	93,717
Earnings on investments and other funds credited to mortgagors and lessees	1,348	1,675
Postemployment retirement benefits	3,838	1,638
Reserve for subordinate mortgage loans	24,058	19,223
General expenses	16,546	16,923
Other financial expenses	2,998	10,046
Unrealized loss on investments held	2,179	771
Fees and expenses of the Trustee, Depository and Paying Agent	50	54
Supervising agency fee	10,130	12,141
Expenditures related to federal and state grants	15,619	44,175
Total operating expenses	**171,044**	**200,363**
Operating loss	**(25,721)**	**(64,627)**
Non-operating revenues		
Federal and state grants	15,619	44,175
Reserve funds returned to mortgagors	(4,033)	(1,326)
Gain (loss) on loans	21	(19)
Net non-operating revenues	**11,607**	**42,830**
Decrease in net position	**(14,114)**	**(21,797)**
Total net position - beginning of fiscal year	**403,263**	**425,060**
Total net position - end of fiscal year	**$ 389,149**	**$ 403,263**

See notes to financial statements.

New York State Housing Finance Agency

(A Component Unit of the State of New York)

STATEMENTS OF CASH FLOWS

(in thousands)

	Fiscal Year Ended October 31, 2012	2011
Cash flows from operating activities		
Interest on loans	$ 105,376	$ 102,902
Fees, charges and other	40,127	30,210
Operating expenses	(32,028)	(38,804)
Principal payments on mortgage loans	519,349	358,250
Mortgage loans advanced	(1,115,071)	(860,012)
Funds received from mortgagors	57,014	128,205
Funds returned to mortgagors and lessees	(24,311)	(4,919)
Distribution of funds received from governmental entities	(1,055)	(5,813)
Payments and other	26	(4,841)
Expenditures related to Federal and State Grants	(15,619)	(44,175)
Net cash used in operating activities	**(466,192)**	**(338,997)**
Cash flows from non-capital financing activities		
Interest payments	(95,171)	(94,587)
Issuance of bonds	1,231,390	924,266
Retired/principal repayments	(582,690)	(504,415)
Federal and State Grants	15,619	44,175
Net cash provided by non-capital financing activities	**664,319**	**464,026**
Cash flows from investing activities		
Investment income	5,067	6,745
Proceeds from sales or maturities of investments	5,358,505	7,513,586
Purchases of investments	(5,440,619)	(7,511,857)
Net cash (used in) provided by investing activities	**(82,114)**	**1,729**
Net increase in cash	25,909	38,916
Cash at beginning of fiscal year	101,205	62,289
Cash at end of fiscal year	**$ 127,114**	**$ 101,205**
Reconciliation of operating loss to net cash used in operating activities:		
Operating loss	$ (25,721)	$ (64,627)
Adjustments to reconcile operating loss to net cash used in operating activities:		
Net change provided by non-operating activities	91,194	85,150
Changes in assets and liabilities - net:		
Mortgage loan receivables	(571,664)	(497,762)
Interest, fees and other receivables	—	1,873
Accounts and other payables	7,003	17,221
Funds received from mortgagors and governmental entities	32,996	119,148
Net cash used in operating activities	**$ (466,192)**	**$ (338,997)**
Non-cash investing activities		
Unrealized loss on investments held	$ (2,179)	(771)

See notes to financial statements.

NOTE 1 – THE AGENCY

The New York State Housing Finance Agency ("Agency"), a component unit of the State of New York ("State"), is a corporate governmental agency constituted as a public benefit corporation under the provisions of the State Private Housing Finance Law. The Agency is empowered to finance or contract for the financing of the construction, acquisition or refinancing of loans for: (a) housing units for sale or rent to low and moderate income persons, families, and senior citizens, (b) municipal health facilities, (c) non-profit health care facilities, (d) community related facilities and (e) to provide funds to repay the State for amounts advanced to finance the cost of various housing assistance programs. The Agency is also empowered, through its Capital Grant Low Rent Assistance Program, to provide rental housing to low and middle income persons or families. Additionally, the Agency participates in the federal government's housing assistance programs, principally those established by Section 236 of the National Housing Act and Section 8 of the U.S. Housing Act of 1937. These federal programs provide interest reduction and rental assistance subsidies, respectively, to eligible projects and tenants.

The Agency administers the State's Housing Project Repair and Infrastructure Trust Fund Programs. The Housing Project Repair Program is to be used to correct construction-related and energy, health and safety problems or deficiencies at Mitchell-Lama housing projects that are at current economic rent or that enter into mortgage modification agreements with the Agency. The Infrastructure Trust Fund Programs provide grants for the development of affordable housing throughout New York State.

The Agency finances most of its activities through the issuance of bonds. As of October 31, 2012, the Agency is authorized to issue bonds up to the amount of approximately $17.28 billion (approximately $16.28 billion as of October 31, 2011) to finance housing projects. Additionally, as of October 31, 2012, the Agency is authorized to issue Service Contract Obligation Revenue Bonds, Service Contract Revenue Bonds and Personal Income Tax Revenue Bonds in the amount of approximately $2.74 billion (approximately $2.64 billion as of October 31, 2011).

In accordance with section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards, the Agency's financial statements are included in the State of New York's annual financial statements as a component unit of the State.

The Private Housing Finance Law, as amended in 1985, established the New York State Housing Trust Fund Corporation ("HTFC") and the New York State Affordable Housing Corporation ("AHC"), both public benefit corporations, as subsidiary corporations of the Agency. In addition, as amended through 1990, such law established the New York State Homeless Housing and Assistance Corporation ("HHAC"). The Agency does not have financial accountability for these corporations; accordingly, they are not component units of the Agency in accordance with the requirements of the Governmental Accounting Standards Board (GASB) Statement No. 61 (GASB Statement No. 61), *Financial Reporting Entity: Omnibus.*

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. BASIS OF ACCOUNTING: The Agency utilizes the accrual basis of accounting wherein revenues are recognized when earned and expenses when incurred. The financial statements are prepared in accordance with generally accepted accounting principles as prescribed by GASB.

B. INVESTMENTS: Investments, other than collateralized investment agreements, are recorded at their fair value, which are based on quoted market prices or matrix pricing for securities that are not traded actively, in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and External Investment Pools*. Collateralized investment agreements are reported at cost plus accrued interest. For the purpose of financial statement presentation, the Agency does not consider any of its investments to be cash equivalents.

C. INTEREST AND INVESTMENT REVENUE: Interest and investment income is accrued and recognized as revenue when earned. Interest on delinquent mortgage loans is recognized as revenue when earned where debt service on the mortgage loans is covered by the State's moral obligation or other forms of recourse.

D. FEES, CHARGES AND OTHER: Mortgage origination fees, net of related costs, are recognized as income over the life of the related mortgages using a method that approximates the effective interest method.

   Service and other fees and charges are recorded as income when earned and the associated administrative expenses are recorded as incurred. Operating expenses identifiable to a particular program are charged directly to the program. All other operating expenses are allocated by the Agency to the individual programs. Fees and charges on certain delinquent mortgages (see Note 3) are recorded as income to the extent cash is received during the year.

   The Agency has agreements with related public benefit corporations to provide managerial, administrative and financial functions for these organizations. Pursuant to these agreements, the Agency's general expenses are allocated to reflect the services utilized by each of the respective related public benefit corporations.

E. GRANTS: Grants received from Federal, State and local governments are recognized as non-operating revenue when eligibility requirements are met.

F. ACCRUED VACATION BENEFITS: Vacation benefits are recorded in the period earned.

G. BOND DISCOUNT, COSTS OF ISSUANCE EXPENSE AND BOND PREMIUM: Bond discount, premium and, where applicable, the cost of issuing bonds and notes, are amortized over the life of the related lease or mortgage using the effective interest method.

H. USE OF RESTRICTED NET POSITION: When both restricted and unrestricted resources are available for a particular restricted use, it is the Agency's policy to use restricted resources first, and then unrestricted as needed.

I. ALLOWANCE FOR POTENTIAL LOSSES ON LOANS: An allowance has been established for possible uncollectible mortgage loans and accrued interest (see Note 3). Annually, the allowance is reviewed for reasonableness. Provisions for uncollectible receivables are recorded when it has been determined that a probable loss has occurred.

J. RESTRICTED ASSETS: The assets governed by bond or note resolutions are restricted. Cash and investments included in restricted fund accounts are held by trustee banks. Additionally, restricted assets include funds available to be advanced as subsidy loans which were committed but not yet disbursed.

K. NET POSITION: The Agency's Net Position represents the excess of assets and deferred outflow of resources over liabilities and consists largely of mortgage loans and investments. The Agency's net position is categorized as follows:

Restricted Net Position: Represents assets that have been restricted in use in accordance with the terms of bond indentures, grant awards, agreements or by State law, reduced by the outstanding balance of any debt that is attributable to those assets. This includes mortgage loan assets, bond proceeds and reserve funds that are pledged to bondholders and funds held pursuant to contractual obligations with New York State.

Unrestricted Net Position: Represent assets that do not meet the definition of restricted.

L. USE OF ESTIMATES: The preparation of the financial statements in accordance with accounting principles generally accepted in the United States of America required management to make estimates and assumptions that affect the amounts and disclosures included in the Agency's financial statements during the reporting periods. Actual amounts could differ from these estimates. The most significant estimates pertain to the allowance for potential losses on loans, the valuation of investments and the calculation for other postemployment benefits.

M. DEFERRED LOSSES AND GAINS ON DEFEASANCES AND REFUNDINGS: Gains or losses incurred in connection with advanced refundings are deferred and amortized using the straight line method as an adjustment to interest expense over the original life of the refunded bonds or the life of the refunding bonds, whichever is shorter.

N. DERIVATIVE INSTRUMENTS: The Agency enters into various interest rate swaps in order to manage risks associated with interest on its bond portfolio. The Agency recognizes the fair value of all derivative instruments as either an asset or liability on its statements of net position with the offsetting gains or losses recognized in earnings or as either deferred inflows or outflows if deemed an effective hedge.

O. RECENTLY ADOPTED ACCOUNTING PRONOUNCEMENTS: In June 2011, GASB issued Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position* ("GASB No. 63"). The objective of this Statement is to provide guidance for reporting deferred outflows of resources, deferred inflows of resources, and net position in a statement of financial position. Amounts that are required to be reported as deferred outflows should be reported in a statement of financial position in a separate section following assets. Similarly, amounts required to be reported as deferred inflows of resources should be reported in a separate section following liabilities. The statement of net position should report the residual amount as net position, rather than net assets. The provisions of this Statement are effective for financial statements for periods beginning after December 15, 2011; however the Agency elected to early-adopt this Statement in the 2011 fiscal year.

The adoption of this statement resulted in a change in the presentation of the Balance Sheets to what is now referred to as the Statements of Net Position and the term "net assets" is changed to "net position" throughout the financial statements.

P. UPCOMING ACCOUNTING PRONOUNCEMENTS: In June 2011, GASB issued Statement No. 64, *Derivative Instruments; Application of Hedge Accounting Termination Provisions*. The objective of this Statement is to clarify the termination provisions in GASB No. 53, when a counterparty of an interest rate or commodity swap is replaced. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2011. The Agency does not anticipate the implementation of this standard will have an impact on its financial statements.

In March 2012, GASB issued Statement No. 65, *Items Previously Reported as Assets and Liabilities* ("GASB No. 65"). The objective of this Statement is to either (a) properly classify certain items that were previously reported as assets and liabilities as deferred outflows of resources or deferred inflows of resources or (b) recognize certain items that were previously reported as assets and liabilities as outflows of resources (expenses or expenditures) or inflows of resources (revenues). The provisions of this Statement are effective for financial statements for periods beginning after December 15, 2012. The Agency is in the process of assessing the impact of GASB No. 65 on its financial statements.

In June 2012, GASB issued Statement No. 68, *Accounting and Financial Reporting for Pensions*. The objective of this Statement is to improve the information provided in government financial reports about pension-related financial support provided by certain non-employer entities that make contributions to pension plans that are used to provide benefits to the employees of other entities. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2014. The Agency is in the process of assessing the impact of GASB No. 68 on its financial statements.

Q. RECLASSIFICATIONS: Certain reclassifications have been made to prior year balances in order to conform to current year presentation.

NOTE 3 – RECEIVABLES

Mortgage loans, which are financed by long-term indebtedness, are collectible through monthly payments. The Agency's bond resolutions, with respect to such mortgages, generally require among other provisions that:

A. The Agency's mortgage is a first mortgage lien on the real property of the project;

B. The mortgage loan shall not exceed the then established project cost or, for certain programs, a certain percentage thereof; and

C. Mortgage repayments, together with other available monies, shall be sufficient to pay debt service on the bonds issued to finance the mortgage.

The Agency had outstanding, under various loan programs, mortgage loans receivable in the amounts of $9.84 billion and $9.27 billion, net of loan participation agreements in the amount of $21.29 million as of October 31, 2011. There were no participation agreements in effect as of October 31, 2012. The allowances for potential loan losses amounted to $8,778,000 and $18,097,000 at October 31, 2012 and 2011, respectively.

While the New York State Division of Housing and Community Renewal ("DHCR") is required to set rental schedules for certain of the housing projects financed by the Agency at rates sufficient to meet current operating costs, including debt service and required reserves, mortgagors of certain projects (as described below) have experienced difficulty in collecting increased rents. The failure of a project to generate sufficient revenues may result in the inability of the mortgagor to meet its mortgage repayments, required reserves and, in certain cases, real estate taxes. The failure of a mortgagor to pay its real estate taxes could result in the Agency's mortgage lien being extinguished in foreclosure unless the Agency is able to apply its own funds or State appropriations to cure the default.

The collection of mortgage loans made to hospitals and nursing homes is dependent on the ability of each hospital and nursing home to generate sufficient funds to service its debt, which in turn, is predicated on its ability to obtain Medicare, Medicaid, Blue Cross or managed care reimbursement rate increases to offset increasing operating costs. Federal and State agencies have certain limitations on such reimbursement rates.

SUBORDINATE MORTGAGE LOANS

Subordinate mortgage loans are not secured by credit enhancement and their terms require payments which are deferred until other obligations are satisfied. Subsidy loans are made in the form of subordinate mortgage loans and are recorded as mortgage loans receivable. Therefore, an allowance is established for the full amount of the subordinate loans (including subsidy loans) not making current payments. As of October 31, 2012, subordinate mortgage loans are outstanding in the amount of $206.8 million, with an allowance established in the amount of $203.9 million. As of October 31, 2011, subsidy loans are outstanding in the amount of $171 million, with an allowance established in the amount of $168 million.

NOTE 4 – DEPOSITS AND INVESTMENTS

At October 31, 2012, the Agency's cash held by institutions, either with the New York State Department of Taxation and Finance or in depository institutions, was fully collateralized by securities held with a trustee in the Agency's name and amounted to $104,156,000 ($96,632,000 at October 31, 2011). Uncollateralized and uninsured cash held by paying agents and depositories amounted to $22,958,000 ($4,573,000 at October 31, 2011).

CREDIT RISK
Investment guidelines and policies are designed to protect principal by limiting credit risk. Therefore, the Agency has a formal investment policy which governs the investment of all Agency monies. A summary of investment policies and procedures is as follows:

Investments

All bond proceeds and revenues can only be invested in Securities [defined as (i) obligations the principal of and interest on which are guaranteed by the United States of America; (ii) obligations of the United States of America; (iii) obligations the principal of and interest on which are guaranteed by the state; (iv) obligations of the State; (v) obligations of any agency of the United States of America; (vi) obligations of any agency of the State; and (vii) obligations the principal of and interest on which are guaranteed by an agency of instrumentality of the United States of America; provided, however, that notwithstanding anything to the contrary herein, the Agency shall not be authorized to invest in Securities set forth in clauses (v) and (vi) hereof, unless specifically authorized under authority of Section 98 of the State Finance Law]; Collateralized Investment Agreements; Repurchase Agreements; and obligations which the Comptroller is authorized to invest in under Section 98 of the State Finance Law. Securities are only purchased from Primary Dealers, and Securities are delivered to the applicable Custodian/Trustee who records the interest of the Agency. Collateralized Investment Agreements may only be entered into with institutions rated at least within the second highest rating category without regard to gradations within such category by Moody's Investors Service or Standard & Poor's. Collateralized Investment Agreements are collateralized at a minimum of 103% of the principal amount of the agreement and marked to market weekly. Short-term repurchase agreements may only be entered into with primary dealers with whom the Agency has executed a Security Industry Financial Market Association (SIFMA) repurchase agreement, and are collateralized at a minimum of 100% of principal. The collateral consists of United States government obligations, other securities the principal of and interest on which are guaranteed by the United States, Government National Mortgage Association obligations and obligations of agencies and instrumentalities of the Congress of the United States. The collateral shall be delivered to the Trustee/Custodian and held for the benefit of the Agency. Agency funds are invested in accordance with the investment guidelines approved annually by the Agency's board, which are in compliance with the New York State Comptroller's Investment Guidelines.

All of the above investments that are securities are in registered form, and are held by agents of the Agency or by the trustee under the applicable bond resolution, in the Agency's name. The agents or their custodians take possession of the securities.

As of October 31, 2012, there were no Repurchase Agreements held by the Agency. As of October 31, 2011, 6.8% of the Agency's investments were in short-term Repurchase Agreements with Cantor Fitzgerald & Co. The Repurchase Agreements matured on November 1, 2011, and were used to pay debt service and project construction requisitions.

Diversification Standards

The Agency's investments, other than Securities, shall be diversified among Banks but not more than 35% of the Agency's total invested funds may be invested with any single such institution, and investments with any single institution shall not exceed 20% of that institution's capital. These standards may be waived by the Agency's Chairman or the President and Chief Executive Officer. During the fiscal years ended October 31, 2012 and October 31, 2011, such standards have not been waived.

Interest Rate Risk

Interest rate risk is minimal due to the short term duration of the Agency's investments in the other than collateralized investment agreements category. Rates on collateralized investments are linked to interest rates on applicable bonds so that interest rate risk is minimal. Securities purchased from revenues are invested in U.S. Treasury Obligations with maturities as close as practicable to the next debt service payment date or date of usage, typically six months and under.

The fair value of investments excluding accrued interest as of October 31, 2012 and October 31, 2011 is as follows:

	2012	2011
	(in thousands)	
Investment Type		
Collateralized Investment Agreements	$ 37,950	$ 44,116
Repurchase Agreements	—	99,851
U.S. Treasury Obligations	1,498,543	1,307,410
Other	3,142	7,008
Total	$ 1,539,635	$ 1,458,385

(See Note 5 for investment detail by maturity)

NOTE 5
MATURITY OF INVESTMENTS

As of October 31, 2012, the Agency had the following investments and maturities in two categories: Restricted Funds and Unrestricted Funds.

Values below are at Fair Value excluding accrued interest as of October 31, 2012:

	Fair Value	Investment Maturities (In Years) Less than 1	1 to 5	6 to 10	More than 10
			(in thousands)		
Restricted Funds:					
Collateralized Investment Agreements	$ 37,950	$ —	$ 23,300	$ 14,650	$ —
U.S. Treasury Bills	1,342,953	1,342,953	—	—	—
U.S. Treasury Bonds	3,230	1,102	—	—	2,128
U.S. Treasury Strips	10,015	20	9,970	—	25
Government Agencies	3,142	1,389	718	—	1,035
	1,397,290	1,345,464	33,988	14,650	3,188
Unrestricted:					
U.S. Treasury Bills	29,601	29,601	—	—	—
U.S. Treasury Bonds	361	101	—	260	—
U.S. Treasury Notes	43,048	43,048	—	—	—
U.S. Treasury Strips	69,335	49,109	20,224	—	2
	142,345	121,859	20,224	260	2
Grand Total:					
Collateralized Investment Agreements	37,950	—	23,300	14,650	—
U.S. Treasury Bills	1,372,554	1,372,554	—	—	—
U.S. Treasury Bonds	3,591	1,203	—	260	2,128
U.S. Treasury Notes	43,048	43,048	—	—	—
U.S. Treasury Strips	79,350	49,129	30,194	—	27
Government Agencies	3,142	1,389	718	—	1,035
	$ 1,539,635	$ 1,467,323	$ 54,212	$ 14,910	$ 3,190

NOTE 6 – BOND INDEBTEDNESS

The Agency has obtained construction and/or long-term financing for all applicable projects within all programs. The issuance of debt for the financing of projects by the Agency is subject to the approval of the New York State Public Authorities Control Board. Bonds are issued under various bond resolutions adopted by the Agency to permanently finance and/or provide financing during the construction period for qualified projects.

Substantially all of the assets of each bond program of the Agency are pledged as collateral for the payment of principal and interest on bond indebtedness only of that program. The obligations of the Agency are not obligations of the State, and the State is not liable for such obligations. The ability of the Agency to meet the debt service requirements on the bonds issued to finance mortgage loans is dependent upon the ability of the mortgagors in such programs to generate sufficient funds to meet their respective mortgage payments as well as to meet the operating and maintenance costs of the applicable projects.

At October 31, 2012 and 2011, the total debt service reserve requirements were $37 million and $46 million, respectively. The Agency has sufficient funds on deposit within the debt service reserve funds to fully satisfy these requirements. In addition, as of both October 31, 2012 and 2011, included in the FHA-Insured Multi-Family Housing Revenue Bond Program, the Agency has funded the amount of approximately $1.1 million in a dedicated Risk Sharing account. This deposit is required by agreement with HUD.

Included in the bond indebtedness of the Secured Loan Rental Housing Bond Program, the Service Contract Revenue Bonds Program, and the State Personal Income Tax Revenue Bond Program are variable debt as of October 31, 2012 and 2011.

The balance of the variable rate bonds outstanding are as follows:

Secured Loan Rental Housing - $8.7 billion and $7.9 billion at October 31, 2012 and 2011, respectively;
Service Contract Revenue - $232.2 million and $248.7 million at October 31, 2012 and 2011, respectively;
State Personal Income Tax Revenue - $80 million at October 31, 2012 and 2011.

The variable rate demand bonds are subject to purchase on the demand of the holder, at a price equal to par plus accrued interest, on seven days notice and delivery of the bonds to the respective tender agents. For each variable rate financing, there is a remarketing agent which is authorized to use its best effort to sell the repurchased bonds at par and a liquidity provider in the form of an irrevocable letter of credit or credit instrument, issued by a major bank, or government sponsored entity, on behalf of the project being financed. The tender agent/trustee is entitled to draw on the liquidity facility in an amount sufficient to pay the par value of and accrued interest on bonds delivered to it in the event bonds are not remarketed to, or monies are not received from, a new bondholder in a timely manner.

The Agency classifies such bonds with a maturity in excess of one year as long term debt in accordance with GASB Interpretation No. 1, *Demand Bonds Issued by State and Local Governments*. For certain variable rate bonds, Fannie Mae and Freddie Mac credit enhancements have been substituted for letters of credit.

Defeasances were accomplished by placing in irrevocable trustee escrow accounts, cash and amounts invested in U.S. Treasury obligations that will generate funds sufficient to meet future payments of all interest, principal and call premiums, if applicable, on the defeased bonds. Accordingly, the defeased bonds and related assets placed in the irrevocable escrow accounts are not included in the Agency’s financial statements since the Agency has legally satisfied its obligations with respect thereto, in accordance with GASB Statement No. 23.

The principal amount outstanding for bond obligations defeased with respect to the Hospital and Nursing Home Program, State University Construction Program, State Personal Income Tax Revenue Bonds (Economic Development and Housing) Program and the Secured Loan Rental Housing Programs were as follows:

Projects or Bond Issues Defeased	Fiscal Year Defeased	Principal Amount Remaining of Obligations Defeased	
		October 31,	
		2012	2011
		($ in thousands)	
St. Camillus Nursing Home - 1970 Series A and 1974 Series A	1982	$55	$80
North Shore University Hospital - 1970 Series A, 1974 Series A 1977 Series A	1983	8,224	9,639
Wesley Nursing Home - 1971 Series A and 1977 Series A	1984	662	977
Crouse Irving Memorial Hospital - 1972 Series A and 1977 Series A	1985	5,140	6,065
Community Memorial Hospital - 1971 Series A and 1977 Series A	1985	180	245
St. Joseph's Hospital Health Center - 1972 Series A and 1977 Series A	1986	4,768	5,558
Tioga Nursing Home - 1971 Series A and 1977 Series A	1989	150	270
Eger Nursing Home - 1972 Series A and 1977 Series A	1989	1,125	1,645
State University Construction - various series	1990	19,340	31,085
Saint Luke's Nursing Home - 1974 Series A and 1977 Series A	1992	593	748
Charles T. Sitrin Nursing Home - 1974 Series A	1992	437	577
Downtown Nursing Home - 1974 Series A and 1977 Series A	1992	481	611
Millard-Fillmore Hospital - 1972 Series A	1993	3,959	5,244
Isabella Nursing Home - 1971 Series A	1994	900	1,775
St. Johnland Nursing Home - 1974 Series A and 1977 Series A	1994	1,135	1,455
Adirondack Tri-County Nursing Home - 1974 Series A	1994	210	280
Brookdale Hospital - 1974 Series A and 1977 Series A	1995	3,840	4,825
Consolation Nursing Home - 1974 Series A	1996	955	1,270
Goodman Gardens Nursing Home - 1974 Series A	1996	605	805
St. John's Nursing Home - 1971 Series A	1996	375	770
The Martin Luther King Jr. Nursing Home - 1974 Series A	1996	480	645
Teresian Nursing Home - 1972 Series A	1997	620	860
Loretto Rest Nursing Home - 1974 Series A	1997	1,910	2,570
State Personal Income Tax Revenue Bonds - 2003 Series A	2005	71,210	71,210
State Personal Income Tax Revenue Bonds - 2003 Series A	2006	31,365	31,365
State Personal Income Tax Revenue Bonds - various series	2007	19,180	19,180
TOTAL		**$177,899**	**$199,754**

Bonded debt previously issued by the Agency for the Non-Profit Housing, the Housing Project Bonds Programs, and the Hospital and Health Care Project Revenue Bond Program together totaling $14.9 million and $23.1 million in outstanding bonds as of October 31, 2012 and 2011, respectively is classified as "moral obligation" debt. Moral obligation debt is not a debt or a liability of the State. Rather, in the event of a deficiency in the debt service and capital reserve funds established by bond resolutions, the State is obliged to consider, annually, providing funds to restore such reserve funds to the required level. The State is not legally required to provide such funding.

NOTE 7
SUMMARY OF BOND INDEBTEDNESS
Fiscal Year Ended October 31, 2012
(in thousands)

		Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012	Final Maturity Date
Mortgage Programs:							
Non-Profit Housing Project Bonds-5.80% to 8.40%	$	186,085	16,710	—	5,405	11,305	2019
Housing Project Bonds-7.75% to 8%		12,965	6,245	—	2,665	3,580	2019
Hospital and Health Care Project Revenue Bonds- 3.60% to 5.15%		42,090	170	—	150	20	2016
Nursing Home and Health Care Project Revenue Bonds-3.60% to 5.15%		190,080	26,235	—	9,320	16,915	2016
FHA-Insured Multi-Family Mortgage Housing Revenue Bonds-1% to 8.45%		34,750	24,840	—	895	23,945	2043
Multi-Family FHA-Insured Mortgage Housing Revenue Bonds-6.79%		2,540	2,325	—	30	2,295	2039
Secured Loan Rental Housing Bonds- 1.10% to 9%		9,806,055	8,190,385	996,395	282,305	8,904,475	2049
Housing Project Mortgage Revenue Bonds- 3.60% to 6.125%		484,540	12,880	—	2,910	9,970	2020
Affordable Housing Revenue Bonds- 0.25% to 6.80%		636,310	415,315	73,895	58,380	430,830	2047
Affordable Housing Revenue Bonds- (Federal New Issue Bond Program) - ("NIBP") 2009 Series 1 2.47% to 3.68%		487,930	275,665	119,700	137,761	137,904	—
New Issues: 0.30% to 3.80%		149,465	107,755	41,400	8,869	140,286	2022
Total Mortgage Programs		**12,032,810**	**9,078,525**	**1,231,390**	**508,690**	**9,801,225**	
Other Programs:							
State Revenue Bond Programs - 1.35% to 5.35%		1,470,810	1,057,920	—	74,000	983,920	2039
Total Other Programs		**1,470,810**	**1,057,920**	—	**74,000**	**983,920**	
Total Bond Indebtedness		**13,503,620**	**10,136,445**	**1,231,390**	**582,690**	**10,785,145**	
Bond Premium		—	19,047			16,416	
Bond Discount		—	(260)			(197)	
Deferred gain (loss) on bonds defeased		—	652			721	
Total Net Bond Indebtedness	**$**	**13,503,620**	**10,155,884**			**10,802,085**	

NOTE 7
SUMMARY OF BOND INDEBTEDNESS
Fiscal Year Ended October 31, 2011
(in thousands)

		Original Face Amount	Balance October 31, 2010	Issued	Retired/ Principal Payments	Balance October 31, 2011	Final Maturity Date
Mortgage Programs:							
Non-Profit Housing Project Bonds-5.80% to 8.40%	$	186,085	20,305	—	3,595	16,710	2019
Housing Project Bonds-7.75% to 8%		12,965	6,790	—	545	6,245	2019
Hospital and Health Care Project Revenue Bonds-3.60% to 5.15%		42,090	315	—	145	170	2016
Nursing Home and Health Care Project Revenue Bonds-3.60% to 5.15%		190,080	41,855	—	15,620	26,235	2016
FHA-Insured Multi-Family Mortgage Housing Revenue Bonds-1% to 8.45%		42,020	29,635	—	4,795	24,840	2043
Multi-Family FHA-Insured Mortgage Housing Revenue Bonds- 6.79%		2,540	2,355	—	30	2,325	2039
Secured Loan Rental Housing Bonds-1.10% to 9%		8,835,765	7,740,590	628,380	178,585	8,190,385	2049
Housing Project Mortgage Revenue Bonds-5.875% to 6.125%		484,540	14,220	—	1,340	12,880	2020
Affordable Housing Revenue Bonds-0.40% to 6.80%		562,415	433,235	50,915	68,835	415,315	2045
Affordable Housing Revenue Bonds-(Federal New Issue Bond Program) - ("NIBP") 2009 Series 1 2.47% to 3.68%		276,130	276,130	—	465	275,665	—
New Issues: 0.50% to 3.80%		108,065	32,135	75,930	310	107,755	2022
Total Mortgage Programs		**10,742,695**	**8,597,565**	**755,225**	**274,265**	**9,078,525**	
Other Programs:							
State Revenue Bond Programs - 1.35% to 5.35%		1,586,010	1,124,805	71,165	138,050	1,057,920	2039
Total Other Programs		**1,586,010**	**1,124,805**	**71,165**	**138,050**	**1,057,920**	
Total Bond Indebtedness		**12,328,705**	**9,722,370**	**826,390**	**412,315**	**10,136,445**	
Bond Premium		—	14,945			19,047	
Bond Discount		—	(324)			(260)	
Deferred gain (loss) on bonds defeased		—	508			652	
Total Net Bond Indebtedness	**$**	**12,328,705**	**9,737,499**			**10,155,884**	

NOTE 8
DEBT SERVICE REQUIREMENTS
(in thousands)

		Non-Profit Housing Project Bonds	Housing Project Bonds	Hospital and Health Care Project Revenue Bonds	Affordable Housing Revenue Bonds	Affordable Housing Revenue Bonds (NIBP)
Principal:						
Fiscal Year ending October 31,						
2013	$	3,410	420	10	20,130	26,350
2014		3,565	455	10	51,245	52,115
2015		2,080	495	—	14,850	64,390
2016		495	530	—	8,695	6,000
2017		535	575	—	7,860	5,795
Five years ending October 31,						
2022		1,220	1,105	—	39,090	31,415
2027		—	—	—	46,720	33,625
2032		—	—	—	60,170	40,770
2037		—	—	—	78,110	49,610
2042		—	—	—	83,350	60,620
2047		—	—	—	20,210	27,200
2048 (final year)		—	—	—	400	—
	$	**11,305**	**3,580**	**20**	**430,830**	**397,890**
Interest expense:						
Fiscal Year ending October 31,						
2013	$	668	278	1	17,082	9,458
2014		443	244	—	16,884	8,965
2015		259	207	—	16,240	8,180
2016		168	166	—	15,912	7,180
2017		125	123	—	15,618	7,020
Five years ending October 31,						
2022		104	102	—	73,994	32,504
2027		—	—	—	65,176	27,771
2032		—	—	—	53,048	22,574
2037		—	—	—	36,533	16,264
2042		—	—	—	15,086	8,560
2047		—	—	—	1,978	1,120
2048 (final year)		—	—	—	8	—
	$	**1,767**	**1,120**	**1**	**327,559**	**149,597**
Total debt service requirements:						
Fiscal Year ending October 31,						
2013	$	4,078	698	11	37,212	35,808
2014		4,008	699	10	68,129	61,080
2015		2,339	702	—	31,090	72,570
2016		663	696	—	24,607	13,180
2017		660	698	—	23,478	12,815
Five years ending October 31,						
2022		1,324	1,207	—	113,084	63,919
2027		—	—	—	111,896	61,396
2032		—	—	—	113,218	63,344
2037		—	—	—	114,643	65,874
2042		—	—	—	98,436	69,180
2047		—	—	—	22,188	28,320
2048 (final year)		—	—	—	—	—
	$	**13,072**	**4,700**	**21**	**757,981**	**547,487**

**Final maturity date*

Nursing Home And Health Care Project Revenue Bonds	Secured Loan Rental Housing Bonds (and Other)*	Housing Project Mortgage Revenue Bonds	SCOR/ State Revenue/ Personal Income/Bond Programs**	Total
5,915	10,845	1,395	80,560	149,035
4,505	11,125	1,415	83,055	207,490
3,185	11,465	1,595	62,650	160,710
1,785	12,085	1,230	57,665	88,485
1,525	10,440	1,320	65,615	93,665
—	45,930	3,015	211,295	333,070
—	99,275	—	129,780	309,400
—	1,005,765	—	164,740	1,271,445
—	2,555,420	—	115,620	2,798,760
—	3,394,060	—	12,940	3,550,970
—	1,614,130	—	—	1,661,540
—	160,175	—	—	160,575
16,915	**8,930,715**	**9,970**	**983,920**	**10,785,145**
717	1,041,434	582	64,142	1,134,363
450	1,062,067	495	59,164	1,148,713
252	1,061,512	407	54,761	1,141,818
125	1,060,925	322	50,415	1,135,213
39	1,060,321	246	46,096	1,129,587
—	5,293,983	251	166,179	5,567,116
—	5,263,497	—	114,980	5,471,425
—	5,033,116	—	65,883	5,174,622
—	4,002,466	—	17,254	4,072,517
—	2,398,896	—	546	2,423,088
—	623,842	—	—	626,940
—	46,056	—	—	46,064
1,584	**27,948,115**	**2,304**	**639,420**	**29,071,466**
6,632	1,052,279	1,977	144,702	1,283,398
4,955	1,073,192	1,910	142,219	1,356,203
3,437	1,072,977	2,002	117,411	1,302,528
1,910	1,073,010	1,552	108,080	1,223,698
1,564	1,070,761	1,566	111,711	1,223,252
—	5,339,913	3,266	377,474	5,900,186
—	5,362,772	—	244,760	5,780,825
—	6,038,881	—	230,623	6,446,067
—	6,557,886	—	132,874	6,871,277
—	5,792,956	—	13,486	5,974,058
—	2,237,972	—	—	2,288,480
—	206,231	—	—	206,639
18,499	**36,878,830**	**12,274**	**1,623,340**	**39,856,611**

***Interest rate on variable rate demand bonds in these programs are set by the Remarking Agent and the Broker Dealer. The maximum interest rate as defined in respective bond resolutions cannot exceed 15%.*

NOTE 9 - INTEREST RATE EXCHANGE AGREEMENTS (SWAPS)

October 31, 2012

The Agency has entered into three negotiated swaps as part of its risk management program, serving to increase financial flexibility and reduce interest costs. These swaps were entered into with two financial institutions, J.P. Morgan Chase and Bear Stearns, now one entity – J.P. Morgan Chase (the Counterparty) for a total notional principal of $257,500,000. Together the maturity and amortization of these swaps correspond to the maturity and amortization of the underlying Service Contract Revenue Refunding Bonds (SCR) 2003 Series L and M and the State Personal Income Tax Revenue Bonds (Economic Development and Housing) (PIT) 2005 Series C.

The fair value balances and notional amounts of derivative instruments outstanding at October 31, 2012, classified by type, and the changes in fair value of such derivative instruments are as follows:

	Changes in fair value		Fair value at October 31, 2012		
	Classification	Amount	Classification	Amount	Notional
Cash flow hedge	Deferred outflow	($2,207,426)	Debt	($46,140,332)	$257,500,000

The fair values of the interest rate swaps were estimated using the zero-coupon method. This method calculates the future net settlement payments required by the swap, assuming that the current forward rates implied by the LIBOR swap curve correctly anticipate future spot LIBOR interest rates. These payments are then discounted using the spot rates implied by the current LIBOR swap curve for hypothetical zero-coupon bonds due on the date of each future net settlement on the swaps.

OBJECTIVE AND TERMS OF HEDGING DERIVATIVE INSTRUMENTS
The following table displays the objective and terms of the Agency's hedging derivative instruments outstanding at October 31, 2012, along with the credit rating of the associated counterparty:

		Terms					
Type	Objective	Notional Amount	Effective Date	Maturity Date	Fixed rate paid	Fair value	Counterparty: J.P.Morgan Credit Rating
Synthetic fixed rate swap	Hedge of changes in cash flows of SCR 2003 Series L (1) and M (2) bonds and PIT 2005 Series C (3) bonds.*	(1)$88,750,000	8/28/2003	9/15/2021	3.656%	($12,475,418)	Moody's: Aa3
		(2)$88,750,000	8/28/2003	9/15/2021	3.660%	($12,493,846)	S&P: A+
		(3)$80,000,000	3/10/2005	3/15/2033	3.336%	($21,171,068)	Fitch: A+

*The variable rate payment received is 65% of one month LIBOR received on all hedges.

CREDIT RISK: The Agency is exposed to credit risk on hedging derivative instruments that are in asset positions. To minimize its exposure to loss related to credit risk, it is the Agency's policy to require counterparty collateral posting provisions in its non-exchange-traded hedging derivative instruments. These terms require full collateralization of the fair value of hedging derivative instruments in asset positions (net of the effect of applicable netting arrangements) should the counterparty's credit rating not be within the two highest investment grade categories by at least one nationally recognized statistical rating agency or the rating by any nationally recognized statistical rating agency fall below the three highest investment grade rating categories. The Agency has never been required to access collateral.

It is the Agency's policy to enter into netting arrangements whenever it has entered into more than one derivative instrument transaction with a counterparty. Under the terms of these arrangements, should one party become insolvent or otherwise default on its obligations, close-out netting provisions permit the non-defaulting party to accelerate and terminate all outstanding transactions and net the transactions' fair values so that a single sum will be owed by, or owed to, the non-defaulting party.

INTEREST RATE RISK: The Agency is exposed to interest rate risk on its interest rate swaps. On its pay-fixed, receive-variable interest rate swap, as LIBOR decreases, the Agency's net payment on the swap increases.

BASIS RISK: The Agency is exposed to basis risk on its pay-fixed interest rate swap hedging derivative instruments because the variable-rate payments received by the Agency on these hedging derivative instruments are based on a rate other than interest rates the Agency pays on its hedged variable-rate debt, which is remarketed every 30 days. As of October 31, 2012, the weighted-average interest rate on the Agency's hedged variable-rate debt is 0.2167 percent, while the applicable 65% percent of LIBOR rate is 0.1378 percent.

TERMINATION RISK: The Agency or its counterparty may terminate a derivative instrument if the other party fails to perform under the terms of the contract. If at the time of termination, a hedging derivative instrument is in a liability position, the Agency would be liable to the counterparty for a payment equal to the liability, subject to netting arrangements.

ROLLOVER RISK: The Agency is exposed to rollover risk on hedging derivative instruments should a termination event occur prior to the maturity of the hedged debt.

NOTE 9 - INTEREST RATE EXCHANGE AGREEMENTS (SWAPS) (continued)

The table that follows represents debt service payments relating to the Agency's hedged derivative instrument payments and debt. As of October 31, 2012, the debt service requirements of the Agency's hedged variable rate debt and net receipts or payments on associated derivative instruments for the period hedged are as follows. These amounts assume that current interest rates on variable-rate bonds and the current reference rates of hedging derivative instruments will remain the same for the term of the respective swaps. As these rates vary, interest payments on variable-rate bonds and net receipts or payments on the hedging derivative instruments will vary.

Year Ended October 31,	Principal	Interest	Fixed Interest Rate Swaps, net	Total
		(in thousands)		
2013	$ 19,600	$ 547	$ 8,632	$ 28,779
2014	20,350	503	7,935	28,788
2015	11,200	466	7,390	19,056
2016	22,200	431	6,809	29,440
2017	23,000	381	6,021	29,402
2018-2022	84,550	1,138	18,088	103,776
2023-2027	26,100	690	11,026	37,816
2028-2032	45,500	307	4,905	50,712
2033-2037	5,000	5	80	5,085
TOTAL	**$ 257,500**	**$ 4,468**	**$ 70,886**	**$ 332,854**

NOTE 10 – RETIREMENT BENEFITS

STATE EMPLOYEES' RETIREMENT SYSTEM
The Agency participates in the New York State and Local Employees' Retirement System (the "System") which is a cost sharing multiple employer public employee retirement system offering a wide range of plans and benefits which are related to years of service and final average salary, and provide for death and disability benefits and for optional methods of benefit payments. All benefits vest after five years of credited service. Obligations of participating employers and employees to contribute, and benefits payable to employees, are governed by the System and social security laws. The laws provide that all participating employers in the System are jointly and severally liable for any actuarial unfunded amounts. The Agency is billed annually for contributions.

The financial report of the System can be obtained from:

Office of the State Comptroller
New York State and Local Retirement System
110 State Street
Albany, NY 12244

Generally, all employees, except certain part-time and temporary employees, participate in the System. The System is contributory for the first ten years for employees who joined after July, 1976 at the rate of 3% of their salary. Employee contributions are deducted from employees' compensation for remittance to the System.

The covered payroll for the fiscal years ended October 31, 2012, 2011 and 2010 was $3.2 million, $3.4 million and $3.8 million, respectively.

Based upon the actuarially determined contribution requirements, the Agency contributed 100% of its required portion in the amounts of $1.5 million in fiscal 2012 and $975 thousand in fiscal 2011.

Changes in benefit provisions and actuarial assumptions did not have a material effect on contributions during fiscal 2012 and 2011.

DEFERRED COMPENSATION
Some employees of the Agency have elected to participate in the State's deferred compensation plan in accordance with Internal Revenue Code Section 457. Agency employees contributed $309,872 during fiscal 2012 ($308,133 in fiscal 2011).

OTHER POSTEMPLOYMENT BENEFITS
The Agency is a participating employer in the New York State Health Insurance Program ("NYSHIP"), which is administered by the State of New York as a multiple employer agent defined benefit plan. Under the plan as participated in by the Agency, eligible retired employees receive heath care benefits with employees paying 25% of dependent coverage costs and 10% of individual employee costs. The Agency's plan complies with the NYSHIP benefit provisions. In addition, as provided for in Civil Service Law Section 167, the Agency applies the value of accrued sick leave of employees who retire out of service to the retiree's share of costs for health benefits.

In June, 2004 GASB issued Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions* ("GASB No. 45"), which established accounting standards for recording Other Postemployment Benefits ("OPEB"). The requirement applies to any state or local government employer that provides OPEB. The primary type of OPEB provided by the Agency is health benefits.

The Agency provides certain group health care, death benefits and reimbursement of Medicare Part B premium for retirees (and for eligible dependents and survivors of retirees). Contributions towards part of the costs of these benefits are required of the retirees.

Retiree contributions towards the cost of the benefit are calculated depending on a number of factors, including hire date, years of service, and/or retirement date. An actuarially determined valuation of these benefits was performed by a consultant to calculate the impact of GASB accounting rules applicable to the retiree medical benefits for retired employees and their eligible dependents. GASB Statement No. 45 requires the valuation must be performed at least biennially. The most recent biennial valuation was performed with a valuation date of November 1, 2011 and was used as the basis for the determination of costs for the year ended October 31, 2012. This valuation takes into consideration the new Affordable Care Act that was signed into law in March. The total number of plan participants receiving OPEB from the Agency as of November 1, 2011 was 63. The valuation date used as a basis for the determination of costs for the year ended October 31, 2011 was November 1, 2009.

The Agency elected to record the entire amount of the net OPEB obligation in the fiscal year ended October 31, 2006. The Agency also elected not to fund the net OPEB obligation more rapidly than on a pay-as-you-go basis. The net OPEB obligation relating to postemployment benefits is in the approximate amounts of $36.6 million and $32.8 million as of October 31, 2012 and 2011, respectively.

The Agency is not required by law or contractual agreement to provide funding for other postemployment benefits other than the pay-as-you-go amount necessary to provide current benefits to retirees and eligible beneficiaries/dependents. During the fiscal year ended October 31, 2012, the Agency paid $730,267 ($717,000 in fiscal 2011).

Annual OPEB Cost and Net OPEB Obligation: The Agency's annual OPEB cost (expense) is calculated based on the annual required contribution of the employer ("ARC"), an amount that was actuarially determined by using the Projected Unit Credit Method (one of the actuarial cost methods in accordance with the parameters of GASB Statement No. 45).

The Agency is billed by NYSHIP for health care costs and also the health care costs relating to AHC. As a result, the Agency's actuarial valuation includes AHC's obligation for these benefits. Also the Agency's annual OPEB cost and net OPEB obligation includes the portion relating to AHC. The service agreement between the Agency and AHC provides for an allocation of these costs to AHC, representing its share of the billed amount.

Since the Agency is a participating employer in NYSHIP, the Agency does not issue a separate stand-alone financial report regarding postemployment retirement benefits. The NYSHIP financial report can be obtained from:

NYS Department of Civil Service
Employee Benefits Division
Alfred E. Smith Office Building
Albany, NY 12239

The portion of the Actuarial Present Value allocated to a valuation year is called the Normal Cost. Calculations are based on the types of benefits provided under the terms of the substantive plan at the time of each valuation and on the pattern of sharing of costs between the employer and plan members to that point. Calculations reflect a long-term perspective. The Agency uses a level dollar amount and an amortization period of ten years on an open basis.

The following table shows the elements of the Agency's annual OPEB cost for the year, the amount actually paid, and changes in the Agency's net OPEB obligation to the plan for the years ended October 31, 2012 and 2011:

	2012	2011
	(in thousands)	
Annual required contribution (ARC)	$ 7,362	$ 4,948
Interest on net OPEB obligation	1,147	1,246
Adjustment to ARC	(3,941)	(3,839)
Annual OPEB cost	4,568	2,355
Payments made	(730)	(717)
Increase in net OPEB obligation	3,838	1,638
Net OPEB obligation—beginning of year	32,779	31,141
Net OPEB obligation—end of year	$ 36,617	$ 32,779

The Agency's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for the fiscal years ended October 31, 2012, October 31, 2011 and October 31, 2010 are as follow:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Paid	Net OPEB Obligation
		($ in thousands)	
10/31/2012	$4,568	16.00%	$36,617
10/31/2011	$2,355	30.50%	$32,779
10/31/2010	$2,077	27.70%	$31,141

Actuarial Methods and Assumptions: Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future and the actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. The OPEB-specific actuarial assumptions used in the Agency's November 1, 2011 OPEB actuarial valuations were the projected unit credit method as its actuarial cost method, a 3.50% per annum discount rate and that retiree contributions are assumed to increase at the same rates as incurred claims. The valuation dated as of November 1, 2009 used a per annum discount rate of 4.00%.

The premium rate is used for retirees and dependents with basic medical coverage.

Initial monthly premium rates are shown in the following table:

Monthly Rate Effective July 31, 2012

Eligible-Medicare	Basic
Single	$612.26
Family	$1,423.94

Health Care Cost Trend Rate (HCCTR). Covered medical expenses are assumed to increase by the following percentages:

HCCTR Assumptions

Year Ending	Rate	Year Ending	Rate
2012	7.7%	2026	7.2%
2013	8.0%	2031	6.9%
2014	7.0%	2036	6.5%
2015	6.4%	2041	6.1%
2016	6.3%	2046	5.8%
2021	6.5%	2086	4.7%

Mortality rates listed below are those recommended by the actuary:

Age	Male	Female
60	00.686%	00.587%
65	01.149%	00.981%
70	01.880%	01.584%
75	03.240%	02.573%
80	05.763%	04.247%
85	10.252%	07.249%

The required schedule of funding progress immediately following the notes to the financial statements presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

NOTE 11 – COMMITMENTS AND CONTINGENCIES

The Agency is obligated under leases for office locations in the City of New York (the "City"), Albany and Buffalo. The Agency and the State of New York Mortgage Agency ("SONYMA") entered into an operating lease for office space in the City which commenced in fiscal year 1994 for a term of fifteen years. The lease was renewed during the fiscal year ended October 31, 2007, effective January 1, 2009 for a term of ten years.

The lease for the office location in the City obligates the Agency to pay for escalations in excess of the minimum annual rental (ranging from $2,434,266 to $4,731,836) based on operating expenses and real estate taxes. The Agency bears approximately 50% of the minimum annual lease payments under this lease with the balance to be assumed by SONYMA with whom the Agency shares the leased space.

Rental expense for all office locations for the fiscal years ended October 31, 2012 and October 31, 2011 was $2,455,974 and $2,440,780, respectively, net of allocations to certain State-related agencies. As of October 31, 2012, the future minimum lease payments, which includes the Agency's pro rata share of the annual payments for the office space leases, under the non-cancelable operating leases are as follows:

	(in thousands)
2013	$2,475
2014	2,650
2015	2,729
2016	2,778
2017	2,817
Thereafter	6,235
Future minimum lease commitments	$19,684

In the ordinary course of business, the Agency is party to various administrative and legal proceedings. While the ultimate outcome of these matters cannot presently be determined, it is the Agency's opinion that the resolution of these matters will not have a material effect on its financial condition.

****

New York State Housing Finance Agency
(A Component Unit of the State of New York)
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF FUNDING PROGRESS - POSTRETIREMENT HEALTHCARE PLAN
OCTOBER 31, 2012 AND 2011
(in thousands)

Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability (AAL)	Unfunded Actuarial Accrued Liability (UAAL)	Funded Ratio	Covered Payroll	Ratio of UAAL to Covered Payroll
	(A)	(B)	(C=B-A)	(A/C)	(D)	(C/D)
November 1, 2011	—	$47,012	$47,012	—	$7,639	615%
November 1, 2009	—	$28,069	$28,069	—	$8,630	325%

Supplementary Section

New York State Housing Finance Agency

(A Component Unit of the State of New York)

SCHEDULES OF NET POSITION

October 31, 2012

(in thousands)

		Programs with Bond Financing				
		Mortgage Programs				
		Affordable Housing Program	Affordable Housing Program (NIBP)	Secured Loan Rental Housing Program (and Other)	Moral Obligation Housing Programs	Hospital and Health Care (Moral Obligation) Program
Assets						
Current Assets:						
Cash held principally by Trustee and Depository - Restricted	$	16,090	6,057	51,783	6	9
Cash held by Paying Agent for Nov. 1 bond payments - Restricted		—	—	22,800	158	—
Cash held principally by Trustee and Depository - Unrestricted		—	—	—	63	—
Investments - Restricted		145,643	74,616	962,488	24,923	12,325
Investments - Unrestricted		—	—	—	—	—
Accrued interest receivable on investments		49	12	244	2	121
Mortgage loans and other loans - net		40,462	64,050	20,101	3,172	10
Interest receivable and other		475	1,007	1,531	5	—
Total current assets		**202,719**	**145,742**	**1,058,947**	**28,329**	**12,465**
Non-current Assets:						
Investments - Restricted		9,970	—	2,230	—	4,200
Investments - Unrestricted		—	—	—	—	—
Mortgage loans and other loans - net		355,226	268,055	8,056,452	6,415	—
Interest receivable and other		250	329	32	321	—
Total non-current assets		**365,446**	**268,384**	**8,058,714**	**6,736**	**4,200**
Total assets		**568,165**	**414,126**	**9,117,661**	**35,065**	**16,665**
Deferred outflows of resources						
Accumulated decrease in fair value of hedging derivatives		—	—	—	—	—
Liabilities						
Current Liabilities:						
Accounts payable		—	—	—	—	—
Interest payable		8,404	4,752	5,175	298	1
Advances from (to) other programs		—	—	—	968	201
Funds received from governmental entities		—	—	—	—	—
Earnings restricted to project development		109	143	690	—	14
Unearned revenues, amounts received in advance and other		20,146	351	130,501	—	—
Bonds payable		20,130	26,350	10,845	3,830	10
Funds received from mortgagors		7,943	4,912	2,354	1	18
Total current liabilities		**56,732**	**36,508**	**149,565**	**5,097**	**244**
Non-current Liabilities:						
Bonds and notes		410,713	371,540	8,919,870	11,055	10
Derivative instrument - interest rate swaps		—	—	—	—	—
Unearned revenues, amounts received in advance and other		—	—	17,260	—	—
Postemployment retirement benefits		—	—	—	—	—
Total non-current liabilities		**410,713**	**371,540**	**8,937,130**	**11,055**	**10**
Total liabilities		**467,445**	**408,048**	**9,086,695**	**16,152**	**254**
Net position						
Restricted		100,720	6,078	30,966	19,804	16,411
Unrestricted		—	—	—	(891)	—
Total net position (deficit)	**$**	**100,720**	**6,078**	**30,966**	**18,913**	**16,411**

Programs with Bond Financing			Programs without Bond Financing			
Mortgage Programs		Other Programs	Mortgage and Other Programs		Agency Operating Funds	Total
Nursing Home and Health Care Project Program	Housing Project Mortgage Revenue Program	State Revenue Bond Programs	Community Related and Other Loan Programs	Project Improvement and Other Programs		
152	640	34	545	10,108	12,748	98,172
—	—	—	—	—	—	22,958
—	2	—	60	824	5,035	5,984
37,397	41,682	473	13,849	32,068	—	1,345,464
—	1,536	—	7,305	—	113,018	121,859
556	511	—	8	9	119	1,631
4,423	2,333	80,560	804	445	—	216,360
—	3	5,534	11	40	12,616	21,222
42,528	**46,707**	**86,601**	**22,582**	**43,494**	**143,536**	**1,833,650**
20,561	14,650	—	—	215	—	51,826
—	—	—	—	—	20,486	20,486
4,668	12,668	900,353	7,449	13,305	—	9,624,591
313	1,784	4,197	2,247	—	366	9,839
25,542	**29,102**	**904,550**	**9,696**	**13,520**	**20,852**	**9,706,742**
68,070	**75,809**	**991,151**	**32,278**	**57,014**	**164,388**	**11,540,392**
—	—	46,140	—	—	—	46,140
—	—	—	—	48	7,243	7,291
434	305	5,534	—	—	—	24,903
424	372	—	81	393	(2,439)	—
—	—	—	—	18,145	2,109	20,254
—	315	—	—	2,562	—	3,833
—	125	227	—	742	48,932	201,024
5,915	1,395	80,560	—	—	—	149,035
—	689	—	—	100	15,155	31,172
6,773	**3,201**	**86,321**	**81**	**21,990**	**71,000**	**437,512**
10,469	8,135	921,258	—	—	—	10,653,050
—	—	46,140	—	—	—	46,140
548	—	—	1,305	22	4,929	24,064
—	—	—	—	—	36,617	36,617
11,017	**8,135**	**967,398**	**1,305**	**22**	**41,546**	**10,759,871**
17,790	**11,336**	**1,053,719**	**1,386**	**22,012**	**112,546**	**11,197,383**
50,280	63,145	(16,428)	30,860	33,592	—	335,428
—	1,328	—	32	1,410	51,842	53,721
50,280	**64,473**	**(16,428)**	**30,892**	**35,002**	**51,842**	**389,149**

New York State Housing Finance Agency

(A Component Unit of the State of New York)

SCHEDULES OF PROGRAM REVENUES, EXPENSES AND CHANGES IN NET POSITION

Fiscal Year Ended October 31, 2012

(in thousands)

		Programs with Bond Financing				
		Mortgage Programs				
		Affordable Housing Program	Affordable Housing Program (NIBP)	Secured Loan Rental Housing Program (and Other)	Moral Obligation Housing Programs	Hospital and Health Care (Moral Obligation) Program
Operating revenues						
Interest on mortgage loans	$	19,095	12,845	31,990	1,166	1
Fees, charges and other		—	—	2	144	8
Investment income		144	2	2,021	20	246
Recoveries		—	—	—	—	—
Total operating revenues		**19,239**	**12,847**	**34,013**	**1,330**	**255**
Operating expenses						
Interest		16,439	8,678	31,898	968	1
Earnings on investments and other funds credited to mortgagors and lessees		20	11	841	476	—
Postemployment retirement benefits		—	—	—	—	—
Reserve for subordinate mortgage loans		—	—	—	—	—
General expenses		—	—	—	478	570
Other financial expenses		1	—	128	1	5
Unrealized gain (loss) on investments held		(20)	3	1,109	1	—
Fees and expenses of the Trustee, Depository and Paying Agent		—	—	—	12	—
Supervising agency fee		—	—	—	347	412
Expenditures related to federal and state grants		—	—	—	—	—
Total operating expenses		**16,440**	**8,692**	**33,976**	**2,283**	**988**
Operating income (loss)		**2,799**	**4,155**	**37**	**(953)**	**(733)**
Non-operating revenues (expenses)						
Federal and state grants		—	—	—	—	—
Reserve funds received from (returned to) mortgagors		2,459	590	(7,082)	—	—
Transfers between programs		824	(823)	(1,139)	(1,844)	—
Loss on loans		—	—	—	—	—
Net non-operating revenues (expenses)		**3,283**	**(233)**	**(8,221)**	**(1,844)**	**—**
Increase (Decrease) in net position		6,082	3,922	(8,184)	(2,797)	(733)
Total net position (deficit) - beginning of fiscal year		94,638	2,156	39,150	21,710	17,144
Total net position (deficit) - end of fiscal year	$	**100,720**	**6,078**	**30,966**	**18,913**	**16,411**

Programs with Bond Financing			Programs without Bond Financing			
Mortgage Programs		Other Program	Mortgage and Other Programs		Agency Operating Funds	Total
Nursing Home and Health Care Project Program	Housing Project Mortgage Revenue Program	State Revenue Bond Programs	Community Related and Other Loan Programs	Project Improvement and Other Programs		
870	1,303	36,855	309	517	25	104,976
507	188	4,450	42	2,301	22,554	30,196
1,144	1,044	1	24	78	1,247	5,971
1,609	2,342	—	—	229	—	4,180
4,130	**4,877**	**41,306**	**375**	**3,125**	**23,826**	**145,323**
1,040	823	34,431	—	—	—	94,278
—	—	—	—	—	—	1,348
—	—	—	—	—	3,838	3,838
—	2,047	—	—	22,011	—	24,058
1,311	1,058	—	184	65	12,880	16,546
18	—	2,100	—	251	494	2,998
33	—	—	4	64	985	2,179
—	2	—	—	—	36	50
948	765	—	167	—	7,491	10,130
—	—	—	—	15,619	—	15,619
3,350	**4,695**	**36,531**	**355**	**38,010**	**25,724**	**171,044**
780	**182**	**4,775**	**20**	**(34,885)**	**(1,898)**	**(25,721)**
—	—	—	—	15,619	—	15,619
—	—	—	—	—	—	(4,033)
—	(17)	(1,471)	—	2,281	2,189	—
21	—	—	—	—	—	21
21	**(17)**	**(1,471)**	**—**	**17,900**	**2,189**	**11,607**
801	165	3,304	20	(16,985)	291	(14,114)
49,479	64,308	(19,732)	30,872	51,987	51,551	403,263
50,280	**64,473**	**(16,428)**	**30,892**	**35,002**	**51,842**	**389,149**

New York State Housing Finance Agency

(A Component Unit of the State of New York)

SCHEDULES OF PROGRAM CASH FLOWS

Fiscal Year Ended October 31, 2012

(in thousands)

		Programs with Bond Financing				
		Mortgage Programs				
		Affordable Housing Program	Affordable Housing Program (NIBP)	Secured Loan Rental Housing Program (and Other)	Moral Obligation Housing Programs	Hospital and Health Care (Moral Obligation) Program
Cash flows from operating activities						
Interest on loans	$	18,994	12,403	31,484	1,172	1
Fees, charges and other		—	—	2	144	8
Operating expenses		—	—	(128)	(379)	(865)
Principal payments on mortgage loans		59,794	11,231	357,493	8,078	10
Mortgage loans advanced		(100,421)	(228,009)	(760,254)	—	—
Funds received from mortgagors		17,837	5,679	29,323	—	—
Funds returned to mortgagors		(6,226)	(11)	(11,939)	(490)	—
Distribution of funds received from governmental entities		—	—	—	—	—
Payments and other		822	(823)	(1,128)	(1,844)	—
Expenditures related to Federal and State Grants		—	—	—	—	—
Net cash (used in) provided by operating activities		**(9,200)**	**(199,530)**	**(355,147)**	**6,681**	**(846)**
Cash flows from non-capital financing activities						
Interest payments		(15,941)	(6,259)	(31,866)	(1,480)	(5)
Issuance of bonds		73,895	161,100	996,395	—	—
Principal repayments		(58,380)	(146,630)	(283,230)	(8,070)	(150)
Federal and State Grants		—	—	—	—	—
Net cash provided by (used in) non-capital financing activities		**(426)**	**8,211**	**681,299**	**(9,550)**	**(155)**
Cash flows from investing activities						
Investment income		154	(138)	1,317	17	245
Proceeds from sales or maturities of investments		440,292	1,311,288	2,991,720	46,592	38,777
Purchases of investments		(455,014)	(1,119,050)	(3,264,319)	(49,562)	(38,019)
Net cash (used in) provided by non-captial financing activities		**(14,568)**	**192,100**	**(271,282)**	**(2,953)**	**1,003**
Net (decrease) increase in cash		(24,194)	781	54,870	(5,822)	2
Cash at beginning of fiscal year		40,284	5,276	19,713	6,049	7
Cash at end of fiscal year	**$**	**16,090**	**6,057**	**74,583**	**227**	**9**
Reconciliation of operating income (loss) to net cash (used in) provided by operating activities:						
Operating income (loss)	$	2,799	4,155	37	(953)	(733)
Adjustments to reconcile operating income (loss) to net cash (used in) provided by operating activities:						
Net change provided by (used in) non-operating activities		16,997	7,414	29,352	(890)	(245)
Changes in assets and liabilities - net:						
Mortgage loan receivables		(40,627)	(216,778)	(402,761)	8,078	10
Accounts and other payables		—	—	—	460	122
Funds received from mortgagors and governmental entities		11,631	5,679	18,225	(14)	—
Net cash (used in) provided by operating activities	**$**	**(9,200)**	**(199,530)**	**(355,147)**	**6,681**	**(846)**
Non-cash investing activities						
Unrealized gain (loss) on investments held	$	20	(3)	(1,109)	(1)	—

Programs with Bond Financing			Programs without Bond Financing			
Mortgage Programs		Other Program	Mortgage and Other Programs		Agency Operating Funds	Total
Nursing Home and Health Care Project Program	Housing Project Mortgage Revenue Program	State Revenue Bond Programs	Community Related and Other Loan Programs	Project Improvement and Other Programs		
992	2,008	37,465	354	503	—	105,376
2,116	2,530	3,463	42	2,530	29,292	40,127
(2,067)	(1,610)	(2,100)	(411)	(316)	(24,152)	(32,028)
6,294	1,681	74,000	259	509	—	519,349
—	(2,047)	—	423	(24,763)	—	(1,115,071)
—	38	—	—	—	4,137	57,014
(484)	(613)	(2,892)	—	—	(1,656)	(24,311)
—	—	—	—	(1,055)	—	(1,055)
21	(17)	(1,471)	—	2,298	2,168	26
—	—	—	—	(15,619)	—	(15,619)
6,872	**1,970**	**108,465**	**667**	**(35,913)**	**9,789**	**(466,192)**
(1,275)	(849)	(37,496)	—	—	—	(95,171)
—	—	—	—	—	—	1,231,390
(9,320)	(2,910)	(74,000)	—	—	—	(582,690)
—	—	—	—	15,619	—	15,619
(10,595)	**(3,759)**	**(111,496)**	**—**	**15,619**	**—**	**569,148**
1,199	1,056	2	18	82	1,115	5,067
60,657	115,138	127,512	32,345	98,149	96,035	5,358,505
(59,343)	(114,509)	(125,086)	(32,569)	(79,828)	(103,320)	(5,440,619)
2,513	**1,685**	**2,428**	**(206)**	**18,403**	**(6,170)**	**(77,047)**
(1,210)	(104)	(603)	461	(1,891)	3,619	25,909
1,362	746	637	144	12,823	14,164	101,205
152	**642**	**34**	**605**	**10,932**	**17,783**	**127,114**
780	182	4,775	20	(34,885)	(1,898)	(25,721)
72	468	33,570	24	2,270	2,162	91,194
6,294	1,681	74,000	682	(2,243)	—	(571,664)
210	214	(988)	(59)	—	7,044	7,003
(484)	(575)	(2,892)	—	(1,055)	2,481	32,996
6,872	**1,970**	**108,465**	**667**	**(35,913)**	**9,789**	**(466,192)**
(33)	—	—	(4)	(64)	(985)	(2,179)

BOND INDEBTEDNESS

Supplemental Schedule IV

(in thousands)

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
Non-Profit Housing Project Bonds:					
5.80% to 7.50% — 1973 Series A, maturing in varying annual installments to 2014	$ 136,500	12,570	—	5,100	7,470
8.40% — 1979 Series A, maturing in varying annual installments to 2019	49,585	4,140	—	305	3,835
	186,085	**16,710**	**—**	**5,405**	**11,305**
Housing Project Bonds:					
Meadow Manor, 7.75% — 1979, maturing in varying semi-annual installments to 2019	4,585	2,275	—	2,275	—
Simeon DeWitt Apartments, 8% — 1978, maturing in varying semi-annual installments to 2018	4,565	2,120	—	215	1,905
Towpath Towers, 8% — 1978, maturing in varying semi-annual installments to 2019	3,815	1,850	—	175	1,675
	12,965	**6,245**	**—**	**2,665**	**3,580**
Secured Loan Rental Housing Bonds and Other:					
FHA-Insured Multi-Family Housing Revenue Bonds					
6.75% — 1995 Series A, maturing in varying semi-annual installments to 2036	12,300	7,845	—	125	7,720
6.40% — 1996 Series A, maturing in varying semi-annual installments to 2027	2,515	2,515	—	—	2,515
7.65% to 8.45% — 1996 Series B (Federally Taxable), maturing in varying semi-annual installments to 2020	2,500	1,575	—	120	1,455
6.57% — 1998 Series A (Federally Taxable), maturing in varying semi-annual installments to 2030	1,045	885	—	20	865
5.15% to 5.30% — 1998 Series B, maturing in varying semi-annual installments to 2039	3,400	3,010	—	50	2,960
1% to 4.70% — 2003 Series A, maturing in varying semi-annual installments to 2043	8,290	6,455	—	265	6,190
1.25% to 4.95% — 2003 Series B, maturing in varying semi-annual installments to 2033	4,700	2,555	—	315	2,240
	34,750	**24,840**	**—**	**895**	**23,945**
Multi-Family FHA Insured Mortgage Housing Revenue Bonds					
6.79% — 1998 Series A (Federally Taxable), maturing in varying semi-annual installments to 2039	2,540	2,325	—	30	2,295
	2,540	**2,325**	**—**	**30**	**2,295**
Multi-Family Housing Revenue Bonds (Fannie Mae-Backed Program)					
4.60% to 6.85% — 1994 Series A, maturing in varying semi-annual installments to 2019	11,405	1,705	—	140	1,565
Normandie Court I Housing Revenue Bonds					
variable rate demand — 1991 Series A, maturing in varying annual installments to 2015	104,600	85,600	—	85,600	—
Normandie Court II Multi-Family Housing Revenue Bonds					
variable rate demand — 1999 Series A, maturing in 2029	40,500	34,000	—	1,000	33,000
Children's Rescue Fund Housing Revenue Bonds					
6.25% to 7.625% — 1991 Series A, maturing in varying semi-annual installments to 2018	11,020	4,935	—	600	4,335
Newburgh Interfaith Housing Revenue Bonds					
7.05% — 1991 Series A, maturing in varying semi-annual installments to 2012	2,450	330	—	215	115
Phillips Village Project Housing Revenue Bonds					
5% to 7.75% — 1994 Series A, maturing in varying semi-annual installments to 2017	16,880	7,375	—	7,375	—
Multi-Family Housing Revenue Bonds (Secured Mortgage Program)					

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
5.40% to 6.25% — 1994 Series A, maturing in varying annual installments to 2025	3,560	910	—	45	865
7.95% to 9% — 1994 Series B (Federally Taxable), maturing in varying annual installments to 2026	12,220	1,375	—	50	1,325
4% to 5.50% — 1998 Series B, maturing in varying annual statements to 2030	3,685	2,850	—	95	2,755
6.72% to 6.82% — 1998 Series C (Federally Taxable), maturing in varying annual installments to 2030	3,545	2,870	—	85	2,785
3.65% to 5.35% — 1999 Series A, maturing in varying annual installments to 2031	7,565	6,090	—	180	5,910
5.15% to 5.65% — 1999 Series C, maturing in varying annual installments to 2031	4,560	3,655	—	3,655	—
7.31% to 7.70% — 1999 Series D (Federally Taxable), maturing in varying annual installments to 2031	6,570	5,550	—	5,550	—
5.65% — 1999 Series E, maturing in varying annual installments to 2030	1,255	1,020	—	30	990
4.25% to 5.65% — 1999 Series G, maturing in varying annual installments to 2030	5,595	4,505	—	135	4,370
4.65% to 6.25% — 1999 Series H, maturing in varying annual installments to 2032	5,755	4,890	—	120	4,770
4.65% to 6.30% — 1999 Series J, maturing in varying annual installments to 2032	3,960	3,365	—	85	3,280
6.25% — 2000 Series A, maturing in varying annual installments to 2031	930	650	—	650	—
7.95% — 2000 Series D (Federally Taxable), maturing in varying annual installments to 2032	2,870	2,545	—	50	2,495
4.05% to 5.60% — 2001 Series A, maturing in varying annual installments to 2033	2,150	1,825	—	45	1,780
3.75% to 5.45% — 2001 Series C, maturing in varying annual installments to 2033	12,400	10,525	—	260	10,265
4% to 5.70% — 2001 Series E, maturing in varying annual installments to 2033	3,620	3,100	—	75	3,025
3% to 5.40% — 2001 Series G, maturing in varying annual installments to 2034	10,465	9,005	—	215	8,790
5% to 5.65% — 2001 Series K, maturing in varying annual installments to 2034	3,795	3,360	—	75	3,285
4.90% to 5.375% — 2002 Series A, maturing in varying annual installments to 2035	6,640	5,855	—	135	5,720
6.37% — 2002 Series B (Federally Taxable), maturing in varying annual installments to 2034	3,310	2,950	—	2,950	—
4.50% to 5.375% — 2002 Series C, maturing in varying annual installments to 2034	3,170	2,770	—	65	2,705
5.375% — 2002 Series D, maturing in varying annual installments to 2034	1,600	365	—	5	360
2% to 5.30% — 2004 Series A refunding, maturing in varying semi-annual installments to 2028	4,090	3,320	—	130	3,190
1.75% to 5.10% — 2004 Series B refunding, maturing in varying semi-annual installments to 2027	32,245	24,530	—	1,260	23,270
4.46% to 5.96% — 2004 Series C refunding (Federally Taxable), maturing in varying semi-annual statements to 2022	2,350	1,535	—	120	1,415
Walnut Hill Apartments Multi-Family Housing Revenue Bonds					
1.10% to 5% — 2003 Series A, maturing in varying semi-annual installments to 2040	10,030	7,765	—	345	7,420
Watergate II Apartments Multi-Family Housing Revenue Bonds					
1.10% to 4.90% — 2004 Series A, maturing in varying semi-annual installments to 2045	7,800	5,885	—	290	5,595

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
Framark Place Apartments Multi-Family Housing Revenue Bonds					
5.20% to 5.35% — 2004 Series A, maturing in varying					
semi-annual installments to 2036	1,800	1,635	—	35	1,600
The Northfield Apartments Multi-Family Housing Revenue Bonds					
4.30% to 5.20% — 2004 Series A, maturing in varying					
semi-annual installments to 2036	4,990	4,540	—	100	4,440
Washington Apartments Multi-Family Housing Revenue Bonds					
4.50% to 5.15% — 2004 Series A, maturing in varying					
semi-annual installments to 2036	2,695	2,425	—	50	2,375
Keeler Park Apartments Housing Revenue Bonds					
1.20% to 5.05% — 2003 Series A, maturing in varying					
semi-annual installments to 2033	17,900	13,280	—	650	12,630
Nathan Hale Senior Village Multi-Family Housing Revenue Bonds					
1.15% to 4.60% — 2004 Series A, maturing in varying					
semi-annual installments to 2039	5,745	4,395	—	200	4,195
Horizons at Fishkill Apartments Multi-Family					
Housing Revenue Bonds					
4.10% to 5% — 2004 Series A, maturing in varying					
semi-annual installments to 2036	5,975	5,455	—	120	5,335
Extra Place Apartments Multi-Family Housing Revenue Bonds					
4.25% to 5% — 2004 Series A, maturing in varying					
semi-annual installments to 2037	3,310	2,775	—	130	2,645
Tall Oaks Apartments Multi-Family Housing Revenue Bonds					
4.15% to 4.95% — 2004 Series A, maturing in varying					
semi-annual installments to 2036	5,930	4,305	—	290	4,015
East 84th Street Housing Revenue Bonds					
variable rate demand — 1995 Series A ,					
maturing in 2028	61,200	60,000	—	—	60,000
Union Square South Housing Revenue Bonds					
variable rate demand — 1996 Series A ,					
maturing in 2024	50,000	49,000	—	—	49,000
250 West 50th Street Housing Revenue Bonds					
variable rate demand — 1997 Series A,					
maturing in 2029	103,500	100,500	—	—	100,500
variable rate demand — 1997 Series B					
(FederallyTaxable), maturing in 2029	15,400	1,500	—	1,500	—
Tribeca Landing Housing Revenue Bonds					
variable rate demand — 1997 Series A,					
maturing in 2029	59,000	54,800	—	—	54,800
240 East 39th Street Housing Revenue Bonds					
variable rate demand — 1997 Series A,					
maturing in 2030	119,000	119,000	—	—	119,000
345 East 94th Street Housing Revenue Bonds					
variable rate demand — 1998 Series A,					
maturing in 2030	29,000	28,700	—	—	28,700
variable rate demand — 1999 Series A,					
maturing in 2030	17,100	14,900	—	—	14,900
Tribeca Park Housing Revenue Bonds					
variable rate demand — 1997 Series A,					
maturing in 2029	82,000	77,500	—	—	77,500
variable rate demand — 1997 Series B					
(Federally Taxable), maturing in 2029	2,000	2,000	—	—	2,000
variable rate demand — 2000 Series A,					
(Federally Taxable), maturing in 2029	3,500	3,000	—	300	2,700
70 Battery Place Housing Revenue Bonds					
variable rate demand — 1998 Series A,					
maturing in 2029	10,000	10,000	—	—	10,000

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
variable rate demand — 1999 Series A, maturing in 2029	24,800	23,300	—	—	23,300
Chelsea Arms Housing Revenue Bonds					
variable rate demand — 1998 Series A, maturing in 2031	18,000	18,000	—	—	18,000
750 Sixth Avenue Housing Revenue Bonds					
variable rate demand — 1998 Series A, maturing in 2031	39,500	39,500	—	—	39,500
variable rate demand — 1999 Series A, maturing in 2031	28,500	28,500	—	—	28,500
variable rate demand — 2000 Series A, maturing in 2031	2,600	2,600	—	—	2,600
Talleyrand Crescent Housing Revenue Bonds					
variable rate demand — 1999 Series A, maturing in 2028	36,500	35,000	—	—	35,000
101 West End Avenue Housing Revenue Bonds					
variable rate demand — 1998 Series A, maturing in 2031	43,000	43,000	—	—	43,000
variable rate demand — 1999 Series A, maturing in 2031	62,000	62,000	—	—	62,000
variable rate demand — 2000 Series A, maturing in 2031	21,000	21,000	—	—	21,000
South Cove Plaza Housing Revenue Bonds					
variable rate demand — 1999 Series A, maturing in 2030	32,000	32,000	—	—	32,000
Related-East 39th Street Housing Revenue Bonds					
variable rate demand — 1999 Series A, maturing in 2032	33,700	33,700	—	—	33,700
variable rate demand — 2000 Series A, maturing in 2032	36,300	36,300	—	—	36,300
150 East 44th Street Housing Revenue Bonds					
variable rate demand — 2000 Series A, maturing in 2032	90,000	87,000	—	—	87,000
variable rate demand — 2001 Series A, maturing in 2032	13,000	11,000	—	—	11,000
1501 Lexington Avenue Housing Revenue Bonds					
variable rate demand — 2000 Series A, maturing in 2032	30,600	30,600	—	—	30,600
Theatre Row Tower Housing Revenue Bonds					
variable rate demand — 2000 Series A, maturing in 2032	50,000	50,000	—	—	50,000
variable rate demand — 2001 Series A, maturing in 2032	10,000	10,000	—	—	10,000
variable rate demand — 2002 Series A, maturing in 2032	14,800	14,800	—	—	14,800
Gethsemane Apartments Housing Revenue Bonds					
variable rate demand — 2000 Series A, maturing in 2033	15,400	15,400	—	15,400	—
363 West 30th Street Housing Revenue Bonds					
variable rate demand — 2000 Series A, maturing in 2032	17,000	17,000	—	—	17,000
66 West 38th Street Housing Revenue Bonds					
variable rate demand — 2000 Series A, maturing in 2033	7,000	7,000	—	—	7,000
variable rate demand — 2000 Series B (Federally Taxable), maturing in 2033	31,000	18,100	—	1,500	16,600

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
variable rate demand — 2001 Series A, maturing in 2033	36,000	36,000	—	—	36,000
variable rate demand — 2002 Series A, maturing in 2033	46,800	46,800	—	—	46,800
350 West 43rd Street Housing Revenue Bonds					
variable rate demand — 2001 Series A, maturing in 2034	26,000	26,000	—	—	26,000
variable rate demand — 2002 Series A, maturing in 2034	60,000	60,000	—	—	60,000
variable rate demand — 2004 Series A, maturing in 2034	23,000	19,000	—	1,200	17,800
Related-West 20th Street Housing Revenue Bonds					
variable rate demand — 2000 Series A, maturing in 2033	29,000	29,000	—	—	29,000
variable rate demand — 2000 Series B (Federally Taxable), maturing in 2033	8,000	3,000	—	—	3,000
variable rate demand — 2001 Series A, maturing in 2033	51,000	51,000	—	—	51,000
Saville Housing Revenue Bonds					
variable rate demand — 2002 Series A, maturing in 2035	55,000	55,000	—	—	55,000
Related-West 23rd Street Housing Revenue Bonds					
variable rate demand — 2001 Series A, maturing in 2033	26,000	26,000	—	—	26,000
variable rate demand — 2001 Series B (Federally Taxable), maturing in 2033	27,500	8,000	—	—	8,000
variable rate demand — 2002 Series A, maturing in 2033	73,000	73,000	—	—	73,000
The Victory Housing Revenue Bonds					
variable rate demand — 2000 Series A, maturing in 2033	16,000	16,000	—	—	16,000
variable rate demand — 2001 Series A, maturing in 2033	44,000	44,000	—	—	44,000
variable rate demand — 2002 Series A, maturing in 2033	29,000	29,000	—	—	29,000
variable rate demand — 2004 Series A, maturing in 2033	25,500	25,500	—	—	25,500
Worth Street Housing Revenue Bonds					
variable rate demand — 2001 Series A, maturing in 2033	51,000	51,000	—	—	51,000
variable rate demand — 2001 Series B (Federally Taxable), maturing in 2033	27,900	17,600	—	1,500	16,100
variable rate demand — 2002 Series A, maturing in 2033	39,200	37,000	—	—	37,000
360 West 43rd Street Housing Revenue Bonds					
variable rate demand — 2002 Series A, maturing in 2033	33,700	33,700	—	—	33,700
variable rate demand — 2003 Series A, maturing in 2033	45,300	43,300	—	—	43,300
900 Eighth Avenue Housing Revenue Bonds					
variable rate demand — 2002 Series A, maturing in 2035	93,100	89,500	—	—	89,500
1500 Lexington Avenue Housing Revenue Bonds					
variable rate demand — 2002 Series A, maturing in 2034	38,000	38,000	—	—	38,000
variable rate demand — 2004 Series A, maturing in 2034	5,000	5,000	—	—	5,000

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
Bennington Hills Housing Revenue Bonds					
variable rate demand — 2002 Series A, maturing in 2029	10,300	10,300	—	—	10,300
Biltmore Tower Housing Revenue Bonds					
variable rate demand — 2002 Series A, maturing in 2034	72,000	72,000	—	—	72,000
variable rate demand — 2002 Series B (Federally Taxable), maturing in 2034	36,000	4,400	—	1,700	2,700
variable rate demand — 2003 Series A, maturing in 2034	43,300	43,300	—	—	43,300
20 River Terrace Housing Revenue Bonds					
variable rate demand — 2002 Series A, maturing in 2035	100,000	100,000	—	—	100,000
variable rate demand — 2004 Series A, maturing in 2034	1,500	1,500	—	—	1,500
variable rate demand — 2004 Series B (Federally Taxable), maturing in 2034	15,000	7,200	—	1,600	5,600
West 33rd Street Housing Revenue Bonds					
variable rate demand — 2003 Series A, maturing in 2036	43,100	43,100	—	—	43,100
variable rate demand — 2003 Series B (Federally Taxable), maturing in 2036	7,600	4,800	—	600	4,200
10 Liberty Street Housing Revenue Bonds					
variable rate demand — 2003 Series A, maturing in 2035	95,000	95,000	—	—	95,000
Kew Gardens Hills Housing Revenue Bonds					
variable rate demand — 2003 Series A, maturing in 2036	72,000	72,000	—	—	72,000
variable rate demand — 2006 Series A, maturing in 2036	15,000	15,000	—	—	15,000
Parkledge Apartments Housing Revenue Bonds					
variable rate demand — 2003 Series A, maturing in 2035	39,000	35,600	—	500	35,100
Chelsea Apartments Housing Revenue Bonds					
variable rate demand — 2003 Series A, maturing in 2036	95,500	95,500	—	—	95,500
Historic Front Street Housing Revenue Bonds					
variable rate demand — 2003 Series A, maturing in 2036	46,300	46,300	—	—	46,300
The Helena Housing Revenue Bonds					
variable rate demand — 2003 Series A, maturing in 2036	42,000	42,000	—	—	42,000
variable rate demand — 2004 Series A, maturing in 2036	101,000	101,000	—	—	101,000
Avalon Chrystie Place I Housing Revenue Bonds					
variable rate demand — 2004 Series A, maturing in 2036	58,500	58,500	—	—	58,500
variable rate demand — 2004 Series B, maturing in 2036	58,500	58,500	—	—	58,500
Related-Tribeca Green Housing Revenue Bonds					
variable rate demand — 2003 Series A, maturing in 2036	109,200	103,800	—	—	103,800
variable rate demand — 2003 Series B (Federally Taxable), maturing in 2036	800	800	—	—	800
100 Maiden Lane Housing Revenue Bonds					
variable rate demand — 2004 Series A, maturing in 2037	95,000	95,000	—	—	95,000

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
variable rate demand — 2004 Series B					
(Federally Taxable), maturing in 2037	3,000	3,000	—	—	3,000
North End Avenue Housing Revenue Bonds					
variable rate demand — 2004 Series A,					
maturing in 2036	98,800	98,800	—	—	98,800
variable rate demand — 2004 Series B					
(Federally Taxable), maturing in 2036	3,400	3,400	—	—	3,400
Sea Park East Housing Revenue Bonds					
variable rate demand — 2004 Series A,					
maturing in 2036	18,700	15,100	—	600	14,500
Sea Park West Housing Revenue Bonds					
variable rate demand — 2004 Series A,					
maturing in 2036	22,900	17,500	—	1,000	16,500
Archstone Westbury Housing Revenue Bonds					
variable rate demand — 2004 Series A,					
maturing in 2036	62,200	62,200	—	—	62,200
variable rate demand — 2004 Series B					
(Federally Taxable), maturing in 2036	15,800	15,800	—	505	15,295
4.57% — 2012 Series A					
(Federally Taxable), maturing in 2036	7,200	—	7,200	—	7,200
Rip Van Winkle House Housing Revenue Bonds					
variable rate demand — 2004 Series A,					
maturing in 2034	11,500	10,700	—	—	10,700
10 Barclay Street Housing Revenue Bonds					
variable rate demand — 2004 Series A,					
maturing in 2037	135,000	135,000	—	—	135,000
Reverend Polite Avenue Apartments Housing Revenue Bonds					
variable rate demand — 2005 Series A,					
maturing in 2036	16,000	7,435	—	—	7,435
125 West 31st Street Housing Revenue Bonds					
variable rate demand — 2005 Series A,					
maturing in 2038	176,800	176,800	—	—	176,800
Clinton Green North Housing Revenue Bonds					
variable rate demand — 2005 Series A,					
maturing in 2038	100,000	100,000	—	—	100,000
variable rate demand — 2006 Series A,					
maturing in 2038	47,000	47,000	—	—	47,000
Clinton Green South Housing Revenue Bonds					
variable rate demand — 2005 Series A,					
maturing in 2038	75,000	75,000	—	—	75,000
variable rate demand — 2006 Series A,					
maturing in 2038	46,500	46,500	—	—	46,500
Related-Ocean Park Apartments Housing Revenue Bonds					
variable rate demand — 2005 Series A,					
maturing in 2035	28,400	28,400	—	—	28,400
2.20% to 4.25% — 2005 Series B,					
maturing in varying semi-annual installments to 2016	10,600	5,850	—	1,005	4,845
250 West 93rd Street Housing Revenue Bonds					
variable rate demand — 2005 Series A,					
maturing in 2038	61,500	60,400	—	—	60,400
variable rate demand — 2005 Series B					
(Federally Taxable), maturing in 2038	5,300	5,300	—	—	5,300
variable rate demand — 2007 Series A					
(Federally Taxable), maturing in 2038	1,100	1,100	—	—	1,100
Tower 31 Housing Revenue Bonds					
variable rate demand — 2005 Series A,					
maturing in 2036	83,800	83,800	—	—	83,800

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
variable rate demand — 2005 Series B					
(Federally Taxable), maturing in 2036	2,000	2,000	—	—	2,000
variable rate demand — 2006 Series A					
(Federally Taxable), maturing in 2036	8,000	4,300	—	900	3,400
88 Leonard Street Housing Revenue Bonds					
variable rate demand — 2005 Series A,					
maturing in 2037	112,500	112,500	—	—	112,500
variable rate demand — 2005 Series B					
(Federally Taxable), maturing in 2037	7,500	7,500	—	—	7,500
variable rate demand — 2007 Series A					
(Federally Taxable), maturing in 2037	12,000	12,000	—	—	12,000
Tiffany Gardens Multi-Family Housing Revenue Bonds					
4.50% to 5.125% — 2005 Series A, maturing in varying					
semi-annual installments to 2037	5,550	5,190	—	100	5,090
Friendship House Apartments Multi-Family Housing Revenue Bonds					
5.10% — 2005 Series A, maturing in varying					
semi-annual installments to 2041	2,840	2,680	—	40	2,640
55 West 25th Street Housing Revenue Bonds					
variable rate demand — 2005 Series A,					
maturing in 2038	164,500	164,500	—	—	164,500
variable rate demand — 2005 Series B					
(Federally Taxable), maturing in 2038	8,800	4,100	—	1,700	2,400
188 Ludlow Street Housing Revenue Bonds					
variable rate demand — 2006 Series A,					
maturing in 2038	83,000	83,000	—	—	83,000
Division Street Multi-Family Housing Revenue Bonds					
5% to 5.10% — 2006 Series A, maturing in varying					
semi-annual installments to 2038	1,525	1,440	—	30	1,410
Gateway to New Cassel Housing Revenue Bonds					
variable rate demand — 2006 Series A,					
maturing in 2039	9,500	6,000	—	—	6,000
Golden Age Apartments Multi-Family Housing Revenue Bonds					
5% — 2006 Series A, maturing in varying					
semi-annual installments to 2037	2,800	2,370	—	100	2,270
Related - Taconic West 17th Street Housing Revenue Bonds					
variable rate demand — 2009 Series A,					
maturing in 2039	126,000	126,000	—	—	126,000
Crotona Estates Apartments Multi-Family Housing Revenue Bonds					
4.95% — 2006 Series A, maturing in varying					
semi-annual installments to 2038	2,760	2,460	—	85	2,375
Related - Capitol Green Apartments Housing Revenue Bonds					
variable rate demand — 2006 Series A,					
maturing in 2036	10,900	10,900	—	—	10,900
3.45% to 4.375% — 2006 Series B, maturing in varying					
semi-annual installments to 2017	5,600	3,715	—	510	3,205
Avalon Bowery Place I Housing Revenue Bonds					
variable rate demand — 2010 Series A,					
maturing in 2037	93,800	93,800	—	—	93,800
Avalon Bowery Place II Housing Revenue Bonds					
variable rate demand — 2006 Series A,					
maturing in 2039	48,500	48,500	—	48,500	—
St. Philip's Housing Revenue Bonds					
4.05% to 4.65% — 2006 Series A, maturing in varying					
semi-annual installments to 2038	16,250	14,460	—	540	13,920

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
Kensico Terrace Apartments Multi-Family Housing Revenue Bonds					
4.35% to 4.90% — 2006 Series A, maturing in varying semi-annual installments to 2038	4,130	3,895	—	80	3,815
Admiral Halsey Senior Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2037	6,650	3,550	—	200	3,350
Related - Weyant Green Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2037	3,800	3,800	—	—	3,800
Related - McCarthy Manor Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2037	6,800	6,800	—	—	6,800
600 West 42nd Street Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2041	268,000	249,335	—	—	249,335
variable rate demand — 2008 Series A, maturing in 2041	100,000	100,000	—	—	100,000
variable rate demand — 2008 Series B (Federally Taxable), maturing in 2041	141,000	26,125	—	26,125	—
variable rate demand — 2009 Series A, maturing in 2041	108,000	134,100	—	14,125	119,975
316 Eleventh Avenue Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2041	152,000	152,000	—	—	152,000
variable rate demand — 2007 Series B (Federally Taxable), maturing in 2041	39,500	6,900	—	—	6,900
variable rate demand — 2009 Series A, maturing in 2041	32,600	32,600	—	—	32,600
455 West 37th Street Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2041	136,000	136,000	—	—	136,000
variable rate demand — 2007 Series B (Federally Taxable), maturing in 2041	32,000	32,000	—	23,300	8,700
Related - Warren Knolls Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2037	6,700	6,700	—	—	6,700
Related - West Haverstraw Senior Citizens Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2037	6,700	6,700	—	—	6,700
Prospect Plaza Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2039	23,300	8,000	—	—	8,000
Horizons at Wawayanda Housing Revenue Bonds					
5.15% — 2007 Series A, maturing in varying semi-annual installments to 2040	8,600	8,415	—	115	8,300
Park Drive Manor II Apartments Multi-Family Housing Revenue Bonds					
4.85% — 2007 Series A, maturing in varying semi-annual installments to 2038	3,980	3,765	—	70	3,695
Highland Avenue Senior Apartments Multi-Family Housing Revenue Bonds					
4.70% to 5% — 2007 Series A, maturing in varying semi-annual installments to 2039	6,920	6,685	—	120	6,565

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
North Street Y Senior Apartments Multi-Family Housing Revenue Bonds					
5.05% — 2007 Series A, maturing in varying semi-annual installments to 2039	2,100	2,040	—	35	2,005
Cannon Street Senior Apartments Multi-Family Housing Revenue Bonds					
5.30% — 2007 Series A, maturing in varying semi-annual installments to 2039	1,860	1,790	—	30	1,760
Related - 42nd and 10th Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2041	166,100	166,100	—	—	166,100
variable rate demand — 2008 Series A, maturing in 2041	81,000	81,000	—	—	81,000
variable rate demand — 2010 Series A, maturing in 2041	102,900	102,900	—	—	102,900
Tri-Senior Development Housing Revenue Bonds					
5.10% to 5.40% — 2007 Series A, maturing in varying semi-annual installments to 2042	14,700	14,140	—	185	13,955
Related - Overlook Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2037	5,400	4,500	—	—	4,500
Remeeder Houses Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2039	18,900	18,000	—	500	17,500
Grace Towers Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2040	19,900	11,530	—	—	11,530
Baisley Park Gardens Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2039	18,800	18,600	—	300	18,300
Related - Caroline Apartments Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2043	16,900	16,900	—	—	16,900
West 37th Street Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2042	18,900	18,900	—	—	18,900
variable rate demand — 2008 Series B (Federally Taxable), maturing in 2042	31,500	19,500	—	7,500	12,000
variable rate demand — 2009 Series A, maturing in 2042	25,200	25,200	—	—	25,200
variable rate demand — 2009 Series B, maturing in 2042	30,900	30,900	—	—	30,900
West Village Apartments Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2039	9,700	7,300	—	400	6,900
330 Riverdale Avenue Apartments Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2041	28,700	28,700	—	14,500	14,200
320 West 38th Street Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2042	74,500	74,500	—	—	74,500
variable rate demand — 2009 Series A, maturing in 2042	119,500	119,500	—	—	119,500
variable rate demand — 2009 Series B, maturing in 2042	106,000	106,000	—	—	106,000

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
Shore Hill Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2045	39,000	19,500	—	—	19,500
505 West 37th Street Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2042	95,600	95,600	—	—	95,600
variable rate demand — 2008 Series B (Federally Taxable), maturing in 2042	138,000	58,400	—	—	58,400
variable rate demand — 2009 Series A, maturing in 2042	100,800	100,800	—	—	100,800
variable rate demand — 2009 Series B, maturing in 2042	119,600	119,600	—	—	119,600
College Arms Apartments Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2048	11,390	11,190	—	100	11,090
80 DeKalb Avenue Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2042	32,850	5,090	—	—	5,090
variable rate demand — 2009 Series A, maturing in 2042	43,800	43,800	—	—	43,800
variable rate demand — 2009 Series B, maturing in 2042	55,110	55,110	—	—	55,110
Related - Clarkstown Maplewood Gardens Housing Revenue Bonds					
variable rate demand — 2009 Series A, maturing in 2049	4,085	4,085	—	—	4,085
8 East 102nd Street Housing Revenue Bonds					
variable rate demand — 2010 Series A, maturing in 2044	95,630	135,690	—	—	135,690
variable rate demand — 2010 Series B (Federally Taxable), maturing in 2044	8,010	8,010	—	—	8,010
Hegeman Residence Apartments Housing Revenue Bonds					
variable rate demand — 2010 Series A, maturing in 2040	22,800	22,800	—	—	22,800
330 West 39th Street Housing Revenue Bonds					
variable rate demand — 2010 Series A, maturing in 2044	65,000	65,000	—	—	65,000
Clinton Park Housing Revenue Bonds					
variable rate demand — 2010 Series A, maturing in 2044	70,000	70,000	—	—	70,000
25 Washington Street Housing Revenue Bonds					
variable rate demand — 2010 Series A, maturing in 2044	19,700	19,700	—	—	19,700
29 Flatbush Avenue Housing Revenue Bonds					
variable rate demand — 2010 Series A, maturing in 2044	90,000	90,000	—	—	90,000
2180 Broadway Housing Revenue Bonds					
variable rate demand — 2011 Series A, maturing in 2044	96,300	96,300	—	—	96,300
variable rate demand — 2011 Series B (Federally Taxable), maturing in 2044	27,320	27,320	—	—	27,320
Gotham West Housing Revenue Bonds					
variable rate demand — 2011 Series A-1, maturing in 2045	133,000	133,000	—	—	133,000
variable rate demand — 2011 Series A-2, maturing in 2045	67,000	67,000	—	—	67,000

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
variable rate demand — 2011 Series B (Federally Taxable), maturing in 2045	20,000	20,000	—	—	20,000
variable rate demand — 2012 Series A-1, maturing in 2045	173,000	—	173,000	—	173,000
variable rate demand — 2012 Series A-2, maturing in 2045	87,000	—	87,000	—	87,000
160 West 62nd Street Housing Revenue Bonds					
variable rate demand — 2011 Series A-1, maturing in 2044	155,000	—	155,000	—	155,000
variable rate demand — 2011 Series A-2, maturing in 2044	80,000	—	80,000	—	80,000
variable rate demand — 2011 Series B (Federally Taxable), maturing in 2044	25,000	—	25,000	—	25,000
Clinton Park Phase II Housing Revenue Bonds					
variable rate demand — 2011 Series A-1, maturing in 2049	83,000	—	83,000	—	83,000
variable rate demand — 2011 Series A-2, maturing in 2049	42,000	—	42,000	—	42,000
variable rate demand — 2011 Series B (Federally Taxable), maturing in 2049	20,000	—	20,000	—	20,000
111 Nassau Street Housing Revenue Bonds					
variable rate demand — 2011 Series A, maturing in 2044	65,240	—	65,240	—	65,240
variable rate demand — 2011 Series B (Federally Taxable), maturing in 2044	6,260	—	6,260	—	6,260
Related West 30th Street Housing Revenue Bonds					
variable rate demand — 2012 Series A-1, maturing in 2045	73,000	—	73,000	—	73,000
variable rate demand — 2012 Series A-2, maturing in 2045	37,000	—	37,000	—	37,000
388 Bridge Street Housing Revenue Bonds					
variable rate demand — 2012 Series A, maturing in 2046	86,000	—	86,000	—	86,000
175 West 60th Street Housing Revenue Bonds					
variable rate demand — 2012 Series A-1, maturing in 2046	40,000	—	31,000	—	31,000
variable rate demand — 2012 Series A-2, maturing in 2046	20,000	—	20,000	—	20,000
Jackson Avenue Apartments Housing Revenue Bonds					
variable rate demand — 2012 Series A, maturing in 2044	27,335	—	2,620	—	2,620
variable rate demand — 2012 Series B maturing in 2044	325	—	325	—	325
11th Street Apartments Housing Revenue Bonds					
variable rate demand — 2012 Series A, maturing in 2044	21,000	—	2,750	—	2,750
Total Secured Loan Rental Housing Bonds and Other	**9,843,345**	**8,217,550**	**996,395**	**283,230**	**8,930,715**
Housing Project Mortgage Revenue Bonds:					
3.60% to 6.125% — 1996 Series A Refunding, maturing in varying semi-annual installments to 2020	**484,540**	**12,880**	—	**2,910**	**9,970**
Affordable Housing Bonds:					
Affordable Housing Revenue Bonds					
3.65% to 5.25% — 2007 Series A, maturing in varying semi-annual installments to 2038	11,805	9,145	—	160	8,985
3.60% to 5.45% — 2007 Series B, maturing in varying semi-annual installments to 2045	81,570	36,040	—	605	35,435

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
2.375% to 5.45% — 2008 Series A, maturing in varying semi-annual installments to 2040	14,880	6,400	—	90	6,310
3.30% to 5.00% — 2008 Series B, maturing in varying semi-annual installments to 2045	23,000	12,710	—	805	11,905
5.00% — 2008 Series C, maturing in varying semi-annual installments to 2045	15,515	13,740	—	835	12,905
2.15% to 6.80% — 2008 Series D, maturing in varying semi-annual installments to 2041	53,740	16,255	—	350	15,905
1.80% to 5.25% — 2009 Series A, maturing in varying semi-annual installments to 2041	53,680	45,925	—	8,340	37,585
0.70% to 5.00% — 2009 Series B, maturing in varying semi-annual installments to 2045	80,525	74,135	—	10,245	63,890
1.10% to 4.95% — 2009 Series C, maturing in varying semi-annual installments to 2041	35,590	17,685	—	1,735	15,950
0.45% to 5.20% — 2009 Series D, maturing in varying semi-annual installments to 2045	70,795	62,545	—	23,850	38,695
0.50% to 5.00% — 2010 Series A, maturing in varying semi-annual installments to 2042	45,800	45,390	—	3,050	42,340
0.40% to 4.875% — 2010 Series B, maturing in varying semi-annual installments to 2042	24,600	24,480	—	8,185	16,295
2.625% to 5.25% — 2010 Series C, maturing in varying semi-annual installments to 2042	3,140	3,090	—	130	2,960
1.05% — 2011 Series A, maturing in 2013	9,800	9,800	—	—	9,800
0.55% to 5.20% — 2011 Series B, maturing in varying semi-annual installments to 2042	16,545	16,545	—	—	16,545
0.95% — 2011 Series C, maturing in 2013	6,800	6,800	—	—	6,800
0.55% to 4.875% — 2011 Series D, maturing in varying semi-annual installments to 2042	14,630	14,630	—	—	14,630
0.83% — 2011 Series E, maturing in 2013	5,600	—	5,600	—	5,600
0.75% to 4.13% — 2012 Series A, maturing in 2044	22,795	—	22,795	—	22,795
0.25% to 4.00% — 2012 Series B, maturing in varying semi-annual installments to 2047	45,500	—	45,500	—	45,500
	636,310	**415,315**	**73,895**	**58,380**	**430,830**
Affordable Housing Revenue Bonds (Federal New Issue Bond Program "NIBP")					
* 2009 Series 1 (Federally Taxable) maturing in 2051	228,470	136,370	—	136,370	— *
Conversions:					
3.16% — 2009 Series 1, Subseries A, conversion: maturing in varying annual installments to 2043	47,660	47,195	—	813	46,382
3.16% — 2009 Series 1, Subseries B, conversion: maturing in 2043	45,080	45,080	—	18	45,062
3.68% — 2009 Series 1, Subseries C, conversion: maturing in 2044	24,760	24,760	—	95	24,666
2.47% — 2009 Series 1, Subseries D, conversion: maturing in varying semi-annual installments to 2043	22,260	22,260	—	—	22,260
2.47% — 2009 Series 1, Subseries E, conversion: maturing in varying semi-annual installments to 2043	21,320	—	21,320	72	21,248
2.47% — 2009 Series 1, Subseries F, conversion: maturing in varying semi-annual installments to 2044	98,380	—	98,380	394	97,986
New Issues:					
0.50% to 1.375% — 2010 Series 1, maturing in varying semi-annual installments to 2013	32,135	31,825	—	6,142	25,683

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
1.25% to 1.95% — 2010 Series 2, maturing in varying annual installments to 2014	30,460	30,460	—	2,462	27,998
1.85% — 2011 Series 1, maturing in 2015	29,000	29,000	—	116	28,885
0.55% to 3.80% — 2011 Series 2, maturing in varying semi-annual installments to 2022	16,470	16,470	—	—	16,470
0.375% to 1.625% — 2011 Series 3, maturing in varying semi-annual installments to 2015	5,890	—	5,890	18	5,872
0.30% to 1.70% — 2011 Series 4, maturing in varying semi-annual installments to 2016	35,510	—	35,510	131	35,379

* *The original face amount of the 2009 Series 1 bonds issued and placed in escrow was $276,130,000. Portions of this issuance in the amount of $259,460,000 were converted to bear the interest rates of 2.47% to 3.68%. The remaining $16,670,000 was not used.*

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
	637,395	**383,420**	**161,100**	**146,630**	**397,890**
Total Affordable Housing Bonds	**1,273,705**	**798,735**	**234,995**	**205,010**	**828,720**
State Revenue Bond Programs:					
Service Contract Revenue Bonds					
4% to 5% — 2003 Series K Refunding, maturing in varying semi-annual installments to 2021	60,290	7,145	—	7,145	—
variable rate demand — 2003 Series L Refunding, maturing in varying semi-annual installments to 2021	88,750	88,750	—	—	88,750
variable rate demand — 2003 Series M-1 Refunding, maturing in varying semi-annual installments to 2021	63,750	63,750	—	—	63,750
variable rate demand — 2003 Series M-2 Refunding, maturing in varying semi-annual installments to 2021	25,000	25,000	—	—	25,000
	237,790	**184,645**	**—**	**7,145**	**177,500**
Consolidated Service Contract Revenue Bonds					
2% to 5% — 2011 Series A Refunding, maturing in varying semi-annual installments to 2020	**71,165**	**71,165**	—	**16,470**	**54,695**
State Personal Income Tax Revenue Bonds (Economic Development and Housing)					
5% to 5.25% — 2003 Series A, maturing in varying semi-annual installments to 2033	128,330	19,625	—	—	19,625
1.37% to 4.46% — 2003 Series B (Federally Taxable), maturing in varying semi-annual installments to 2013	101,690	17,675	—	11,655	6,020
4.60% to 5.25% — 2004 Series A, maturing in varying semi-annual installments to 2034	54,085	41,035	—	—	41,035
1.35% to 4.79% — 2004 Series B (Federally Taxable), maturing in varying semi-annual installments to 2014	56,655	19,240	—	6,130	13,110
4% to 5% — 2005 Series A, maturing in varying semi-annual installments to 2034	57,215	57,215	—	—	57,215
3.58% to 4.88% — 2005 Series B (Federally Taxable), maturing in varying annual installments to 2015	34,985	15,845	—	3,690	12,155
variable rate demand — 2005 Series C, maturing in varying semi-annual installments to 2033	80,000	80,000	—	—	80,000
3.75% to 5% — 2006 Series A, maturing in varying semi-annual installments to 2036	47,525	47,525	—	—	47,525
5.04% to 5.22% — 2006 Series B (Federally Taxable), maturing in varying annual installments to 2015	83,435	38,625	—	8,915	29,710
3.625% to 5% — 2006 Series C, maturing in varying semi-annual installments to 2019	31,945	31,945	—	—	31,945
5% — 2007 Series A, maturing in varying semi-annual installments to 2037	71,075	71,075	—	—	71,075
4.957% to 5.167% — 2007 Series B (Federally Taxable), maturing in varying annual installments to 2016	45,695	25,640		4,620	21,020

	Original Face Amount	Balance October 31, 2011	Issued	Retired/ Principal Payments	Balance October 31, 2012
4% to 5% — 2007 Series C (Federally Taxable), maturing in varying semi-annual installments to 2021	19,220	19,220	—	—	19,220
4% to 5% — 2008 Series A, maturing in varying annual installments to 2038	109,885	109,885	—	—	109,885
3.05% to 5.35% — 2008 Series B (Federally Taxable), maturing in varying annual installments to 2017	40,115	25,910	—	3,805	22,105
1.75% to 5% — 2009 Series A, maturing in varying annual installments to 2039	96,990	93,900	—	1,860	92,040
1.943% to 4.911% — 2009 Series B (Federally Taxable), maturing in varying annual installments to 2019	103,010	87,750	—	9,710	78,040
	1,161,855	**802,110**	**—**	**50,385**	**751,725**
Total State Revenue Bond Programs	**1,470,810**	**1,057,920**	**—**	**74,000**	**983,920**
Hospital and Health Care Project Revenue Bonds					
3.60% to 5.15% — 1998 Series A, maturing in varying annual installments to 2016	**42,090**	**170**	—	**150**	**20**
Nursing Home and Health Care Project Revenue Bonds					
3.60% to 5.15% — 1998 Series A, maturing in varying annual installments to 2016	**190,080**	**26,235**	—	**9,320**	**16,915**
Total Bond Indebtedness	**13,503,620**	**10,136,445**	**1,231,390**	**582,690**	**10,785,145**
Bond Premium	—	19,047	—	2,631	16,416
Bond Discount	—	(260)	—	(63)	(197)
Deferred gain (loss) on bonds defeased	—	652	—	(69)	721
Total Net Bond Indebtedness	**$ 13,503,620**	**10,155,884**	**1,231,390**	**585,189**	**10,802,085**

****