NEW YORK STATE OF OPPORTUNITY.

Homes and Community Renewal

2015

Fiscal Year Statutory Report

New York State Housing Finance Agency

New York State Housing Finance Agency

Financial Statements

Fiscal Years Ended October 31, 2015 and 2014

Contents

Introductory Section

Project Statistics……………...…………………………………………….…………1
Summary of Financing and Repayment…...…………………………….……...……..9
Responsibility for Financial Reporting.…....………………………….……...…10

Financial Section

Report of Independent Auditors……...............................……………...…...…11
Management's Discussion and Analysis……...…………………………………......14
Statements of Net Position…....……………………………………………….......31
Statements of Revenues, Expenses and Changes in Net Position…….……….…32
Statements of Cash Flows………..………………………………………………….33
Notes to Financial Statements……...……………………………………...……34

Required Supplementary Information

Schedule of Funding Progress – Postretirement Healthcare Plan...……...……........61
Schedule of Contributions to the NYSLRS……...…………………………………..62
Schedule of the New York State Housing Finance Agency's Proportionate Share of the NYSLRS Net Pension Liability……………………………………...63

Supplementary Section

Supplemental Schedule I………………………………………...…………...…65
Supplemental Schedule II..……………………………………...…………...…67
Supplemental Schedule III……………..…………………………...…………...…69
Supplemental Schedule IV………………………………………...…………....…71

Government Auditing Standards Section

Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance With *Government Auditing Standards*………...…......…89

PROJECT STATISTICS
As of October 31, 2015

MORTGAGE AND OTHER LOANS FOR HOUSING PROJECTS

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
Affordable Housing Revenue Bond				
188 Warburton Avenue	Westchester	51	$ 13,400,000	$ –
2240 Washington Avenue Residence	Bronx	80	14,250,000	200,000
3361 Third Avenue Apartments	Bronx	62	10,450,000	–
625 West 140th Street Apartments	New York	114	21,700,000	4,000,658
6469 Broadway	Bronx	85	13,200,000	–
774 West Main Street Apartments	Monroe	113	22,800,000	9,600,000 *
Abraham Lincoln Apartments	Monroe	69	3,950,000	921,832
Abyssinian Towers	New York	100	11,700,000	–
Adams Court	Nassau	84	9,130,000	2,853,429
Amsterdam Senior Housing	Montgomery	68	4,680,000	1,220,000
Artsbridge Senior Apartments aka HDFC	Bronx	61	13,650,000	750,000
Artspace Patchogue Apartments	Suffolk	45	9,100,000	1,884,823
Bay Park I Apartments	Kings	334	29,840,000	–
Bay Park II Apartments	Kings	338	29,995,000	–
Bedell Terrace Apartments	Nassau	245	22,390,000	6,013,033 *
Birches at Chambers	Ulster	67	7,600,000	2,826,312
Birches at Esopus	Ulster	81	8,600,000	2,299,585
Boston Road Apartments	Bronx	154	23,900,000	–
Braco-Linwood Preservation	Erie	295	26,450,000	2,700,000
Bridleside Apartments	Westchester	64	14,630,000	–
Brighton Towers	Onondaga	595	22,000,000	5,900,000
Bronx Park Phase I aka Twin Parks SE	Bronx	408	34,295,000	12,073,943
Bronx Park Phase II aka Twin Parks SW	Bronx	534	49,070,000	–
Bronx Park Phase III aka Twin Parks NW	Bronx	331	24,675,000	–
Brookdale Village	Queens	547	13,590,000	1,308,307
Brookside II Apartments	Ontario	88	6,500,000	2,762,271
Burnside Walton	Bronx	88	15,900,000	720,000
CABS Senior Housing	Kings	110	12,835,000	–
CAMBA Gardens Phase II	Kings	292	49,350,000	–
Canaan House	New York	146	19,215,000	–
Caring Communities	Kings	236	28,700,000	–
Cedar Avenue Apts	Bronx	106	26,900,000	3,268,308
Cedar of Chili Apartments	Monroe	320	27,700,000	–
Children's Village Residence	Westchester	112	1,580,000	3,000,000
Clinton-Mohawk Apartments	Oneida	140	5,460,000	871,540
Colon Plaza Apartments	New York	55	8,300,000	2,418,070
Colonial Square Apartments	Montgomery	199	8,500,000	3,100,000
Concern MacDougal Apartments	Kings	65	13,465,000	–
Concern Middle Island Apartments	Suffolk	123	25,750,000	–
Cornerstone Senior Apartments	Kings	150	13,750,000	–
Cornerstone - Unity Park I Townhomes	Niagra	84	8,500,000	8,618,765
Creek Bend	Erie	129	6,870,000	4,750,000
Creston Avenue Residence	Bronx	65	11,400,000	–
David E. Podell House	New York	49	5,770,000	–
DePaul Trolley Station Apartments	Ontario	48	7,500,000	–
Dorado Apartments	Westchester	189	17,355,000	–
Enclave on 5th Apartments	Westchester	39	5,225,000	–
Evergreen Lofts Supportive Apartments	Erie	56	8,300,000	–
Farmington Senior Apartments	Ontario	88	6,650,000	6,558,095 *
F.I.G.H.T. Village Apartments	Monroe	246	11,705,000	2,886,374
Gananda Senior Apartments	Wayne	62	4,300,000	1,993,396
Genesis Neighborhood Plaza II	Kings	98	17,500,000	4,057,801
Goodwin Himrod Apartments	Kings	160	17,200,000	3,310,835
Grant Park Apartments	Westchester	100	22,500,000	6,400,000 *
Greater Hempstead Apartments	Nassau	99	18,250,000	–
Greenacres Apartments	Chautauqua	101	4,550,000	–
Hudson Arthouse	Rensselaer	80	10,000,000	–

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
Hughes House Apartments	Bronx	55	$ 11,050,000	$ –
John Crawford Apartments	Sullivan	96	4,375,000	–
Kennedy Plaza Towers Apartments	Oneida	204	5,520,000	–
Lake Ravine Apartments	Monroe	111	7,240,000	–
LaPorte Apartments	Westchester	159	30,000,000	–
Loguen Homes	Onondaga	28	3,800,000	1,036,693
Los Sures Housing for the Elderly	Kings	55	6,850,000	–
Madison Plaza Apartments	Oneida	127	5,415,000	–
Maple Court Apartments	Jefferson	92	6,500,000	–
Maria Isabel Apartments	Bronx	99	13,300,000	–
Mariner Tower Apartments	Erie	292	20,700,000	2,800,000
Michelsen and Mills III	Monroe, Clinton, Delaware and Oswego	58	9,500,000	–
Mills At High Falls	Monroe	67	8,600,000	2,743,656
Montcalm Apartments	Warren	227	8,765,000	–
Norwood Terrace	Bronx	114	17,500,000	640,000
NY Rural Preservation	Saratoga and Washington	218	11,000,000	2,350,000
O'Neil Apartments	Rensselaer	122	6,400,000	1,700,000
Oak Creek Town Houses Project	Cayuga	149	7,900,000	–
Ogden Heights Senior Apartments	Monroe	89	6,790,000	5,270,000 *
Ohav Sholom Apartments	Albany	210	15,610,000	–
Owega Gardens Apartments	Tioga	62	6,300,000	–
Park Drive Manor I Apartments	Oneida	102	5,100,000	3,136,100
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	744,745
Pinnacle Place Apartments	Monroe	407	17,790,000	200,000
Pond View Homes	Nassau	52	9,990,000	–
Public School 6 Apartments	Westchester	120	31,100,000	1,200,000
Ridgeview Special Needs Apartments	Monroe	64	5,300,000	2,022,343
River Park Towers Apartments	Bronx	1,650	157,500,000	8,500,000
Ruland Road / Highland Green Apartments	Suffolk	118	22,720,000	–
Selfhelp Kissena Apartments	Queens	424	21,900,000	5,820,000 *
Smith Woodward Apartments	Kings	141	10,815,000	–
Spa Apartments	Ontario	109	8,095,000	–
St. Augustine Apartments	Bronx	112	26,200,000	–
St. Joseph's Preservation	Chemung	66	4,200,000	–
St. Philips Senior Apartments	New York	200	22,615,000	3,966,997
St. Simon's Terrace	Monroe	256	7,800,000	5,195,373
Stonewood Village Apartments	Monroe	188	15,500,000	6,533,905 *
Stuypark Apartments	Kings	103	12,665,000	–
Surrey Carlton Apartments	Rockland	175	20,270,000	1,725,000
The Hamilton	Monroe	203	9,900,000	2,192,870
The Gardens at Town Center Apartments	Monroe	175	15,500,000	1,800,000
The Lace Factory Apartments	Ulster	55	9,000,000	3,900,000
The Mews at Baldwin Place	Westchester	75	11,000,000	430,000
The Modern Apartments	Westchester	81	15,150,000	–
The Orenstein Building Apartments	New York	127	27,400,000	–
Tri Veterans Housing	Monroe	516	30,460,000	5,135,193
VOA Cobblestone Place Webster	Monroe	60	5,800,000	–
Washington Avenue Apartments	Bronx	118	18,200,000	2,256,217
Wesley Hall	Westchester	118	9,545,000	3,827,442
Westfall Heights Apartments	Monroe	101	5,650,000	500,329
WIH Preservation	Wayne	113	5,010,000	–
Wilbur Fay Apartments	Oswego	95	13,725,000	–
Wilcox Lane Apartments	Ontario	120	3,140,000	2,164,757
Willoughby Court Apartments	Kings	266	23,445,000	–
Winbrook Phase I Apartments	Westchester	103	25,000,000	3,000,000
Wincoram Commons II	Suffolk	77	13,500,000	–
Woodlands and Barkley Apartments	Sullivan	111	6,500,000	2,169,290
Woodstock Manor Apartments	Westchester	60	6,550,000	582,200
Wyandanch Apartments	Sufolk	86	24,250,000	–

Development	Location	No. of Apts.		Mortgage Commitment		Subsidy Loan Commitment
Yonkers Apartments	Westchester	129	$	19,260,000	$	1,595,000
Total		**19,187**	**$**	**1,842,605,000**	**$**	**207,842,283**
Affordable Housing Revenue Bond - NIBP						
25 State Street Apartments	Westchester	50	$	8,760,000	$	2,853,028
Albany Gardens Apartments aka CAMBA	Kings	209		34,060,000		–
Bradmar Village	Chautauqua	99		8,320,000		2,140,000
Burt Farms II Apartments	Orange	50		3,350,000		–
Ennis Francis House	New York	219		38,565,000		–
Erie Harbor Apartments	Monroe	131		18,390,000		3,103,480
Fairway Richmond	Richmond	217		23,500,000		–
Gateway Gardens Villas	Suffolk	40		6,000,000		–
Grote Street Apartments	Bronx	249		22,270,000		831,005
HANAC Senior Apartments	Queens	99		12,100,000		–
Heritage Homes Apartments	Westchester	130		18,390,000		3,063,735
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		3,735,905
Machackemach Village Apartments	Orange	50		2,310,000		–
Monteagle	Niagara	149		5,720,000		1,986,386
North Country Rural Preservation Apartments	St. Lawrence, Franklin and Jefferson	254		14,390,000		–
Phillips Village II	Monroe	497		27,050,000		2,750,538
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		1,501,233
Spring Valley Apartments	Rockland	55		8,400,000		1,446,013
The Highlands Apartments (Geneseo)	Livingston	89		4,950,000		–
Towpath Senior	Wayne	97		5,430,000		1,056,097
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		2,822,641
Total		**4,077**	**$**	**406,730,000**	**$**	**35,392,061**
Multi-Family Housing Revenue (Secured Mortgage Program)						
244 North Main Street	Spring Valley	95	$	4,400,000	$	–
Airmont Gardens Apartments	Airmont	140		12,000,000		1,201,183
Berkeley Square Apartments	Wappingers Falls	150		9,500,000		–
Brookview Gardens	Deer Park	208		14,400,000		1,638,561
Community Re-Entry Project	Middletown	26		1,000,000		189,500
Evergreen Hills Apartment	Macedon	72		1,700,000		–
Meadow Ridge Apartments	Beacon	54		4,600,000		769,796
Patchogue Senior Apartments I	East Patchogue	87		6,415,000		700,000
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		1,538,575
Woodland Place Apartments	Lancaster	86		3,500,000		800,000
Total		**1,208**	**$**	**76,760,000**	**$**	**9,867,615**
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		–
100 Maiden Lane Housing	Manhattan	336		98,000,000		–
101 West End Avenue Housing	Manhattan	507		126,000,000		–
11th Street	Queens	59		21,000,000		–
111 Nassau Street	Manhattan	168		71,500,000		–
125 Metropolitan Avenue	Brooklyn	75		46,700,000		–
125 West 31st Street Housing	Manhattan	459		176,800,000		–

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
149 Kent Avenue	Brooklyn	164	$ 78,000,000	$ –
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 Madison Avenue	Manhattan	318	210,000,000	–
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	–
20 River Terrace Housing	Manhattan	293	116,500,000	–
2180 Broadway Housing	Manhattan	181	123,620,000	–
222 East 44th Street	Manhattan	429	251,200,000	–
229 Cherry Street	Manhattan	205	47,000,000	–
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	140,000,000	–
33 Bond Street	Brooklyn	713	250,000,000	–
316 Eleventh Avenue Housing	Manhattan	369	224,100,000	–
320 West 38th Street	Manhattan	569	260,000,000	–
330 Riverdale Avenue Apartments	Yonkers	153	28,700,000	6,387,089
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	–
43-25 Hunter Street	Queens	974	297,000,000	–
455 West 37th Street Housing	Manhattan	394	168,000,000	–
44th Drive Apartments	Queens	105	24,500,000	–
505 West 37th Street Housing	Manhattan	835	454,000,000	–
509 West 38th Street	Manhattan	225	104,000,000	–
525 West 52nd Street	Manhattan	392	200,000,000	–
55 West 25th Street Housing	Manhattan	407	173,300,000	–
555 Tenth Avenue	Manhattan	598	325,000,000	–
600 West 42nd Street Housing	Manhattan	1,169	609,000,000	–
605 West 42nd Street	Manhattan	1,174	459,000,000	–
606 West 57th Street	Manhattan	1,028	30,000,000	–
625 West 57th Street	Manhattan	567	407,000,000	–
626 Flatbush Avenue Housing	Brooklyn	254	71,265,000	–
66 West 38th Street Housing	Manhattan	374	119,700,000	–
7 West 21st Street	Manhattan	289	182,000,000	–
750 Sixth Avenue Housing	Manhattan	301	76,600,000	–
80 Dekalb Avenue	Brooklyn	365	159,260,000	–
855 Sixth Avenue	Manhattan	300	187,000,000 ǂ	–
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 Chrystie Place I Housing	Manhattan	361	117,000,000	–
Baisley Park Housing	Queens	212	18,800,000	–
BAM South	Brooklyn	379	168,000,000	–
Biltmore Tower Housing	Manhattan	464	145,000,000	–
Cannon Street Senior Apartments	Poughkeepsie	40	3,350,000	295,360
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	–
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

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
Dock Street Apartments Housing	Brooklyn	289	$ 100,500,000	$ –
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	1,331,907
Friendship House Apartments	Cortland	101	2,840,000	–
Gateway at New Cassel Housing	North Hempstead	57	9,500,000	2,213,559
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	4,542,967
Harris Park	Bronx	114	7,090,000	–
Hemlock Ridge Apartments	Sullivan	60	9,000,000	–
Highland Avenue Senior Apartments	Yonkers	88	10,370,000	2,318,000
Historic Front Street Housing	Manhattan	96	46,300,000	–
Historic Pastures	Albany	246	19,700,000	–
Horizons at Fishkill Apartments	Fishkill	90	6,975,000	2,250,000
Horizons at Wawayanda Housing	Orange	107	12,100,000	4,102,275
Jackson Avenue	Queens	98	32,380,000	–
Keeler Park Apartments Housing	Rochester	525	17,900,000	–
Kensico Terrace Apartments	White Plains	42	7,080,000	1,048,060
Kew Gardens Hills Housing	Queens	388	87,000,000	–
Maestro West	Manhattan	375	165,000,000	–
Manhattan West Residential	Manhattan	845	479,000,000	–
Marcus Garvey	New York	625	90,855,000	–
Marien Heim	Brooklyn	182	27,000,000	–
Nathan Hale Senior Village Housing	Lynbrook	126	5,745,000	–
Navy Pier Court	Staten Island	571	23,700,000 ł	–
Normandie Court II	Manhattan	383	56,100,000	–
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	–
Prospect Plaza Apartments Housing	Brooklyn	151	23,300,000	4,386,283
Related - 205 East 92nd Street	Manhattan	186	120,000,000	–
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 30th Street Housing	Manhattan	385	188,400,000 ł	–
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	–
Riverside Center 2 Housing	Manhattan	616	275,000,000	–
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	– -
Terrace Gardens Housing	Richmond	198	27,020,000	– -

Development	Location	No. of Apts.		Mortgage Commitment		Subsidy Loan Commitment
The Helena Housing	Manhattan	597	$	143,000,000	$	–
The Northfield Apartments Housing	Perinton	69		4,990,000		2,190,511
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		875,430
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		2,390,209
Watergate II Apartments Housing	Buffalo	195		7,800,000		–
West 33rd Street Housing	Manhattan	168		50,700,000		–
West 37th Street Housing	Manhattan	207		94,500,000		–
West Village Apartments	Tompkins	235		9,700,000		5,152,914
Worth Street Housing	Manhattan	330		113,900,000		–
Total		**45,117**	**$**	**14,376,680,000**	**$**	**10,609,064**
Housing Project Bonds						
Simeon DeWitt Apartments	Oswego	130	$	4,180,000		
Towpath Towers	Fulton	121		3,490,000		
Total		**251**	**$**	**7,670,000**		
Housing Project Mortgage Revenue						
Baptist Manor	Buffalo	128	$	3,785,000		–
Clinton Plaza	Syracuse	305		8,495,000		–
Fort Schuyler House	Bronx	143		4,005,000		–
Mayfield Apartments	Potsdam	153		3,705,000		–
Regina Pacis	Brooklyn	167		5,615,000		–
Total		**896**	**$**	**25,605,000**		–
Multi-Family FHA-Insured Housing						
Diamond Rock	Troy	**81**	**$**	**2,397,500**		–
FHA-Insured Multi-Family Housing						
Cedarwood Towers	Rochester	206	$	8,010,000	$	–
Jonas Bronck Apartments	Bronx	215		4,470,000		675,000
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		**773**	**$**	**21,570,000**	**$**	**1,670,433**
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		–
Taxable Mortgage Initiative						
Bronx Care	Bronx	52	$	–	$	1,050,000
Forrest Pointe Apartments	East Greenbush	104		–		2,600,000
Old Brookside I Apartments	Ontario	64		1,347,748		1,392,000
Prospect Heights Apartments	Nassau	50		3,158,000		–
Village Green Apartments	Glens Falls	136		1,795,000		1,935,871
Westview Apartments	Saratoga	105		633,750		633,750
Total		**241**	**$**	**6,934,498**	**$**	**7,611,621**

Project	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
Subsidy Loans/ Other Subordinate Loans - No Agency				
First Mortgage				
902 Liberty Avenue	Brooklyn	47		$ 1,400,000
Allen By the Bay Senior Housing	Queens	65		1,146,601
Andrews House Project	Manhattan	146		581,000
Bayshore Apartments	Onondaga	186		2,992,500
Brighton Towers	Brooklyn	600		1,210,000
Bloomfield Meadows Apartments	Bloomfield	24		400,000
Bristow-Stebbins Apartments	Bronx	80		994,236
Carnes McKinney Apartments	Bronx	111		275,000
Champlain Family Housing	Rouses Point	56		125,000
Concourse Flatiron Apartments	Bronx	44		835,000
Croton Heights Apartments	Westchester	60		900,000
Dorothy Ross Friedman Residence	Manhattan	97		2,246,000
Fairport Apartments	Fairport	105		625,000
Greene Park Arms	Brooklyn	84		560,000
Hegeman Residence Apartments	Brooklyn	161		910,209
Hotel Seneca	Geneva	51		635,000
Howard Beach Senior Apartments	Queens	96		4,188,000
Inwood Heights	Manhattan	207		1,500,000
Lakeview Family Homes	Buffalo	154		1,000,000
Lakeview Senior Homes	Buffalo	138		2,300,000
Lisle Avenue	Broome	8		238,018
Marien-Heim Towers	Brooklyn	182		200,000
McGraw House	Ithaca	106		2,900,000
Pastures Preservation	Albany	101		512,826
Rochester Manor	Brooklyn	96		60,960
Rolling Green Estates	Syracuse	394		1,305,500
Shiloh Senior Housing Apartments	Westchester	40		35,871
Spring Manor Apartments	Poughkeepsie	88		1,406,588
St. Mary's Commons Senior Apartments	Buffalo	100		1,119,709
St. Michaels Windmill Apartments	Suffolk	40		334,819
Sutter Houses	Brooklyn	120		88,000
Trinity Towers	Buffalo	88		1,412,000
Waterville Schoolhouse Apartments	Waterville	56		115,000
Woodbrook Houses	Cayuga	150		2,349,715
Woodcreek Apartments	Rome	192		5,680,350
Woodrow Wilson Homes	Montgomery	100		5,363,235
Total		**4,373**		**$ 47,946,137**
Agri-Business Child Development Day Care Center Facilities Pilot Program				
Grace's Place	Orleans	**90**	**$ 1,000,000**	–
Manufactured Home Cooperative Fund Program				
Bush Gardens	Erie	154	$ 2,600,000	–
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	1,444,045	–
Hidden Meadows Cooperative Corp.	Geneseo	100	1,573,100	–
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	Erie	8	118,750	–
Three Mile Harbor Mobile Home Park, Inc.	Suffolk	16	500,000	–
Venture Lake Estates	Hyde Park	44	2,000,000	–
Total		**907**	**$ 16,596,865**	–

Project	Location	No. of Apts.		Mortgage Commitment	Subsidy Loan Commitment

MORTGAGE LOANS FOR NURSING HOME PROJECTS

Project	Location	No. of Apts.		Mortgage Commitment	Subsidy Loan Commitment
Nursing Home and Health Care					
Bezalel	Queens	120	$	3,515,000	–
CABS	Kings	160		6,055,000	–
Gloversville Extended Care	Fulton	84		2,315,000	–
Greater Harlem Health Related	Manhattan	200		7,625,000	–
Total		**564**	**$**	**19,510,000**	–

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		661,199
Rehabilitation Services Center of United Celebral Palsy of Queens	Queens	Mental Heath and Retardation		789,306
Steinberg Vocational Training Center	Nassau	Mental Retardation		1,371,000
Total			**$**	**7,508,505**

Project	Location	No. of Apts.		Mortgage Commitment	
Mortgage Loans for Youth Facilities Projects					
Edenwald Residential Child Care Facility	Westchester	96	$	7,193,734	–
Mount Vernon Day Care Center	Westchester	140		675,000	–
Queens Daughters Day Care Center	Westchester	145		832,000	–
Wyandanch Day Care Center	Suffolk	170		911,000	–
Total		**551**	**$**	**9,611,734**	–

SUMMARY OF FINANCING AND REPAYMENT

Long-Term Financing and Debt Service Repayments (cumulative through October 31, 2015)

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	636,200	1,126,714
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	37,090	42,291
Multi-Family FHA-Insured Mortgage Housing Revenue	2	20,035	17,830	13,761
Fulton Manor FHA-Insured Mortgage Revenue	1	11,480	11,480	6,662
Housing Project Bonds	16	122,545	120,335	188,019
Secured Loan Rental Housing	436	14,797,977	3,387,785	2,420,773
Housing Project Mortgage Revenue	1	484,540	481,000	503,564
Affordable Housing Revenue	40	1,906,330	377,805	140,373
Affordable Housing Revenue (Federal New Issue Bond Program)	9	545,295	290,830	33,394
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	42,090	11,540
Nursing Home and Health Care Project Revenue	1	190,080	189,210	71,829
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 Revenue	43	2,536,331	2,354,576	944,456
State Personal Income Tax Revenue	15	1,161,855	819,730	338,877
House New York Revenue Bonds	1	46,440	37,945	794
Total Bonds	692	$ 30,640,288	$ 16,891,981	$ 11,966,286
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	**699**	**$ 30,713,785**	**$ 16,965,478**	**$ 12,022,030**

COMPARATIVE HIGHLIGHTS 2011-2015

Year Ended October 31,	2015	2014	2013	2012	2011
		(in millions)			
Assets and Bond Indebtedness					
Loan Receivables	$ 12,464	11,280	10,594	9,270	9,270
Total Assets	$ 14,878	13,665	12,118	10,861	10,861
Bond and Note Indebtedness	$ 13,753	12,673	11,280	10,156	10,156

RESPONSIBILITY FOR FINANCIAL REPORTING

The financial statements of the New York State Housing Finance Agency (the "Agency"), for the fiscal years ended October 31, 2015 and 2014, are the responsibility of management. The financial statements were prepared in accordance with U.S. generally accepted accounting principles.

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 and has 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 to provide engagement related updates and communications.

The independent auditors conducted their audit in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of 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' unmodified report expresses that the financial statements are presented, in all material respects, in accordance with U.S. generally accepted accounting principles.

Sheila Robinson

James S. Rubin
President/Chief Executive Officer

Sheila Robinson
Senior Vice President/Chief Financial Officer

January 28, 2016

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Report of Independent Auditors

Management and Members of the Board
New York State Housing Finance Agency
New York, New York

Report on the Financial Statements

We have audited the accompanying financial statements of the New York State Housing Finance Agency (the Agency), a component unit of the State of New York, as of and for the years ended October 31, 2015 and 2014, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in conformity with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

Auditor's Responsibility

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 and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of October 31, 2015 and 2014, and the changes in its financial position and its cash flows for the years then ended in conformity with U.S. generally accepted accounting principles.

Change in Method of Accounting for Pensions

As discussed in Note 3 to the financial statements, the Agency changed its method for accounting and financial reporting of pensions as a result of the adoption of Governmental Accounting Standards Board Statement No. 68, *Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement No. 27* effective November 1, 2014. Our opinion is not modified with respect to this matter.

Required Supplementary Information

U.S. generally accepted accounting principles require that Management's Discussion and Analysis, the Schedule of Funding Progress – Postretirement Healthcare Plan, the Schedule of Contributions to the NYSLRS, and the Schedule of the New York State Housing Finance Agency's Proportionate Share of the NYSLRS Net Pension Liability, 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 which 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 audits 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.

Supplementary and Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The Supplementary Section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Supplementary Section is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, the Supplementary Section is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Introductory Section 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we also have issued our report dated January 28, 2016 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Ernst & Young LLP

January 28, 2016

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, 2015 ("fiscal 2015") and October 31, 2014 ("fiscal 2014") with selected comparative information for the fiscal year ended October 31, 2013 ("fiscal 2013"). Please read this analysis 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 U.S. generally accepted accounting principles.

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 2015 and fiscal 2014. 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 assets, deferred inflows and outflows of resources, liabilities and 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 as well as providing information about the content of the financial statements.
- Details include 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 schedules present information regarding the Agency's (1) progress in funding its obligation to provide postemployment benefits other than pensions to its employees, (2) Schedule of Contributions to the New York State and Local Retirement System ("NYSLRS") Pension Plan and (3) Schedule of the Proportionate Share of the NYSLRS Net Pension Liability.

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 $21.4 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 55 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.

Financial Markets

After many months of speculation, the Federal Reserve moved to increase the target range for the Fed Funds rate by 25 basis points in December 2015. The Fed Funds rate increase marked the first rate hike since 2006 and a move away from the federal government's approximately six year more accommodating monetary stance. Improved financial conditions, particularly improved employment rates, increased household earnings and an uptick in consumer spending were critical factors for the Federal Reserve's decision to increase rates. Treasury rates also increased; 10 and 30 year rates increased by 10bps and 26bps respectively over the course of the year.

Consistent with the improvement in the broader financial markets, the municipal market continued its move toward stability in 2015. Municipal issuance totaled approximately $398 billion last year, an increase of 19% from the previous year. Housing issuance increased to $15.58 billion from $13.12 billion in 2014, representing a 19% year over year increase. Despite this growth, housing issuance continued to make up just over three percent total municipal issuance. Within the housing sector, multifamily housing issuance continued to outpace single family municipal issuance last year, posting a 13% increase over 2014's multifamily supply level. In contrast with the treasury market trends referenced above, municipal rates continued to fall in 2015, with the 10 and 30 year municipal market data index ("MMD") posting modest decreases of 10bps and 4bps respectively for the year. Tax-exempt short term rates continued hover a historically low levels, averaging just 0.03% for the year, 2 basis points lower than 2014.

Despite the market's acute focus on the debt crisis in Puerto Rico and rating agency downgrades of the State of Illinois, credit concerns were largely a non-issue for strongly rated municipal issuers in 2015. As such, the Agency experienced very little change in the market reception for its bond issues and achieved pricing levels comparable to those achieved last year.

The multifamily housing sector continued to grow last year. Nationally, multifamily housing starts were up approximately 13.2% in 2015 over 2014; and rents increased by 4.6%, the largest margin since 2007. Notwithstanding the positive momentum, the national rental market showed some signs of weakening with vacancy rates increasing slightly in the fourth quarter of 2015. Similar trends were experienced in Manhattan in 2015 as well. Rents continued to climb last year, with average rents in the borough reaching $4,071 by November 2015; vacancy rates and the percentage of landlords providing rental concessions were also up to 2.87% and 13.5% respectively according to the Elliman Report.

As was the case in 2014, land and construction prices continue to increase, making rental housing, especially affordable rental housing, difficult to achieve. The New York Building Congress estimates that construction spending will total $14.9 billion in 2015, up from $12.1 billion the previous year. Despite these facts, the Agency continued to see strong demand for its financing. The Agency financed 36 projects last year, nine of which were 80/20 developments. Increased 80/20 interest was likely driven by developers seeking to secure financing prior to changes to the 421A tax abatement program being enacted. Uncertainty regarding the future of the tax abatement program will likely be a major factor in the financing demand for this sector of multifamily housing development in 2016.

The Agency's bond offerings continued to benefit from strong retail and institutional investor interest including Community Reinvestment Act ("CRA") motivated buyers who actively participate in the Agency's bond sales.

Bond Issuances and Mortgage Financings - Fiscal 2015

During fiscal 2015, the Agency issued bonds totaling $1,376.1 million to finance 41 new projects that contain 9,826 housing units, of which 59% or 5,798 are set aside for low income households.
Details are as follows:

Project Name	Total Units	Affordable Units	Mortgage Amount		Bonds Authorized to be Issued
PROJECTS FINANCED UNDER PUBLICLY OFFERED INDIVIDUAL REVENUE BOND RESOLUTIONS					
33 Bond Street	713	143	$ 250,000,000	*	$ 30,000,000
222 East 44th Street	429	87	251,200,000	*	26,000,000
555 Tenth Avenue	598	120	325,000,000	*	185,000,000
BAM South	379	76	168,000,000	*	68,000,000
Manhattan West Residential	845	169	479,000,000	*	84,000,000
SUBTOTAL	2,964	595	1,473,200,000		393,000,000
PROJECTS FINANCED UNDER THE AFFORDABLE HOUSING REVENUE BOND RESOLUTION**					
Bay Park I Apartments	334	332	$ 29,840,000		$ 29,840,000
Bay Park II Apartments	338	338	29,995,000		29,995,000
Canaan House	146	130	19,215,000		19,375,000
Cedars of Chili Apartments	320	320	27,700,000		27,875,000
Concern Middle Island Apartments	123	122	25,750,000		25,925,000
DePaul Trolley Station Apartments	48	48	7,500,000		7,565,000
Dorado Apartments	189	187	17,355,000		17,425,000
Evergreen Lofts Supportive Apartments	56	56	8,300,000		8,310,000
Kennedy Plaza Towers Apartments***	204	204	5,520,000		5,620,000
Lake Ravine Apartments	111	111	7,240,000		7,270,000
LaPorte Apartments	159	158	30,000,000		30,170,000
Maple Court Apartments	92	92	6,500,000		6,545,000
Maria Isabel Apartments	99	98	13,300,000		13,380,000
Ohav Sholom Apartments	210	209	15,610,000		15,730,000
Owego Gardens Apartments	62	54	6,300,000		6,315,000
Pond View Homes	52	52	9,990,000		10,010,000
Ruland Road/Highland Green Apartments	118	117	22,720,000		22,830,000
Smith Woodward Apartments	141	140	10,815,000		10,815,000
Spa Apartments	109	109	8,095,000		8,130,000
St. Augustine Apartments	112	111	26,200,000		26,330,000
Stuypark Apartments	103	102	12,665,000		12,745,000
The Modern Apartments	81	80	15,150,000		15,265,000
VOA Cobblestone Place Webster	60	59	5,800,000		5,815,000
WIH Preservation	113	112	5,010,000		5,055,000
Wilbur Fay Apartments	95	95	13,725,000		13,740,000
SUBTOTAL	3,475	3,436	380,295,000		382,075,000

Bond Issuances and Mortgage Financings - Fiscal 2015 (continued)

Project Name	Total Units	Affordable Units		Mortgage Amount			Bonds Authorized to be Issued
PROJECTS FINANCED AS DIRECT PURCHASES OR PRIVATE PLACEMENTS							
7 West 21st Street	289	58	$	182,000,000	*	$	125,000,000
43-25 Hunter Street	974	195		270,000,000	*		90,000,000
125 Metropolitan Avenue	75	15		46,700,000			46,700,000
509 West 38th Street	225	46		104,000,000			104,000,000
525 West 52nd Street	392	79		200,000,000	*		70,000,000
Cherry Street	205	204		47,000,000	*		11,700,000
Harris Park	114	114		7,090,000			7,090,000
Hemlock Ridge Apartments	60	59		9,000,000			9,000,000
Historic Pastures	246	244		19,700,000			19,700,000
Marcus Garvey	625	572		90,855,000			90,855,000
Marien Heim	182	181		27,000,000			27,000,000
SUBTOTAL	3,387	1,767		1,003,345,000			601,045,000
GRAND TOTAL	**9,826**	**5,798**	**$**	**2,856,840,000**		**$**	**1,376,120,000**

* 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 2016 and/or 2017 by the Agency.

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

*** On October 15, 2015, the Agency acquired the Mortgage Loan for the Kennedy Plaza Towers Apartment Project, a project initially financed by the proceeds of the Agency's Affordable Housing Revenue Bonds (Federal New Issue Bond Program), 2009 Series 1, Subseries A, and Affordable Housing Revenue Bonds (Additional Series 1 Parity Bonds), NIBP 2010 Series 1. At the time the loan was acquired, the loan had been fully advanced, rehabilitation on the project had been completed and the mortgagor had begun making principal payments on the loan.

The Agency was authorized to issue an additional $687.7 million in bonds to finance ten projects under a multi-year program.

Project Name		Additional Bonds as Authorized Under Multi-Year Programs
11th Street Apartments	$	2,745,000
29 Flatbush Avenue*		50,000,000
149 Kent Avenue		14,525,000
625 West 57th Street		270,000,000
855 Sixth Avenue		35,000,000
Jackson Avenue Apartments		5,140,000
Maestro West Chelsea		45,000,000
Manhattan West		137,500,000
Related West 30th Street*		41,800,000
Riverside Center 2		86,000,000
	$	687,710,000

The Agency had five credit substitutions totaling $968.3 million whereby the short term letter of credits were substituted with another letter of credit bank or were privately placed with private institutions.

Project Name		Amount
29 Flatbush Avenue	$	90,000,000
111 Nassau Street		71,500,000
2180 Broadway		123,620,000
Gotham West		520,000,000
Related West 30th Street		163,200,000
	$	968,320,000

Bond Issuances and Mortgage Financings - Fiscal 2014

During fiscal 2014, the Agency issued bonds totaling $1,653.4 million to finance 32 new projects that contain 9,076 housing units, of which 57% or 5,161 are set aside for low income households.
Details are as follows:

Project Name	Total Units	Affordable Units	Mortgage Amount		Bonds Authorized to be Issued
PROJECTS FINANCED UNDER INDIVIDUAL REVENUE BOND RESOLUTIONS					
149 Kent Avenue	164	33	$ 78,000,000	*	$ 63,475,000
160 Madison Avenue	318	64	210,000,000		210,000,000
605 West 42nd Street	1,174	235	539,000,000	*	459,000,000
606 West 57th Street	1,028	226	380,000,000	*	30,000,000
625 West 57th Street	709	142	407,000,000	*	30,000,000
855 Sixth Avenue	375	75	260,000,000	*	152,000,000
Maestro West Chelsea	375	75	165,000,000	*	120,000,000
Navy Pier Court	571	115	100,000,000	ł	23,700,000
Related 205 East 92nd Street	186	47	220,000,000	*	120,000,000
SUBTOTAL	4,900	1,012	2,359,000,000		1,208,175,000
PROJECTS FINANCED UNDER THE AFFORDABLE HOUSING REVENUE BOND RESOLUTION**					
188 Warburton Avenue Apartments	51	51	$ 13,400,000		$ 13,450,000
6469 Broadway Apartments	85	85	13,200,000		13,240,000
ArtsBridge Senior Apartments	61	61	13,650,000		13,650,000
Braco-Linwood Preservation	295	295	26,450,000		26,655,000
Brighton Towers	595	595	22,000,000		22,160,000
Bronx Park Phase I	408	408	34,295,000		34,295,000
Bronx Park Phase II	534	534	49,070,000		49,070,000
Bronx Park Phase III	331	331	24,675,000		24,675,000
Burnside Walton Apartments	88	88	15,900,000		15,945,000
CABS Senior Housing	110	110	12,835,000		12,910,000
CAMBA Gardens Phase II	292	292	49,350,000		49,545,000
Caring Communities	236	233	28,700,000		28,840,000
Cornerstone-Unity Park I Townhomes	84	84	8,500,000		8,510,000
Hudson Art House Lofts	80	80	10,000,000		10,050,000
Michelsen & Mills III	58	58	9,500,000		9,510,000
New York Rural Preservation	218	218	11,000,000		11,045,000
Norwood Terrace	114	114	17,500,000		17,530,000
Oak Creek Town Homes	149	149	7,900,000		7,935,000
St. Joseph's Preservation	66	66	4,200,000		4,205,000
The Lace Factory Apartments	55	55	9,000,000		9,020,000
Winbrook Phase I Apartments	103	103	25,000,000		25,095,000
Wincoram Commons II	77	77	13,500,000		13,585,000
Wyandanch Apartments	86	62	24,250,000		24,345,000
SUBTOTAL	4,176	4,149	443,875,000		445,265,000
GRAND TOTAL	**9,076**	**5,161**	**$ 2,802,875,000**		**$ 1,653,440,000**

* In connection with the making of the mortgage loan for these projects, the amount shown includes the funds to be available from additional bonds anticipated to be issued in fiscal year 2015, 2016 and/or 2017 by the Agency.

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

ł In connection with the making of the mortgage loan for this project, the amount shown includes the mortgage participation amount.

The Agency was authorized to issue an additional $252.1 million in bonds to finance ten projects under a multi-year program.

Project Name		Additional Bonds as Authorized Under Multi-Year Programs
Riverside Center 2	$	122,800,000
175 West 60th Street		105,000,000
44th Drive Apartments		4,020,000
626 Flatbush Avenue		20,325,000
	$	252,145,000

The Agency issued $260.0 million in bonds to refund a Series of bonds previously issued. This series was privately placed with Wells Fargo.

Project Name		Amount
320 West 38th Street	$	260,000,000

The Agency privately placed 2 projects totaling $325.0 million with Wells Fargo.

Project Name		Amount
330 West 39th Street	$	65,000,000
160 West 62nd Street		260,000,000
	$	325,000,000

Condensed Financial Information

NEW YORK STATE HOUSING FINANCE AGENCY

Statements of Net Position
(in thousands)

	October 31, 2015	2014	2013	% Change 2015-2014	2014-2013
Assets:					
Cash	$ 224,293	$ 176,531	$ 156,082	27%	13%
Mortgage loans receivable - net	12,464,031	11,280,185	10,594,239	10%	6%
Investments including accrued interest receivable	2,175,760	2,131,908	1,333,281	2%	60%
Other assets	14,195	51,978	34,138	(73%)	52%
Total assets	14,878,279	13,640,602	12,117,740	9%	13%
Deferred outflows of resources:					
Accumulated decrease in fair value of hedging derivatives	29,072	29,386	30,964	(1%)	(5%)
Deferred amount for pensions	391	—	—	N/A	—
Total deferred outflows of resources	29,463	29,386	30,964	—	(5%)
Liabilities:					
Bonds payable and other debt obligations	13,753,259	12,673,215	11,280,031	9%	12%
Derivative instruments - interest rate swaps	29,072	29,386	30,964	(1%)	(5%)
Interest payable	34,979	31,089	27,033	13%	15%
Accounts payable and other	8,445	9,507	8,677	(11%)	10%
Amounts received in advance and other	348,925	283,592	236,499	23%	20%
Other postemployment benefits	45,859	43,123	40,472	6%	7%
Total liabilities	14,220,539	13,069,912	11,623,676	9%	12%
Deferred inflows of resources:					
Gain on defeasance - net	927	858	790	8%	9%
Net position	$ 686,276	$ 599,218	$ 524,238	15%	14%

"—" indicates a percentage of less than 1%

Assets

Mortgage Loans Receivable - Net

Mortgage loans receivable – net increased by approximately $1.184 billion, or 10% from $11.280 billion (83% of total assets) at October 31, 2014 to $12.464 billion (84% of total assets) at October 31, 2015. This compares with an increase of approximately $685.9 million, or 6% from $10.594 billion (87% of total assets) at October 31, 2013 to $11.280 at October 31, 2014. The increase in each period was a result of strong lending activity.

Cash and Investments

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

- Bond proceeds held to fund construction loans for projects with mortgage commitments remaining to be funded. Such funds are invested until disbursed to borrowers and constitute the largest portion of restricted investments held.
- 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 cash and investments are held principally by a depository. These assets are held 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.

Primarily as a result of bond proceeds remaining on deposit, investments (including accrued interest receivable thereon) increased from $2.132 billion at October 31, 2014 to $2.176 billion at October 31, 2015, an increase of approximately $44 million, or 2%, as compared with an increase from $1.333 billion at October 31, 2013 to $2.132 billion at October 31, 2014, an increase of approximately $799 million, or 60%.

Other Assets

Other assets decreased from $52.0 million at October 31, 2014 to $14.2 million at October 31, 2015, a decrease of approximately $37.8 million, or 73%. This compares with the increase from $34.1 million at October 31, 2013 to $52.0 million at October 31, 2014, an increase of approximately $17.9 million, or 52%.

The increase in fiscal 2014 was primarily a result of a component of the Current Enacted Budget of the State (2014-2015 and 2013-2014), requiring certain transfers of moneys from the State of New York Mortgage Agency ("SONYMA") to the Agency, which were not transferred by year end in fiscal 2014. The amount of $32.5 million transferred on November 18, 2014 was included as a receivable within Other Assets as of October 31, 2014. The amount of $17.5 million transferred on November 14, 2013 is included as a receivable within Other Assets as of October 31, 2013. Such funds will be used to rehabilitate certain housing projects in the Mitchell Lama mortgage portfolio. All required Current Enacted Budget of the State (2015-2016) transfers were made prior to October 31, 2015. In each fiscal year, aside from the funds due from the State, the remaining balance primarily represents interest due on mortgage loans. The amount of interest due varies based on mortgage loan receivable balances and interest rates associated with such mortgage loan receivables.

Deferred Outflows of Resources

The Agency has entered into various interest rate swap contracts in order to manage risk associated with interest on its State Revenue Bond Program portfolio. In accordance with Governmental Accounting Standards Board ("GASB") Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments* ("GASB No. 53"), 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 (see note 9). For fiscal 2015, 2014 and 2013, all of the Agency's interest rate swaps were determined to be effective hedges. Therefore, the Agency recorded the decrease in the fair value of these interest rate swaps as a liability along with a corresponding deferred outflow of resources.

Due to the increase in interest rates, the liability position of the interest rate swaps decreased from approximately $29.4 million at October 31, 2014 to $29.1 million at October 31, 2015, a decrease of approximately $300 thousand, or 1%. This compares with a decrease from approximately $31.0 million at October 31, 2013 to $29.4 million at October 31, 2014, a decrease of approximately $1.6 million, or 5%.

Liabilities

Bonds Payable and Other Debt Obligations

At approximately 97% of total liabilities in fiscal 2015, 2014 and 2013, bonds payable and other debt obligations comprise the largest component of liabilities over the aforementioned periods. Funds generated by the sale of bonds are used to fund mortgage loans. The payments due on mortgage loans receivable, together with interest earnings, are used to fund the debt service payments due on bonds payable and other debt obligations.

Bonds payable and other debt obligations increased from $12.673 billion at October 31, 2014 to $13.753 billion at October 31, 2015, an increase of approximately $1.080 billion, or 9%. This was a result of the activity during fiscal 2015 in which bonds were issued in the amount of approximately $1.715 billion and retired or redeemed, in the amount of approximately $628 million. This compares with the increase from $11.280 billion at October 31, 2013 to $12.673 billion at October 31, 2014, an increase of approximately $1.393 billion, or 12%.

Interest Payable

Primarily as a result of continued bond issuance activity and a slight rise in interest rates, interest payable increased from $31.1 million at October 31, 2014 to $35.0 million at October 31, 2015, an increase of approximately $3.9 million, or 13%. This compares with the increase from $27.0 million at October 31, 2013 to $31.1 million at October 31, 2014, an increase of approximately $4.1 million, or 15%.

Accounts Payable and Other

Accounts payable and other vary from year to year based on the timing of invoices received and the timing of payment on such invoices. Accounts payable and other decreased from $9.5 million in fiscal 2014 to $8.4 million in fiscal 2015, a decrease of approximately $1.1 million, or 11%. This compares with the increase from $8.7 million in fiscal 2013 to $9.5 million in fiscal 2014, an increase of approximately $830 thousand, or 10%. The fiscal 2015 amount includes $740 thousand in net pension liability at October 31, 2015. The liability was recorded as a result of the adoption of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions,* ("GASB No. 68") as of November 1, 2014 (see note 12). GASB No. 68 also required the Agency to recognize a deferred amount on pension of approximately $400 thousand and a pension expense of approximately $700 thousand.

Amounts Received in Advance and Other

Amounts received in advance and other increased from $283.6 million in fiscal 2014 to $348.9 million in fiscal 2015, an increase of approximately $65.3 million, or 23%. The increase was primarily a result of funds received from the State held at October 31, 2015, to be advanced as subsidy loans, principal reserve fund payments received from projects to fund bond redemptions and advance mortgage payments received from borrowers. This compares with the increase from $236.5 million in fiscal 2013 to $283.6 million in fiscal 2014, an increase of approximately $47.1 million, or 20%. The increase in fiscal 2014 was also a result of amounts received from the State, principal reserve fund payments and advance mortgage payments received from borrowers.

Other Postemployment Benefits

The Agency provides certain group health care benefits to eligible retirees (and for eligible dependents and survivors of such retirees). The balance in other postemployment benefits represent the accumulated unfunded actuarial liability required to pay the cost to retirees. The actuarial calculation is performed on a bi-annual basis and is rolled forward to the next fiscal year. The accumulated amount of other postemployment benefits increased from $43.1 million in fiscal 2014 to $45.9 million in fiscal 2015, an increase of approximately $2.8 million, or 6%. This compares with an increase from $40.5 million in fiscal 2013 to $43.1 million in fiscal 2014, an increase of approximately $2.6 million, or 7%. The increase in fiscal 2015 and fiscal 2014 is primarily due to the change in the discount rate from 3.5% to 3.25%, along with changes in projected and actual health care premiums. The 2014 calculation was rolled over to 2015 using the 3.25% discount rate, in effect as of the most recent measurement date of November 1, 2014, without updating the census data. The next full calculation using updated census data will occur at October 31, 2016, using a November 1, 2015 measurement date.

NEW YORK STATE HOUSING FINANCE AGENCY

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

	Fiscal Year Ended October 31,			% Change	
	2015	2014	2013	2015-2014	2014-2013
Operating revenues:					
Interest on mortgage loans	$ 134,214	$ 119,563	$ 114,159	12%	5%
Investment income	4,248	3,543	4,549	20%	(22%)
Fees, charges and other	58,341	46,717	38,360	25%	22%
Unrealized gain (loss) on investments	120	14	(1,199)	757%	101%
Recoveries	6,033	20,529	5,838	(71%)	252%
Total operating revenues	202,956	190,366	161,707	7%	18%
Operating expenses:					
Interest expense	106,772	93,046	94,308	15%	(1%)
Earnings on investments credited to mortgagors	502	593	1,483	(15%)	(60%)
Other postemployment benefits	3,594	3,477	4,651	3%	(25%)
General expenses	15,962	19,481	16,342	(18%)	19%
Cost of issuance and other financial expenses	3,269	3,150	4,538	4%	(31%)
Supervising agency fee	10,294	11,082	10,531	(7%)	5%
Allowances for losses on loans	21,085	19,531	69,380	8%	(72%)
Total operating expenses	161,478	150,360	201,233	7%	(25%)
Non-operating revenues (expenses):					
Net transfers from Agencies of the State of New York	41,180	32,000	130,122	29%	(75%)
Federal grant revenue	6,017	10,535	15,491	(43%)	(32%)
Federal grant expense	(6,017)	(10,535)	(15,491)	(43%)	(32%)
Reserve funds received from mortgagors	5,390	2,974	3,829	81%	(22%)
Net non-operating revenues	46,570	34,974	133,951	33%	(74%)
Net position:					
Increase in net position	88,048	74,980	94,425	17%	21%
Total net position - beginning of fiscal year (as previously stated)	599,218	524,238	429,813	14%	22%
Cumulative effect of implementing GASB No. 68	(990)	—	—	N/A	—
Total net position - beginning of fiscal year (as restated)	598,228	524,238	429,813	14%	22%
Total net position - end of fiscal year	$ 686,276	$ 599,218	$ 524,238	15%	14%

"—" indicates a percentage of less than 1%

Operating revenues

Interest on Mortgage Loans

Interest on mortgage loans increased from $119.6 million in fiscal 2014 to $134.2 million in fiscal 2015, an increase of approximately $14.6 million, or 12%, as compared with an increase from $114.2 million in fiscal 2013 to $119.6 million in fiscal 2014, an increase of approximately $5.4 million, or 5%. The increases were the result of strong lending activity and the rise in interest rates. Interest on mortgage loans represents the Agency's primary source of funds available to pay interest expense due on bonds payable.

Investment Income

Primarily as a result of the fluctuations in interest rates on invested funds and additional investments held due to the timing of bond sales and the timing of the advance of mortgage funds, investment income increased from $3.5 million in fiscal 2014 to $4.2 million in fiscal 2015, an increase of approximately $700 thousand, or 20%. This compares with a decrease from $4.5 million in fiscal 2013 to $3.5 million in fiscal 2014, a decrease of approximately $1.0 million, or 22%.

Fees, Charges and Other

Fees, charges and other represent monthly payments due from borrowers relating to outstanding mortgage loans, in addition to charges for tax credit monitoring and mortgage origination 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. As a result of increased mortgage closings, strong mortgage lending and public purpose fees due; fees, charges and other increased from $46.7 million in fiscal 2014 to $58.3 million in fiscal 2015, an increase of approximately $11.6 million, or 25%. This compares with an increase from $38.4 million in fiscal 2013 to $46.7 million in fiscal 2014, an increase of approximately $8.3 million, or 22%.

Recoveries

Recoveries represent payments received relating to mortgages for which an allowance had previously been established. Primarily as a result of the refinancings of certain mortgages in the Mitchell Lama mortgage portfolio and other mortgage loan payoffs throughout the periods, the Agency received recovery amounts relating to loans for which an allowance had been established in fiscal 2015, 2014 and 2013. Recoveries decreased from $20.5 million in 2014 to $6.0 million in fiscal 2015, a decrease of approximately $14.5 million, or 71%. This compares with the increase from $5.8 million in 2013 to $20.5 million in fiscal 2014, an increase of approximately $14.7 million, or 252%. The amounts fluctuate due to the volume and specific components of various refinancings and other loan payoffs.

Operating expenses

Interest Expense

Interest expense increased from $93.0 million in fiscal 2014 to $106.8 million in fiscal 2015, an increase of approximately $13.8 million, or 15%. This compares with a decrease from $94.3 million in fiscal 2013 to $93.0 million in fiscal 2014, a decrease of approximately $1.3 million, or 1%. The rise in interest expense from fiscal 2014 to fiscal 2015 is primarily due to the increase in outstanding bonds. Interest expense also remained fairly consistent from fiscal 2013 to fiscal 2014.

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 accounts and the capitalized interest accounts. Fluctuations result from the timing of the granting of credits to mortgagors and interest earned on investments during the period. Earnings on investments credited to mortgagors decreased from $600 thousand in fiscal 2014 to $500 thousand in fiscal 2015, representing a decrease of approximately $100 thousand, or 15%. This compares with a decrease from $1.5 million in fiscal 2013 to $600 thousand in fiscal 2014, representing a decrease of approximately $900 thousand, or 60%.

General Expenses

General expenses include certain administrative expenses in addition to other financial expenses. General expenses decreased from $19.5 million in fiscal 2014 to $16.0 million in fiscal 2015, a decrease of approximately $3.5 million, or 18%, as compared with an increase from $16.3 million in fiscal 2013 to $19.5 million in fiscal 2014, an increase of approximately $3.2 million, or 19%. The variations were primarily the result of fluctuations with salaries, other personal services costs, legal expenses and information technology expenses.

Cost of Issuance and Other Financial Expenses

Cost of issuance and other financial expenses represent the following: cost of issuance expenses associated with issuing bonds, letter of credit fees and remarketing fees. Cost of issuance and other financial expenses increased from $3.2 million in fiscal 2014 to $3.3 million in fiscal 2015, an increase of approximately $100 thousand, or 4%. This compares with a decrease from $4.5 million in fiscal 2013 to $3.2 million in fiscal 2014, a decrease of approximately $1.3 million, or 31%. While cost of issuance and other financial expenses has remained flat from fiscal 2014 to fiscal 2015, the fluctuation from fiscal 2013 to fiscal 2014 was primarily a result of the cost of issuance of the House New York Revenue Bonds issued in fiscal 2013.

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"). Supervising Agency Fee and other payments to the State decreased by approximately $800 thousand, or 7% from $11.1 million in fiscal 2014 to $10.3 million in fiscal 2015. This compares with an increase from $10.5 million in fiscal 2013 to $11.1 million in fiscal 2014, an increase of approximately $600 thousand, or 5%. The actual amount billed to the Agency for cost recovery expense due to the State and the amount due to DHCR for Supervising Agency Fees have remained the same throughout the period. However, as approved by the Agency's Board of Directors, certain senior staff members on the Agency's payroll perform job duties for DHCR. The Agency is permitted to offset the portion of such salaries associated with work performed for DHCR from the total Supervising Agency Fee. This results in variances from the salaries allocations during any fiscal year.

Allowance for Losses on Loans

On an annual basis, the Agency analyzes certain Mortgage loan receivable balances to determine their collectability. A determination is made by management to establish or adjust the Allowance for losses on loans previously established based on this analysis.

Included in the Allowance for losses on loans are subsidy loans made by the Agency using Agency funds. Such loans are made in the form of subordinate mortgage loans and are recorded as mortgage loans receivable. The balance of such loans is included in the allowance for losses on loans because they 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 subsidy loans. When payments are made relating to subsidy mortgages, the amount received is recorded as recovery income.

Allowance for losses on loans increased from $19.5 million in fiscal 2014 to $21.1 million in fiscal 2015, an increase of approximately $1.6 million, or 8%. This compares with a decrease from $69.4 million in fiscal 2013 to $19.5 million in fiscal 2014, a decrease of approximately $49.9 million, or 72%. The fluctuations primarily relate to the acquisition of the Mitchell Lama mortgage portfolio from the New York State Urban Development Corporation, doing business as Empire State Development ("ESD"), in fiscal 2013. An allowance was established relating to this portfolio in the amount of $32.4 million as of October 31, 2014 ($34.0 million as of October 31, 2015).

Non-operating revenues (expenses)

Net Transfers from Agencies of the State of New York

Net Transfers from Agencies of the State of New York increased from $32.0 million in fiscal 2014 to $41.2 million in fiscal 2015, an increase of approximately $9.2 million, or 29%. This compares with a decrease from $130.1 million in fiscal 2013 to $32.0 million in fiscal 2014, a decrease of approximately $98.1 million, or 75%. In fiscal 2015, the amount of $42.0 million ($32.0 million in fiscal 2014) includes funds transferred by SONYMA. The SONYMA funds will be used to rehabilitate certain housing projects in the Mitchell Lama mortgage portfolio.

In addition, during fiscal 2015, the Agency transferred $6.8 million to its subsidiary The Affordable Housing Corporation ("AHC") in order to cover the cost of administrative salaries and direct expenses. The transfer occurred when it was determined that AHC did not have available funds to cover the amount due to the Agency. The Agency also recognized income as a result of the defeasance of certain State Revenue Bonds through bond issuances by other State Agencies ESD and The Dormitory Authority of the State of New York. In fiscal 2013, the amount of $130.1 million was comprised of two items: a commitment by SONYMA to transfer the amount of $17.6 million to the Agency by March, 2014 which was made in November, 2013 and a gain recognized on the acquisition of the Mitchell Lama mortgage portfolio from ESD in the amount of $112.5 million.

Federal Grants

Federal Grants represent funds received from the federal government which are then remitted to various housing developments.

Federal Grants decreased from $10.5 million in fiscal 2014 to $6.0 million in fiscal 2015, a decrease of approximately $4.5 million, or 43%. This compares with a decrease from $15.5 million in fiscal 2013 to $10.5 million in fiscal 2014, a decrease of approximately $5.0 million, or 32%. The declines are a result of reduced expenditures under the Neighborhood Stabilization Program ("NSP") which is expected to close out in fiscal 2016.

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New York State Housing Finance Agency

(A Component Unit of the State of New York)

STATEMENTS OF NET POSITION

(in thousands)

	October 31, 2015	October 31, 2014
Assets		
Current Assets:		
Cash held principally by Trustee and Depository - Restricted	$ 221,682	$ 170,471
Cash held principally by Trustee and Depository - Unrestricted	2,611	6,060
Investments - Restricted	1,851,346	1,883,457
Investments - Unrestricted	159,896	120,500
Accrued interest receivable on investments	1,932	1,943
Mortgage loans and other loans - net	363,274	169,074
Interest receivable and other	12,361	47,614
Total current assets	**2,613,102**	**2,399,119**
Non-current Assets:		
Investments - Restricted	92,819	64,497
Investments - Unrestricted	69,767	61,511
Mortgage loans and other loans - net	12,100,757	11,111,111
Interest receivable and other	1,834	4,364
Total non-current assets	**12,265,177**	**11,241,483**
Total assets	**14,878,279**	**13,640,602**
Deferred outflows of resources		
Accumulated decrease in fair value of hedging derivatives	29,072	29,386
Deferred amount for pensions	391	—
Total deferred outflows of resources	**29,463**	**29,386**
Liabilities		
Current Liabilities:		
Bonds payable and other debt obligations	307,695	1,433,158
Funds received from mortgagors	35,737	29,404
Accounts payable and other	7,705	9,507
Interest payable	34,979	31,089
Funds received from governmental entities	15,640	14,504
Earnings restricted to project development	3,212	3,318
Amounts received in advance and other	251,109	203,616
Total current liabilities	**656,077**	**1,724,596**
Non-current Liabilities:		
Bonds payable and other debt obligations (net)	13,445,564	11,240,057
Derivative instrument - interest rate swaps	29,072	29,386
Unearned revenues, amounts received in advance and other	43,227	32,750
Other postemployment benefits	45,859	43,123
Net pension liability	740	—
Total non-current liabilities	**13,564,462**	**11,345,316**
Total liabilities	**14,220,539**	**13,069,912**
Deferred inflows of resources		
Gain on defeasance - net	927	858
Net position		
Restricted for bond and other obligations	516,520	470,687
Unrestricted	169,756	128,531
Total net position	**$ 686,276**	**$ 599,218**

See notes to financial statements.

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, 2015	2014
Operating revenues		
Interest on mortgage loans	$ 134,214	$ 119,563
Fees, charges and other	58,341	46,717
Investment income	4,248	3,543
Unrealized gain on investments held	120	14
Recoveries	6,033	20,529
Total operating revenues	202,956	190,366
Operating expenses		
Interest	106,772	93,046
Earnings on investments and other funds credited to mortgagors and lessees	502	593
Other postemployment benefits	3,594	3,477
General expenses	15,962	19,481
Other financial expenses	3,269	3,150
Supervising agency fee	10,294	11,082
Allowance for losses on loans	21,085	19,531
Total operating expenses	**161,478**	**150,360**
Operating income	**41,478**	**40,006**
Non-operating revenues		
Transfers from Agencies of New York State	47,833	32,000
Transfers to Agencies of New York State	(6,653)	—
Federal grant revenue	6,017	10,535
Federal grant expense	(6,017)	(10,535)
Reserve funds received from mortgagors	5,390	2,974
Net non-operating revenues	**46,570**	**34,974**
Increase in net position	**88,048**	**74,980**
Total net position - beginning of fiscal year (as previously stated)	**599,218**	**524,238**
Cumulative effect of implementing GASB No. 68	**(990)**	—
Total net position - beginning of fiscal year (as restated)	**598,228**	—
Total net position - end of fiscal year	**$ 686,276**	**$ 599,218**

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, 2015	Fiscal Year Ended October 31, 2014
Cash flows from operating activities		
Interest on loans	$ 135,228	$ 118,664
Fees, charges and other	58,342	46,717
Operating expenses	(37,593)	(38,429)
Principal payments on mortgage loans	913,744	732,857
Mortgage loans advanced	(2,125,632)	(1,464,223)
Funds received from mortgagors	96,064	110,144
Funds returned to mortgagors and lessees	(20,844)	(33,795)
Funds received from governmental entities	74,000	20,335
Distribution of funds received from governmental entities	(1,635)	(190)
Recoveries and other	12,201	19,218
Net cash used in operating activities	**(896,125)**	**(488,702)**
Cash flows from non-capital financing activities		
Interest payments	(103,808)	(91,064)
Issuance of bonds	1,714,950	2,127,788
Retirement and redemption of bonds	(627,920)	(732,675)
Federal grant revenue	6,017	10,535
Federal grant expense	(6,017)	(10,535)
Net cash provided by non-capital financing activities	**983,222**	**1,304,049**
Cash flows from investing activities		
Investment income	4,459	4,125
Proceeds from sales or maturities of investments	5,780,329	5,539,540
Purchases of investments	(5,824,123)	(6,338,563)
Net cash used in investing activities	**(39,335)**	**(794,898)**
Net increase in cash	47,762	20,449
Cash at beginning of fiscal year	176,531	156,082
Cash at end of fiscal year	**$ 224,293**	**$ 176,531**
Reconciliation of operating income to net cash used in operating activities:		
Operating income	$ 41,478	$ 40,006
Adjustments to reconcile operating loss to net cash used in operating activities:		
Interest Expense	106,772	93,046
Investment Income	(4,248)	(3,543)
Allowance for losses on loans	21,085	19,531
Funds received from governmental entities - net	72,365	20,145
Other	(890)	11,277
Changes in assets and liabilities - net:		
Mortgage loan receivables	(1,211,888)	(731,366)
Interest receivable and other	5,783	(3,422)
Accounts and other payables	(1,802)	830
Funds received from mortgagors	75,220	64,794
Net cash used in operating activities	**$ (896,125)**	**$ (488,702)**
Non-cash investing activities		
Unrealized loss (gain) on investments held	$ 120	$ (14)

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, 2015, the Agency is authorized to issue bonds up to the amount of approximately $21.78 billion (approximately $18.78 billion as of October 31, 2014) to finance housing projects. Additionally, as of October 31, 2015, 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 $3.15 billion (approximately $2.99 billion as of October 31, 2014).

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"). These corporations are component units of the State; 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.* Therefore, the financial activities of these corporations are not included in the accompanying financial statements.

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 fair value, which are based on quoted market prices or matrix pricing for securities that are not traded actively. 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 revenue is accrued and recognized as revenue when earned.

D. FEES, CHARGES AND OTHER REVENUE: Servicing fees, mortgage origination fees, commitment fees and other fees due to the Agency, are recognized as revenue in the period in which they are earned.

E. ADMINISTRATIVE EXPENSES: Administrative and other expenses are recognized as expense in the period incurred.

F. INTERAGENCY SERVICES: 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. The Agency is reimbursed for such expenses, to the extent the related public benefit corporations have funds available.

G. COSTS OF ISSUANCE EXPENSE: The costs of issuing bonds are expensed in the period incurred.

H. FEDERAL GRANTS: Grants received from the Federal government are recognized as non-operating revenue when eligibility requirements are met.

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

J. BOND PREMIUM: Bond premium is amortized over the life of the related bonds using the effective interest method.

K. 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.

L. USE OF 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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

M. USE OF ESTIMATES: The preparation of the financial statements in accordance with U.S. generally accepted accounting principles requires 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.

N. ALLOWANCE FOR POTENTIAL LOSSES ON LOANS: An allowance has been established for possible uncollectible mortgage loans and accrued interest (see note 4). Annually, the allowance is reviewed for reasonableness. Provisions for uncollectible receivables are recorded when it has been determined that a probable loss has occurred.

O. NET POSITION: The Agency's Net Position represents the excess of assets and deferred outflows of resources over liabilities and deferred inflows of resources. It 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.

P. REFUNDING OF DEBT: Gains or losses in connection with advanced refundings are recorded as either a deferred outflow (loss) or deferred inflow (gain) of resources and amortized as an adjustment to interest expense over the original life of the refunded bonds or the life of the refunding bonds, whichever is shorter.

Q. DERIVATIVE INSTRUMENTS: The Agency has entered into various interest rate swap contracts in order to manage the risks associated with interest due on its State Revenue Bond Program 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.

R. RECENTLY ADOPTED ACCOUNTING PRONOUNCEMENTS: In June 2012, GASB issued Statement No. 68, *Accounting and Financial Reporting for Pensions* ("GASB No. 68"). The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for pensions. It also improves information provided by state and local governmental employers about financial support for pensions that is provided by other entities. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2014. The Agency was required to record a liability and expense equal to its proportionate share of the collective net position liability and expense for the New York State and Local Employees' Retirement System cost sharing plan as of November 1, 2014. Refer to Note 3 "Impact of the Adoption of GASB No. 68" for further information regarding the impact of the adoption of GASB No. 68 on the financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

In January 2013, GASB issued Statement No. 69, *Government Combinations and Disposals of Government Operations* ("GASB No. 69"). The objective of this Statement is to improve the accounting for mergers and acquisitions among state and local governments by providing guidance specific to the situations and circumstances encountered within the governmental environment. The provisions of this Statement are effective for financial statements for periods beginning after December 15, 2013. The implementation of this standard did not have an impact on the Agency's financial statements.

In November 2013, GASB issued Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date* ("GASB No. 71"), an amendment of GASB No. 68. The objective of this Statement is to address an issue regarding application of the transition provisions of GASB No. 68. The issue relates to amounts associated with contributions, if any, made by a state or local government employer or non-employer contributing entity to a defined benefit pension plan after the measurement date of the government's beginning net pension liability. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2014. The implementation of this standard did not have an impact on the Agency's financial statements as the Agency did not make any contributions subsequent to the measurement date of March 31, 2015.

S. ACCOUNTING PRONOUNCEMENTS ISSUED BUT NOT YET ADOPTED: In February 2015, GASB issued Statement No. 72, *Fair Value Measurement and Application* ("GASB No. 72"). This Statement addresses accounting and financial reporting issues related to fair value measurements. This Statement provides guidance for determining a fair value measurement for financial reporting purposes. This Statement also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2015. The Agency is currently evaluating the impact this standard will have on its financial statements.

In June 2015, GASB issued Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68 and Amendments to Certain Provisions of GASB Statements 67 and 68* ("GASB No. 73"). The objective of this Statement is to improve the usefulness of information about pensions included in the general purpose external financial reports of state and local governments for making decisions and assessing accountability. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2016. The Agency is currently evaluating the impact this standard will have on its financial statements.

In June 2015, GASB issued Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans* ("GASB No. 74"). The objective of this Statement is to improve the usefulness of information about postemployment benefits other than pensions (other postemployment benefits or OPEB) included in the general purpose external financial reports of state and local governmental OPEB plans for making decisions and assessing accountability. The provisions of this statement are effective for fiscal years beginning after June 15, 2016. This standard will not impact the financial statements of the Agency as it relates to financial statements of postemployment benefit plans other than pension plans.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

In June 2015, GASB issued Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* ("GASB No. 75"). The objective of this Statement is to improve accounting and financial reporting by state and local governments for OPEB. It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. The provisions of this statement are effective for fiscal years beginning after June 15, 2016. The Agency is currently evaluating the impact this standard will have on its financial statements.

In June 2015, GASB issued Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments* ("GASB No. 76"). The objective of this Statement is to identify—in the context of the current governmental financial reporting environment—the sources of accounting principles used to prepare financial statements of state and local governmental entities in conformity with generally accepted accounting principles (GAAP) and the framework for selecting those principles. The provisions of this Statement are effective for fiscal years beginning after June 15, 2015. The Agency is currently evaluating the impact this standard will have on its financial statements.

In August 2015, GASB issued Statement No. 77, *Tax Abatement Disclosures* ("GASB No. 77"). The objective of this Statement is to provide financial statement users with essential information about the nature and magnitude of the reduction in tax revenues through tax abatement programs in order to better assess (a) whether current-year revenues were sufficient to pay for current-year services, (b) compliance with finance-related legal or contractual requirements, (c) where a government's financial resources come from and how it uses them, and (d) financial position and economic condition and how they have changed over time. The provisions of this statement are effective for fiscal years beginning after December 15, 2015. The Agency is currently evaluating the impact this standard will have on its financial statements.

In December 2015, GASB issued Statement No. 78, *Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans* ("GASB No. 78"). The objective of this Statement is to address a practice issue regarding the scope and applicability of Statement No. 68. This issue is associated with pensions provided through certain multiple-employer defined benefit pension plans and to state or local governmental employers whose employees are provided with such pensions. The provisions of this statement are effective for fiscal years beginning after December 15, 2015. The Agency is currently evaluating the impact this standard will have on its financial statements.

In December 2015, GASB issued Statement No. 79, *Certain External Investment Pools and Pool Participants* ("GASB No. 79"). The objective of this Statement is to address for certain external investment pools and their participants the accounting and financial reporting implications that result from changes in the regulatory provisions referenced by previous accounting and financial reporting standards. The provisions of this statement are effective for fiscal years beginning after December 15, 2015. The Agency is currently evaluating the impact this standard will have on its financial statements.

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

NOTE 3 – IMPACT OF THE ADOPTION OF GASB NO. 68

On November 1, 2014, the Agency adopted GASB No. 68. GASB No. 68 requires cost-sharing employers to recognize liabilities, deferred outflows of resources, deferred inflows of resources, and expenses for their proportionate share of the pension plan's total. As the New York State Employees' and Local Retirement System did not have a practical way to provide each of its cost-sharing employers with all of the information needed to fully restate their prior period financial statements, the Agency has elected to apply the "cumulative effect" method, as discussed in GASB No. 68, by restating beginning net position as of November 1, 2014. As of November 1, 2014, the Agency recorded an adjustment to reduce beginning net position by $990 thousand in accordance with GASB No. 68, as amended.

As of November 1, 2014, the cumulative effect of adopting GASB No. 68 was a $990 thousand reduction to beginning net position. The following table shows the impact of the "cumulative effect" method of adopting and implementing GASB No. 68 on beginning net position.

Statement of Revenue, Expenses and Changes in Net Position	(in thousands)
Net position, beginning of period, November 1, 2014 (as previously stated)	$ 599,218
Cumulative effect of adopting GASB No. 68	(990)
Net position, beginning of period, November 1, 2014 (as restated)	$ 598,228

NOTE 4 – RECEIVABLES

MORTGAGE LOANS

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 (net of the allowances for potential losses on loans) in the amounts of $12.464 billion and $11.280 billion at October 31, 2015 and 2014, respectively. The allowances for potential loan losses amounted to $357.9 million and $305.3 million at October 31, 2015 and 2014, respectively as described below.

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 nursing homes is dependent on the ability of each facility 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.

MITCHELL LAMA MORTGAGE PORTFOLIO

Proceeds from the House New York Revenue Bonds (the "bonds"), which funded the purchase of the portfolio in fiscal 2013, are secured by the future interest reduction payment contracts (the "IRP Contracts") entered into with the Secretary of Housing and Urban Development ("HUD"). The Agency has determined that other mortgage payments due from mortgagors are uncertain and cannot be reasonably valued. Thus, the Agency has valued the mortgages at the future value of the IRP contracts. The mortgage loan balance was $96.6 million (net of an allowance in the amount of $34.0 million) as of October 31, 2015 and $124.2 million (net of an allowance in the amount of $32.4 million) as of October 31, 2014.

NOTE 4 – RECEIVABLES (continued)

SUBORDINATE MORTGAGE LOANS

Subsidy 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, 2015, subsidy mortgage loans were outstanding in the amount of $321.3 million, with an allowance established in the amount of $316.6 million. As of October 31, 2014, subsidy loans were outstanding in the amount of $269.2 million, with an allowance established in the amount of $265.1 million.

OTHER PROGRAMS

Allowances have been established in certain other programs in the amounts of $7.3 million as of fiscal 2015 and $7.8 million as of fiscal 2014.

NOTE 5 – DEPOSITS AND INVESTMENTS

The Agency may become exposed to custodial credit risk in the event of bank failure which may result in deposits being encumbered and not available when needed. To mitigate this risk, Agency guidelines and policies establishes a minimum capitalization of $50,000,000 for banks and $250,000,000 for trustees; ratings requirements of at least within the second highest rating category without regard to gradations by Moody's Investor Services or Standard & Poor's for banks and at least within the third highest ratings category without regards to gradations by Moody's Investor Services and Standard & Poor's for trustees. Certain deposits held in HFA's bank accounts are insured by federal depository insurance and certain are collateralized with securities held by custodian banks. At October 31, 2015, the Agency's cash held by the New York State Department of Taxation and Finance and in depository institutions, amounted to $224.3 million ($176.5 million at October 31, 2014), of which $145.9 million were uninsured and uncollateralized. The uninsured cash balances were primarily amounts temporarily held by trustees and paying agents pending debt service payments, disbursements or investments.

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. The Agency investment guidelines require that all bond proceeds and revenues can only be invested in securities [defined as (i) bonds, debentures or other obligations issued by the Federal National Mortgage Association; (ii) obligations the principal of and interest on which are guaranteed by the United States of America; (iii) obligations of the United States of America; (iv) obligations the principal of and interest on which are guaranteed by the State; (v) obligations of the State; (vi) obligations of any agency of the United States of America; (vii) obligations of any agency of the State; and (viii) obligations the principal of and interest on which are guaranteed by an agency or 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 (i), (vi) and (vii) 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 Broker/Dealers approved by the CFO and 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

NOTE 5 – DEPOSITS AND INVESTMENTS (continued)

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 bi-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.

DIVERSIFICATION STANDARDS

The Agency's investments, other than securities, shall be diversified among banks, but no 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. At October 31, 2015 and 2014, there was no single investment that exceeded 20% of the Agency's funds and no more than 35% of the Agency's total invested funds were invested with any single such institution.

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 or less. See note 6 for investment detail by maturity.

The fair value of investments excluding accrued interest as of October 31, 2015 and October 31, 2014 is as follows:

Investment Type	2015 (in thousands)	2014 (in thousands)
Collateralized Investment Agreements	$ 33,750	$ 33,750
U.S. Treasury Obligations	2,137,743	2,090,685
Other	2,335	5,530
Total	$ 2,173,828	$ 2,129,965

NOTE 6 – MATURITY OF INVESTMENTS

As of October 31, 2015, 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, 2015:

		Investment Maturities (In Years)			
	Fair Value	Less than 1	1 to 5	6 to 10	More than 10
			(in thousands)		
Restricted Funds:					
Collateralized Investment Agreements	$ 33,750	$ —	19,100	14,650	—
U.S. Treasury Bills	1,798,730	1,798,730	—	—	—
U.S. Treasury Bonds	1,652	359	—	330	963
U.S. Treasury Notes	77,529	32,059	45,470	—	—
U.S. Treasury Strips	30,169	20,198	9,955	8	8
Government Agencies	2,335	—	—	—	2,335
	1,944,165	1,851,346	74,525	14,988	3,306
Unrestricted:					
U.S. Treasury Bills	41,675	41,675	—	—	—
U.S. Treasury Bonds	252	—	—	252	—
U.S. Treasury Notes	66,755	30,503	36,252	—	—
U.S. Treasury Strips	120,981	87,718	33,260	—	3
	229,663	159,896	69,512	252	3
Grand Total:					
Collateralized Investment Agreements	33,750	—	19,100	14,650	—
U.S. Treasury Bills	1,840,405	1,840,405	—	—	—
U.S. Treasury Bonds	1,904	359	—	582	963
U.S. Treasury Notes	144,284	62,562	81,722	—	—
U.S. Treasury Strips	151,150	107,916	43,215	8	11
Government Agencies	2,335	—	—	—	2,335
	$ 2,173,828	$ 2,011,242	$ 144,037	$ 15,240	$ 3,309

NOTE 7 – BOND INDEBTEDNESS AND OTHER DEBT OBLIGATIONS

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, 2015 and 2014, the total debt service reserve requirements were $32.6 million and $31.2 million, respectively. The Agency has sufficient funds on deposit within the debt service reserve funds to fully satisfy these requirements. In addition, as of October 31, 2015 and 2014, the Agency has funded the amount of approximately $1.1 million in a dedicated Risk Sharing account which is included in the FHA-Insured Multi-Family Housing Revenue Bond Program. This deposit is required by an 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, 2015 and 2014.

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

Secured Loan Rental Housing - $11.1 billion and $10.2 billion at October 31, 2015 and 2014, respectively;
Service Contract Revenue - $144.3 million and $163.2 million at October 31, 2015 and 2014, respectively;
State Personal Income Tax Revenue - $80.0 million at October 31, 2015 and 2014.

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 letters of credit are valid with termination dates ranging from October 31, 2016 to May 6, 2049. 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.

As of October 31, 2015, the Agency had five separate funding loan agreements ("Agreements") with Citibank N.A. ("Citibank") to finance mortgage loans under its Secured Loan Program. Under the Agreements, Citibank provides the Agency funds which the Agency then advances as loan proceeds to the projects. This is also referred to as "Back to Back" loan restructuring. This debt obligation is subject to private activity bond volume cap. At October 31, 2015, the aggregate principal amount outstanding under this program was $153.6 million. The amount advanced to date is $103.7 million.

NOTE 7 – BOND INDEBTEDNESS AND OTHER DEBT OBLIGATIONS (continued)

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, *Accounting and Financial Reporting for Refundings of Debt Reported by Proprietary Activities* ("GASB No. 23").

The principal amount outstanding for bond obligations defeased with respect to the Hospital and Nursing Home 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,	
		2015	2014
		($ in thousands)	
North Shore University Hospital - 1970 Series A, 1974 Series A 1977 Series A	1983	$3,969	5,399
Wesley Nursing Home - 1971 Series A and 1977 Series A	1984	147	197
Crouse Irving Memorial Hospital - 1972 Series A and 1977 Series A	1985	2,005	3,115
Community Memorial Hospital - 1971 Series A and 1977 Series A	1985	75	95
St. Joseph's Hospital Health Center - 1972 Series A and 1977 Series A	1986	—	1,088
Saint Luke's Nursing Home - 1974 Series A and 1977 Series A	1992	104	258
Charles T. Sitrin Nursing Home - 1974 Series A	1992	—	137
Downtown Nursing Home - 1974 Series A and 1977 Series A	1992	79	206
Millard-Fillmore Hospital - 1972 Series A	1993	2	1,174
St. Johnland Nursing Home - 1974 Series A and 1977 Series A	1994	105	435
Adirondack Tri-County Nursing Home - 1974 Series A	1994	—	65
Brookdale Hospital - 1974 Series A and 1977 Series A	1995	655	1,675
Consolation Nursing Home - 1974 Series A	1996	—	275
Goodman Gardens Nursing Home - 1974 Series A	1996	—	175
The Martin Luther King Jr. Nursing Home - 1974 Series A	1996	—	115
Teresian Nursing Home - 1972 Series A	1997	—	100
Loretto Rest Nursing Home - 1974 Series A	1997	—	465
State Personal Income Tax Revenue Bonds - various series	2013	—	20,615
State Personal Income Tax Revenue Bonds - various series	2014	—	39,085
State Personal Income Tax Revenue Bonds - various series	2015	71,075	—
TOTAL		**$78,216**	**$74,674**

NOTE 8 - SUMMARY OF BOND INDEBTEDNESS

Fiscal Year Ended October 31, 2015

(in thousands)

		Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015	Final Maturity Date
Mortgage Programs:							
Non-Profit Housing Project Bonds-5.80% to 8.40%	$	186,085	4,080	—	4,080	—	2014
Housing Project Bonds-7.75% to 8%		8,380	2,705	—	495	2,210	2019
House New York Revenue Bonds 0.35% to 1.80%		46,440	37,020	—	28,525	8,495	2018
Nursing Home and Health Care Project Revenue Bonds-3.60% to 5.15%		190,080	3,500	—	2,630	870	2016
FHA-Insured Multi-Family Mortgage Housing Revenue Bonds-1% to 8.45%		22,450	14,610	—	685	13,925	2043
Multi-Family FHA-Insured Mortgage Housing Revenue Bonds-6.79%		2,540	2,235	—	30	2,205	2039
Secured Loan Rental Housing Bonds- 1.10% to 9%		12,691,219	10,352,727	1,332,875	275,410	11,410,192	2050
Housing Project Mortgage Revenue Bonds- 3.60% to 6.125%		484,540	5,320	—	1,780	3,540	2020
Affordable Housing Revenue Bonds- 0.15% to 6.80%		1,884,130	1,224,030	382,075	77,580	1,528,525	2050
Affordable Housing Revenue Bonds- (Federal New Issue Bond Program) - ("NIBP") 2009 Series 1 2.47% to 3.68%		259,460	206,587	—	24,848	181,739	2051
New Issues: 0.30% to 3.80%		149,465	78,358	—	5,632	72,726	2022
Total Mortgage Programs		**15,924,789**	**11,931,172**	**1,714,950**	**421,695**	**13,224,427**	
Other Programs:							
State Revenue Bond Programs - 1.35% to 5.35%		1,123,845	730,105	—	206,225	523,880	2033
Total Other Programs		**1,123,845**	**730,105**	—	**206,225**	**523,880**	
Total Bond Indebtedness		**17,048,634**	**12,661,277**	**1,714,950**	**627,920**	**13,748,307**	
Unamortized Bond Premium		—	11,938	—		4,952	
Total Net Bond Indebtedness	**$**	**17,048,634**	**12,673,215**	**1,714,950**	**627,920**	**13,753,259**	

NOTE 9 - DEBT SERVICE REQUIREMENTS
(in thousands)

		Housing Project Bonds	Affordable Housing Revenue Bonds	Affordable Housing Revenue Bonds (NIBP)	House New York Revenue Bonds
Principal:					
Fiscal Year ending October 31,					
2016	$	530	21,260	11,430	8,495
2017		575	275,955	5,430	—
2018		620	213,155	5,420	—
2019		485	59,710	5,605	—
2020		—	24,315	5,875	—
Five years ending October 31,					
2025		—	132,185	31,380	—
2030		—	130,700	37,010	—
2035		—	165,445	44,970	—
2040		—	209,845	54,805	—
2045		—	194,250	52,540	—
2050		—	91,385	—	—
* 2051		—	10,320	—	—
	$	**2,210**	**1,528,525**	**254,465**	**8,495**
Interest expense:					
Fiscal Year ending October 31,					
2016	$	166	44,673	7,074	206
2017		123	44,723	6,834	—
2018		76	42,190	6,684	—
2019		26	39,998	6,527	—
2020		—	39,116	6,362	—
Five years ending October 31,					
2025		—	184,462	29,111	—
2030		—	161,067	24,333	—
2035		—	130,777	18,624	—
2040		—	90,175	11,674	—
2045		—	43,716	3,492	—
2050		—	10,532	—	—
* 2051		—	861	—	—
	$	**391**	**832,290**	**120,715**	**206**
Total debt service requirements:					
Fiscal Year ending October 31,					
2016	$	696	65,933	18,504	8,701
2017		698	320,678	12,264	—
2018		696	255,345	12,104	—
2019		511	99,708	12,132	—
2020		—	63,431	12,237	—
Five years ending October 31,					
2025		—	316,647	60,491	—
2030		—	291,767	61,343	—
2035		—	296,222	63,594	—
2040		—	300,020	66,479	—
2045		—	237,966	56,032	—
2050		—	101,917	—	—
* 2051		—	11,181	—	—
	$	**2,601**	**2,360,815**	**375,180**	**8,701**

**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
430	210,455	780	54,315	307,695
440	111,915	830	60,075	455,220
—	6,805	905	50,295	277,200
—	6,250	720	50,455	123,225
—	5,995	305	42,630	79,120
—	82,890	—	59,090	305,545
—	429,430	—	87,480	684,620
—	1,812,510	—	80,090	2,103,015
—	2,299,370	—	39,450	2,603,470
—	3,528,540	—	—	3,775,330
—	2,932,162	—	—	3,023,547
—	—	—	—	10,320
870	**11,426,322**	**3,540**	**523,880**	**13,748,307**
34	1,257,612	205	39,051	1,349,021
11	1,276,311	156	34,889	1,363,047
—	1,275,891	105	30,246	1,355,192
—	1,275,535	48	26,062	1,348,196
—	1,275,205	9	22,034	1,342,726
	6,365,116	—	85,624	6,664,313
—	6,297,038	—	59,071	6,541,509
—	564,791	—	22,232	736,424
—	4,285,576	—	3,518	4,390,943
—	2,721,066	—	—	2,768,274
—	999,112	—	—	1,009,644
—	—	—	—	861
45	**27,593,253**	**523**	**322,727**	**28,870,150**
464	1,468,067	985	93,366	1,656,716
451	1,388,226	986	94,964	1,818,267
—	1,282,696	1,010	80,541	1,632,392
—	1,281,785	768	76,517	1,471,421
—	1,281,200	314	64,664	1,421,846
—	6,448,006	—	144,714	6,969,858
—	6,726,468	—	146,551	7,226,129
—	2,377,301	—	102,322	2,839,439
—	6,584,946	—	42,968	6,994,413
—	6,249,606	—	—	6,543,604
—	3,931,274	—	—	4,033,191
—	—	—	—	11,181
915	**39,019,575**	**4,063**	**846,607**	**42,618,457**

***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 10 – INTEREST RATE EXCHANGE AGREEMENTS (SWAPS)

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 $206,350,000. 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, 2015, 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, 2015		
	Classification	Amount	Classification	Amount	Notional
Cash flow hedge	Deferred outflow	$313,895	Debt	($29,072,222)	$206,350,000

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, 2015, 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)$63,175,000 (2)$63,175,000 (3)$80,000,000	8/28/2003 8/28/2003 3/10/2005	9/15/2021 9/15/2021 3/15/2033	3.656% 3.660% 3.336%	($5,472,010) ($5,479,376) ($18,120,836)	Moody's: Aa3 S&P: A+ Fitch: AA-

*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.

NOTE 10 – INTEREST RATE EXCHANGE AGREEMENTS (SWAPS) (continued)

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, 2015, the weighted-average interest rate on the Agency's hedged variable-rate debt is 0.0134 percent, while the applicable 65% percent of LIBOR rate is 0.1272 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.

The Agency's potential risks on these swap agreements are reduced due to financing agreements in place, obligating the State to pay the Agency, subject to annual appropriation, all amounts due under the swap agreements.

The table that follows represents debt service payments relating to the Agency's hedged derivative instrument payments and debt. As of October 31, 2015, 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)		
2016	$ 22,200	$ 27	$ 6,844	$ 29,071
2017	23,000	23	6,054	29,077
2018	24,300	20	5,232	29,552
2019	25,400	16	4,364	29,780
2020	26,550	12	3,460	30,022
2021-2025	18,300	39	12,359	30,698
2026-2030	42,400	24	7,752	50,176
2031-2033	24,200	4	1,181	25,385
TOTAL	**$ 206,350**	**$ 165**	**$ 47,246**	**$ 253,761**

NOTE 11 – 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, eligible retired employees receive health 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.

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 benefits are determined depending on a number of factors, including hire date, years of service, and/or retirement date. GASB Statement No. 45 requires the valuation must be calculated at least biennially. The most recent biennial valuation was calculated with a valuation date of November 1, 2013 and was used as the basis for the determination of costs for the year ended October 31, 2014 The total number of retirees and surviving spouses receiving OPEB from the Agency as of November 1, 2013 was 67.

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 $45.9 million and $43.1 million as of October 31, 2015 and 2014, 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 years ended October 31, 2015 and 2014, the Agency paid $858 thousand and $826 thousand, respectively.

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.

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

NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS (continued)

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, 2015 and 2014:

	2015	2014
	(in thousands)	
Annual required contribution (ARC)	$ 7,313	$ 6,967
Interest on net OPEB obligation	1,401	1,315
Adjustment to ARC	(5,120)	(4,805)
Annual OPEB cost	3,594	3,477
Payments made	(858)	(826)
Increase in net OPEB obligation	2,736	2,651
Net OPEB obligation—beginning of year	43,123	40,472
Net OPEB obligation—end of year	$ 45,859	$ 43,123

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, 2015, October 31, 2014 and October 31, 2013 are as follow:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Paid	Net OPEB Obligation
		($ in thousands)	
10/31/2015	$3,594	23.87%	$45,859
10/31/2014	$3,477	23.76%	$43,123
10/31/2013	$4,651	17.10%	$40,472

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, 2013 OPEB actuarial valuations were based on the projected unit credit method (as its actuarial cost method), a 3.25% per annum discount rate and that retiree contributions are assumed to increase at the same rates as incurred claims.

NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS (continued)

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 as of October 31, 2014

Eligible-Medicare	Basic
Single	$617.51
Family	$1,499.61

2009 Medicare Part B premiums are assumed to increase by Part B trend rates. No retiree is assumed to have income in excess of the threshold which would result in increasing Part B premiums above 25% of Medicare Part B costs.

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
2016	5.8%	2033	7.0%
2017	6.0%	2038	6.4%
2018	6.0%	2043	6.0%
2023	6.4%	2048	5.7%
2028	7.5%	2088	4.5%

Mortality rates listed below are those recommended by the actuary:

Age	Male	Female
60	00.665%	00.581%
65	01.117%	00.971%
70	01.824%	01.569%
75	03.150%	02.532%
80	05.648%	04.187%
85	10.109%	07.162%

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 12 – PENSION PLANS

NEW YORK STATE AND LOCAL EMPLOYEES' RETIREMENT SYSTEM

PLAN DESCRIPTION & BENEFITS PROVIDED

The Agency, together with its subsidiary AHC, participate in the New York State and Local Employees' Retirement System ("ERS") which together with the New York State and Local Police and Fire Retirement System ("PFRS") is collectively referred to as New York State and Local Retirement System ("NYSLRS"). These are cost-sharing multiple-employer retirement systems. The NYSLRS provides retirement benefits as well as death and disability benefits. The net position of the NYSLRS is held in the New York State Common Retirement Fund (the "Fund"), which was established to hold all net assets and record changes in plan net position allocated to the NYSLRS. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the System. The Comptroller is an elected official determined in a direct statewide election and serves a four year term. Thomas P. DiNapoli has served as Comptroller since February 7, 2007. In November, 2014, he was elected for a new term commencing January 1, 2015. NYSLRS benefits are established under the provisions of the New York State Retirement and Social Security Law ("RSSL"). Once a public employer elects to participate in the NYSLRS, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The Agency also participates in the Public Employees' Group Life Insurance Plan ("GLIP"), which provides death benefits in the form of life insurance. The NYSLRS is included in the State's financial report as a pension trust fund. That report, including information with regard to benefits provided, may be found at www.osc.state.ny.us/retire/publications/index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

The amount the Agency is billed by NYSLRS for pension costs also include pension costs relating to AHC. As a result, the Agency's deferred amount for pensions and net pension liability 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 these amounts.

EMPLOYEE CONTRIBUTIONS

The NYSLRS is noncontributory except for employees who joined the NYSLRS after July 27, 1976, who contribute 3 percent of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010 who generally contribute between 3 to 6 percent of their salary for their entire length of service. Under the authority of the NYSRSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the NYSLRS' fiscal year ending March 31. Employee contributions for employees of the Agency and AHC for the current year and two preceding years were equal to 100 percent of the contributions required, and were as follows:

Year 2015	$90,196
Year 2014	$69,931
Year 2013	$50,305

NOTE 12 – PENSION PLANS (continued)

- Chapter 260 of the Laws of 2004 of the State of New York allows local employers to bond or amortize a portion of their retirement bill for up to 10 years in accordance with the following schedule:
    - For State fiscal year ("SFY") 2004-05, the amount in excess of 7 percent of employees' covered pensionable salaries, with the first payment of those pension costs not due until the fiscal year succeeding that fiscal year in which the bonding/amortization was instituted.
    - For SFY 2005-06, the amount in excess of 9.5 percent of employees' covered pensionable salaries.
    - For SFY 2007-08, the amount in excess of 10.5 percent of employees' covered pensionable salaries.

This law requires participating employers to make payments on a current basis, while bonding or amortizing existing unpaid amounts relating to the NYSLRS's fiscal years ending March 31, 2005 through 2008. The Agency has made all required payments on a current basis.

PENSION LIABILITIES, PENSION EXPENSE, DEFERRED OUTFLOWS OF RESOURCES AND DEFERRED INFLOWS OF RESOURCES RELATED TO PENSIONS

At October 31, 2015, the Agency reported a liability of approximately $740,000 for its proportionate share of the net pension liability. The net pension liability was measured as of March 31, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Agency's proportion of the net pension liability was based on a projection of the Agency's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined.

At March 31, 2015, the Agency's proportion was .0219085%.

For the year ended October 31, 2015, the Agency recognized pension expense of approximately $730,000. At October 31, 2015, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience		
Changes of Assumptions	$23,692	—
Net difference between projected and actual earnings on pension plan investments	$128,550	—
Changes in proportion and differences between contributions and proportionate share of contributions	$238,402	—
Total	$390,644	—

NOTE 12 – PENSION PLANS (continued)

There were no amounts reported as deferred outflows of resources related to pensions resulting from the Agency's contributions subsequent to the measurement date. The cumulative net amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Year ended October 31:

2016	$97,661
2017	$97,661
2018	$97,661
2019	$97,661
2020	—

ACTUARIAL ASSUMPTIONS

The total pension liability at March 31, 2015 was determined by using an actuarial valuation as of April 1, 2014, with update procedures used to roll forward the total pension liability to March 31, 2015. The total pension liability for the March 31, 2014 measurement date was determined using an actuarial valuation as of April 1, 2014. These actuarial valuations for NYSLRS used the following actuarial assumptions:

Actuarial cost method	Entry age normal
Inflation rate	2.7%
Salary scale	
ERS	4.9%
Investment rate of return, including inflation	7.5% compounded annually, net of investment expenses
Cost of living adjustments	1.4% annually
Decrements	Developed from the Plan's 2010 experience study of the period April 1, 2005 – March 31, 2010
Mortality improvement	Society of Actuaries Scale MP-2014

NOTE 12 – PENSION PLANS (continued)

The long term expected rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of March 31, 2015 and 2014 are summarized below.

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	38%	7.30%
International Equity	13	8.55
Private Equity	10	11.00
Real Estate	8	8.25
Absolute Return	3	6.75
Opportunistic Portfolio	3	8.60
Real Asset	3	8.65
Bonds and Mortgages	18	4.00
Cash	2	2.25
Inflation Indexed Bonds	2	4.00
	100%	

DISCOUNT RATE

The discount rate used to calculate the total pension liability was 7.5%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, the NYSLRS's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

SENSITIVITY OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY TO THE DISCOUNT RATE ASSUMPTION

The following presents the current-period net pension liability of the employers calculated using the current-period discount rate assumption of 7.5%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.5%) or 1-percentage-point higher (8.5%) than the current assumption:

	1% Decrease (6.5%)	**Current Assumption (7.5%)**	**1% Increase (8.5%)**
		(in thousands)	
Agency's proportionate share of the pension liability	\$4,933	\$740	(\$2,800)

NOTE 12 – PENSION PLANS (continued)

DEFERRED COMPENSATION PLAN

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 $294 thousand and $260 thousand during fiscal 2015 and fiscal 2014, respectively.

NEW YORK STATE VOLUNTARY DEFINED CONTRIBUTION PROGRAM

In March 2012, Chapter 18 of the Laws of 2012 was signed into law and allows Agency employees that meet certain requirements, to participate in the State University of New York ("SUNY") optional retirement plan called the NYS Voluntary Defined Contribution Plan ("VDC Program").

Beginning July 1, 2013, all non-union employees hired on or after July 1, 2013 with an annual salary of $75,000 or more were given the option of joining the VDC program. The VDC Program provides benefits that are based on contributions made by both the Agency and the participant. Employee contribution rates range from 4.5% to 6%, dependent upon annual salary. The employer contribution rate is 8% of gross income. All contributions and any subsequent earnings are to be held by the Agency in a segregated account and credited to the individual accounts for each plan participant. Employees vest after one year of service, at which time their entire account balance is transferred to an investment firm of their choosing within the VDC Program. The amount owed to participants upon retirement is based solely on the account balance at the time of withdrawal. Employees may irrevocably choose either the New York State and Local Employees' Retirement System or the VDC Program, but not both. As of October 31, 2015, there were no Agency employees enrolled in the VDC Program.

NOTE 13 – COMMITMENTS AND CONTINGENCIES

LOANS

The Agency originates commitments to lend mortgage funds to borrowers in the normal course of business to meet the financing needs of developers providing affordable housing in the State of New York. Commitments to advance such funds are contractual obligations to lend to developers so long as all established contractual conditions are satisfied.

As of October 31, 2015, the Agency held undistributed bond proceeds which will be used to fund its outstanding loan commitments in the amount of $3.25 billion.

NOTE 13 – COMMITMENTS AND CONTINGENCIES (continued)

OFFICE LEASES

The Agency is obligated under leases for office locations in the City of New York (the "City") 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, and expires on December 31, 2018.

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 $2.4 million to $4.7 million) 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 paid by SONYMA with whom the Agency shares the leased space.

Rental expense for all office locations for both fiscal years ended October 31, 2015 and October 31, 2014 was $2.6 million, net of allocations to certain State-related agencies. As of October 31, 2015, the pro rata share of future minimum lease payments, for which the Agency is responsible under the non-cancelable operating leases is as follows:

Year	(in thousands)
2016	$2,366
2017	2,366
2018	2,366
2019 (two months)	394
Future minimum lease commitments	$7,492

LITIGATION

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.

RISK MANAGEMENT

The Agency is subject to normal risks associated with its operations, including property damage, general liability and crime. Such risks are managed through the purchase of commercial insurance. There have been no decreases in coverage in the last three years.

NOTE 14 – SUBSEQUENT EVENTS

Subsequent to October 31, 2015, a total of $592.3 million of bonds were issued to finance various housing projects in the course of the Agency's normal business activities.

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Required Supplemental Schedules

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

(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, 2013	—	$45,752	$45,752	—	$6,798	673%
November 1, 2011	—	$47,012	$47,012	—	$7,639	615%
November 1, 2009	—	$28,069	$28,069	—	$8,630	325%

New York State Housing Finance Agency

(A Component Unit of the State of New York)

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS TO THE NYSLRS
LAST 10 FISCAL YEARS

	2015	2014	2013	2012	2011
			($ in thousands)		
Contractually required contribution	$ 1,400	1,200	1,300	1,500	975
Contributions in relation to the contractually required contribution	1,400	1,200	1,300	1,500	975
Contribution deficiency (excess)	$ —	—	—	—	—
Covered-employee payroll	$ 7,700	7,200	6,600	7,000	7,700
Contributions as a percentage of covered-employee payroll	18%	17%	20%	21%	13%

	2010	2009	2008	2007	2006
			($ in thousands)		
Contractually required contribution	$ 577	490	599	962	870
Contributions in relation to the contractually required contribution	577	490	599	962	870
Contribution deficiency (excess)	$ —	—	—	—	—
Covered-employee payroll	$ 8,100	7,800	7,400	7,600	8,200
Contributions as a percentage of covered-employee payroll	7%	6%	8%	13%	11%

New York State Housing Finance Agency

(A Component Unit of the State of New York)

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULE OF THE NEW YORK STATE HOUSING FINANCE AGENCY'S PROPORTIONATE SHARE OF THE NYSLRS NET PENSION LIABILITY

OCTOBER 31, 2015

		2015
The Agency's portion of the net pension liability		.0219085%
The Agency's proportionate share of the net pension liability	$	740,000
The Agency's covered-employee payroll	$	7,681,000
The Agency's proportionate share of the net pension liability as a percentage as a percentage of its covered-employee payroll		9.6%
Plan fiduciary net position as a percentage of the total pension liability		97.2%

Supplementary Section

New York State Housing Finance Agency
(A Component Unit of the State of New York)
SCHEDULES OF NET POSITION
October 31, 2015
(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	Nursing Home and Health Care Project Program
Assets						
Current Assets:						
Cash held principally by Trustee and Depository - Restricted	$	82,534	17,283	79,716	—	475
Cash held principally by Trustee and Depository - Unrestricted		—	—	—	349	—
Investments - Restricted		392,963	14,392	1,228,426	746	29,361
Investments - Unrestricted		—	—	—	—	—
Accrued interest receivable on investments		147	3	436	—	538
Mortgage loans and other loans - net		233,995	5,137	59,999	505	6
Interest receivable and other		2,572	347	4,740	3	—
Total current assets		**712,211**	**37,162**	**1,373,317**	**1,603**	**30,380**
Non-current Assets:						
Investments - Restricted		26,760	—	1,156	—	20,135
Investments - Unrestricted		—	—	—	—	—
Mortgage loans and other loans - net		939,865	239,872	10,376,627	1,285	—
Interest receivable and other		—	—	—	—	156
Total non-current assets		**966,625**	**239,872**	**10,377,783**	**1,285**	**20,291**
Total assets		**1,678,836**	**277,034**	**11,751,100**	**2,888**	**50,671**
Deferred outflows of resources						
Accumulated decrease in fair value of hedging derivatives		—	—	—	—	—
Deferred amount for pensions		—	—	—	—	—
Total deferred outflows of resources		—	—	—	—	—
Liabilities						
Current Liabilities:						
Bonds payable and other debt obligations		21,260	11,430	210,455	530	430
Funds received from mortgagors		2,046	26	2,601	—	—
Accounts payable and other		—	—	—	—	—
Interest payable		21,887	3,601	7,322	88	22
Advances from (to) other programs		—	—	—	—	59
Funds received from governmental entities		2,104	—	—	—	—
Earnings restricted to project development		503	70	507	—	—
Amounts received in advance and other		6,535	561	241,993	—	—
Total current liabilities		**54,335**	**15,688**	**462,878**	**618**	**511**
Non-current Liabilities:						
Bonds payable and other debt obligations (net)		1,507,265	243,035	11,215,867	1,680	440
Derivative instrument - interest rate swaps		—	—	—	—	—
Unearned revenues, amounts received in advance and other		—	—	40,300	—	151
Other postemployment benefits		—	—	—	—	—
Net pension liability		—	—	—	—	—
Total non-current liabilities		**1,507,265**	**243,035**	**11,256,167**	**1,680**	**591**
Total liabilities		**1,561,600**	**258,723**	**11,719,045**	**2,298**	**1,102**
Deferred inflows of resources						
(Loss) gain on defeasance - net		—	—	—	—	(212)
Net position						
Restricted for bond and other obligations		117,236	18,311	32,055	1,142	49,781
Unrestricted		—	—	—	(552)	—
Total net position (deficit)	**$**	**117,236**	**18,311**	**32,055**	**590**	**49,781**

Programs with Bond Financing			Programs without Bond Financing			
Mortgage Programs		Other Programs	Mortgage and Other Programs		Agency Operating Funds	Total
House New York Revenue Bond Program	Housing Project Mortgage Revenue Program	State Revenue Bond Programs	Community Related and Other Loan Programs	Project Improvement and Other Programs		
11,405	1,363	456	95	8,662	19,693	221,682
—	1	—	132	—	2,129	2,611
45,182	22,185	410	12,758	104,923	—	1,851,346
—	399	—	8,702	—	150,795	159,896
—	547	—	1	93	167	1,932
6,585	1,615	54,315	619	498	—	363,274
642	—	1,900	9	37	2,111	12,361
63,814	**26,110**	**57,081**	**22,316**	**114,213**	**174,895**	**2,613,102**
—	30,554	—	—	14,214	—	92,819
—	—	—	—	—	69,767	69,767
55,997	4,642	466,558	514	15,262	135	12,100,757
136	—	—	660	—	882	1,834
56,133	**35,196**	**466,558**	**1,174**	**29,476**	**70,784**	**12,265,177**
119,947	**61,306**	**523,639**	**23,490**	**143,689**	**245,679**	**14,878,279**
—	—	29,072	—	—	—	29,072
—	—	—	—	—	391	391
—	**—**	**29,072**	**—**	**—**	**391**	**29,463**
8,495	780	54,315	—	—	—	307,695
300	114	—	—	12,173	18,477	35,737
—	—	—	—	48	7,657	7,705
52	108	1,899	—	—	—	34,979
73	51	—	427	347	(957)	—
—	—	—	—	11,426	2,110	15,640
3	85	—	—	2,043	1	3,212
1,053	—	637	—	330	—	251,109
9,976	**1,138**	**56,851**	**427**	**26,367**	**27,288**	**656,077**
—	2,760	474,517	—	—	—	13,445,564
—	—	29,072	—	—	—	29,072
—	—	—	35	22	2,719	43,227
—	—	—	—	—	45,859	45,859
—	—	—	—	—	740	740
—	**2,760**	**503,589**	**35**	**22**	**49,318**	**13,564,462**
9,976	**3,898**	**560,440**	**462**	**26,389**	**76,606**	**14,220,539**
—	(152)	1,291	—	—	—	927
109,971	56,225	(9,020)	23,523	117,296	—	516,520
—	1,335	—	(495)	4	169,464	169,756
109,971	**57,560**	**(9,020)**	**23,028**	**117,300**	**169,464**	**686,276**

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, 2015

(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	Nursing Home and Health Care Project Program
Operating revenues						
Interest on mortgage loans	$	55,041	10,185	41,457	172	89
Fees, charges and other		1	—	3	36	—
Investment income		212	5	1,113	—	1,091
Unrealized (loss) gain on investments held		(15)	—	31	—	(6)
Recoveries		—	—	—	—	106
Total operating revenues		**55,239**	**10,190**	**42,604**	**208**	**1,280**
Operating expenses						
Interest		41,517	7,409	41,378	190	175
Earnings on investments and other funds credited to mortgagors and lessees		—	37	465	—	—
Other postemployment benefits		—	—	—	—	—
General expenses		—	—	—	15	767
Other financial expenses		42	—	12	1,005	1
Supervising agency fee		—	—	—	—	295
Allowance for losses on loans		8,467	—	—	—	—
Total operating expenses		**50,026**	**7,446**	**41,855**	**1,210**	**1,238**
Operating income (loss)		**5,213**	**2,744**	**749**	**(1,002)**	**42**
Non-operating revenues (expenses)						
Transfers from Agencies of New York State		—	—	—	—	—
Transfers to Agencies of New York State		—	—	—	—	—
Federal grant revenue		—	—	—	—	—
Federal grant expense		—	—	—	—	—
Reserve funds received from mortgagors		3,050	766	1,574	—	—
Transfers between programs		(4,534)	4,871	(30)	(15,722)	—
Net non-operating (expenses) revenues		**(1,484)**	**5,637**	**1,544**	**(15,722)**	—
Increase (Decrease) in net position		3,729	8,381	2,293	(16,724)	42
Total net position - beginning of fiscal year (as previously stated)		113,507	9,930	29,762	17,314	49,739
Cumulative effect of implementing GASB No. 68		—	—	—	—	—
Total net position - beginning of fiscal year (as restated)		113,507	9,930	29,762	17,314	49,739
Total net position (deficit) - end of fiscal year	**$**	**117,236**	**18,311**	**32,055**	**590**	**49,781**

Programs with Bond Financing			Programs without Bond Financing			
Mortgage Programs		Other Program	Mortgage and Other Programs		Agency Operating Funds	Total
House New York Revenue Bond Program	Housing Project Mortgage Revenue Program	State Revenue Bond Programs	Community Related and Other Loan Programs	Project Improvement and Other Programs		
8,800	750	16,839	123	758	—	134,214
—	131	2,116	34	6,454	49,566	58,341
26	1,107	—	39	79	576	4,248
(5)	6	—	52	12	45	120
(618)	1,032	—	4,820	693	—	6,033
8,203	**3,026**	**18,955**	**5,068**	**7,996**	**50,187**	**202,956**
240	246	15,617	—	—	—	106,772
—	—	—	—	—	—	502
—	—	—	—	—	3,594	3,594
155	668	—	237	14	14,106	15,962
—	(87)	1,241	—	175	880	3,269
—	260	—	92	—	9,647	10,294
—	474	—	—	12,144	—	21,085
395	**1,561**	**16,858**	**329**	**12,333**	**28,227**	**161,478**
7,808	**1,465**	**2,097**	**4,739**	**(4,337)**	**21,960**	**41,478**
—	—	5,833	—	42,000	—	47,833
—	—	—	—	—	(6,653)	(6,653)
—	—	—	—	6,017	—	6,017
—	—	—	—	(6,017)	—	(6,017)
—	—	—	—	—	—	5,390
—	(2)	(875)	(10,335)	(323)	26,950	—
—	**(2)**	**4,958**	**(10,335)**	**41,677**	**20,297**	**46,570**
7,808	1,463	7,055	(5,596)	37,340	42,257	88,048
102,163	56,097	(16,075)	28,624	79,960	128,197	599,218
—	—	—	—	—	(990)	(990)
102,163	56,097	(16,075)	28,624	79,960	127,207	598,228
109,971	**57,560**	**(9,020)**	**23,028**	**117,300**	**169,464**	**686,276**

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, 2015

(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	Nursing Home and Health Care Project Program
Cash flows from operating activities						
Interest on loans	$	54,732	10,185	38,250	493	475
Fees, charges and other		—	—	3	38	—
Operating expenses		(40)	—	(12)	(1,022)	(1,087)
Principal payments on mortgage loans		224,789	35,936	416,052	605	778
Mortgage loans advanced		(529,526)	(212)	(1,582,556)	—	—
Funds received from mortgagors		5,159	766	59,801	—	—
Funds returned to mortgagors		(275)	(62)	(574)	—	(1)
Funds received from governmental entities		—	—	—	—	—
Distribution of funds received from governmental entities		—	—	—	—	—
Recoveries and other		(4,537)	4,885	(28)	(16,002)	—
Net cash (used in) provided by operating activities		**(249,698)**	**51,498**	**(1,069,064)**	**(15,888)**	**165**
Cash flows from non-capital financing activities						
Interest payments		(37,403)	(7,684)	(38,448)	(383)	(136)
Issuance of bonds		382,075	—	1,332,875	—	—
Retirement and redemption of bonds		(77,580)	(30,480)	(276,125)	(4,575)	(2,630)
Federal grant revenue		—	—	—	—	—
Federal grant expense		—	—	—	—	—
Net cash provided by (used in) non-capital financing activities		**267,092**	**(38,164)**	**1,018,302**	**(4,958)**	**(2,766)**
Cash flows from investing activities						
Investment income		559	10	1,133	—	1,092
Proceeds from sales or maturities of investments		1,337,648	34,787	3,547,171	19,792	58,551
Purchases of investments		(1,331,321)	(40,865)	(3,481,505)	(1,477)	(58,804)
Net cash provided by (used in) non-captial financing activities		**6,886**	**(6,068)**	**66,799**	**18,315**	**839**
Net increase (decrease) in cash		24,280	7,266	16,037	(2,531)	(1,762)
Cash at beginning of fiscal year		58,254	10,017	63,679	2,880	2,237
Cash at end of fiscal year	**$**	**82,534**	**17,283**	**79,716**	**349**	**475**
Reconciliation of operating income (loss) to net cash (used in) provided by operating activities:						
Operating income (loss)	$	5,213	2,744	749	(1,002)	42
Adjustments to reconcile operating income (loss) to net cash (used in) provided by operating activities:						
Interest expense		41,517	7,409	41,378	190	175
Investment income		(212)	(5)	(1,113)	—	(1,091)
Allowance for losses on loans		8,467	—	—	—	—
Funds received from governmental entities - net		—	—	—	—	—
Other		(4,522)	4,922	403	(16,003)	(125)
Changes in assets and liabilities - net:						
Mortgage loan receivables		(304,737)	35,724	(1,166,504)	605	778
Interest receivable and other		(308)	—	(3,204)	322	387
Accounts and other payables		—	—	—	—	—
Funds received from (to) mortgagors		4,884	704	59,227	—	(1)
Net cash (used in) provided by operating activities	**$**	**(249,698)**	**51,498**	**(1,069,064)**	**(15,888)**	**165**
Non-cash investing activities						
Unrealized (gain) loss on investments held	$	(15)	—	31	—	(6)

Programs with Bond Financing			Programs without Bond Financing			
Mortgage Programs		Other Program	Mortgage and Other Programs		Agency Operating Funds	Total
House New York Revenue Bond Program	Housing Project Mortgage Revenue Program	State Revenue Bond Programs	Community Related and Other Loan Programs	Project Improvement and Other Programs		
9,010	750	19,167	1,410	756	—	135,228
—	131	2,116	34	6,454	49,566	58,342
(156)	(928)	(1,240)	(329)	(187)	(32,592)	(37,593)
21,054	3,742	206,225	4,095	468	—	913,744
—	(474)	—	—	(12,729)	(135)	(2,125,632)
—	—	8,955	—	13,181	8,202	96,064
—	(76)	(8,777)	(1,103)	(4,959)	(5,017)	(20,844)
—	—	—	—	74,000	—	74,000
—	—	—	—	(1,635)	—	(1,635)
6,700	(81)	(876)	(5,179)	370	26,949	12,201
36,608	**3,064**	**225,570**	**(1,072)**	**75,719**	**46,973**	**(896,125)**
(386)	(201)	(19,167)	—	—	—	(103,808)
—	—	—	—	—	—	1,714,950
(28,525)	(1,780)	(206,225)	—	—	—	(627,920)
—	—	—	—	6,017	—	6,017
—	—	—	—	(6,017)	—	(6,017)
(28,911)	**(1,981)**	**(225,392)**	—	—	—	**983,222**
21	1,128	—	45	14	457	4,459
129,161	57,318	4,839	25,217	148,896	416,949	5,780,329
(135,154)	(59,937)	(4,619)	(24,751)	(222,249)	(463,441)	(5,824,123)
(5,972)	**(1,491)**	**220**	**511**	**(73,339)**	**(46,035)**	**(39,335)**
1,725	(408)	398	(561)	2,380	938	47,762
9,680	1,772	58	788	6,282	20,884	176,531
11,405	**1,364**	**456**	**227**	**8,662**	**21,822**	**224,293**
7,808	1,465	2,097	4,739	(4,337)	21,960	41,478
240	246	15,617	—	—	—	106,772
(26)	(1,107)	—	(39)	(79)	(576)	(4,248)
—	474	—	—	12,144	—	21,085
—	—	—	—	72,365	—	72,365
7,323	(1,206)	(942)	(10,050)	(333)	19,643	(890)
21,054	3,268	206,225	4,095	(12,261)	(135)	(1,211,888)
209	—	2,395	1,286	(3)	4,699	5,783
—	—	—	—	1	(1,803)	(1,802)
—	(76)	178	(1,103)	8,222	3,185	75,220
36,608	**3,064**	**225,570**	**(1,072)**	**75,719**	**46,973**	**(896,125)**
(5)	6	—	52	12	45	120

BOND INDEBTEDNESS AND OTHER DEBT OBLIGATIONS

Supplemental Schedule IV

(in thousands)

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
Non-Profit Housing Project Bonds:					
5.80% to 7.50% — 1973 Series A, maturing in					
varying annual installments to 2014	$ 136,500	1,390	—	1,390	—
8.40% — 1979 Series A, maturing in					
varying annual installments to 2014	49,585	2,690	—	2,690	—
	186,085	**4,080**	—	**4,080**	—
Housing Project Bonds:					
Simeon DeWitt Apartments, 8% — 1978, maturing in					
varying semi-annual installments to 2018	4,565	1,420	—	275	1,145
Towpath Towers, 8% — 1978, maturing in					
varying semi-annual installments to 2019	3,815	1,285	—	220	1,065
	8,380	**2,705**	—	**495**	**2,210**
House New York Revenue Bonds:					
0.35% to 1.80% — Series 2013 (Federally Taxable)					
maturing in varying semi-annual installments to 2018	46,440	37,020	—	28,525	8,495
	46,440	**37,020**	—	**28,525**	**8,495**
Secured Loan Rental Housing Bonds and Other:					
FHA-Insured Multi-Family Mortgage Housing					
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	1,185	—	155	1,030
6.57% — 1998 Series A (Federally Taxable),					
maturing in varying semi-annual installments to 2030	1,045	815	—	30	785
5.15% to 5.30% — 1998 Series B, maturing in varying					
semi-annual installments to 2039	3,400	2,860	—	55	2,805
1% to 4.70% — 2003 Series A, maturing in varying					
semi-annual installments to 2043	8,290	5,665	—	95	5,570
1.25% to 4.95% — 2003 Series B, maturing in varying					
semi-annual installments to 2033	4,700	1,570		350	1,220
	22,450	14,610	—	685	13,925
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	2,235		30	2,205
	2,540	2,235	—	30	2,205
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	1,235	—	190	1,045
Normandie Court II Multi-Family Housing Revenue Bonds					
variable rate demand — 1999 Series A,					
maturing in 2029	40,500	31,000	—	1,000	30,000
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	2,995	—	745	2,250
Multi-Family Housing Revenue Bonds					
(Secured Mortgage Program)					
7.95% to 9% — 1994 Series B (Federally Taxable),					
maturing in varying annual installments to 2026	12,220	1,210	—	60	1,150
3.65% to 5.35% — 1999 Series A, maturing in					
varying annual installments to 2031	7,565	5,520	—	210	5,310
varying annual installments to 2032	5,755	4,510	—	145	4,365
4.65% to 6.30% — 1999 Series J, maturing in					
varying annual installments to 2032	3,960	3,105	—	100	3,005

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
4.05% to 5.60% — 2001 Series A, maturing in varying annual installments to 2033	2,150	1,685	—	50	1,635
3.75% to 5.45% — 2001 Series C, maturing in varying annual installments to 2033	12,400	9,700	—	305	9,395
3% to 5.40% — 2001 Series G, maturing in varying annual installments to 2034	10,465	8,320	—	255	8,065
5% to 5.65% — 2001 Series K, maturing in varying annual installments to 2034	3,795	3,125	—	85	3,040
4.90% to 5.375% — 2002 Series A, maturing in varying annual installments to 2035	6,640	5,430	—	155	5,275
4.50% to 5.375% — 2002 Series C, maturing in varying annual installments to 2034	3,170	2,565	—	75	2,490
5.375% — 2002 Series D, maturing in varying annual installments to 2034	1,600	340	—	10	330
1.75% to 5.10% — 2004 Series B refunding, maturing in varying semi-annual installments to 2027	32,245	3,700	—	295	3,405
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	6,705	—	385	6,320
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	5,105	—	130	4,975
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	1,520	—	40	1,480
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	4,235	—	110	4,125
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	2,255	—	60	2,195
Keeler Park Apartments Housing Revenue Bonds					
1.20% to 5.05% — 2003 Series A, maturing in varying semi-annual installments to 2033	17,900	11,245	—	740	10,505
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	3,765	—	230	3,535
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	5,080	—	135	4,945
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	2,375	—	145	2,230
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	3,380	—	335	3,045
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

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
250 West 50th Street Housing Revenue Bonds					
variable rate demand — 1997 Series A, maturing in 2029	103,500	100,500	—	—	100,500
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	1,800	—	500	1,300
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

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
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
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	13,000	—	2,200	10,800
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	15,100	—	1,500	13,600
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

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
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	12,500	—	2,000	10,500
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
Biltmore Tower Housing Revenue Bonds					
variable rate demand — 2002 Series A, maturing in 2034	72,000	72,000	—	—	72,000
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	2,200	—	2,100	100
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	2,800	—	700	2,100
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	34,000	—	600	33,400
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

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
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
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
variable rate demand — 2004 Series B (Federally Taxable), maturing in 2037	3,000	3,000	—	600	2,400
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	13,300	—	—	13,300
Sea Park West Housing Revenue Bonds					
variable rate demand — 2004 Series A, maturing in 2036	22,900	14,400	—	300	14,100
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	13,135	—	1,160	11,975
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

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
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	2,600	—	1,250	1,350
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
variable rate demand — 2005 Series B (Federally Taxable), maturing in 2036	2,000	2,000	—	200	1,800
variable rate demand — 2006 Series A (Federally Taxable), maturing in 2036	8,000	1,100	—	1,100	—
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	4,870	—	120	4,750
Friendship House Apartments Multi-Family Housing Revenue Bonds					
5.10% — 2005 Series A, maturing in varying semi-annual installments to 2041	2,840	2,560	—	50	2,510
55 West 25th Street Housing Revenue Bonds					
variable rate demand — 2005 Series A, maturing in 2038	164,500	164,500	—	—	164,500
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	1,350	—	30	1,320
Gateway to New Cassel Housing Revenue Bonds					
variable rate demand — 2006 Series A, maturing in 2039	9,500	5,800	—	—	5,800
Golden Age Apartments Multi-Family Housing Revenue Bonds					
5% — 2006 Series A, maturing in varying semi-annual installments to 2037	2,800	2,050	—	120	1,930
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	2,190	—	60	2,130

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
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	2,085	—	615	1,470
Avalon Bowery Place I Housing Revenue Bonds					
variable rate demand — 2010 Series A, maturing in 2037	93,800	93,800	—	—	93,800
St. Philip's Housing Revenue Bonds					
4.05% to 4.65% — 2006 Series A, maturing in varying semi-annual installments to 2038	16,250	12,770	—	615	12,155
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	3,655	—	90	3,565
Admiral Halsey Senior Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2037	6,650	2,950	—	200	2,750
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 — 2009 Series A, maturing in 2041	108,000	119,975	—	—	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	8,700	—	—	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	8,060	—	130	7,930

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
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	3,540	—	85	3,455
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	6,310	—	135	6,175
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	1,925	—	40	1,885
Cannon Street Senior Apartments Multi-Family Housing Revenue Bonds					
5.30% — 2007 Series A, maturing in varying semi-annual installments to 2039	1,860	1,695	—	35	1,660
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	72,900	—	—	72,900
Tri-Senior Development Housing Revenue Bonds					
5.10% to 5.40% — 2007 Series A, maturing in varying semi-annual installments to 2042	14,700	13,560	—	210	13,350
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	16,600	—	500	16,100
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	17,800	—	200	17,600
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	10,500	—	1,000	9,500
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	6,200	—	100	6,100
330 Riverdale Avenue Apartments Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2041	28,700	14,200	—	—	14,200

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
320 West 38th Street Housing Revenue Bonds					
variable rate demand — 2014 Series A, maturing in 2042	225,000	225,000	—	—	225,000
variable rate demand — 2014 Series B-1, maturing in 2042	35,000	35,000	—	—	35,000
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	10,890	—	100	10,790
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
330 West 39th Street Housing Revenue Bonds					
variable rate demand — 2010 Series A, maturing in 2044	65,000	64,750	—	250	64,500
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	17,500	—	—	17,500
29 Flatbush Avenue Housing Revenue Bonds					
variable rate demand — 2010 Series A, maturing in 2044	90,000	90,000	—	—	90,000
variable rate demand — 2015 Series A, maturing in 2044	9,000	—	9,000	—	9,000
variable rate demand — 2015 Series B, (Federally Taxable), maturing in 2044	41,000	—	41,000	—	41,000
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

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
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
variable rate demand — 2011 Series B (Federally Taxable), maturing in 2045	20,000	20,000	—	1,000	19,000
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
variable rate demand — 2013 Series A (Federally Taxable) maturing in 2012	40,000	40,000	—	—	40,000
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	—	500	5,760
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
variable rate demand — 2013 Series A maturing in 2045	53,200	53,200	—	—	53,200
variable rate demand — 2015 Series A maturing in 2045	41,800	—	41,800	—	41,800
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	40,000	—	—	40,000
variable rate demand — 2012 Series A-2, maturing in 2046	20,000	20,000	—	—	20,000
variable rate demand — 2013 Series A-1, maturing in 2046	33,000	33,000	—	—	33,000
variable rate demand — 2013 Series A-2, maturing in 2046	17,000	17,000	—	—	17,000
variable rate demand — 2014 Series A-1, maturing in 2046	27,000	27,000	—	—	27,000
variable rate demand — 2014 Series A-2, maturing in 2046	13,000	13,000	—	—	13,000

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
variable rate demand — 2014 Series B, (Federally Taxable), maturing in 2046	15,000	15,000	—	—	15,000
Jackson Avenue Apartments Housing Revenue Bonds					
variable rate demand — 2012 Series A, maturing in 2044	27,335	23,900	3,435	—	27,335
variable rate demand — 2012 Series B maturing in 2044	325	325	—	—	325
variable rate demand — 2015 Series A (Federally Taxable) maturing in 2044	5,140	—	5,140	—	5,140
11th Street Apartments Housing Revenue Bonds					
variable rate demand — 2012 Series A, maturing in 2044	21,000	15,583	2,672	—	18,255
variable rate demand — 2015 Series A, (Federally Taxable) maturing in 2044	2,745	—	2,745	105	2,640
Dock Street Apartments Housing Revenue Bonds					
variable rate demand — 2012 Series A, maturing in 2046	34,700	34,700	—	—	34,700
variable rate demand — 2013 Series B, maturing in 2046	65,800	65,800	—	—	65,800
626 Flatbush Avenue Apartments Housing Revenue Bonds					
variable rate demand — 2013 Series A, maturing in 2046	40,000	17,471	21,150	—	38,621
variable rate demand — 2013 Series B, (Federally Taxable) maturing in 2046	10,940	6,109	4,785	—	10,894
variable rate demand — 2014 Series A, maturing in 2046	20,325	4,510	2,611	—	7,121
Riverside Center 2 Housing Revenue Bonds					
variable rate demand — 2012 Series A, maturing in 2046	25,000	25,000	—	—	25,000
variable rate demand — 2013 Series A-1, maturing in 2046	41,200	41,200	—	—	41,200
variable rate demand — 2013 Series A-2, maturing in 2046	57,000	57,000	—	—	57,000
variable rate demand — 2013 Series A-3, maturing in 2046	65,800	65,800	—	—	65,800
variable rate demand — 2015 Series A-1, maturing in 2046	60,000	—	60,000	—	60,000
variable rate demand — 2015 Series A-2, maturing in 2046	26,000	—	26,000	—	26,000
44th Drive Apartments Housing Revenue Bonds					
variable rate demand — 2013 Series A, maturing in 2043	24,500	7,479	7,880	—	15,359
variable rate demand — 2014 Series A, maturing in 2043	4,020	3,050	970	—	4,020
149 Kent Avenue Housing Revenue Bonds					
variable rate demand — 2013 Series A, maturing in 2047	59,075	11,265	24,334	—	35,599
variable rate demand — 2015 Series A, maturing in 2047	14,525	—	301	—	301
Related West 29th Street Housing Revenue Bonds					
variable rate demand — 2012 Series A, maturing in 2045	45,000	45,000	—	45,000	—
Terrace Gardens Housing Revenue Bonds					
5.34% — 2013 A, maturing in varying semi-annual installaments to 2043	27,020	26,805	—	320	26,485

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
855 Sixth Avenue Housing Revenue Bonds					
variable rate demand — 2013 Series A, maturing in 2047	112,000	112,000	—	—	112,000
variable rate demand — 2014 Series A, maturing in 2047	40,000	40,000	—	—	40,000
variable rate demand — 2015 Series A, maturing in 2047	35,000	—	35,000	—	35,000
Maestro West Chelsea Housing Revenue Bonds					
variable rate demand — 2013 Series A, maturing in 2047	50,000	50,000	—	—	50,000
variable rate demand — 2014 Series A, maturing in 2047	70,000	70,000	—	—	70,000
variable rate demand — 2015 Series A, maturing in 2047	15,000	—	15,000	—	15,000
variable rate demand — 2015 Series B, (Federally Taxable) maturing in 2047	30,000	—	30,000	—	30,000
160 Madison Avenue Housing Revenue Bonds					
variable rate demand — 2013 Series A, maturing in 2046	111,445	111,445	—	—	111,445
variable rate demand — 2013 Series B, (Federally Taxable) maturing in 2046	30,000	30,000	—	—	30,000
variable rate demand — 2014 Series A, maturing in 2046	68,555	68,555	—	—	68,555
Related 205 East 92nd Street Housing Revenue Bonds					
variable rate demand — 2013 Series A, maturing in 2047	40,000	40,000	—	—	40,000
variable rate demand — 2014 Series A, maturing in 2047	80,000	80,000	—	—	80,000
605 West 42nd Street Housing Revenue Bonds					
variable rate demand — 2014 Series A, maturing in 2048	84,000	84,000	—	—	84,000
variable rate deman — 2014 Series B, (Federally Taxable) maturing in 2048	375,000	375,000	—	—	375,000
606 West 57th Street HRB					
variable rate demand — 2014 Series A, maturing in 2049	30,000	30,000	—	—	30,000
625 West 57th Street HRB					
variable rate demand — 2014 Series A, maturing in 2048	30,000	30,000	—	—	30,000
variable rate demand — 2015 Series A-1, maturing in 2049	170,000	—	170,000	—	170,000
variable rate demand — 2015 Series A-2, maturing in 2049	100,000	—	100,000	—	100,000
Navy Pier Court Housing Revenue Bonds					
variable rate demand — 2014 Series A, maturing in 2048	23,700	23,700	—	—	23,700
33 Bond Street Housing Revenue Bonds					
variable rate demand — 2014 Series A, maturing in 2049	30,000	—	30,000	—	30,000
BAM South Housing Revenue Bonds					
variable rate demand — 2014 Series A, maturing in 2048	30,500	—	30,500	—	30,500
variable rate demand — 2014 Series B, (Federally Taxable) maturing in 2048	37,500	—	37,500	—	37,500
Manhattan West Residential HRB					
variable rate demand — 2014 Series A, maturing in 2049	50,000	—	50,000	—	50,000

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
variable rate demand — 2014 Series B, (Federally Taxable) maturing in 2049	34,000	—	34,000	—	34,000
variable rate demand — 2015 Series A, maturing in 2049	37,500	—	37,500	—	37,500
variable rate demand — 2015 Series B-1, (Federally Taxable) maturing in 2049	50,000	—	50,000	—	50,000
variable rate demand — 2015 Series B-2, (Federally Taxable) maturing in 2049	50,000	—	50,000	—	50,000
555 Tenth Avenue Housing Revenue Bonds					
variable rate demand — 2015 Series A, maturing in 2049	65,000	—	65,000	—	65,000
variable rate demand — 2015 Series B, (Federally Taxable) maturing in 2049	120,000	—	120,000	—	120,000
222 East 44th Street Housing Revenue Bonds					
variable rate demand — 2015 Series A, maturing in 2050	26,000	—	26,000	—	26,000
509 West 38th Street Housing Revenue Bonds					
variable rate demand — 2015 Series A, maturing in 2048	25,200	—	18,089	—	18,089
variable rate demand — 2015 Series B, maturing in 2048	78,800	—	267	—	267
125 Metropolitan Avenue Housing Revenue Bonds					
variable rate demand — 2015 Series A, maturing in 2050	8,000	—	8,000	—	8,000
variable rate demand — 2015 Series B, maturing in 2050	38,700	—	385	—	385
525 West 52nd Street Housing Revenue Bonds					
variable rate demand — 2015 Series A-1, maturing in 2050	4,250	—	250	—	250
variable rate demand — 2015 Series A-2, maturing in 2050	3,250	—	191	—	191
variable rate demand — 2015 Series A-3, maturing in 2050	2,500	—	147	—	147
variable rate demand — 2015 Series B-1, (Federally Taxable) maturing in 2050	25,500	—	250	—	250
variable rate demand — 2015 Series B-2, (Federally Taxable) maturing in 2050	19,500	—	191	—	191
variable rate demand — 2015 Series B-3, (Federally Taxable) maturing in 2050	15,000	—	147	—	147
7 West 21st Street Housing Revenue Bonds					
variable rate demand — 2015 Series A-1, maturing in 2050	2,747	—	2,747	—	2,747
variable rate demand — 2015 Series A-2, maturing in 2050	1,126	—	1,126	—	1,126
variable rate demand — 2015 Series A-3, maturing in 2050	1,126	—	1,126	—	1,126
variable rate demand — 2015 Series B-1, (Federally Taxable) maturing in 2050	65,934	—	27,448	—	27,448
variable rate demand — 2015 Series B-2, (Federally Taxable) maturing in 2050	27,033	—	11,254	—	11,254
variable rate demand — 2015 Series B-3, (Federally Taxable) maturing in 2050	27,033	—	11,254	—	11,254
43-25 Hunter Street Housing Revenue Bonds					
variable rate demand — 2015 Series A-1, maturing in 2050	2,037	—	41	—	41

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
variable rate demand — 2015 Series A-2, maturing in 2050	1,574	—	31	—	31
variable rate demand — 2015 Series A-3, maturing in 2050	1,389	—	28	—	28
variable rate demand — 2015 Series B-1, (Federally Taxable) maturing in 2050	34,630	—	—	—	—
variable rate demand — 2015 Series B-2, (Federally Taxable) maturing in 2050	26,759	—	—	—	—
variable rate demand — 2015 Series B-3, (Federally Taxable) maturing in 2050	23,611	—	—	—	—
229 Cherry Street Housing Revenue Bonds					
variable rate demand — 2015 Series A, maturing in 2050	11,700	—	11,700	—	11,700
Harris Park Housing Revenue Debt Obligation*					
variable rate demand — maturing in 2017	7,090	—	7,090	—	7,090
Hemlock Ridge Apartments Housing Revenue Debt Obligation*					
variable rate demand — maturing in 2017	9,000	—	1,759	—	1,759
Historic Pastures Housing Revenue Debt Obligation*					
variable rate demand — maturing in 2017	19,700	—	14,883	—	14,883
Marcus Garvey Apartments Housing Revenue Debt Obligation*					
variable rate demand — maturing in 2017	90,855	—	63,732	—	63,732
Marien Heim Housing Revenue Debt Obligation*					
variable rate demand — maturing in 2017	27,000	—	16,416	—	16,416
Total Secured Loan Rental Housing Bonds and Other	**12,716,209**	**10,369,572**	**1,332,875**	**276,125**	**11,426,322**
Housing Project Mortgage Revenue Bonds:					
3.60% to 6.125% — 1996 Series A Refunding, maturing in varying semi-annual installments to 2020	484,540	5,320	—	1,780	3,540
	484,540	**5,320**	—	**1,780**	**3,540**
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	8,645	—	180	8,465
3.60% to 5.45% — 2007 Series B, maturing in varying semi-annual installments to 2045	81,570	34,165	—	680	33,485
2.375% to 5.45% — 2008 Series A, maturing in varying semi-annual installments to 2040	14,880	6,120	—	100	6,020
3.30% to 5.00% — 2008 Series B, maturing in varying semi-annual installments to 2045	23,000	10,155	—	940	9,215
5.00% — 2008 Series C, maturing in varying semi-annual installments to 2045	15,515	11,090	—	965	10,125
2.15% to 6.80% — 2008 Series D, maturing in varying semi-annual installments to 2041	53,740	15,145	—	410	14,735
1.80% to 5.25% — 2009 Series A, maturing in varying semi-annual installments to 2041	53,680	36,275	—	685	35,590
0.70% to 5.00% — 2009 Series B, maturing in varying semi-annual installments to 2045	80,525	61,515	—	1,220	60,295
1.10% to 4.95% — 2009 Series C, maturing in varying semi-annual installments to 2041	35,590	15,470	—	240	15,230
0.45% to 5.20% — 2009 Series D, maturing in varying semi-annual installments to 2045	70,795	36,770	—	1,030	35,740
0.50% to 5.00% — 2010 Series A, maturing in varying semi-annual installments to 2042	45,800	30,765	—	620	30,145
0.40% to 4.875% — 2010 Series B, maturing in varying semi-annual installments to 2042	24,600	15,650	—	330	15,320
2.625% to 5.25% — 2010 Series C, maturing in varying semi-annual installments to 2042	3,140	2,610	—	180	2,430

**Back to Back debt obligation (see note 7).*

	Original Face Amount	Balance October 31, 2014		Retired/ Principal Payments	Balance October 31, 2015
0.55% to 5.20% — 2011 Series B, maturing in varying semi-annual installments to 2042	16,545	4,490	—	70	4,420
0.55% to 4.875% — 2011 Series D, maturing in varying semi-annual installments to 2042	14,630	8,685	—	175	8,510
0.75% to 4.13% — 2012 Series A, maturing in 2044	22,795	17,060	—	380	16,680
0.25% to 4.00% — 2012 Series B, maturing in varying semi-annual installments to 2047	45,500	38,905	—	705	38,200
0.25% to 3.85% — 2012 Series C, maturing in varying semi-annual installments to 2044	50,355	48,555	—	9,960	38,595
0.70% to 3.60% — 2012 Series D, maturing in varying semi-annual installments to 2045	23,685	14,685	—	9,330	5,355
0.33% to 3.75% — 2012 Series E, maturing in varying semi-annual installments to 2050	157,500	153,025	—	3,190	149,835
0.40% to 4.10% — 2012 Series F, maturing in varying semi-annual installments to 2048	91,500	90,405	—	27,800	62,605
0.30% to 4.65% - 2013 Series A, maturing in varying semi-annual installments to 2046	61,600	61,335	—	1,270	60,065
0.80% to 5.20% — 2013 Series B, maturing in varying semi-annual installments to 2046	36,085	36,085	—	4,665	31,420
0.625% to 5.10% — 2013 Series C, maturing in varying semi-annual installments to 2045	21,955	21,955	—	8,730	13,225
0.850% to 5.05% — 2013 Series D, maturing in varying semi-annual installments to 2046	54,305	54,305	—	—	54,305
0.15% to 5.05% — 2013 Series E, maturing in varying semi-annual installments to 2049	125,940	125,145	—	2,190	122,955
0.45% to 4.125% — 2014 Series A, maturing in varying semi-annual installments to 2046	26,495	26,495	—	—	26,495
0.30% to 4.5% — 2014 Series B, maturing in varying semi-annual installments to 2046	127,800	127,800	—	670	127,130
0.40% to 4.00% — 2014 Series C, maturing in varying semi-annual installments to 2046	41,905	41,905	—	—	41,905
0.80% — 2014 Series D, maturing in 2017	13,650	13,650	—	—	13,650
0.20% to 3.875% — 2014 Series E, maturing in varying semi-annual installments to 2046	55,170	55,170	—	285	54,885
0.20% to 3.90% — 2014 Series F, maturing in varying semi-annual installments to 2047	68,470	—	68,470	450	68,020
0.200% to 4.000% — 2014 Series G, maturing in varying semi-annual installments to 2047	101,830	—	101,830	130	101,700
0.50% to 4.20% — 2015 Series A, maturing in varying semi-annual installments to 2050	33,090	—	33,090	—	33,090
0.35% to 4.25% — 2015 Series B, maturing in varying semi-annual installments to 2050	59,835	—	59,835	—	59,835
0.30% to 4.15% — 2015 Series C, maturing in varying semi-annual installments to 2048	92,790	—	92,790	—	92,790
0.50% to 3.95% — 2015 Series D, maturing in varying semi-annual installments to 2047	26,060	—	26,060	—	26,060
	1,884,130	**1,224,030**	**382,075**	**77,580**	**1,528,525**

	Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
Affordable Housing Revenue Bonds					
(Federal New Issue Bond Program "NIBP")					
Conversions:					
3.16% — 2009 Series 1, Subseries A, conversion:					
maturing in varying annual installments to 2043	47,660	22,597	—	666	21,931
3.16% — 2009 Series 1, Subseries B,					
conversion: maturing in 2043	45,080	30,670	—	576	30,094
3.68% — 2009 Series 1, Subseries C,					
conversion: maturing in 2044	24,760	24,319	—	10,258	14,061
2.47% — 2009 Series 1, Subseries D, conversion:					
maturing in varying semi-annual installments to 2043	22,260	18,396	—	399	17,997
2.47% — 2009 Series 1, Subseries E, conversion:					
maturing in varying semi-annual installments to 2043	21,320	19,296	—	384	18,912
2.47% — 2009 Series 1, Subseries F, conversion:					
maturing in varying semi-annual installments to 2044	98,380	91,309	—	12,566	78,743
New Issues:					
0.50% to 1.375% — 2010 Series 1,					
maturing in varying semi-annual installments to 2013	32,135	22,813	—	444	22,369
1.25% to 1.95% — 2010 Series 2,					
maturing in varying annual installments to 2014	30,460	12,840	—	384	12,456
1.85% — 2011 Series 1,					
maturing in 2015	29,000	9,561	—	192	9,369
0.55% to 3.80% — 2011 Series 2,					
maturing in varying semi-annual installments to 2022	16,470	10,489	—	326	10,163
0.375% to 1.625% — 2011 Series 3,					
maturing in varying semi-annual installments to 2015	5,890	1,654	—	96	1,558
0.30% to 1.70% — 2011 Series 4,					
maturing in varying semi-annual installments to 2016	35,510	21,001	—	4,189	16,812
	408,925	**284,945**	**—**	**30,480**	**254,465**
Total Affordable Housing Bonds	**2,293,055**	**1,508,975**	**382,075**	**108,060**	**1,782,990**
State Revenue Bond Programs:					
Service Contract Revenue Bonds					
variable rate demand — 2003 Series L Refunding,					
maturing in varying semi-annual installments to 2021	88,750	68,775	—	5,600	63,175
variable rate demand — 2003 Series M-1 Refunding,					
maturing in varying semi-annual installments to 2021	63,750	49,405	—	4,020	45,385
variable rate demand — 2003 Series M-2 Refunding,					
maturing in varying semi-annual installments to 2021	25,000	19,370	—	1,580	17,790
	177,500	**137,550**	**—**	**11,200**	**126,350**
Consolidated Service Contract Revenue Bonds					
2% to 5% — 2011 Series A Refunding,					
maturing in varying semi-annual installments to 2020	71,165	25,610	—	7,705	17,905
	71,165	**25,610**	**—**	**7,705**	**17,905**
State Personal Income Tax Revenue Bonds					
(Economic Development and Housing)					
4.60% to 5.25% — 2004 Series A, maturing in					
varying semi-annual installments to 2034	54,085	28,295	—	28,295	—
4% to 5% — 2005 Series A, maturing in					
varying semi-annual installments to 2034	57,215	14,905	—	14,905	—
3.58% to 4.88% — 2005 Series B (Federally Taxable),					
maturing in varying annual installments to 2015	34,985	4,245	—	4,245	—
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	30,135	—	30,135	—
5.04% to 5.22% — 2006 Series B (Federally Taxable),					
maturing in varying annual installments to 2015	83,435	10,425	—	10,425	—
3.625% to 5% — 2006 Series C,					
maturing in varying semi-annual installments to 2019	31,945	27,785	—	4,160	23,625
5% — 2007 Series A, maturing in					
varying semi-annual installments to 2037	71,075	71,075	—	71,075	—

		Original Face Amount	Balance October 31, 2014	Issued	Retired/ Principal Payments	Balance October 31, 2015
4.957% to 5.167% — 2007 Series B (Federally Taxable), maturing in varying annual installments to 2016		45,695	11,045	—	5,380	5,665
4% to 5% — 2007 Series C (Federally Taxable), maturing in varying semi-annual installments to 2021		19,220	19,220	—	1,650	17,570
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	13,935	—	4,405	9,530
1.75% to 5% — 2009 Series A, maturing in varying annual installments to 2039		96,990	88,175	—	2,020	86,155
1.943% to 4.911% — 2009 Series B (Federally Taxable), maturing in varying annual installments to 2019		103,010	57,820	—	10,625	47,195
		875,180	**566,945**	—	**187,320**	**379,625**
Total State Revenue Bond Programs		**1,123,845**	**730,105**	—	**206,225**	**523,880**
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**	**3,500**	—	**2,630**	**870**
Total Bond Indebtedness and Other Debt Obligations		**17,048,634**	**12,661,277**	**1,714,950**	**627,920**	**13,748,307**
Unamortized Bond Premium		—	11,938	—	—	4,952
Total Net Bond Indebtedness and Other Debt Obligations	**$**	**17,048,634**	**12,673,215**	**1,714,950**	**627,920**	**13,753,259**

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Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Management and Members of the Board
New York State Housing Finance Agency
New York, New York

We have audited, in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the New York State Housing Finance Agency (the Agency), a component unit of the State of New York, which comprise the statement of net position as of October 31, 2015, and the related statements of revenues and expenses and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated January 28, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Ernst & Young LLP

January 28, 2016

Schedule of Investments

New York State Housing Finance Agency
(A Component Unit of the State of New York)
Years Ended October 31, 2015 and 2014
With Report of Independent Auditors

Ernst & Young LLP

Building a better working world

New York State Housing Finance Agency
(A Component Unit of the State of New York)

Schedule of Investments

Years Ended October 31, 2015 and 2014

Contents

Report of Independent Auditors....................1

Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Schedule of Investments Performed in Accordance with *Government Auditing Standards* 3

Schedule of Investments 5
Notes to Schedule of Investments....................6

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Report of Independent Auditors

Management and Members of the Board
New York State Housing Finance Agency
New York, New York

Report on the Schedule of Investments

We have audited the accompanying Schedule of Investments for New York State Housing Finance Agency (the Agency), a component unit of the State of New York, as of October 31, 2015 and 2014, and the related notes.

Management's Responsibility for the Financial Schedule

Management is responsible for the preparation and fair presentation of the Schedule of Investments in conformity with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Schedule of Investments that is free of material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the Schedule of Investments based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Schedule of Investments is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Schedule of Investments. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Schedule of Investments, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the Schedule of Investments in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the Schedule of Investments.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the Schedule of Investments referred to above presents fairly, in all material respects, the combined investments of the Agency at October 31, 2015 and 2014, in conformity with U.S. generally accepted accounting principles.

Report on the Financial Statements as of October 31, 2015 and 2014

We have audited, in accordance with auditing standards generally accepted in the United States, and *Government Auditing Standards*, the financial statements of the Agency as of and for the years ended October 31, 2015 and 2014, and our report thereon dated January 28, 2016, expressed an unmodified opinion on those financial statements.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 28, 2016, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters with respect to the Schedule of Investments. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance with respect to the Schedule of Investments.

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January 28, 2016

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Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Schedule of Investments Performed in Accordance with *Government Auditing Standards*

Management and Members of the Board
New York State Housing Finance Agency
New York, New York

We have audited, in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the Schedule of Investments of the New York State Housing Finance Agency (the Agency), a component unit of the State of New York, as of October 31, 2015, and the related notes to the Schedule of Investments, and have issued our report thereon dated January 28, 2016.

Internal Control Over Financial Reporting

In planning and performing our audit of the Schedule of Investments, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the Schedule of Investments, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's Schedule of Investments will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's Schedule of Investments is free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and the New York State Comptroller's investment guideline requirements as presented in Section 201.3(c) of the *Accounting, Reporting and Supervision Requirements for Public Authorities*, noncompliance with which could have a direct and material effect on the determination of Schedule of Investment amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Ernst + Young LLP

January 28, 2016

New York State Housing Finance Agency
(A Component Unit of the State of New York)

Schedule of Investments
(In Thousands of Dollars)

	October 31	
	2015	**2014**
Restricted	**$ 1,944,165**	$ 1,947,954
Unrestricted	**229,663**	182,011
Total investments	**$ 2,173,828**	$ 2,129,965

The accompanying notes are an integral part of this schedule.

1. Background and Organization

The New York State Housing Finance Agency ("Agency"), a component of the State of New York ("State"), is a corporate governmental agency constituted as a public benefit agency 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, 2015, the Agency is authorized to issue bonds up to the amount of approximately $21.78 billion (approximately $18.78 billion as of October 31, 2014) to finance housing projects. Additionally, as of October 31, 2015, 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 $3.15 billion (approximately $2.99 billion as of October 31, 2014).

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.

1. Background and Organization (continued)

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"). These corporations are component units of the State; 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*. Therefore, the financial activities of these corporations are not included in the accompanying financial statements.

2. Summary of Significant Accounting Policies

Investments

Investments, other than collateralized investment agreements, are recorded at fair value, which are based on quoted market prices or matrix pricing for securities that are not traded actively. 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.

3. Investments

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. The Agency investment guidelines require that all bond proceeds and revenues can only be invested in securities [defined as (i) bonds, debentures or other obligations issued by the Federal National Mortgage Association; (ii) obligations the principal of and interest on which are guaranteed by the United States of America; (iii) obligations of the United States of America; (iv) obligations the principal of and interest on which are guaranteed by the State; (v) obligations of the State; (vi) obligations of any agency of the United States of America; (vii) obligations of any agency of the State; and (viii) obligations the principal of and interest on which are guaranteed by an agency or 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 (i), (vi) and (vii) hereof, unless

3. Investments (continued)

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 Broker/Dealers approved by the CFO and 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 bi-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.

Diversification Standards

The Agency's investments, other than securities, shall be diversified among banks, but no 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. At October 31, 2015 and 2014, there was no single investment that exceeded 20% of the Agency's funds and no more than 35% of the Agency's total invested funds were invested with any single such institution.

3. Investments (continued)

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 or less.

The fair value of investments excluding accrued interest as of October 31, 2015 and October 31, 2014 is as follows:

	2015	2014
	(In Thousands)	
Investment type:		
Collateralized investment agreements	**$ 33,750**	$ 33,750
U.S. Treasury obligations	**2,137,743**	2,090,685
Other	**2,335**	5,530
Total	**$ 2,173,828**	$ 2,129,965

As of October 31, 2015, the Agency had the following investments and maturities in two categories: Restricted Funds and Unrestricted Funds.

3. Investments (continued)

Values below are at fair value excluding accrued interest as of October 31, 2015:

			Investment Maturities (In Years)		
	Fair Value	Less than 1	1 to 5	6 to 10	More than 10
			(in thousands)		
Restricted Funds:					
Collateralized Investment Agreements	$ 33,750	$ —	$ 19,100	$ 14,650	$ —
U.S. Treasury Bills	1,798,730	1,798,730	—	—	—
U.S. Treasury Bonds	1,652	359	—	330	963
U.S. Treasury Notes	77,529	32,059	45,470	—	—
U.S. Treasury Strips	30,169	20,198	9,955	8	8
Government Agencies	2,335	—	—	—	2,335
	1,944,165	1,851,346	74,525	14,988	3,306
Unrestricted:					
U.S. Treasury Bills	41,675	41,675	—	—	—
U.S. Treasury Bonds	252	—	—	252	—
U.S. Treasury Notes	66,755	30,503	36,252	—	—
U.S. Treasury Strips	120,981	87,718	33,260	—	3
	229,663	159,896	69,512	252	3
Grand Total:					
Collateralized Investment Agreements	33,750	—	19,100	14,650	—
U.S. Treasury Bills	1,840,405	1,840,405	—	—	—
U.S. Treasury Bonds	1,904	359	—	582	963
U.S. Treasury Notes	144,284	62,562	81,722	—	—
U.S. Treasury Strips	151,150	107,916	43,215	8	11
Government Agencies	2,335	—	—	—	2,335
	$ 2,173,828	$ 2,011,242	$ 144,037	$ 15,240	$ 3,309

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