



**Homes and  
Community Renewal**

# 2019

**Fiscal Year  
Statutory Report**

**New York State Housing Finance Agency**

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

Financial Statements

Fiscal Years Ended October 31, 2019 and 2018

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PROJECT STATISTICS  
As of October 31, 2019

**MORTGAGE AND OTHER LOANS FOR HOUSING PROJECTS**

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
<b>Affordable Housing Revenue Bond</b>				
100 Chenango Place Apartments	Broome	143	\$ 6,050,000	\$ 763,338
1080 Washington	Bronx	153	43,645,000	3,833,625
13 State Street Apartments	Schenectady	61	8,600,000	–
1325 Jerome Avenue	Bronx	254	51,710,000	8,993,980
15 Copiague Commons	Suffolk	90	9,190,000	1,924,957
153-19 Jamaica Avenue	Queens	138	39,680,000	13,841,465
188 Warburton Avenue	Westchester	51	13,400,000	1,200,000
22 South West Apartments	Westchester	189	53,015,000	11,503,273
2240 Washington Avenue Residence	Bronx	80	14,250,000	200,000
2264 Morris Avenue	Bronx	93	23,530,000	1,240,000
3361 Third Avenue Apartments	Bronx	62	10,450,000	–
3500 Park Avenue	Bronx	115	24,100,000	1,280,372
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 *
86 DeKalb Apartments	Westchester	167	20,700,000	–
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	1,236,113
AP Lofts	Erie	146	20,730,000	2,760,000
Apple Blossom Apartments	Erie	110	19,225,000	–
Arthur Avenue Apartments	Bronx	176	45,230,000	3,537,800
Artspace Patchogue Apartments	Suffolk	45	9,100,000	1,884,823
Ashfield Apartments	Albany	51	11,250,000	–
Asteri Utica	Oneida	49	5,360,000	1,213,767
Bay Park I Apartments	Kings	332	29,840,000	–
Bay Park II Apartments	Kings	334	29,995,000	–
Bedell Terrace Apartments	Nassau	245	22,390,000	6,013,033 *
Bella and Temple	Orange	160	18,465,000	873,386
Birches at Chambers	Ulster	67	7,600,000	2,826,312
Birches at Esopus	Ulster	81	8,600,000	2,299,585
Blue Heron	Saratoga	82	4,840,000	3,920,000
Boston Road Apartments	Bronx	154	23,900,000	–
BP Neptune 33	Kings	199	44,900,000	5,877,225
Braco-Linwood Preservation	Erie	295	26,450,000	3,631,320
Bridleside Apartments	Westchester	64	14,630,000	–
Brighton Towers	Onondaga	595	22,000,000	6,088,633
Bronx Park Phase I aka Twin Parks SE	Bronx	408	34,295,000	–
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	1,308,308
Brookfield Commons Phase II	Westchester	128	35,390,000	1,962,403
Buena Vista	Westchester	452	51,555,000	11,425,245
Burnside Walton	Bronx	88	15,900,000	720,000
Bushwick Gardens	Kings	372	72,770,000	–
CABS Senior Housing	Kings	110	12,835,000	–
CAMBA Gardens Phase II	Kings	292	49,350,000	–
Canaan House	New York	145	19,215,000	381,400
Capital District Apartments	Albany & Schenectady	581	56,100,000	–
Caring Communities	Kings	236	28,700,000	–
Casa Pasiva	Kings	143	25,000,000	350,400
Catherine Street	Onondaga	50	8,550,000	–
Cedar Avenue Apts	Bronx	106	26,900,000	3,268,308
Cedars of Chili Apartments	Monroe	320	27,700,000	13,430,165
Century Sunrise	Broome	104	16,700,000	–
Chappaqua Commons	Westchester	64	7,975,000	2,145,000
Children's Village Residence	Westchester	112	1,580,000	3,000,000
Clinton Avenue Apartments	Albany	209	27,500,000	3,868,114
Clinton-Mohawk Apartments	Oneida	140	5,460,000	854,915
Clinton Plaza Apartments	Onondaga	305	18,800,000	7,877,500
Colon Plaza Apartments	New York	55	8,300,000	2,418,070

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
Colonial Square Apartments	Montgomery	199	\$ 8,500,000	\$ 3,280,213
Concern MacDougal Apartments	Kings	65	13,465,000	-
Concern Middle Island Apartments	Suffolk	122	25,750,000	-
Conifer Village at Cayuga Meadows Apartments	Tompkins	68	7,300,000	-
Cornerstone Pointe	Monroe	66	7,270,000	-
Cornerstone Senior Apartments	Kings	150	13,750,000	-
Cornerstone - Unity Park I Townhomes	Niagra	84	8,500,000	8,575,679
Cottage Place Gardens III Apartments	Westchester	70	19,940,000	5,272,711
Cottage Place Gardens IV Apartments	Westchester	85	25,470,000	1,440,000
Craft Apartments	Westchester	75	15,560,000	679,650
Creek Bend	Erie	129	6,870,000	4,750,000
Creston Avenue Residence	Bronx	65	11,400,000	-
Crossroads at Baldwin	Putnam & Westchester	64	12,200,000	-
Curan, Martinelli and Hall Apartments	Westchester	279	39,500,000	6,640,344
David E. Podell House	New York	49	5,770,000	-
DePaul Schenectady	Schenectady	51	8,800,000	-
DePaul Trolley Station Apartments	Ontario	48	7,500,000	-
DePaul Upper Falls	Monroe	150	23,000,000	-
Drum Hill Flats	Westchester	52	9,760,000	940,893
E.L. Tower	Monroe	193	12,905,000	5,605,536
East 162nd Street	Bronx	125	29,000,000	-
East House aka Alexander St	Monroe	60	8,560,000	-
Eastman Reserve	Monroe	187	25,500,000	13,337,751
Edwin's Place Supportive Housing Residence Apartments	Kings	125	37,850,000	751,903
Elizabeth Square	Tioga	75	4,550,000	1,066,438
Enclave on 5th Apartments	Westchester	39	5,225,000	-
Evergreen Lofts Supportive Apartments	Erie	56	8,300,000	-
Farmington Gardens II	Ontario	104	11,500,000	7,173,104
Farmington Senior Apartments	Ontario	88	6,650,000	6,558,095 *
F.I.G.H.T. Village Apartments	Monroe	246	11,705,000	2,829,851
Fort Schuyler	Bronx	139	24,330,000	-
Fountain Avenue A2	Kings	266	45,000,000	-
Fountain Avenue B1	Kings	199	60,000,000	3,710,135
Fountain Avenue B3	Kings	143	25,750,000	1,104,461
Fountain Avenue B6	Kings	422	75,000,000	27,122,797
Fox Hill Apartments	Richmond	362	44,000,000	-
Fredrick Douglass Apartments	Erie	87	7,700,000	77,872
Gananda Senior Apartments	Wayne	62	4,300,000	1,993,396
Genesis Neighborhood Plaza II	Kings	98	17,500,000	4,057,801
Geneva Courtyard/Elmcrest/St. Francis Apartments	Ontario	215	22,240,000	4,837,289
Golden Park Apartments	Sullivan	126	11,200,000	10,746,243
Goodwin Himrod Apartments	Kings	160	17,200,000	3,310,835
Grand Street Apartments	Nassau	77	12,360,000	3,404,971
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	-
Greyston Apartments	Westchester	139	15,500,000	-
Harris Park Preservation	Monroe	114	4,440,000	1,166,134
Hemlock Ridge Preservation	Sullivan	60	925,000	7,527,054
Heritage Gardens	Monroe	82	8,000,000	-
Highland Meadows Senior Residence	Dutchess	68	12,050,000	2,318,000
Historic Pastures	Albany	246	7,450,000	4,887,826
HKBBE	Jefferson	252	18,450,000	-
Hornell Community Apartments	Steuben	147	8,450,000	-
Hudson Arthouse	Rensselaer	80	10,000,000	-
Hughes House Apartments	Bronx	55	11,050,000	-
INHS Scatteredsite Preservation Apartments	Tompkins	98	10,300,000	-
Intrada Saratoga Springs	Saratoga	157	16,075,000	7,129,186
Jefferson Avenue	Erie	90	15,880,000	-
John Crawford Apartments	Sullivan	96	4,375,000	-
Kennedy Plaza Towers Apartments	Oneida	204	5,520,000	-
Kingsbridge Heights	Bronx	135	35,500,000	-
La Central	Bronx	160	33,130,000	-
La Porte Apartments	Westchester	158	30,000,000	3,460,886
Lake Ravine Apartments	Monroe	111	7,240,000	838,616
Leggett Avenue Apartments	Kings/Bronx	320	55,000,000	-
Libertad Elmira	Chemung	91	9,700,000	6,662,800
Linwood Park	Kings	99	28,000,000	775,114

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
Lofts at Globe Mill	Oneida	148	\$ 28,620,000	\$ 135,240
Lofts at Sibley Square	Monroe	104	15,230,000	2,023,946
Lofts at University Heights Apartments	Erie	44	7,900,000	-
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	5,368,171 *
Main Street	Sullivan	62	6,400,000	4,720,101
Maple Court Apartments	Jefferson	92	6,500,000	-
Marcus Garvey	Kings	623	39,955,000	-
Maria Isabel Apartments	Bronx	98	13,300,000	-
Marien Heim	Kings	181	15,970,000	-
Marine Terrace Apartments	Queens	442	99,000,000	-
Mariner Tower Apartments	Erie	292	20,700,000	2,588,858
Marion Ave	Bronx	99	21,395,000	-
Mayfield Apartments	St. Lawrence	155	14,905,000	1,745,653
Meadows at Middle Settlement	Oneida	93	13,000,000	3,954,185
Michaelangelo	Bronx	492	82,565,000	-
Michelsen and Mills III	Monroe, Clinton, Delaware and Oswego	58	9,500,000	978,128
Mills At High Falls	Monroe	67	8,600,000	2,743,656
Montcalm Apartments	Warren	227	8,765,000	-
Moxey A. Rigby	Nassau	100	36,670,000	-
Nevins Street	Kings	128	36,120,000	1,479,254
New Rochelle RAD1 Apartments	Westchester	203	24,250,000	2,494,913
New Settlement Apartments	Bronx	893	24,425,000	-
Newport Gardens Apartments	Kings	239	23,870,000	-
Norwood Terrace	Bronx	114	17,500,000	640,000
NY Rural Preservation	Saratoga and Washington	218	11,000,000	1,663,585
O'Neil Apartments	Rensselaer	122	6,400,000	1,865,845
Oak Creek Town Houses Project	Cayuga	149	7,900,000	3,534,095
Ogden Heights Senior Apartments	Monroe	89	6,790,000	5,270,000 *
Ohav Shalom Apartments	Albany	209	15,610,000	1,603,460
Old Brookside II	Ontario	88	6,500,000	2,762,271
Owego Gardens Apartments	Tioga	61	6,300,000	-
Oyster Bay	Nassau	48	9,520,000	3,879,724
Packet Boat Landing	Niagara	60	8,750,000	-
Park Drive Manor I Apartments	Oneida	102	5,100,000	3,136,100
Parkside Commons	Onondaga	393	14,830,000	8,666,796 *
Penfield Square Apartments	Monroe	114	13,700,000	1,135,176
Pine Harbor Apartments (Harborview)	Erie	208	11,470,000	4,770,000 *
Pine Street Homes	Rockland	28	3,120,000	744,746
Pinnacle Place Apartments	Monroe	407	17,790,000	210,678
Pond View Homes	Nassau	52	9,990,000	-
Preserve SET	Monroe	335	55,460,000	1,719,048
Project Hope Senior Living (2050 Bartow Avenue)	Bronx	100	11,950,000	4,102,174
Public School 6 Apartments	Westchester	120	31,100,000	1,200,000
Ravenhall Apartments	Kings	216	63,300,000	5,006,893
Regina Pacis Apartments	Kings	167	19,050,000	2,817,337
Ridgeview Special Needs Apartments	Monroe	64	5,300,000	2,022,343
River Park Towers Apartments	Bronx	1,650	157,500,000	9,656,490
Riverview Lofts	Suffolk	115	60,000,000	7,882,590
Riverview Manor/Stadnitski Gardens	Erie	212	14,100,000	6,067,470
Roosevelt Residence	Oneida	50	8,210,000	2,552,919
Ruland Road / Highland Green Apartments	Suffolk	117	22,720,000	1,819,898
Rutland Road Apartments	Kings	436	49,460,000	-
Savanna Hall Apts.	New York	72	13,250,000	-
Selfhelp Kissena Apartments	Queens	424	21,900,000	5,820,000 *
Seven Greens Apartments	Ulster	124	13,700,000	6,263,358
Skyline Gardens Apts.	Albany	188	17,390,000	5,061,018
Sleepy Hollow Apartments	Sullivan	228	20,000,000	4,140,000
Smith Woodward Apartments	Kings	140	10,815,000	2,587,500
Sodus and Williamson II Rural Development	Wayne	96	3,900,000	-
Spa Apartments	Ontario	109	8,095,000	1,945,800
St. Augustine Apartments	Bronx	111	26,200,000	-
St. Barnabas Wellness Care and Affordable Housing Apartments	Bronx	313	71,700,000	-
St. Joseph's Preservation	Chemung	66	4,200,000	-

Development	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
St. Philips Senior Apartments	New York	200	\$ 22,615,000	\$ 1,840,000
St. Simon's Terrace	Monroe	256	7,800,000	5,195,373
St. Vincent De Paul Apartments	Bronx	89	26,000,000	6,643,854
Star Park	Onondaga	50	8,970,000	1,498,194
Starting Line Apartments	Oneida	60	9,600,000	-
Stonewood Village Apartments	Monroe	188	15,500,000	6,533,905 *
Stuytpark Apartments	Kings	102	12,665,000	-
Surf 21 Apartments	Kings	222	34,635,000	-
Surf Vets Place	Kings	134	34,350,000	-
Surrey Carlton Apartments	Rockland	175	20,270,000	1,857,538
The Forge on Broadway	Erie	158	25,000,000	3,380,746
The Gardens at Town Center Apartments	Monroe	175	15,500,000	2,004,104
The Grand	Bronx	135	32,600,000	5,435,479
The Hamilton	Monroe	203	9,900,000	2,192,870
The Lace Factory Apartments	Ulster	55	9,000,000	2,044,629
The Mews at Baldwin Place	Westchester	75	11,000,000	430,000
The Modern Apartments	Westchester	80	15,150,000	-
The Orenstein Building Apartments	New York	127	27,400,000	-
The Swinburne Building	Albany	73	12,390,000	943,818
Theodore Fremd Senior Apartments	Westchester	40	8,000,000	2,649,571
Town Side at Pre-Emption	Ontario	88	9,295,000	6,128,046
Townhomes Apartments	Westchester	204	28,125,000	3,344,518
Tres Puentes Senior Apartments	Bronx	175	57,670,000	-
Tri Veterans Housing	Monroe	516	30,460,000	5,135,193
Troy and Kristensen	Westchester	86	12,900,000	1,032,975
Valley Vista Apartments	Onondaga	123	8,450,000	4,221,322
Via Vyse	Bronx	120	23,500,000	-
Vincent Village	Rockland	92	7,450,000	1,925,896
VOA Cobblestone Place Webster	Monroe	60	5,800,000	320,000
Warburton Dorado	Westchester	188	17,355,000	6,146,248
Washington Avenue Apartments	Bronx	118	18,200,000	2,256,217
Webster Avenue Supportive Housing Residence	Bronx	170	30,520,000	-
Wesley Hall	Westchester	118	9,545,000	3,827,442
West Middle School	Cayuga	59	10,370,000	-
Westfall Heights Apartments	Monroe	101	5,650,000	500,329
WIH Preservation	Wayne	113	5,010,000	1,330,000
Wilbur Fay Apartments	Oswego	95	13,725,000	2,446,493
Wilcox Lane Apartments	Ontario	119	3,140,000	1,527,617
Willoughby Court Apartments	Kings	266	23,445,000	-
Winbrook Phase I Apartments	Westchester	103	25,000,000	1,000,000
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	Suffolk	86	24,250,000	1,805,596
Yonkers Apartments	Westchester	129	19,260,000	1,595,000
<b>Total</b>		<b>38,648</b>	<b>\$ 4,772,600,000</b>	<b>\$ 554,327,034</b>

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

<b>Affordable Housing Revenue Bond - NIBP</b>				
25 State Street Apartments	Westchester	50	\$ 8,760,000	\$ 4,058,924
Albany Gardens Apartments aka CAMBA	Kings	209	34,060,000	-
Bradmar Village	Chautauqua	99	8,320,000	2,206,084
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	3,096,256
Fairway Richmond	Richmond	217	23,500,000	-
Gateway Gardens Villas	Suffolk	40	6,000,000	-
Grote Street Apartments	Bronx	249	22,270,000	759,905
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	892,281
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 Jeffers	254	14,390,000	-
Phillips Village II	Monroe	497	27,050,000	2,049,538

Development	Location	No. of Apts.		Mortgage Commitment		Subsidy Loan Commitment
Pine Town Apartments	Nassau	130	\$	19,650,000	\$	-
Radisson Lysabder Greenway Apartments	Onondaga	207		12,790,000		3,389,242
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		349,465
Wartberg Marie Heins Residence (Friedrichs Supportive)	Westchester	61		8,600,000		538,997
Warburton Riverview Apartments	Westchester	92		16,200,000		2,822,641
<b>Total</b>		<b>3,873</b>	<b>\$</b>	<b>395,950,000</b>	<b>\$</b>	<b>36,352,702</b>

**Multi-Family Housing Revenue  
(Secured Mortgage Program)**

Airmont Gardens Apartments	Airmont	140	\$	12,000,000	\$	1,201,183
Berkeley Square Apartments	Wappingers Falls	150		9,500,000		-
Cannon Street Senior Apartments	Poughkeepsie	40		3,350,000		295,360
Community Re-Entry Project	Middletown	26		1,000,000		187,397
Crotona Estates Apartments	Bronx	56		3,845,000		-
Division Street Multi-Family Housing	Hastings-on-Hudso	14		2,600,000		350,000
Evergreen Hills Apartment	Macedon	72		1,700,000		-
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		-
Golden Age Apartments	Norwich	100		2,800,000		-
Highland Avenue Senior Apartments	Yonkers	88		10,370,000		-
Horizons at Fishkill Apartments	Fishkill	90		6,975,000		2,250,000
Kensico Terrace Apartments	White Plains	42		7,080,000		1,048,060
Meadow Ridge Apartments	Beacon	54		4,600,000		769,796
Nathan Hale Senior Village Housing	Lynbrook	126		5,745,000		-
North Street Y Senior Apartments	Buffalo	64		3,900,000		1,415,000
Park Drive Manor II Apartments	Rome	168		6,640,000		-
Patchogue Senior Apartments I	East Patchogue	87		6,415,000		700,000
Stuyvesant Hotel Conversion Project	Kingston	40		1,245,000		-
Sycamore Crest Apartments	Spring Valley	96		7,000,000		2,200,000
Tall Oaks Apartments	Middletown	150		5,930,000		-
Tiffany Gardens Apartments	Bronx	105		9,880,000		773,221
Washington Apartments Housing	Buffalo	82		4,165,000		2,390,209
Watergate II Apartments Housing	Buffalo	195		7,800,000		-
Webster Place Apartments	Bronx	69		6,500,000		1,535,875
Woodland Place Apartments	Lancaster	86		3,500,000		800,000
<b>Total</b>		<b>2,333</b>	<b>\$</b>	<b>146,355,000</b>	<b>\$</b>	<b>17,248,008</b>

**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		-
11th Street	Queens	59		21,000,000		-
111 East 172nd Street Apartments	Bronx	126		25,400,000		-
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		-
14 Le Count Place	Westchester	380		122,806,600		-
149 Kent Avenue	Brooklyn	164		88,000,000		-
15 Hudson Yards	Manhattan	106		80,000,000		-
150 East 44th Street Housing	Manhattan	361		110,000,000		-
1500 Lexington Avenue Housing	Manhattan	211		50,000,000		-
158 East 126th Stret Apartments	Manhattan	233		87,000,000		-
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		-
19 India Street	Brooklyn	140		37,000,000		-
20 River Terrace Housing	Manhattan	293		116,500,000		-
210 Livingston Street Apartments	Brooklyn	368		158,000,000		-
2180 Broadway Housing	Manhattan	181		123,620,000		-

Development	Location	No. of Apts.		Mortgage Commitment		Subsidy Loan Commitment
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		-
260 Kent Avenue	Brooklyn	332		175,000,000		-
29 Flatbush Avenue Housing	Brooklyn	327		140,000,000		-
325 Kent Avenue	Brooklyn	522		180,000,000		-
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		103,800,000		-
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		-
435 East 13th Street Apartments	Manhattan	114		62,700,000		-
455 West 37th Street Housing	Manhattan	394		168,000,000		-
44th Drive Apartments	Queens	105		34,015,000		-
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		-
572 11th Ave	Manhattan	164		103,000,000		-
600 West 42nd Street Housing	Manhattan	1,169		609,000,000		-
605 West 42nd Street	Manhattan	1,174		550,000,000		-
606 West 57th Street	Manhattan	1,028		280,000,000		-
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		-
79 Avenue D	Manhattan	110		52,800,000		-
80 Dekalb Avenue	Brooklyn	365		263,326,840		-
810 Fulton Ave	Kings	363		125,000,000		-
855 Sixth Avenue	Manhattan	300		187,000,000		-
88 Leonard Street Housing	Manhattan	352		277,000,000		-
900 Eighth Avenue Apartments Housing	Manhattan	393		135,000,000		-
Admiral Halsey Senior Apartments Housing Rental	Poughkeepsie	119		6,650,000		3,916,563
Archstone Westbury Apartments Housing	Westbury	396		85,200,000		-
Avalon Bowery Place I Housing	Manhattan	206		93,800,000		-
Baisley Park Housing	Queens	212		18,800,000		-
BAM South	Brooklyn	379		168,000,000		-
Biltmore Tower Housing	Manhattan	464		145,000,000		-
Chelsea Apartments Housing	Manhattan	269		104,000,000		-
Chelsea Arms Housing	Manhattan	98		18,000,000		-
Clinton Green North Housing	Manhattan	339		147,000,000		-
Clinton Green South Housing	Manhattan	288		121,500,000		-
Clinton Park Housing	Manhattan	222		70,000,000		-
Clinton Park Phase II	Manhattan	480		145,000,007		-
College Arms Apartments	Mount Pleasant	164		11,390,000		-
Dock Street Apartments Housing	Brooklyn	289		100,500,000		-
East 84th Street Housing	Manhattan	180		60,000,000		-
Gateway at New Cassel Housing	North Hempstead	57		9,500,000		2,213,559
Gotham West Housing	Manhattan	1,237		520,000,000		-
Grace Towers Housing	Westchester	133		19,900,000		4,542,967
Halletts Point	Queens	405		125,000,000		-
Historic Front Street Housing	Manhattan	96		46,300,000		-
Hope Gardens	Kings	949		128,740,000		-
Horizons at Wawayanda Housing	Orange	107		12,100,000		4,102,275
Jackson Avenue	Queens	98		32,800,000		-
Maestro West	Manhattan	375		165,000,000		-
Manhattan West Residential	Manhattan	845		479,000,000		-
Navy Pier Court	Staten Island	571		23,700,000		-
North End Avenue Housing	Manhattan	253		102,200,000		-



Project	Location	No. of Apts.		Mortgage Commitment	Subsidy Loan Commitment
Ocean Bay	Queens	1,395	\$	213,250,000	\$ -
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		220,000,000	-
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		230,200,000	-
Related - West Haverstraw Senior Citizen Apartments Housing	West Haverstraw	100		6,700,000	-
Related - Weyant Green Apartments Housing	Highfalls	51		3,800,000	721,363
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 1	Manhattan	486		56,035,000	-
Riverside Center 2 Housing	Manhattan	616		275,000,000	-
Riverside Center III	Manhattan	216		12,785,000	-
Riverside Center IV	Manhattan	167		12,785,000	-
Saville Housing	Manhattan	229		55,000,000	-
Schlobohm Walsh & Flynn	Westchester	853		109,330,000	30,543,890
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	-
St. Philips Housing	Manhattan	260		16,250,000	740,000
Terrace Gardens Housing	Richmond	198		27,020,000	-
The Helena Housing	Manhattan	597		143,000,000	-
The Victory Housing	Manhattan	417		139,000,000	-
Theatre Row Tower Housing	Manhattan	264		74,800,000	-
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	-
West 37th Street Housing	Manhattan	207		94,500,000	-
West Village Apartments	Tompkins	235		9,700,000	4,545,734
Worth Street Housing	Manhattan	330		113,900,000	-
<b>Total</b>		<b>45,844</b>		<b>15,995,353,447</b>	<b>40,937,270</b>
<b>Housing Project Mortgage Revenue</b>					
Baptist Manor	Buffalo	128	\$	3,785,000	\$ 1,079,700
Clinton Plaza	Syracuse	305		8,495,000	-
<b>Total</b>		<b>433</b>	<b>\$</b>	<b>12,280,000</b>	<b>\$ 1,079,700</b>
<b>Multi-Family FHA-Insured Housing</b>					
Diamond Rock	Troy	81	\$	2,397,500	-
<b>FHA-Insured Multi-Family Housing</b>					
Cedarwood Towers	Rochester	206	\$	8,010,000	\$ -
Jonas Bronck Apartments	Bronx	215		4,470,000	675,000
The Mill at Saugerties	Saugerties	90		1,000,000	595,433
<b>Total</b>		<b>511</b>	<b>\$</b>	<b>13,480,000</b>	<b>\$ 1,270,433</b>
<b>Taxable Mortgage Initiative</b>					
Bronx Care	Bronx	52	\$	-	\$ 1,050,000
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
<b>Total</b>		<b>407</b>	<b>\$</b>	<b>6,934,498</b>	<b>\$ 5,011,621</b>

Project	Location	No. of Apts.	Mortgage Commitment	Subsidy Loan Commitment
<b>Subsidy Loans/ Other Subordinate Loans - No Agency</b>				
<b>First Mortgage</b>				
109 South William Street			\$	450,000
210 Hancock				1,500,000
753 Classon	Brooklyn	139		1,000,000
78 Morningside Avenue				400,000
902 Liberty Avenue	Brooklyn	47		1,260,000
Allen By the Bay Senior Housing	Queens	65		1,146,601
Amalgamated House				5,964,607
Baptist Manor II	Buffalo	128		6,262,136
Bayshore Apartments	Onondaga	186		2,743,762
Bloomfield Meadows Apartments	Bloomfield	24		220,000
Brighton Towers	Brooklyn	600		1,210,000
Bristow-Stebbins Apartments	Bronx	80		994,236
Butternut Crossing				1,614,517
Carnes McKinney Apartments	Bronx	111		275,000
Champlain Family Housing	Rouses Point	56		125,000
Concourse Flatiron Apartments	Bronx	44		731,247
Croton Heights Apartments	Westchester	60		900,000
Fairport Apartments	Fairport	105		625,000
Fort Hill Apartments				5,310,000
Friedman Residence				1,864,729
Greater Rochester Housing Partners				180,000
Greene Park Arms	Brooklyn	84		560,000
Harry Silver				5,690,403
Hegeman Residence Apartments	Brooklyn	161		910,209
Hotel Seneca	Geneva	51		524,566
Howard Beach Senior Apartments	Queens	96		4,188,000
Indian Trails Apartments				9,247,411
Inwood Heights	Manhattan	207		1,500,000
Jefferson Avenue				3,526,123
Jill Joseph Apartments				6,521,751
Lakeview Family Homes	Buffalo	154		1,000,000
Lakeview Senior Homes	Buffalo	138		2,300,000
Landmark Apartments				12,600,000
Lisle Avenue	Broome	8		238,018
Mayfair Apartments				2,179,693
Mayfield Apartments	Potsdam	153		925,000
McGraw House	Ithaca	106		2,900,000
Noonan Plaza				9,995,446
Parkside Terrace				664,600
Rochester Manor	Brooklyn	96		40,114
Rolling Green Estates	Syracuse	394		1,305,500
Scheuer House				1,020,608
Schuyler DeKalb				5,616,893
Senior Horizons at Newburgh	Newburgh	70		200,000
Senior Horizons at Silver Lake	Wallkill	85		415,000
Shiloh Senior Housing Apartments	Westchester	40		35,871
Southeast Towers II				8,029,005
Spring Manor Apartments	Poughkeepsie	88		1,406,588
Springbrook Village	Ulster	122		4,628,547
St. Mary's Commons Senior Apartments	Buffalo	100		1,119,709
St. Michaels Windmill Apartments	Suffolk	40		334,819
St. Phillips Church/Heating Oil				2,450,628
Sutter Houses	Brooklyn	120		48,117
The Andrews House				581,000
The Eclipse at Locust Manor				3,900,000
The Lofts on Main				4,200,000
The Northfield Apartments Housing	Perinton	69		2,190,511
Trinity Towers	Buffalo	88		1,412,000
Waterfront Apartments Phase I				2,441,903
Waterville Schoolhouse Apartments	Waterville	56		102,527
WNY Rural Preservation				1,403,559
Woodcreek Apartments	Rome	192		5,680,350
Woodrow Wilson Homes	Montgomery	100		5,363,235
<b>Total</b>		<b>2,818</b>	<b>\$</b>	<b>154,174,539</b>

Project	Location	Type of Facility	Estimated Cost	
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	-
Creek and Pines MHP	Saratoga	149	3,400,000	-
Green Acres MHP	Steuben	94	1,599,244	-
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	-
Lakeville Estates	Livingston	50	1,599,200	-
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		1,200 \$	23,195,309	-
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
Rehabilitation Services Center of United Cerebral Palsy of Queens	Queens	Mental Heath and Retardation		789,306
Steinberg Vocational Training Center	Nassau	Mental Retardation		1,371,000
Total			\$	6,847,306
Project	Location	No. of Apts.	Mortgage Commitment	
Mortgage Loans for Youth Facilities Projects				
Edenwald Residential Child Care Facility	Westchester	96 \$	7,453,499	-
Queens Daughters Day Care Center	Westchester	145	832,000	-
Wyandanch Day Care Center	Suffolk	170	911,000	-
Total		411 \$	9,196,499	-

# SUMMARY OF FINANCING AND REPAYMENT

## Long-Term Financing and Debt Service Repayments

(cumulative through October 31, 2019)

Program	Number of Issues	Total Amount Issued	Debt Service Repayments	
			Principal	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	50,415	48,440
Multi-Family FHA-Insured Mortgage Housing Revenue	2	20,035	17,995	14,749
Fulton Manor FHA-Insured Mortgage Revenue	1	11,480	11,480	6,662
Housing Project Bonds	16	122,545	122,545	188,334
Secured Loan Rental Housing	611	21,056,513	7,104,963	3,381,562
Housing Project Mortgage Revenue	1	484,540	484,540	503,708
Affordable Housing Revenue	75	5,256,175	1,424,915	426,985
Affordable Housing Revenue (Federal New Issue Bond Program)	9	545,295	322,070	60,294
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	190,080	71,874
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	2,498,831	2,463,901	954,941
State Personal Income Tax Revenue	15	1,199,355	1,199,355	355,135
House New York Revenue Bonds	1	46,440	46,440	846
Total Bonds	902	\$ 40,248,669	\$ 22,205,064	\$ 13,275,023
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	909	\$ 40,322,166	\$ 22,278,561	\$ 13,330,767

## COMPARATIVE HIGHLIGHTS 2014-2018

Year Ended October 31,	2019	2018	2017	2016	2015
(in millions)					
<b>Assets and Bond Indebtedness</b>					
Loan Receivables	\$ 17,029	16,782	15,714	14,134	12,464
Total Assets	\$ 19,681	19,405	18,219	16,786	14,878
Bond and Note Indebtedness	\$ 18,044	17,334	16,781	15,448	13,753

# RESPONSIBILITY FOR FINANCIAL REPORTING

The financial statements of the New York State Housing Finance Agency (the “Agency”), for the fiscal years ended October 31, 2019 and 2018, 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 also 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.



RuthAnne Visnauskas  
President/Chief Executive Officer



Sheila Robinson  
Senior Vice President/Chief Financial Officer

January 30, 2020

## 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, 2019 and 2018, 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.

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, 2019 and 2018, 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.

### ***Required Supplementary Information***

U.S. generally accepted accounting principles require that Management's Discussion and Analysis, the Schedule of Changes in Total OPEB Liability and Related Ratios, 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 audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***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. The 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 have also issued our report dated January 29, 2020 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 solely 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 effectiveness of the Agency's 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 29, 2020



# NEW YORK STATE HOUSING FINANCE AGENCY

(A COMPONENT UNIT OF THE STATE OF NEW YORK)

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### FISCAL YEARS ENDED OCTOBER 31, 2019 AND 2018

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#### 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, 2019 ("fiscal 2019") and October 31, 2018 ("fiscal 2018") with selected comparative information for the fiscal year ended October 31, 2017 ("fiscal 2017"). 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 2019 and fiscal 2018. 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 presenting 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;
- Details include contractual obligations, future commitments and contingencies of the Agency when applicable;
- 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 \$29.1 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 59 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.

## Bond Issuances and Mortgage Financings - Fiscal 2019

During fiscal 2019, the Agency issued bonds totaling \$907.5 million to finance 24 new projects that contain 4,661 housing units, of which 93% or 4,358 are set aside for low income households.

Details are as follows:

Project Name	Total Units	Affordable Units	Mortgage Amount	Bonds Authorized to be Issued
<b>PROJECTS FINANCED UNDER THE AFFORDABLE HOUSING REVENUE BOND RESOLUTION*</b>				
1080 Washington Avenue	154	153	\$ 43,645,000	\$ 43,815,000
1325 Jerome Avenue	255	254	51,710,000	51,845,000
153-19 Jamaica Avenue	139	138	39,680,000	39,880,000
Apple Blossom Apartments	110	110	19,225,000	19,370,000
Arthur Avenue Apartments	177	176	45,230,000	45,440,000
BP Neptune 33	200	199	44,900,000	45,035,000
Brookfield Commons Phase II	129	128	35,390,000	35,545,000
Bushwick Gardens	372	372	72,770,000	72,770,000
Casa Pasiva	146	143	25,000,000	25,085,000
Cottage Place Gardens Phase IV Apartments	85	85	25,470,000	25,595,000
Geneva Courtyard/Elmcrest/St. Francis Apartments	215	215	22,240,000	22,285,000
Lofts at Globe Mill	149	148	28,620,000	28,685,000
Lofts at Sibley Square	104	104	15,230,000	15,295,000
Mayfield Apartments	155	155	14,905,000	14,930,000
Nevins Street Apartments	129	128	36,120,000	36,265,000
Penfield Square Apartments	114	114	13,700,000	13,750,000
Preserve SET	336	335	55,460,000	55,595,000
Star Park Apartments	50	50	8,970,000	9,065,000
Starting Line Apartments	60	60	9,600,000	9,600,000
The Swinburne Building	74	73	12,390,000	12,430,000
Troy and Kristensen Apartments	86	86	12,900,000	12,940,000
Vincent's Village	93	92	20,610,000	20,690,000
SUBTOTAL	3,332	3,318	653,765,000	655,910,000
<b>PROJECTS FINANCED AS DIRECT PURCHASES OR PRIVATE PLACEMENTS</b>				
14 LeCount Place Apartments	380	95	122,806,600	122,806,600
NYCHA Bundle Hope Gardens	949	945	128,740,000	128,740,000
SUBTOTAL	1,329	1,040	251,546,600	251,546,600
<b>GRAND TOTAL</b>	<b>4,661</b>	<b>4,358</b>	<b>\$ 905,311,600</b>	<b>\$ 907,456,600</b>

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

During fiscal 2019, the Agency was authorized to issue an additional \$124.0 million in bonds to finance two projects under a multi-year program.

Project Name	Additional Bonds as Authorized Under Multi- Year Programs
210 Livingston Street	\$ 20,000,000
606 West 57th Street	104,000,000
	<u>\$ 124,000,000</u>

The Agency had six credit substitutions totaling \$947.4 million whereby the short term letters of credit or privately placed bonds were substituted with another letter of credit bank or were privately placed with institutions.

Project Name	Amount
210 Livingston Street	\$ 158,000,000
330 West 39th Street	64,500,000
525 West 52nd Street	200,000,000
66 West 38th Street	92,100,000
606 West 57th Street	380,000,000
79 Avenue D	52,800,000
	<u>\$ 947,400,000</u>

The Agency issued \$37.2 million in bonds to refund debt instruments previously issued. These projects were refunded into the Agency's Affordable Housing Revenue Bonds Resolution and were privately placed with a private institution.

Project Name	Amount
Blue Heron Apartments	\$ 4,840,000
Chappaqua Crossing Apartments	7,975,000
New Settlement Apartments	24,425,000
	<u>\$ 37,240,000</u>

The Agency issued \$207.8 million in bonds to refund previously issued bonds in the Agency's Affordable Housing Revenue Bond Resolution.

Series Name	Amount
Affordable Housing Revenue Bonds 2019 Series A and 2019 Series B	\$ 73,395,000
Affordable Housing Revenue Bonds 2019 Series C	134,390,000
	<u>\$ 207,785,000</u>

The Agency issued \$134.3 million in bonds to refund Agency Bonds and finance loans for multi-family housing projects.

Series Name	Amount
Affordable Housing Revenue Bonds 2019 Series C	\$ 134,270,000

## Bond Issuances and Mortgage Financings - Fiscal 2018

During fiscal 2018, the Agency issued bonds totaling \$1.3 billion to finance 40 new projects that contain 6,995 housing units, of which 91% or 6,380 are set aside for low income households.

Details are as follows:

Project Name	Total Units	Affordable Units	Mortgage Amount	Bonds Authorized to be Issued
<b>PROJECTS FINANCED UNDER THE AFFORDABLE HOUSING REVENUE BOND RESOLUTION*</b>				
22 South West Apartments	189	188	\$ 53,015,000	\$ 53,290,000
3500 Park Avenue	115	114	24,100,000	24,170,000
86 Dekalb Apartments	167	167	20,700,000	20,765,000
Clinton Avenue Apartments	210	209	27,500,000	27,540,000
Cottage Place Gardens III Apartments	70	70	19,940,000	20,060,000
Craft Apartments	75	74	15,560,000	15,590,000
Curran, Martinelli and Hall Apartments	279	279	39,500,000	39,580,000
Drum Hill Flats	52	51	9,760,000	9,790,000
E.L. Tower	193	193	12,905,000	12,950,000
Eastman Reserve	187	187	25,500,000	25,610,000
Edwin's Place Supportive Housing Residence Apartm	126	125	37,850,000	37,975,000
Farmington Gardens II	104	104	11,500,000	11,550,000
Fort Schuyler House	139	138	24,330,000	24,465,000
Fountain Avenue Building B1	200	199	60,000,000	60,280,000
Fountain Avenue Building B3	144	143	25,750,000	25,825,000
Fountain Seaview, Building B6	422	420	75,000,000	75,250,000
Frederick Douglass Apartments	87	87	7,700,000	7,735,000
Grand Street Apartments	77	76	12,360,000	12,395,000
Greyston Apartments	139	139	15,500,000	15,530,000
INHS Scattered Site Preservation Apartments	98	98	10,300,000	10,345,000
Intrada Saratoga Springs	158	157	16,075,000	16,165,000
Jefferson Avenue	90	89	15,880,000	15,895,000
Libertad Elmira	91	90	9,700,000	9,700,000
Linwood Park Apartments	100	99	28,000,000	28,065,000
Main Street Houses	62	61	6,400,000	6,410,000
New Rochelle RAD1 Apartments	203	203	24,250,000	24,270,000
Oyster Bay Gardens	48	48	9,520,000	9,540,000
Project Hope Senior Housing (2050 Bartow)	100	99	18,885,000	19,010,000
Ravenhall Apartments	216	215	63,300,000	63,485,000
Regina Pacis Apartments	168	167	19,050,000	19,050,000
Riverview Lofts	116	115	29,000,000	29,110,000
Riverview Manor & Piotr Stadnitski Gardens	212	210	14,100,000	14,180,000
Sleepy Hollow Apartments	229	228	20,000,000	20,205,000
St. Vincent DePaul Apartments	89	88	26,000,000	26,100,000
The Forge on Broadway	158	158	25,000,000	25,085,000
Town Side at Pre-Emption	88	88	9,295,000	9,315,000
Townhomes Apartments	204	204	28,125,000	28,200,000
SUBTOTAL	5,405	5,380	891,350,000	894,480,000

## Bond Issuances and Mortgage Financings - Fiscal 2018 (continued)

Project Name	Total Units	Affordable Units	Mortgage Amount	Bonds Authorized to be Issued
<b><u>PROJECTS FINANCED AS DIRECT PURCHASES OR PRIVATE PLACEMENTS</u></b>				
260 Kent Avenue	332	66	175,000,000	175,000,000
Halletts Point Building 1	405	81	125,000,000	125,000,000
Schlobohm Walsh and Flynn Apartments	853	853	109,330,000	109,330,000
SUBTOTAL	<u>1,590</u>	<u>1,000</u>	<u>409,330,000</u>	<u>409,330,000</u>
<b>GRAND TOTAL</b>	<b><u>6,995</u></b>	<b><u>6,380</u></b>	<b><u>\$ 1,300,680,000</u></b>	<b><u>\$ 1,303,810,000</u></b>

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

During fiscal 2018, the Agency was authorized to issue an additional \$455.3 million in bonds to finance eight projects under a multi-year program.

Project Name	Additional Bonds as Authorized Under Multi- Year Programs
15 Hudson Yards	\$ 42,000,000
325 Kent Avenue	44,400,000
43-25 Hunter Street*	104,500,000
606 West 57th Street	100,000,000
7 West 21st Street*	36,350,000
Riverside Center 1	55,965,000
Riverside Center 3	37,215,000
Riverside Center 4	34,865,000
	<u>\$ 455,295,000</u>

The Agency had eight credit substitutions totaling \$1.7 billion whereby the short term letters of credit were substituted with another letter of credit bank or were privately placed with institutions.

Project Name	Amount
160 Madison Avenue	\$ 200,000,000
43-25 Hunter Street	243,500,000
625 West 57th Street	407,000,000
626 Flatbush Avenue	71,144,990
7 West 21st Street	182,000,000
855 Sixth Avenue	187,000,000
Maestro West Chelsea	135,000,000
Riverside Center 2	275,000,000
	<u>\$ 1,700,644,990</u>

The Agency issued \$10.1 million in bonds to refund debt instruments previously issued. These projects were refunded into the Agency's Affordable Housing Revenue Bonds Resolution and were privately placed with a private institution.

Project Name	Amount
Copague Commons	\$ 9,190,000
Hemlock Ridge Apartments	935,000
	<u>\$ 10,125,000</u>

\*The bonds issued for these projects were issued in connection with the respective issuances listed above.

## Condensed Financial Information

### NEW YORK STATE HOUSING FINANCE AGENCY

#### Statements of Net Position (in thousands)

	2019	October 31, 2018	2017 (Restated)	% Change	
				2019-2018	2018-2017
Assets:					
Cash	\$ 580,834	\$ 216,989	\$ 268,633	168%	(19%)
Mortgage loans receivable - net	17,029,459	16,782,019	15,713,871	1%	7%
Investments including accrued interest receivable	1,951,114	2,325,267	2,162,416	(16%)	8%
Other assets	119,685	80,434	74,524	49%	8%
Total assets	<u>19,681,092</u>	<u>19,404,709</u>	<u>18,219,444</u>		
Deferred outflows of resources:					
Deferred outflows relating to other postemployment benefits	891	2,359	2,696	(62%)	(13%)
Accumulated decrease in fair value of hedging derivatives	813	10,521	18,369	(92%)	(43%)
Deferred outflows relating to pension	1,698	2,794	1,840	(39%)	52%
Total deferred outflows of resources	<u>3,402</u>	<u>15,674</u>	<u>22,905</u>		
Liabilities:					
Bonds payable and other debt obligations	18,043,617	17,733,757	16,780,581	2%	6%
Derivative instruments - interest rate swaps	813	10,521	18,369	(92%)	(43%)
Interest payable	92,296	78,598	60,553	17%	30%
Accounts payable and other	23,934	19,419	17,806	23%	9%
Amounts received in advance and other	457,449	458,898	437,017	—	5%
Other postemployment benefits	38,158	40,136	41,212	(5%)	(3%)
Total liabilities	<u>18,656,267</u>	<u>18,341,329</u>	<u>17,355,538</u>		
Deferred inflows of resources:					
Deferred inflows relating to other postemployment benefits	5,148	2,523	134	104%	1,783%
Gain on defeasance - net	—	823	789	N/A	4%
Deferred inflows relating to pension	683	2,712	348	(75%)	679%
Total deferred inflows of resources	<u>5,831</u>	<u>6,058</u>	<u>1,271</u>		
Net position	<u>\$ 1,022,396</u>	<u>\$ 1,072,996</u>	<u>\$ 885,540</u>		

"—" indicates a percentage of less than 1%

"N/A" indicates not applicable

## **Assets**

### **Mortgage Loans Receivable - Net**

Mortgage loans receivable – net increased by approximately \$247 million, or 1% from \$16.782 billion (87% of total assets) at October 31, 2018 to \$17.029 billion (87% of total assets) at October 31, 2019. This compares with an increase of approximately \$1.068 billion, or 7% from \$15.714 billion (86% of total assets) at October 31, 2017 to \$16.782 billion (87% of total assets) at October 31, 2018. The increase in each period was a result of increased 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 fluctuations in the amount of bond proceeds remaining on deposit, investments (including accrued interest receivable thereon) decreased from \$2.325 billion at October 31, 2018 to \$1.951 billion at October 31, 2019, a decrease of approximately \$374 million, or 16%, as compared with an increase from \$2.162 billion at October 31, 2017 to \$2.325 billion at October 31, 2018, an increase of approximately \$163 million, or 8%.

### **Other Assets**

Other assets primarily represent interest receivable due on mortgage loans. Other assets increased from \$80.4 million at October 31, 2018 to \$119.7 million at October 31, 2019, an increase of approximately \$39.3 million, or 49%.

This compares with the increase from \$74.5 million at October 31, 2017 to \$80.4 million at October 31, 2018, an increase of approximately \$5.9 million, or 8%. The increases in each year were primarily a result of the continued rise in interest rates which resulted in higher rates on new loans closed and also higher rates on variable rate loans. Additionally, the State has committed additional resources to fund subsidy loans.



## **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 10). For fiscal 2019, 2018 and 2017, 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 semi-annual amortization of the notional amount, coupled with the termination of one of the swaps, the liability position of the interest rate swaps decreased from approximately \$10.5 million at October 31, 2018 to \$800 thousand at October 31, 2019, a decrease of approximately \$9.7 million, or 92%. This compares with a decrease from approximately \$18.4 million at October 31, 2017 to \$10.5 million at October 31, 2018, a decrease of approximately \$7.9 million, or 43%.

## **Liabilities**

### **Bonds Payable and Other Debt Obligations**

At approximately 97% of total liabilities as of October 31, 2019, 2018 and 2017, bonds payable and other debt obligations comprise the largest component of the Agency's 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 \$17.734 billion at October 31, 2018 to \$18.044 billion at October 31, 2019, an increase of approximately \$310 million, or 2%. This was a result of the activity during fiscal 2019 in which bonds were issued in the amount of approximately \$2.100 billion and retired or redeemed, in the amount of approximately \$1.790 billion. This compares with the increase from \$16.781 billion at October 31, 2017 to \$17.734 billion at October 31, 2018, an increase of approximately \$953 million, or 6%.

### **Interest Payable**

Primarily as a result of continued bond issuance activity and the continued rise in interest rates, interest payable increased from \$78.6 million at October 31, 2018 to \$92.3 million at October 31, 2019, an increase of approximately \$13.7 million, or 17%. This compares with the increase from \$60.6 million at October 31, 2017 to \$78.6 million at October 31, 2018, an increase of approximately \$18.0 million, or 30%.

## **Accounts Payable and Other**

Accounts payable and other increased from \$19.4 million in fiscal 2018 to \$23.9 million in fiscal 2019, an increase of approximately \$4.5 million, or 23%, primarily as a result of the timing of invoices received and the timing of the payment on such invoices. This compares with the increase from \$17.8 million in fiscal 2017 to \$19.4 million in fiscal 2018, an increase of approximately \$1.6 million, or 9%.

## **Amounts Received in Advance and Other**

Amounts received in advance and other remained primarily unchanged from \$458.9 million in fiscal 2018 to \$457.4 million in fiscal 2019, a decrease of approximately \$1.5 million, or less than 1%, primarily as a result of the receipt of additional principal reserve payments which are held on mortgages financed by variable rate debt until such time as the bonds are amortized. At that time, the funds are applied to the related mortgage balance. This compares with the increase from \$437.0 million in fiscal 2017 to \$458.9 million in fiscal 2018, an increase of approximately \$21.9 million, or 5%. The increase was primarily a result of the receipt of additional principal reserve payments which are held on mortgages financed by variable rate debt until such time as the bonds are amortized. At that time, the funds are applied to the related mortgage balance.

## **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 represents the accumulated unfunded actuarial liability required to pay the cost of retiree health care benefits. An 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 decreased from \$40.1 million in fiscal 2018 to \$38.2 million in fiscal 2019, a decrease of approximately \$1.9 million, or 5%. The decline was a result of the change in the discount rate of 4.30% per annum as of October 31, 2018, 3.65% per annum as of October 31, 2017 and 3.32% per annum as of October 31, 2016. This compares with a decrease from \$41.2 million in fiscal 2017 to \$40.1 million in fiscal 2018, a decrease of approximately \$1.1 million, or 3%, which was calculated under GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions* ("GASB No. 45") which was superseded by GASB No. 75 (see note 11 for detail). Additionally, the balance was affected by the implementation of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* ("GASB No. 75") in fiscal 2018, effective in fiscal 2017.

# NEW YORK STATE HOUSING FINANCE AGENCY

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

	Fiscal Year Ended October 31,			% Change	
	2019	2018	2017	2019-2018	2018-2017
	(Restated)				
Operating revenues:					
Interest on mortgage loans	\$ 537,917	\$ 448,296	\$ 301,970	20%	48%
Investment income	32,959	25,522	13,343	29%	91%
Fees, charges and other	70,480	74,737	77,368	(6%)	(3%)
Unrealized gain (loss) on investments held	8,876	(1,879)	(453)	(572%)	(315%)
Recoveries	5,470	4,825	7,937	13%	(39%)
Total operating revenues	<u>655,702</u>	<u>551,501</u>	<u>400,165</u>		
Operating expenses:					
Interest expense	509,382	414,616	270,711	23%	53%
Earnings on investments credited					
to mortgagors	7,013	7,368	4,945	(5%)	49%
Other postemployment benefits	3,832	3,368	3,215	14%	5%
General expenses	25,894	28,066	23,366	(8%)	20%
Cost of issuance and other financial expenses	4,869	1,726	2,708	182%	(36%)
Supervising agency fee	11,257	10,303	10,238	9%	1%
Allowances for losses on loans	244,725	128,332	76,377	91%	68%
Total operating expenses	<u>806,972</u>	<u>593,779</u>	<u>391,560</u>		
Non-operating revenues (expenses):					
Net transfers from Agencies of the					
State of New York	96,802	222,072	92,023	(56%)	141%
Federal grant revenue	4,609	4,580	5,946	1%	(23%)
Federal grant expense	(4,609)	(4,580)	(5,946)	1%	(23%)
Reserve funds received from mortgagors	3,457	7,322	5,761	(53%)	27%
Gain on Extinguishment of debt	411	340	4,057	21%	(92%)
Net non-operating revenues (expenses)	<u>100,670</u>	<u>229,734</u>	<u>101,841</u>		
Net position:					
(Decrease) increase in net position	<u>(50,600)</u>	<u>187,456</u>	<u>110,446</u>		
Total net position - beginning of fiscal year					
(previously stated)	1,072,996	885,540	763,619		
Effect of implementing					
GASB No. 75	<u>—</u>	<u>—</u>	<u>11,475</u>		
Total net position - beginning of fiscal year					
(restated)	1,072,996	885,540	775,094		
Total net position - end of fiscal year	<u>\$ 1,022,396</u>	<u>\$ 1,072,996</u>	<u>\$ 885,540</u>		

## **Operating revenues**

### **Interest on Mortgage Loans**

Interest on mortgage loans increased from \$448.3 million in fiscal 2018 to \$537.9 million in fiscal 2019, an increase of approximately \$89.6 million, or 20%, as compared with an increase from \$302.0 million in fiscal 2017 to \$448.3 million in fiscal 2018, an increase of approximately \$146.3 million, or 48%. The increases were the result of increased lending activity and the continued 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 \$25.5 million in fiscal 2018 to \$33.0 million in fiscal 2019, an increase of approximately \$7.5 million, or 29%. This compares with an increase from \$13.3 million in fiscal 2017 to \$25.5 million in fiscal 2018, an increase of approximately \$12.2 million, or 91%.

### **Fees, Charges and Other**

Fees, charges and other represent revenues earned 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. Primarily as a result of the Agency's greater focus on all affordable mortgage lending, fees, charges and other decreased from \$74.7 million in fiscal 2018 to \$70.5 million in fiscal 2019, a decrease of approximately \$4.2 million, or 6%. This compares with a decrease from \$77.4 million in fiscal 2017 to \$74.7 million in fiscal 2018, a decrease of approximately \$2.7 million, or 3%.

### **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, other mortgage loan payoffs throughout the periods and the repayment of subsidy loans, the Agency received recovery amounts relating to loans for which an allowance had been established in prior fiscal years. Recoveries increased from \$4.8 million in 2018 to \$5.5 million in fiscal 2019, an increase of approximately \$700 thousand, or 13%. This compares with the decrease from \$7.9 million in 2017 to \$4.8 million in fiscal 2018, a decrease of approximately \$3.1 million, or 39%. 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 \$414.6 million in fiscal 2018 to \$509.4 million in fiscal 2019, an increase of approximately \$94.8 million, or 23%. This compares with an increase from \$270.7 million in fiscal 2017 to \$414.6 million in fiscal 2018, an increase of approximately \$143.9 million, or 53%. The increase in interest expense from fiscal 2017 to fiscal 2018 and from fiscal 2018 to fiscal 2019 is primarily due to the increase in outstanding bonds and the rise in interest rates.

### **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 \$7.4 million in fiscal 2018 to \$7.0 million in fiscal 2019, representing a decrease of approximately \$400 thousand, or 5%. This compares with an increase from \$4.9 million in fiscal 2017 to \$7.4 million in fiscal 2018, representing an increase of approximately \$2.5 million, or 49%.

### **General Expenses**

General expenses include certain administrative expenses in addition to other financial expenses. General expenses decreased from \$28.1 million in fiscal 2018 to \$25.9 million in fiscal 2019, a decrease of approximately \$2.2 million, or 8%. The decrease is primarily attributable to savings achieved as a result of signing a new lease agreement. General expenses increased from \$23.4 million in fiscal 2017 to \$28.1 million in fiscal 2018, an increase of approximately \$4.7 million, or 20%. The change was primarily the result of increases in staffing and other personnel services expenses relating to the Governor's housing plan initiative.

### **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 \$1.7 million in fiscal 2018 to \$4.9 million in fiscal 2019, an increase of approximately \$3.2 million, or 182%. This compares with a decrease from \$2.7 million in fiscal 2017 to \$1.7 million in fiscal 2018, a decrease of approximately \$1.0 million, or 36%.

### **Supervising Agency Fee**

Supervising Agency Fee includes amounts due to the State and certain State agencies, including the New York State Division of Housing and Community Renewal ("DHCR"). Supervising Agency Fees amounts due to the State increased by approximately \$1.0 million, or 9% from \$10.3 million in fiscal 2018 to \$11.3 million in fiscal 2019. This compares with an increase from \$10.2 million in fiscal 2017 to \$10.3 million in fiscal 2018, an increase of approximately \$100 thousand, or 1%.

## **Allowance for Losses on Loans**

On an annual basis, the Agency analyzes its mortgage loans 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 \$128.3 million in fiscal 2018 to \$244.7 million in fiscal 2019, an increase of approximately \$116.4 million, or 91%. This compares with an increase from \$76.4 million in fiscal 2017 to \$128.3 million in fiscal 2018, an increase of approximately \$51.9 million, or 68%. Each year's increase primarily relates to the increased use of Agency funds to finance subsidy loans and the restructuring of certain Mitchell Lama first mortgage loans to subordinate debt.

## **Non-operating revenues (expenses)**

### **Net Transfers from Agencies of the State of New York**

Net Transfers from Agencies of the State of New York decreased from \$222.1 million in fiscal 2018 to \$96.8 million in fiscal 2019, a decrease of approximately \$125.3 million, or 56%. This compares with an increase from \$92.0 million in fiscal 2017 to \$222.1 million in fiscal 2018, an increase of approximately \$130.1 million, or 141%. The decrease in 2019 represents the decreased receipt of funds from state sources, received by the Agency to fund subsidy loans.

In addition, during fiscal 2019, 2018 and 2017, the Agency transferred \$2.0 million, \$2.3 million and \$1.8 million, respectively, to its subsidiary The Affordable Housing Corporation ("AHC") in order to contribute to the cost of its administrative salaries and other direct expenses.

## **Federal Grants**

Federal Grants represent funds received from the federal government which are then remitted to various housing developments. Federal Grants remained unchanged at \$4.6 million from fiscal 2018 to fiscal 2019. This compares with a decrease from \$5.9 million in fiscal 2017 to \$4.6 million in fiscal 2018, a decrease of approximately \$1.3 million, or 23%. Federal Grants represent Housing Assistance Payments received from the U.S. Department of Housing and Urban Development to subsidize a portion of the rent paid by eligible tenants in two housing projects. The amounts vary based on the eligible tenant's family income during the period.

### **Gain on Extinguishment of Debt**

Gain on extinguishment of debt increased from \$340 thousand in fiscal 2018 to \$411 thousand in fiscal 2019, an increase of approximately \$71 thousand, or 21%. This compares with a decrease from \$4.1 million in fiscal 2017 to \$340 thousand in fiscal 2018, a decrease of approximately \$3.7 million, or 92%.

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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,	
	2019	2018
<b>Assets</b>		
Current Assets:		
Cash held principally by Trustee and Depository - Restricted	\$ 545,725	\$ 180,793
Cash held principally by Trustee and Depository - Unrestricted	35,109	36,196
Investments - Restricted	1,546,423	2,001,400
Investments - Unrestricted	124,845	261,250
Accrued interest receivable on investments	7,028	11,095
Mortgage loans and other loans - net	201,200	358,140
Interest receivable and other	86,130	66,606
<b>Total current assets</b>	<b>2,546,460</b>	<b>2,915,480</b>
Non-current Assets:		
Investments - Restricted	58,134	33,313
Investments - Unrestricted	214,684	18,209
Mortgage loans and other loans - net	16,828,259	16,423,879
Capital assets - internal use software	33,555	13,828
<b>Total non-current assets</b>	<b>17,134,632</b>	<b>16,489,229</b>
<b>Total assets</b>	<b>19,681,092</b>	<b>19,404,709</b>
<b>Deferred outflows of resources</b>		
Deferred outflows: Other postemployment benefits	891	2,359
Accumulated decrease in fair value of hedging derivatives	813	10,521
Deferred outflows: Pension	1,698	2,794
<b>Total deferred outflows of resources</b>	<b>3,402</b>	<b>15,674</b>
<b>Liabilities</b>		
Current Liabilities:		
Bonds payable and other debt obligations	643,400	1,111,258
Funds received from mortgagors	56,109	38,460
Accounts payable and other	21,825	18,561
Interest payable	92,296	78,598
Funds received from governmental entities	7,969	48,487
Earnings restricted to project development	45,126	22,649
Amounts received in advance and other	309,420	320,662
<b>Total current liabilities</b>	<b>1,176,145</b>	<b>1,638,675</b>
Non-current Liabilities:		
Bonds payable and other debt obligations (net)	17,400,217	16,622,499
Derivative instrument - interest rate swaps	813	10,521
Unearned revenues, amounts received in advance and other	38,825	28,640
Other postemployment benefits	38,158	40,136
Net pension liability	2,109	858
<b>Total non-current liabilities</b>	<b>17,480,122</b>	<b>16,702,654</b>
<b>Total liabilities</b>	<b>18,656,267</b>	<b>18,341,329</b>
<b>Deferred inflows of resources</b>		
Deferred inflows: Other postemployment benefits	5,148	2,523
Gain on defeasance - net	—	823
Deferred inflows: Pension	683	2,712
<b>Total deferred inflows of resources</b>	<b>5,831</b>	<b>6,058</b>
<b>Net position</b>		
Restricted for bond and other obligations	670,003	798,311
Unrestricted	352,393	274,685
<b>Total net position</b>	<b>\$ 1,022,396</b>	<b>\$ 1,072,996</b>

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,	
	2019	2018
<b>Operating revenues</b>		
Interest on mortgage loans	\$ 537,917	\$ 448,296
Fees, charges and other	70,480	74,737
Investment income	32,959	25,522
Unrealized gain (loss) on investments held	8,876	(1,879)
Recoveries	5,470	4,825
<b>Total operating revenues</b>	<b>655,702</b>	<b>551,501</b>
<b>Operating expenses</b>		
Interest	509,382	414,616
Earnings on investments and other funds credited to mortgagors and lessees	7,013	7,368
Other postemployment benefits	3,832	3,368
General expenses	25,894	28,066
Other financial expenses	4,869	1,726
Supervising agency fee	11,257	10,303
Allowance for losses on loans	244,725	128,332
<b>Total operating expenses</b>	<b>806,972</b>	<b>593,779</b>
<b>Operating loss</b>	<b>(151,270)</b>	<b>(42,278)</b>
<b>Non-operating revenues (expenses)</b>		
Transfers from Agencies of New York State	96,802	222,072
Federal grant revenue	4,609	4,580
Federal grant expense	(4,609)	(4,580)
Reserve funds received from mortgagors (net)	3,457	7,322
Gain on extinguishment of debt	411	340
<b>Net non-operating revenues (expenses)</b>	<b>100,670</b>	<b>229,734</b>
<b>(Decrease) increase in net position</b>	<b>(50,600)</b>	<b>187,456</b>
<b>Total net position - beginning of fiscal year</b>	<b>1,072,996</b>	<b>885,540</b>
<b>Total net position - end of fiscal year</b>	<b>\$ 1,022,396</b>	<b>\$ 1,072,996</b>

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,	
	2019	2018
<b>Cash flows from operating activities</b>		
Interest on loans	\$ 532,104	\$ 473,241
Fees, charges and other	70,480	74,737
Operating expenses	(67,223)	(47,803)
Principal payments on mortgage loans	1,652,446	2,023,284
Mortgage loans advanced	(2,144,515)	(3,219,763)
Funds received from mortgagors	107,190	82,774
Funds returned to mortgagors	(100,889)	(62,903)
Funds received from governmental entities	143,686	227,699
Distribution of funds received from governmental entities	(85,370)	(35,941)
Recoveries and other	4,213	2,266
<b>Net cash provided by (used in) operating activities</b>	<b>112,122</b>	<b>(482,409)</b>
<b>Cash flows from non-capital financing activities</b>		
Interest payments	(496,612)	(396,659)
Issuance of bonds	2,100,157	2,710,956
Retirement and redemption of bonds	(1,790,286)	(1,757,780)
Federal grant revenue	4,609	4,580
Federal grant expense	(4,609)	(4,580)
<b>Net cash (used in) provided by non-capital financing activities</b>	<b>(186,741)</b>	<b>556,517</b>
<b>Cash flows from investing activities</b>		
Investment income	59,503	31,440
Proceeds from sales or maturities of investments	13,684,893	11,659,367
Purchases of investments	(13,305,932)	(11,816,559)
<b>Net cash provided by (used in) investing activities</b>	<b>438,464</b>	<b>(125,752)</b>
Net increase (decrease) in cash	363,845	(51,644)
Cash at beginning of fiscal year	216,989	268,633
<b>Cash at end of fiscal year</b>	<b>\$ 580,834</b>	<b>\$ 216,989</b>
<b>Reconciliation of operating loss to net cash used in operating activities:</b>		
Operating loss	\$ (151,270)	\$ (42,278)
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:		
Interest Expense	509,382	414,616
Investment Income	(41,835)	(23,643)
Allowance for losses on loans	244,725	128,332
Other	43,483	40,808
Changes in assets and liabilities - net:		
Mortgage loan receivables	(492,069)	(1,196,479)
Interest receivable and other	(5,813)	24,945
Accounts and other payables	(66,111)	(47,707)
Funds received from mortgagors	71,630	218,997
<b>Net cash provided by (used in) operating activities</b>	<b>\$ 112,122</b>	<b>\$ (482,409)</b>
<b>Non-cash investing activities</b>		
Unrealized gain on investments held	\$ 8,876	\$ 1,879

See notes to financial statements.

# NEW YORK STATE HOUSING FINANCE AGENCY

(A COMPONENT UNIT OF THE STATE OF NEW YORK)

## NOTES TO THE FINANCIAL STATEMENTS

### FISCAL YEARS ENDED OCTOBER 31, 2019 AND 2018

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#### 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, 2019 and 2018, the Agency is authorized to issue bonds up to the amount of approximately \$29.28 billion to finance housing projects (\$26.78 billion as of October 31, 2018). Additionally, as of October 31, 2019, 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 \$6.30 billion (approximately \$5.98 billion as of October 31, 2018).

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. The Agency's operating revenues consist of interest on loans, fees and charges associated with bond financing and loans and investment income. All other revenue, which primarily consist of transfers between the Agency and other Agencies of the State of New York and grant revenue are considered non-operating. Operating expenses include interest expense, expenses for administering the various bond programs, Agency administration expenses, bond issuance and financing costs and allowance for loan losses. All other expenses are considered non-operating.
- 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 3). Annually, the allowance is reviewed for reasonableness. Provisions for uncollectible receivables are recorded when it has been determined that a probable loss has occurred.
- 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 inflow (gain) or deferred outflow (loss) 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. **CAPITAL ASSETS – INTERNAL USE SOFTWARE:** Expenditures for the purchase, development or licensing of computer software having a cost greater than \$500 thousand are capitalized and amortized on a straight-line basis, generally over the license term (if applicable) or the estimated useful life of the software.
- S. **RECENTLY ADOPTED ACCOUNTING PRONOUNCEMENTS:** In March 2016, GASB issued Statement No. 83, *Certain Asset Retirement Obligations* ("GASB No. 83"). The primary objective of this Statement is to provide financial statement users with information about asset retirement obligations (ARO's) that were not addressed in GASB standards by establishing uniform accounting and financial reporting requirements for those obligations. The requirements of this statement apply to financial statements of all state and local governments. For purposes of applying this statement, an ARO is a legally enforceable liability associated with the retirement of a tangible capital asset (that is, the tangible capital asset is permanently removed from service). The retirement of a tangible capital asset encompasses its sale, abandonment, recycling, or disposal in some other manner; however, it does not encompass the temporary idling of a tangible capital asset. This statement also applies to legally enforceable liabilities of a lessor in connection with the retirement of its leased property if those liabilities

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

meet the definition of an ARO. The provisions of this statement are effective for fiscal years beginning after June 15, 2018. The adoption of this standard did not have an impact on the Agency's financial statements.

In March 2018, GASB issued Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements* ("GASB No. 88"). The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. This Statement defines debt for purposes of disclosure in notes to financial statements as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established. This Statement requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. For notes to financial statements related to debt, this Statement also requires that existing and additional information be provided for direct borrowings and direct placements of debt separately from other debt. The provisions of this statement are effective for fiscal years beginning after June 15, 2018. The adoption of this standard did not have an impact on the Agency's financial statements.

- T. ACCOUNTING PRONOUNCEMENTS ISSUED BUT NOT YET ADOPTED: In January 2017, GASB issued Statement No. 84, *Fiduciary Activities* ("GASB No. 84"). The primary objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. This statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities. The provisions of this statement are effective for fiscal years beginning after December 15, 2018. The Agency is currently evaluating the impact this standard will have on its financial statements.

In June 2017, GASB issued Statement No. 87, *Leases* ("GASB No. 87"). The primary objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The provisions of this statement are effective for fiscal years beginning after December 15, 2019. The Agency is currently evaluating the impact this standard will have on its financial statements.

In June 2018, GASB issued Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period* ("GASB No. 89"). The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

for interest cost incurred before the end of a construction period. This Statement establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraphs 5–22 of Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* (“GASB No. 62”), which are superseded by this Statement. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund. This Statement also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles. The provisions of this statement are effective for fiscal years beginning after December 15, 2019. The Agency is currently evaluating the impact this standard will have on its financial statements.

In August 2018, GASB issued Statement No. 90, *Majority Equity Interests* (“GASB No. 90”). The primary objectives of this Statement are to improve the consistency and comparability of reporting a government’s majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government’s holding of the equity interest meets the definition of an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special-purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment (including permanent and term endowments) or permanent fund. Those governments and funds should measure the majority equity interest at fair value. For all other holdings of a majority equity interest in a legally separate organization, a government should report the legally separate organization as a component unit, and the government or fund that holds the equity interest should report an asset related to the majority equity interest using the equity method. This Statement establishes that ownership of a majority equity interest in a legally separate organization results in the government being financially accountable for the legally separate organization and, therefore, the government should report that organization as a component unit. This Statement also requires that a component unit in which a government has a 100 percent equity interest account for its assets, deferred outflows of resources, liabilities, and deferred inflows of resources at acquisition value at the date the government acquired a 100 percent equity interest in the component unit. Transactions presented in flows statements of the component unit in that circumstance should include only transactions that occurred subsequent to the acquisition. The provisions of this statement are effective for fiscal years beginning after December 15, 2018. The Agency is currently evaluating the impact this standard will have on its financial statements.

In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations* (“GASB No. 91”). The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. The provisions of this statement are effective for fiscal years beginning

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

after December 15, 2020. The Agency is currently evaluating the impact this standard will have on its financial statements.

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



## NOTE 3 – 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 \$17.029 billion and \$16.782 billion at October 31, 2019 and 2018, respectively. The allowances for potential loan losses amounted to \$1.166 million and \$808.5 million at October 31, 2019 and 2018, 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.

### SUBORDINATE MORTGAGE LOANS

Subordinate mortgage loans are not secured by credit enhancement and their terms require payments which are deferred until other obligations are satisfied. Subordinate loans are made in the form of subsidy mortgage loans and are recorded as mortgage loans receivable. Therefore, an allowance is established for the full amount of such loans on those not making current payments. As of October 31, 2019, subsidy loans were outstanding in the amount of \$769.7 million, with an allowance established in the amount of \$767.9 million. As of October 31, 2018, subsidy loans were outstanding in the amount of \$520.0 million, with an allowance established in the amount of \$517.9 million.

In addition, subordinate loans were issued in connection with the refinancing of certain Mitchell Lama loans. Those loans are fully reserved against and amounted to \$389.7 million and \$283.1 million as of October 31, 2019 and 2018, respectively.

### OTHER PROGRAMS

Allowances have been established in certain other programs in the amount of \$7.4 million and \$8.1 million as of fiscal 2019 and 2018, respectively.

## NOTE 4 – 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 establish a minimum capitalization of \$50.0 million for banks and \$250.0 million 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. 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 on a delivery versus payment basis 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) Master 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 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.

## NOTE 4 – DEPOSITS AND INVESTMENTS (continued)

### 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, 2019 and 2018, 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 5 for investment detail by maturity.

The fair value of investments excluding accrued interest as of October 31, 2019 and October 31, 2018 is as follows:

	<u>2019</u>	<u>2018</u>
	(in thousands)	
Investment Type:		
Collateralized Investment Agreements	\$ 14,650	\$ 14,650
U.S. Treasury Obligations	1,907,519	2,281,442
Other	21,917	18,080
Total	<u>\$ 1,944,086</u>	<u>\$ 2,314,172</u>

## NOTE 5 – MATURITY OF INVESTMENTS

As of October 31, 2019, 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, 2019:

	Investment Maturities (In Years)				
	Fair Value	Less than 1	1 to 5 (in thousands)	6 to 10	More than 10
<b><u>Restricted Funds:</u></b>					
Collateralized Investment Agreements	\$ 14,650	\$ —	14,650	—	—
U.S. Treasury Bills	1,420,781	1,420,781	—	—	—
U.S. Discount Notes	54,657	54,657	—	—	—
U.S. Treasury Bonds	1,039	501	104	434	—
U.S. Treasury Notes	80,013	57,663	22,350	—	—
U.S. Treasury Strips	11,500	11,490	—	10	—
Government Agencies	21,917	2,054	19,863	—	—
	<u>1,604,557</u>	<u>1,547,146</u>	<u>56,967</u>	<u>444</u>	<u>—</u>
<b><u>Unrestricted:</u></b>					
U.S. Treasury Bills	86,962	86,962	—	—	—
U.S. Treasury Bonds	241	15	226	—	—
U.S. Treasury Notes	234,728	37,145	197,583	—	—
U.S. Treasury Strips	17,598	—	17,595	3	—
	<u>339,529</u>	<u>124,122</u>	<u>215,404</u>	<u>3</u>	<u>—</u>
<b><u>Grand Total:</u></b>					
Collateralized Investment Agreements	14,650	—	14,650	—	—
Repurchase Agreements	—	—	—	—	—
U.S. Treasury Bills	1,507,743	1,507,743	—	—	—
U.S. Discount Notes	54,657	54,657	—	—	—
U.S. Treasury Bonds	1,280	516	330	434	—
U.S. Treasury Notes	314,741	94,808	219,933	—	—
U.S. Treasury Strips	29,098	11,490	17,595	13	—
Government Agencies	21,917	2,054	19,863	—	—
	<u>\$ 1,944,086</u>	<u>\$ 1,671,268</u>	<u>\$ 272,371</u>	<u>\$ 447</u>	<u>\$ —</u>

## NOTE 6 – FAIR VALUE MEASUREMENT

The Agency categorizes its fair value measurements within the fair value hierarchy established by U.S. generally accepted accounting principles. The hierarchy is based on the evaluation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The Agency had the following recurring fair value measurements as of October 31, 2019 and 2018:

### Investment and Derivative Instruments Measured at Fair Value

	<u>October 31, 2019</u>		<u>October 31, 2018</u>	
	Amount	Level	Amount	Level
	(\$ in thousands)			
U.S. Treasury Bills	\$ 1,507,743	2	1,962,969	2
U.S. Discount Notes	54,657	2	235,139	2
U.S. Treasury Bonds	1,280	2	1,220	2
U.S. Treasury Notes	314,741	2	64,099	2
U.S. Treasury Strips	29,098	2	15	2
Government Agencies	21,917	2	18,080	2
Total	<u>\$ 1,929,436</u>		<u>\$ 2,281,522</u>	
Interest Rate Swaps	<u>\$ (813)</u>	2	<u>\$ (10,521)</u>	2

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Derivative instruments classified in Level 2 of the fair value hierarchy are valued using a market approach that considers benchmark interest rates. As of October 31, 2019 and 2018, collateralized investment agreements and repurchase agreements were held in the amounts of \$36,567 and \$32,650, respectively, and are valued at amortized cost.

## 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

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

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, 2019 and 2018, the total debt service reserve requirements were \$38.9 million and \$38.1 million, respectively. The Agency has sufficient funds on deposit within the debt service reserve funds to fully satisfy these requirements. In addition, as of both October 31, 2019 and 2018, the Agency has funded the amount of approximately \$8.0 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, 2019 and 2018.

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

Secured Loan Rental Housing - \$13.8 billion and \$14.0 billion at October 31, 2019 and 2018, respectively;  
Service Contract Revenue - \$32.5 million and \$57.3 million at October 31, 2019 and 2018, respectively;  
State Personal Income Tax Revenue – \$0 and \$79.6 million at October 31, 2019 and 2018, respectively.

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 February 10, 2020 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, 2019, the Agency had six 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, 2019 and 2018, the aggregate principal amount outstanding under this program was \$454.7 million and \$412.1 million, respectively.

In fiscal year 2017, the Agency entered into a financing agreement with the Federal Financing Bank (“FFB”) for selling beneficial ownership interests in mortgage loans originated by the Agency and insured with the Federal Housing Authority (“FHA”)/HFA Risk Sharing mortgage insurance. This federal initiative reduces costs of the capital for affordable housing. The Agency has sold beneficial ownership interest in its mortgage to FFB. Beneficial ownership interest in mortgage loans that the Agency sells to the FFB are evidenced by certificates of participation from the Agency. The participation proceeds are recorded as payable to the FFB and included in Bonds Payable and Other Debt Obligations on the Statements of Net Position. The monthly mortgage payments from the borrower will be used to repay the interest to the FFB and principal payments will reflect the schedule mortgage principal payments. The FFB Loan Participation Certificate Payable balance as of October 31, 2019 and October 31, 2018 remained unchanged at \$2.2 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 were as follows:

Projects or Bond Issues Defeased	Fiscal Year Defeased	Principal Amount Remaining of Obligations Defeased	
		October 31, 2019	2018
(\$ in thousands)			
State Personal Income Tax Revenue Bonds - various series	2017	\$ —	\$ 79,645
<b>TOTAL</b>		<b>\$ —</b>	<b>\$ 79,645</b>

## NOTE 8 - SUMMARY OF BOND INDEBTEDNESS

Fiscal Year Ended October 31, 2019

(in thousands)

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019	Final Maturity Date
<b>Mortgage Programs:</b>						
Housing Project Bonds - 8%	\$ 8,380	\$ 485	\$ —	\$ 485	\$ —	2019
Secured Loan Rental Housing Bonds- 1.10% to 9%	16,165,262	14,152,714	1,065,089	1,263,613	13,954,190	2051
Housing Project Mortgage Revenue Bonds- 3.60% to 6.125%	484,540	150	—	150	—	2019
Affordable Housing Revenue Bonds- 0.15% to 6.80%	5,207,835	3,197,745	1,035,205	401,690	3,831,210	2052
Affordable Housing Revenue Bonds- (Federal New Issue Bond Program) - ("NIBP") 2009 Series 1 2.47% to 3.68%	259,460	225,030	—	5,555	219,475	2044
New Issues: 0.55% to 3.80%	16,470	3,750	—	—	3,750	2022
<b>Total Mortgage Programs</b>	<b>22,141,947</b>	<b>17,579,874</b>	<b>2,100,294</b>	<b>1,671,493</b>	<b>18,008,625</b>	
<b>Other Programs:</b>						
State Revenue Bond Programs - 1.943% to 5%	431,675	153,810	—	118,880	34,930	2033
<b>Total Other Programs</b>	<b>431,675</b>	<b>153,810</b>	<b>—</b>	<b>118,880</b>	<b>34,930</b>	
<b>Total Bond Indebtedness</b>	<b>22,573,622</b>	<b>17,733,684</b>	<b>2,100,294</b>	<b>1,790,373</b>	<b>18,043,555</b>	
Unamortized Bond Premium	—	168	—	106	62	
<b>Total Net Bond Indebtedness</b>	<b>\$ 22,573,622</b>	<b>\$ 17,733,852</b>	<b>\$ 2,100,294</b>	<b>\$ 1,790,479</b>	<b>\$ 18,043,617</b>	



**NOTE 9 - DEBT SERVICE REQUIREMENTS**  
**(in thousands)**

		Affordable Housing Revenue Bonds	Affordable Housing Revenue Bonds (NIBP)	Secured Loan Rental Housing Bonds (and Other)*	SCOR/ State Revenue/ Personal Income/Bond Programs**	Total
<b>Principal:</b>						
Fiscal Year ending October 31,						
2020	\$	352,760	\$ 5,820	\$ 3,890	\$ 28,230	\$ 390,700
2021		414,445	6,045	4,081	6,700	431,271
2022		403,600	6,185	4,318	—	414,103
2023		364,420	6,060	4,480	—	374,960
2024		196,785	6,275	53,682	—	256,742
Five years ending October 31,						
2029		272,340	35,205	172,393	—	479,938
2034		331,985	42,670	1,392,321	—	1,766,976
2039		418,535	52,045	2,152,798	—	2,623,378
2044		475,435	55,245	2,286,464	—	2,817,144
2049		488,330	7,675	4,350,877	—	4,846,882
2054		112,400	—	3,221,313	—	3,333,713
* 2059		175	—	307,573	—	307,748
	\$	<b>3,831,210</b>	\$ <b>223,225</b>	\$ <b>13,954,190</b>	\$ <b>34,930</b>	\$ <b>18,043,555</b>
<b>Interest expense:</b>						
Fiscal Year ending October 31,						
2020	\$	119,226	\$ 6,279	\$ 1,218,496	\$ 3,245	\$ 1,347,246
2021		112,885	6,105	1,219,078	516	1,338,584
2022		104,374	5,925	1,218,863	—	1,329,162
2023		95,629	5,740	1,218,637	—	1,320,006
2024		87,801	5,565	1,218,401	—	1,311,767
Five years ending October 31,						
2029		402,323	24,993	6,058,709	—	6,486,025
2034		346,401	19,556	5,717,331	—	6,083,288
2039		268,429	12,949	4,788,840	—	5,070,218
2044		171,541	4,969	3,501,642	—	3,678,152
2049		71,122	95	2,075,720	—	2,146,937
2054		7,948	—	338,283	—	346,231
* 2059		3	—	11,107	—	11,110
	\$	<b>1,787,682</b>	\$ <b>92,176</b>	\$ <b>28,585,107</b>	\$ <b>3,761</b>	\$ <b>30,468,726</b>
<b>Total debt service requirements:</b>						
Fiscal Year ending October 31,						
2020	\$	471,986	\$ 12,099	\$ 1,222,386	\$ 31,475	\$ 1,737,946
2021		527,330	12,150	1,223,159	7,216	1,769,855
2022		507,974	12,110	1,223,181	—	1,743,265
2023		460,049	11,800	1,223,117	—	1,694,966
2024		284,586	11,840	1,272,083	—	1,568,509
Five years ending October 31,						
2029		674,663	60,198	6,231,102	—	6,965,963
2034		678,386	62,226	7,109,652	—	7,850,264
2039		686,964	64,994	6,941,638	—	7,693,596
2044		646,976	60,214	5,788,106	—	6,495,296
2049		559,452	7,770	6,426,597	—	6,993,819
2054		120,348	—	3,559,596	—	3,679,944
* 2059		178	—	318,680	—	318,858
	\$	<b>5,618,892</b>	\$ <b>315,401</b>	\$ <b>42,539,297</b>	\$ <b>38,691</b>	\$ <b>48,512,281</b>

\*Final maturity date

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

The Agency has entered into two 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 \$32,450,000. 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.

The fair value balances and notional amounts of derivative instruments outstanding at October 31, 2019, 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, 2019		Notional
	Classification	Amount	Classification	Amount	
Cash flow hedge	Deferred outflow	\$9,708,291	Debt	(\$813,071)	\$32,450,000

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, 2019, along with the credit rating of the associated counterparty:

Type	Objective	Terms				Fair value	Counterparty: J.P.Morgan Credit Rating
		Notional Amount	Effective Date	Maturity Date	Fixed rate paid		
Synthetic fixed rate swap	Hedge of changes in cash flows of SCR 2003 Series L (1) and M (2) bonds.*	(1)\$16,225,000	8/28/2003	9/15/2021	3.660%	(\$406,873)	Moody's: Aa2 S&P: A+ Fitch: AA
		(2)\$16,225,000	8/28/2003	9/15/2021	3.656%	(\$406,198)	

\*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, 2019, the weighted-average interest rate on the Agency's hedged variable-rate debt is 1.1039 percent, while the applicable 65% percent of LIBOR rate is 1.2438 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, 2019, 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			Fixed Interest		
October 31,	Principal	Interest	Rate Swaps, net	Total	
(in thousands)					
2020	\$ 25,750	\$ 288	\$ 629	\$ 26,667	
2021	6,700	47	108	6,855	
<b>TOTAL</b>	<b>\$ 32,450</b>	<b>\$ 335</b>	<b>\$ 737</b>	<b>\$ 33,522</b>	

## NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS

### PLAN DESCRIPTION AND BENEFITS PROVIDED

The Agency provides postemployment healthcare benefits (including Medicare Part B reimbursement) and prescription drug coverage through participation in the New York State Health Insurance Program (“NYSHIP”), as sponsored and administered by the State of New York to eligible retirees and eligible dependents and survivors of retirees. The State has the authority to establish and amend the benefit provisions offered and contribution requirements. The plan is considered a single employer defined benefit plan for financial reporting purposes. The Agency has elected to fund postretirement health benefits on a pay-as-you-go basis. Therefore, no plan assets exist in a trust that meets the specified criteria in paragraph 4 of GASB No. 75.

Under the plan, eligible retired employees receive health care benefits with retirees 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.

Contributions towards part of the costs of these benefits are required of the retirees.

### EMPLOYEES COVERED BY BENEFIT TERMS

At October 31, 2017 and 2015, the following employees were covered by the benefit terms:

	2017	2015
Actives	94	87
Retirees	70	66
Vestees	1	1
Beneficiaries	3	3
Spouses of Retirees	37	33
Total	205	190

### TOTAL OPEB LIABILITY

The Agency’s reported total OPEB liability of \$38.2 million and \$40.1 million as of October 31, 2019 and 2018, respectively. The liability amounts as of October 31, 2019 and 2018 was determined by an actuarial valuation measured as of October 31, 2018 and 2017, respectively.

### ACTUARIAL ASSUMPTIONS AND OTHER INPUTS

The total OPEB liability in the October 31, 2018 and 2017 actuarial valuations were determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified.

Discount Rate: 4.30% per annum as of October 31, 2018 and 3.65% per annum as of October 31, 2017 (The discount rate was based on the Bond Buyer General Obligation 20-Bond Municipal Bond Index).

## NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS (continued)

Inflation: 2.3% per annum, compounded annually.

Salary Scale: 3.5% per annum, compounded annually.

Other Key Actuarial Assumptions: The plan has not had a formal actuarial experience study performed.

Valuation date	October 31, 2017	October 31, 2017
Measurement date	October 31, 2017	October 31, 2018
Actuarial cost method	Entry Age Normal	Entry Age Normal

Health Cost Trend: The healthcare trend assumption is based on the Society of Actuaries-Getzen Model version 2017 utilizing the baseline assumptions included in the model. Further adjustments are made for changes due to the Affordable Care Act (“ACA”), aging, percentage of costs associated with administrative expenses, inflation on administrative costs and potential excise tax due to ACA. Excise taxes are estimated based on 2018 premium rates, 2018 adjusted thresholds of \$11,850 for individual coverage and \$30,950 for family coverage and increases in those threshold at assumed inflation (plus 1% for 2018). The trend assumption for the Medicare Part B reimbursement is base on the lessor of 4.5% and the rates (without excise tax) contained in the table below beginning in 2018. For determining retiree contributions, the less than age 65 trend (with Excise Tax) are applied to all ages since the premium rate does not vary by age. The health cost trend assumption at sample years is as follows:

<u>&lt; Age 65</u>					<u>&gt;= Age 65</u>				
<u>Calendar</u>		<u>With</u>			<u>Calendar</u>		<u>With</u>		
<u>Year</u>	<u>Trend</u>	<u>Excise Tax</u>	<u>Trend</u>	<u>Excise Tax</u>	<u>Year</u>	<u>Trend</u>	<u>Excise Tax</u>	<u>Trend</u>	<u>Excise Tax</u>
2016	11.9%	11.9%	0.0%	0.0%	2026	4.9	5.7	4.9	4.9
2017	8.5	8.5	8.2	8.2	2031	4.9	5.7	4.9	4.9
2018	6.2	6.2	5.5	5.5	2036	5	5.6	5	5
2019	5.6	6.2	5.3	5.3	2046	4.8	5.3	4.8	5.7
2020	5.1	5.3	5.1	5.1	2056	4.7	5	4.7	5.3
2021	5.1	5.9	5.1	5.1					

For purposes of applying the Entry Age Normal cost method, the healthcare trend prior to the first calendar year shown in the table above is based on the ultimate rate, which is 4.0% for costs prior to age 65 and 4.1% of costs at age 65 and later.

Retiree’s Share of Benefit-Related Costs: 25% of dependent coverage costs and 10% of individual employee costs.

Mortality Rates: Healthy Lives: RPH-2006 Healthy Mortality Tables with White Collar adjustments adjusted to reflect Mortality Improvement Scale MP-2017 and projected forward on a generational basis, with employee rates before benefit commencement and healthy annuitant rates after benefit commencement and reflecting mortality improvements both before and after the valuation date. Disabled Lives: RPH-2006 Disability Mortality Tables adjusted to reflect Mortality Improvement Scale MP-2017 and projected forward on a generational basis reflecting mortality improvements both before and after the valuation date.

## NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS (continued)

### CHANGES IN THE TOTAL OPEB LIABILITY

	Total OPEB Liability	
	Fiscal Year Ended	
	<u>2019</u>	<u>2018</u>
Balance as of the beginning of the year	\$ 40,136,344	\$ 41,212,000
Changes for the year:		
Service cost	1,672,885	1,634,576
Interest on total OPEB liability	1,503,979	1,403,699
Effect of economic/demographic gains or losses	(108,608)	(540,185)
Effect of assumptions changes or inputs	(3,827,000)	(2,431,444)
Benefit payments	(1,061,600)	(994,302)
Implicit rate subsidy payments	<u>(158,000)</u>	<u>(148,000)</u>
Net changes	<u>(1,978,344)</u>	<u>(1,075,656)</u>
Balance as of the end of the year	\$ <u>38,158,000</u>	\$ <u>40,136,344</u>

### SENSITIVITY OF THE OPEB LIABILITY TO CHANGES IN THE DISCOUNT RATE

The following presents the total OPEB liability of the Agency, calculated using the discount rate of 4.30%, as well as what the Agency's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (3.30%) or one percentage point higher (5.30%) than the current rate.

	<b>1% Decrease</b>	<b>Discount Rate</b>	<b>1% Increase</b>
	<b>3.30%</b>	<b>4.30%</b>	<b>5.30%</b>
Total OPEB liability	\$44,290,000	\$38,158,000	\$33,238,000

### SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN THE HEALTHCARE COST TREND RATES

The following presents the total OPEB liability of the Agency, calculated using the current healthcare cost trend rates as well as what the Agency's total OPEB liability would be if it were calculated using trend rates that are one percentage point lower or one percentage point higher than the current trend rates.

	<b>Healthcare Cost</b>		
	<b>1% Decrease</b>	<b>Trend Assumption</b>	<b>1% Increase</b>
Total OPEB liability	\$32,782,000	\$38,158,000	\$44,990,000

**NOTE 11 – OTHER POSTEMPLOYMENT BENEFITS (continued)**

**OPEB EXPENSE AND DEFERRED OUTFLOWS OF RESOURCES AND DEFERRED INFLOWS OF RESOURCES RELATED TO OPEB**

For the years ended October 31, 2019 and 2018, the Agency recognized OPEB expense of \$3.8 million and \$3.4 million, respectively.

At October 31, 2019 and 2018, the Agency reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<b>Deferred Inflows of Resources</b>	<b>Deferred Outflows of Resources</b>
Payments subsequent to measurement date	\$—	\$1,126,000
Differences between expected and actual experience	(\$498,853)	\$—
Changes of assumptions	(\$4,649,206)	\$891,424
Total	<u>(\$5,148,059)</u>	<u>\$891,424</u>

In accordance with GASB No. 75, the Agency reported \$1.1 million as deferred outflows of resources related to the Agency's OPEB contribution subsequent to the measurement date and will be recognized as a reduction of the total OPEB liability in the year ending October 31, 2019. Amounts reported as deferred outflows of resources and deferred inflows of resources related to other postemployment benefits will be recognized in OPEB expense as follows:

Year ended October 31:	
2019	(\$905,853)
2020	(905,853)
2021	(1,204,465)
2022	(948,941)
2023	(291,523)
Thereafter*	—

\*Note that additional future deferred inflows and outflows of resources may impact these numbers.

**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, 2018, he was elected for a new term commencing January 1, 2019. 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](http://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**

Pension legislation enacted in 1973, 1976, 1983, 2009 and 2012 established distinct classes of membership. For convenience, the system uses a tier concept, ranging from Tier 1 to 6, to distinguish these groups. Generally, Tier 3, 4, and 5 members must contribute 3% of their salary to the System. As a result of Article 19 of the RSSL, eligible Tier 3 and 4 employees, with a membership date on or after July 27, 1976, who have ten or more years of membership or credited service with the System, are not required to contribute. Members cannot be required to begin making contributions or to make increased contributions beyond what was required when membership began. For Tier 6 members, the contribution rate varies from 3% to 6% depending on salary. Generally, Tier 5 and 6 members are required to contribute for all years of service.

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 2019	\$224,413
Year 2018	\$197,483
Year 2017	\$140,488



## 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, 2019 and 2018, the Agency reported a liability of approximately \$2.11 million and \$858 thousand respectively for its proportionate share of the net pension liability. The net pension liability was measured as of March 31, 2019 and 2018 respectively, 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, 2019 and 2018, the Agency’s proportion was 0.0297684% and 0.0265803% respectively.

For the years ended October 31, 2019 and 2018, the Agency recognized pension expense of approximately \$1,731,958 and \$1,301,715 respectively. At October 31, 2019, 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	\$415,341	\$141,585
Changes of Assumptions	530,161	—
Net difference between projected and actual earnings on pension plan investments	—	541,332
Changes in proportion and differences between contributions and proportionate share of contributions	752,670	—
Total	<u>\$1,698,172</u>	<u>\$682,917</u>

## 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:

2020	\$727,579
2021	(\$205,469)
2022	\$124,525
2023	\$368,620

## ACTUARIAL ASSUMPTIONS

The total pension liability at March 31, 2019 was determined by using an actuarial valuation as of April 1, 2017, with update procedures used to roll forward the total pension liability to March 31, 2019. The actuarial valuations for NYSLRS used the following actuarial assumptions:

Actuarial cost method	Entry age normal
Inflation rate	2.5%
Salary scale	3.8% in ERS, 4.5% in PFRS, indexed by service
Investment rate of return, including inflation	7.0% compounded annually, net of investment expenses
Cost of living adjustments	1.3% annually
Decrement	Developed from the Plan's 2015 experience study of the period April 1, 2010 – March 31, 2015
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 return, 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. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic Equity	36%	4.55%
International Equity	14	6.35
Private Equity	10	7.50
Real Estate	10	5.55
Absolute Return Strategies*	2	3.75
Opportunistic Portfolio	3	5.68
Real Asset	3	5.29
Bonds and Mortgages	17	1.31
Cash	1	(0.25)
Inflation Indexed Bonds	4	1.25
	<u>100%</u>	

The real rate of return is net of the long-term inflation assumption of 2.50%

- \* Excludes equity-oriented and long-only funds. For investment management purposes, these funds are included in domestic equity and international equity, respectively.

### DISCOUNT RATE

The discount rate used to calculate the total pension liability as of March 31, 2019 and 2018 was 7.0%. 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.

## NOTE 12 – PENSION PLANS (continued)

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

The following presents the collective net pension liability of participating employers calculated using a discount rate assumption of 7.0%, as well as what the collective net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0%) or 1-percentage-point higher (8.0%) than the current rate (in thousands):

	<u>1% Decrease</u>	<u>Current Assumption</u> (in thousands)	<u>1% Increase</u>
<b>October 31, 2019</b>	<b>6.0%</b>	<b>7.0%</b>	<b>8.0%</b>
Agency's proportionate share of the pension liability	\$9,222	\$2,109	(\$3,866)
<b>October 31, 2018</b>	<b>6.0%</b>	<b>7.0%</b>	<b>8.0%</b>
Agency's proportionate share of the pension liability	\$6,490	\$858	(\$3,907)

### 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 \$313 thousand and \$350 thousand during fiscal 2019 and fiscal 2018, 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, 2019, there was one Agency employee 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, 2019 and 2018, the Agency held undistributed bond proceeds which will be used to fund its outstanding loan commitments in the amounts of \$902.7 million and \$970.5 million, respectively.

### **OFFICE LEASES**

The Agency is obligated under leases for office locations in the city of New York and Buffalo.

The Agency and the State of New York Mortgage Agency (“SONYMA”) entered into a new operating lease for office space which commenced on December 6, 2018 and terminates on July 31, 2040. The lease entitles the Agency and SONYMA to a rent holiday which provides for no required payments of fixed rent through July 31, 2020. This provision was added by the building’s owner as an incentive to renew the lease.

The lease obligate the Agency to pay for escalations in excess of the minimum annual rental (ranging from \$2.8 million to \$3.7 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 paid by SONYMA, with whom the Agency shares the leased space.

Rental expense for all office locations for both fiscal years ended October 31, 2019 and October 31, 2018 was \$1.8 and \$2.9 million respectively, net of allocations to certain State related agencies.

### **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, 2019, a total of \$545.0 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 CHANGES IN TOTAL OPEB

### LIABILITY AND RELATED RATIOS

	Year Ending October 31	
	2019	2018
<b>Total OPEB Liability</b>		
Service cost	\$ 1,672,885	\$ 1,634,576
Interest on total OPEB liability	1,503,979	1,403,699
Effect of economic/demographic (gains) or losses	(108,608)	(540,185)
Effect of assumption changes or inputs	(3,827,000)	(2,431,444)
Benefit payments	(1,219,600)	(1,142,302)
Net change in total OPEB liability	(1,978,344)	(1,075,656)
 Total OPEB liability - beginning of year	40,136,344	41,212,000
Total OPEB liability - end of year	\$ 38,158,000	\$ 40,136,344
 Covered payroll	10,211,000	9,111,864
 Total OPEB liability as a % of covered payroll	373.70%	440.48%

This schedule is presented to illustrate the requirement to show information for 10 years. Additional years will be displayed as they become available.

#### NOTES TO SCHEDULE

Changes in Benefit Terms: None.

Changes in Assumptions: The changes listed below reflect differences in actuarial assumptions used in measuring the liability as of October 31, 2018 versus the measurement as of October 31, 2017:

- A change in the discount rate from 3.65% as of October 31, 2017 to 4.30% as of October 31, 2018.
- The per capita claim cost assumption and health cost trend assumption have been updated since the prior valuation.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB No. 75 to pay related benefits.



# 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

	2019	2018	2017	2016	2015
	(\$ in thousands)				
Contractually required contribution	\$ 1,414	1,325	1,175	1,400	1,400
Contributions in relation to the contractually required contribution	1,414	1,325	1,175	1,400	1,400
Contribution deficiency (excess)	\$ —	—	—	—	—
Covered payroll	\$ 10,269	9,250	7,909	7,811	7,700
Contributions as a percentage of covered payroll	14%	14%	15%	18%	18%

  

	2014	2013	2012	2011	2010
	(\$ in thousands)				
Contractually required contribution	\$ 1,200	1,300	1,500	975	577
Contributions in relation to the contractually required contribution	1,200	1,300	1,500	975	577
Contribution deficiency (excess)	\$ —	—	—	—	—
Covered payroll	\$ 7,200	6,600	7,000	7,700	8,100
Contributions as a percentage of covered payroll	17%	20%	21%	13%	7%

### NOTES TO SCHEDULE

Valuation Date: Actuarially determined contribution rates are calculated as of April 1, one year prior to the end of the fiscal year in which the contributions are reported.

Methods and assumptions used to determine to actuarially determined employer contributions are as follows:

Actuarial cost method	Entry age normal
Inflation rate	2.50%
Salary scale	3.8% in ERS, 4.5% in PFRS, indexed by service
Investment rate of return, including inflation	7.0% compounded annually, net of investment expenses
Cost of living adjustments	1.3% annually
Decremets	Developed from the Plan's 2015 experience study of the period April 1, 2010 — March 31, 2015
Mortality improvement	Society of Actuaries Scale MP-2014

# 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, 2019, 2018, 2017, 2016 AND 2015

	2019	2018	2017	2016	2015
The Agency's portion of the net pension liability	2.9768400%	.0265803%	.0243816%	.0239870%	.0219085%
The Agency's proportionate share of the net pension liability	\$ 2,109,000	\$ 858,000	\$ 2,291,000	\$ 3,850,000	\$ 740,000
The Agency's covered payroll	\$ 10,211,000	\$ 9,111,864	\$ 7,909,000	\$ 7,811,000	\$ 7,681,000
The Agency's proportionate share of the net pension liability as a percentage of its covered payroll	20.7%	9.4%	29.0%	49.3%	9.6%
Plan fiduciary net position as a percentage of the total pension liability	96.3%	98.2%	94.7%	90.7%	97.9%

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

# *Supplementary Section*

New York State Housing Finance Agency  
SCHEDULES OF NET POSITION  
October 31, 2019  
(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	Housing Project Mortgage Revenue Program
<b>Assets</b>					
Current Assets:					
Cash held principally by Trustee and Depository - Restricted	\$ 374,683	12,218	42,550	—	—
Cash held principally by Trustee and Depository - Unrestricted	—	—	—	—	—
Investments - Restricted	1,011,557	23,952	379,320	—	—
Investments - Unrestricted	—	—	—	—	—
Accrued interest receivable on investments	2,698	398	526	—	507
Mortgage loans and other loans - net	127,619	5,599	34,267	—	—
Interest receivable and other	13,998	347	28,034	—	4,187
<b>Total current assets</b>	<b>1,530,555</b>	<b>42,514</b>	<b>484,697</b>	<b>—</b>	<b>4,694</b>
Non-current Assets:					
Investments - Restricted	25,982	—	798	—	14,650
Investments - Unrestricted	—	—	—	—	—
Mortgage loans and other loans - net	2,759,480	215,331	13,835,234	—	—
Capital assets - internal use software	—	—	—	—	—
<b>Total non-current assets</b>	<b>2,785,462</b>	<b>215,331</b>	<b>13,836,032</b>	<b>—</b>	<b>14,650</b>
<b>Total assets</b>	<b>4,316,017</b>	<b>257,845</b>	<b>14,320,729</b>	<b>—</b>	<b>19,344</b>
<b>Deferred outflows of resources</b>					
Deferred outflows: Other postemployment benefits	—	—	—	—	—
Accumulated decrease in fair value of hedging derivatives	—	—	—	—	—
Deferred outflows: Pension	—	—	—	—	—
<b>Total deferred outflows of resources</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Liabilities</b>					
Current Liabilities:					
Bonds payable and other debt obligations	352,660	5,820	251,890	—	—
Funds received from mortgagors	6,417	18	1,686	—	—
Accounts payable and other	—	—	—	—	—
Interest payable	60,283	3,161	28,821	—	—
Advances from (to) other programs	36	1	149	—	—
Funds received from governmental entities	—	—	6,877	—	—
Earnings restricted to project development	35,391	627	258	—	—
Amounts received in advance and other	19,153	528	288,291	—	—
<b>Total current liabilities</b>	<b>473,940</b>	<b>10,155</b>	<b>577,972</b>	<b>—</b>	<b>0</b>
Non-current Liabilities:					
Bonds payable and other debt obligations (net)	3,478,550	217,405	13,702,300	—	—
Derivative instrument - interest rate swaps	—	—	—	—	—
Unearned revenues, amounts received in advance and other	3,670	—	1,629	—	4,187
Other postemployment benefits	—	—	—	—	—
Net pension liability	—	—	—	—	—
<b>Total non-current liabilities</b>	<b>3,482,220</b>	<b>217,405</b>	<b>13,703,929</b>	<b>—</b>	<b>4,187</b>
<b>Total liabilities</b>	<b>3,956,160</b>	<b>227,560</b>	<b>14,281,901</b>	<b>—</b>	<b>4,187</b>
<b>Deferred inflows of resources</b>					
Deferred inflows: Other postemployment benefits	—	—	—	—	—
(Loss) gain on defeasance - net	—	—	—	—	—
Deferred inflows: Pension	—	—	—	—	—
<b>Total deferred inflows of resources</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Net position</b>					
Restricted for bond and other obligations	359,857	30,285	38,828	552	13,776
Unrestricted	—	—	—	(552)	1,381
<b>Total net position (deficit)</b>	<b>\$ 359,857</b>	<b>30,285</b>	<b>38,828</b>	<b>—</b>	<b>15,157</b>

**Supplemental Schedule I**

Other Programs	Programs without Bond Financing		Total
	Mortgage and Other Programs	Agency Operating Funds	
State Revenue Bond Programs	Project Improvement and Other Programs		
164	76,618	39,492	545,725
—	—	35,109	35,109
887	130,707	—	1,546,423
—	—	124,845	124,845
—	799	2,100	7,028
33,030	685	—	201,200
34	25,253	14,277	86,130
<b>34,115</b>	<b>234,062</b>	<b>215,823</b>	<b>2,546,460</b>
—	16,704	—	58,134
—	—	214,684	214,684
1,900	16,179	135	16,828,259
—	—	33,555	33,555
<b>1,900</b>	<b>32,883</b>	<b>248,374</b>	<b>17,134,632</b>
<b>36,015</b>	<b>266,945</b>	<b>464,197</b>	<b>19,681,092</b>
—	—	891	891
813	—	—	813
—	—	1,698	1,698
<b>813</b>	<b>—</b>	<b>2,589</b>	<b>3,402</b>
33,030	—	—	643,400
—	7,128	40,860	56,109
—	48	21,777	21,825
31	—	—	92,296
—	353	(539)	—
—	(1,016)	2,108	7,969
3	7,797	1,050	45,126
1,448	—	—	309,420
<b>34,512</b>	<b>14,310</b>	<b>65,256</b>	<b>1,176,145</b>
1,962	—	—	17,400,217
813	—	—	813
—	25,551	3,788	38,825
—	—	38,158	38,158
—	—	2,109	2,109
<b>2,775</b>	<b>25,551</b>	<b>44,055</b>	<b>17,480,122</b>
<b>37,287</b>	<b>39,861</b>	<b>109,311</b>	<b>18,656,267</b>
—	—	5,148	5,148
—	—	—	—
—	—	683	683
<b>—</b>	<b>—</b>	<b>5,831</b>	<b>5,831</b>
(459)	227,084	80	670,003
—	—	351,564	352,393
<b>(459)</b>	<b>227,084</b>	<b>351,644</b>	<b>1,022,396</b>

New York State Housing Finance Agency  
SCHEDULES OF PROGRAM REVENUES, EXPENSES  
AND CHANGES IN NET POSITION  
Fiscal Year Ended October 31, 2019  
(in thousands)

	Programs with Bond Financing				
	Mortgage Programs				Housing Project Mortgage Revenue Program
	Affordable Housing Program	Affordable Housing Program (NIBP)	Secured Loan Rental Housing Program (and Other)	Moral Obligation Housing Programs	
<b>Operating revenues</b>					
Interest on mortgage loans	\$ 138,234	8,823	387,112	12	78
Fees, charges and other	—	—	—	9	—
Investment income	8,478	495	9,982	4	1,032
Unrealized gain on investments held	892	4	360	—	—
Recoveries	5,013	—	—	—	30
<b>Total operating revenues</b>	<b>152,617</b>	<b>9,322</b>	<b>397,454</b>	<b>25</b>	<b>1,140</b>
<b>Operating expenses</b>					
Interest	113,542	6,362	387,051	6	—
Earnings on investments and other funds credited to mortgagors and lessees	—	—	7,013	—	—
Other postemployment benefits	—	—	—	—	—
General expenses	44	—	—	—	3
Other financial expenses	1,065	—	36	—	—
Supervising agency fee	—	—	—	—	—
Allowance for losses on loans	—	—	—	—	—
<b>Total operating expenses</b>	<b>114,651</b>	<b>6,362</b>	<b>394,100</b>	<b>6</b>	<b>3</b>
<b>Operating income (loss)</b>	<b>37,966</b>	<b>2,960</b>	<b>3,354</b>	<b>19</b>	<b>1,137</b>
<b>Non-operating revenues (expenses)</b>					
Transfers from (to) Agencies of New York State	—	—	—	—	—
Federal grant revenue	—	—	—	—	—
Federal grant expense	—	—	—	—	—
Reserve funds received from mortgagors (net)	4,509	96	(1,156)	—	—
Transfers between programs	182	—	—	(718)	(47,905)
(Loss) gain on extinguishment of debt	—	—	(510)	—	—
<b>Net non-operating revenues (expenses)</b>	<b>4,691</b>	<b>96</b>	<b>(1,666)</b>	<b>(718)</b>	<b>(47,905)</b>
<b>Increase (Decrease) in net position</b>	<b>42,657</b>	<b>3,056</b>	<b>1,688</b>	<b>(699)</b>	<b>(46,768)</b>
<b>Total net position - beginning of fiscal year (restated)</b>	<b>317,200</b>	<b>27,229</b>	<b>37,140</b>	<b>699</b>	<b>61,925</b>
<b>Total net position (deficit) - end of fiscal year</b>	<b>\$ 359,857</b>	<b>30,285</b>	<b>38,828</b>	<b>—</b>	<b>15,157</b>

**Supplemental Schedule II**

Programs with Bond Financing	Programs without Bond Financing		
Other Program	Mortgage and Other Programs	Agency Operating Funds	Total
State Revenue Bond Programs	Project Improvement and Other Programs		
2,466	1,192	—	537,917
2,707	8,977	58,787	70,480
31	4,644	8,293	32,959
—	894	6,726	8,876
—	427	—	5,470
<b>5,204</b>	<b>16,134</b>	<b>73,806</b>	<b>655,702</b>
2,421	—	—	509,382
—	—	—	7,013
—	—	3,832	3,832
—	—	25,847	25,894
2,646	69	1,053	4,869
—	—	11,257	11,257
—	244,725	—	244,725
<b>5,067</b>	<b>244,794</b>	<b>41,989</b>	<b>806,972</b>
<b>137</b>	<b>(228,660)</b>	<b>31,817</b>	<b>(151,270)</b>
—	98,834	(2,032)	96,802
—	4,609	—	4,609
—	(4,609)	—	(4,609)
—	—	8	3,457
—	(80)	48,521	—
921	—	—	411
<b>921</b>	<b>98,754</b>	<b>46,497</b>	<b>100,670</b>
1,058	(129,906)	78,314	(50,600)
(1,517)	356,990	273,330	1,072,996
<b>(459)</b>	<b>227,084</b>	<b>351,644</b>	<b>1,022,396</b>

# 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, 2019

(in thousands)

	Programs with Bond Financing				
	Mortgage Programs				Motgage Programs
	Affordable Housing Program	Affordable Housing Program (NIBP)	Secured Loan Rental Housing Program (and Other)	Moral Obligation Housing Programs	Housing Project Mortgage Revenue Program
<b>Cash flows from operating activities</b>					
Interest on loans	\$ 136,847	8,823	387,484	16	(201)
Fees, charges and other	—	—	—	9	—
Operating expenses	(1,109)	—	(36)	—	(3)
Principal payments on mortgage loans	289,917	5,367	1,234,995	310	120
Mortgage loans advanced	(744,695)	—	(1,154,971)	—	(120)
Funds received from mortgagors	18,035	96	5,679	—	309
Funds returned to mortgagors	(387)	—	(31,762)	—	—
Funds received from governmental entities	—	—	—	—	—
Distribution of funds received from governmental entities	—	—	—	—	—
Recoveries and other	5,138	1	(1,517)	(718)	(47,904)
<b>Net cash (used in) provided by operating activities</b>	<b>(296,254)</b>	<b>14,287</b>	<b>439,872</b>	<b>(383)</b>	<b>(47,799)</b>
<b>Cash flows from non-capital financing activities</b>					
Interest payments	(99,142)	(6,443)	(387,480)	(26)	(5)
Issuance of bonds	1,035,155	—	1,065,002	—	—
Retirement and redemption of bonds	(401,690)	(5,555)	(1,263,526)	(485)	(150)
Federal grant revenue	—	—	—	—	—
Federal grant expense	—	—	—	—	—
<b>Net cash provided by (used in) non-capital financing activities</b>	<b>534,323</b>	<b>(11,998)</b>	<b>(586,004)</b>	<b>(511)</b>	<b>(155)</b>
<b>Cash flows from investing activities</b>					
Investment income	29,408	424	10,737	4	1,150
Proceeds from sales or maturities of investments	9,651,434	69,055	2,800,869	321	92,257
Purchases of investments	(9,602,627)	(64,670)	(2,643,755)	—	(47,215)
<b>Net cash provided by (used in) non-capital financing activities</b>	<b>78,215</b>	<b>4,809</b>	<b>167,851</b>	<b>325</b>	<b>46,192</b>
Net increase (decrease) in cash	316,284	7,098	21,719	(569)	(1,762)
Cash at beginning of fiscal year	58,399	5,120	20,831	569	1,762
<b>Cash at end of fiscal year</b>	<b>\$ 374,683</b>	<b>12,218</b>	<b>42,550</b>	<b>—</b>	<b>—</b>
<b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:</b>					
Operating income (loss)	\$ 37,966	2,960	3,354	19	1,137
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Interest expense	113,542	6,362	387,051	6	—
Investment income	(9,370)	(499)	(10,342)	(4)	(1,032)
Allowance for losses on loans	—	—	—	—	—
Other	125	1	(1,481)	(718)	(47,934)
Changes in assets and liabilities - net:					
Mortgage loan receivables	(454,778)	5,367	80,024	310	—
Interest receivable and other	(1,387)	—	372	4	(279)
Accounts and other payables	—	—	(36)	—	—
Funds received from (to) mortgagors	17,648	96	(19,070)	—	309
<b>Net cash (used in) provided by operating activities</b>	<b>\$ (296,254)</b>	<b>14,287</b>	<b>439,872</b>	<b>(383)</b>	<b>(47,799)</b>
<b>Non-cash investing activities</b>					
Unrealized gain on investments held	\$ 892	4	360	—	—



**Supplemental Schedule III**

Programs with Bond Financing	Programs without Bond Financing		Total
	Other Program	Mortgage and Other Programs	Agency Operating Funds
	State Revenue Bond Programs	Project Improvement and Other Programs	
	2,632	(3,497)	—
	2,707	8,977	58,787
	(2,646)	(69)	(63,360)
	118,880	2,857	—
	—	(244,729)	—
	64,756	8,917	9,398
	(65,335)	—	(3,405)
	—	143,686	—
	—	(85,370)	—
	921	(76)	48,368
	<b>121,915</b>	<b>(169,304)</b>	<b>49,788</b>
	(3,516)	—	—
	—	—	—
	(118,880)	—	—
	—	4,609	—
	—	(4,609)	—
	<b>(122,396)</b>	<b>—</b>	<b>—</b>
	34	8,477	9,269
	58,757	703,344	308,856
	(58,152)	(526,747)	(362,766)
	<b>639</b>	<b>185,074</b>	<b>(44,641)</b>
	158	15,770	5,147
	6	60,848	69,454
	<b>164</b>	<b>76,618</b>	<b>74,601</b>
	137	(228,660)	31,817
	2,421	—	—
	(31)	(5,538)	(15,019)
	—	244,725	—
	3,567	(434)	90,357
	118,880	(241,872)	—
	166	(4,689)	—
	(2,646)	(69)	(63,360)
	(579)	67,233	5,993
	<b>121,915</b>	<b>(169,304)</b>	<b>49,788</b>
	—	894	6,726
			8,876

# BOND INDEBTEDNESS AND OTHER DEBT OBLIGATIONS

(in thousands)

Supplemental Schedule IV

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
<b>Housing Project Bonds:</b>					
Simeon DeWitt Apartments, 8% — 1978, maturing in varying semi-annual installments to 2018	\$ 4,565	185	—	185	—
Towpath Towers, 8% — 1978, maturing in varying semi-annual installments to 2019	3,815	300	—	300	—
	<b>8,380</b>	<b>485</b>	<b>—</b>	<b>485</b>	<b>—</b>
<b>Secured Loan Rental Housing Bonds and Other:</b>					
1.25% to 4.95% — 2003 Series B, maturing in varying semi-annual installments to 2033	4,700	625	—	25	600
	<b>4,700</b>	<b>625</b>	<b>—</b>	<b>25</b>	<b>600</b>
<b>Multi-Family FHA Insured Mortgage Housing Revenue Bonds</b>					
6.79% — 1998 Series A (Federally Taxable), maturing in varying semi-annual installments to 2039	2,540	2,085	—	45	2,040
	<b>2,540</b>	<b>2,085</b>	<b>—</b>	<b>45</b>	<b>2,040</b>
<b>FFB Loan - Housing Revenue Debt Obligation</b>					
3.83% - maturing in 2047					
<i>**Financing agreement with the Federal Financing Bank - "FFB"(see note 8).</i>	2,283	2,241	—	43	2,198
<b>Multi-Family Housing Revenue Bonds (Secured Mortgage Program)</b>					
7.95% to 9% — 1994 Series B (Federally Taxable), maturing in varying annual installments to 2026	12,220	920	—	90	830
3.65% to 5.35% — 1999 Series A, maturing in varying annual installments to 2031	7,565	4,615	—	255	4,360
varying annual installments to 2032	5,755	3,885	—	180	3,705
4.05% to 5.60% — 2001 Series A, maturing in varying annual installments to 2033	2,150	1,460	—	65	1,395
3% to 5.40% — 2001 Series G, maturing in varying annual installments to 2034	10,465	7,225	—	310	6,915
5% to 5.65% — 2001 Series K, maturing in varying annual installments to 2034	3,795	2,755	—	105	2,650
4.90% to 5.375% — 2002 Series A, maturing in varying annual installments to 2035	6,640	4,760	—	190	4,570
4.50% to 5.375% — 2002 Series C, maturing in varying annual installments to 2034	3,170	2,240	—	90	2,150
5.375% — 2002 Series D, maturing in varying annual installments to 2034	1,600	300	—	15	285
1.75% to 5.10% — 2004 Series B refunding, maturing in varying semi-annual installments to 2027	32,245	780	—	125	655
<b>Watergate II Apartments Multi-Family Housing Revenue Bonds</b>					
1.10% to 4.90% — 2004 Series A, maturing in varying semi-annual installments to 2045	7,800	4,560	—	120	4,440
<b>Framark Place Apartments Multi-Family Housing Revenue Bonds</b>					
5.20% to 5.35% — 2004 Series A, maturing in varying semi-annual installments to 2036	1,800	1,345	—	50	1,295
<b>Washington Apartments Multi-Family Housing Revenue Bonds</b>					
4.50% to 5.15% — 2004 Series A, maturing in varying semi-annual installments to 2036	2,695	1,990	—	75	1,915
<b>Nathan Hale Senior Village Multi-Family Housing Revenue Bonds</b>					
1.15% to 4.60% — 2004 Series A, maturing in varying semi-annual installments to 2039	5,745	3,095	—	95	3,000
<b>Horizons at Fishkill Apartments Multi-Family Housing Revenue Bonds</b>					
4.10% to 5% — 2004 Series A, maturing in varying semi-annual installments to 2036	5,975	4,500	—	160	4,340

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
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	1,835	—	120	1,715
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	2,465	—	2,465	—
East 84th Street Housing Revenue Bonds variable rate demand — 1995 Series A , maturing in 2028	61,200	60,000	—	—	60,000
Union Square South Housing Revenue Bonds variable rate demand — 1996 Series A , maturing in 2024	50,000	49,000	—	—	49,000
250 West 50th Street Housing Revenue Bonds variable rate demand — 1997 Series A, maturing in 2029	103,500	100,500	—	2,300	98,200
Tribeca Landing Housing Revenue Bonds variable rate demand — 1997 Series A, maturing in 2029	59,000	50,200	—	2,000	48,200
240 East 39th Street Housing Revenue Bonds variable rate demand — 1997 Series A, maturing in 2030	119,000	110,500	—	—	110,500
345 East 94th Street Housing Revenue Bonds variable rate demand — 2016 Series A, maturing in 2030	43,600	43,600	—	—	43,600
variable rate demand — 2016 Series B, (Federally Taxable), maturing in 2030	10,900	10,150	—	250	9,900
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	1,200	—	800	400
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	—	100	28,400
variable rate demand — 2000 Series A, maturing in 2031	2,600	2,300	—	2,300	—
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 — 2017 Series A, maturing in 2032	97,800	97,800	—	—	97,800
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

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
<b>66 West 38th Street Housing Revenue Bonds</b>					
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	3,100	—	3,100	—
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	—
variable rate demand — 2019 Series A, maturing in 2033	89,800	—	89,800	—	89,800
variable rate demand — 2019 Series B, maturing in 2033	2,300	—	2,300	—	2,300
<b>350 West 43rd Street Housing Revenue Bonds</b>					
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	8,100	—	2,100	6,000
<b>Related-West 20th Street Housing Revenue Bonds</b>					
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
<b>Saville Housing Revenue Bonds</b>					
variable rate demand — 2002 Series A, maturing in 2035	55,000	55,000	—	—	55,000
<b>Related-West 23rd Street Housing Revenue Bonds</b>					
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
<b>The Victory Housing Revenue Bonds</b>					
variable rate demand 2017 Series A, maturing in 2033	114,500	114,500	—	—	114,500
variable rate demand 2017 Series B, maturing in 2033	24,000	23,000	—	1,000	22,000
<b>Worth Street Housing Revenue Bonds</b>					
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	3,100	—	2,900	200
variable rate demand 2002 Series A, maturing in 2033	39,200	37,000	—	—	37,000
<b>360 West 43rd Street Housing Revenue Bonds</b>					
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	32,800	—	—	32,800

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
900 Eighth Avenue Housing Revenue Bonds variable rate demand02002 Series A, maturing in 2035	93,100	89,500	—	—	89,500
1500 Lexington Avenue Housing Revenue Bonds variable rate demand02002 Series A, maturing in 2034	38,000	38,000	—	—	38,000
variable rate demand02004 Series A, maturing in 2034	5,000	3,100	—	1,100	2,000
Biltmore Tower Housing Revenue Bonds variable rate demand02002 Series A, maturing in 2034	72,000	72,000	—	72,000	—
variable rate demand02003 Series A, maturing in 2034	43,300	43,300	—	43,300	—
20 River Terrace Housing Revenue Bonds variable rate demand02002 Series A, maturing in 2035	100,000	100,000	—	—	100,000
variable rate demand02004 Series A, maturing in 2034	1,500	1,500	—	—	1,500
10 Liberty Street Housing Revenue Bonds variable rate demand02003 Series A, maturing in 2035	95,000	95,000	—	—	95,000
Parkledge Apartments Housing Revenue Bonds variable rate demand02003 Series A, maturing in 2035	39,000	31,500	—	31,500	—
Chelsea Apartments Housing Revenue Bonds variable rate demand02003 Series A, maturing in 2036	95,500	95,500	—	95,500	—
Historic Front Street Housing Revenue Bonds variable rate demand02003 Series A, maturing in 2036	46,300	46,300	—	—	46,300
The Helena Housing Revenue Bonds variable rate demand02003 Series A, maturing in 2036	42,000	42,000	—	—	42,000
variable rate demand02004 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
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	2,700	—	400	2,300
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	14,100	—	—	14,100

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
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	8,125	—	1,415	6,710
4.57% — 2012 Series A (Federally Taxable), maturing in 2036	7,200	7,200	—	—	7,200
Rip Van Winkle House Housing Revenue Bonds					
variable rate demand — 2004 Series A, maturing in 2034	11,500	10,700	—	—	10,700
10 Barclay Street Housing Revenue Bonds					
variable rate demand — 2004 Series A, maturing in 2037	135,000	135,000	—	—	135,000
Reverend Polite Avenue Apartments Housing Revenue Bonds					
variable rate demand — 2005 Series A, maturing in 2036	16,000	7,435	—	—	7,435
125 West 31st Street Housing Revenue Bonds					
variable rate demand — 2005 Series A, maturing in 2038	176,800	176,800	—	—	176,800
Clinton Green North Housing Revenue Bonds					
variable rate demand — 2005 Series A, maturing in 2038	100,000	100,000	—	—	100,000
variable rate demand — 2006 Series A, maturing in 2038	47,000	47,000	—	—	47,000
Clinton Green South Housing Revenue Bonds					
variable rate demand — 2005 Series A, maturing in 2038	75,000	75,000	—	—	75,000
variable rate demand — 2006 Series A, maturing in 2038	46,500	46,500	—	—	46,500
Related-Ocean Park Apartments Housing Revenue Bonds					
variable rate demand — 2005 Series A, maturing in 2035	28,400	28,400	—	28,400	—
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	4,400	—	600	3,800
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
88 Leonard Street Housing Revenue Bonds					
variable rate demand — 2017 Series A (Federally Taxable), maturing in 2037	112,500	112,500	—	—	112,500
variable rate demand — 2017 Series B (Federally Taxable), maturing in 2037	32,500	30,580	—	1,880	28,700
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	4,365	—	140	4,225
Friendship House Apartments Multi-Family Housing Revenue Bonds					
5.10% — 2005 Series A, maturing in varying semi-annual installments to 2041	2,840	2,355	—	55	2,300

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
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	1,215	—	40	1,175
Gateway to New Cassel Housing Revenue Bonds variable rate demand — 2006 Series A, maturing in 2039	9,500	5,600	—	100	5,500
Golden Age Apartments Multi-Family Housing Revenue Bonds 5% — 2006 Series A, maturing in varying semi-annual installments to 2037	2,800	1,700	—	60	1,640
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	1,965	—	60	1,905
Related - Capitol Green Apartments Housing Revenue Bonds variable rate demand — 2006 Series A, maturing in 2036	10,900	10,900	—	—	10,900
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	10,785	—	325	10,460
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	3,280	—	105	3,175
Admiral Halsey Senior Apartments Housing Revenue Bonds variable rate demand — 2007 Series A, maturing in 2037	6,650	2,050	—	300	1,750
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	68,575	—	—	68,575
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

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
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	7,300	—	800	6,500
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	7,490	—	160	7,330
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	3,180	—	100	3,080
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	5,725	—	165	5,560
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	1,755	—	50	1,705
Cannon Street Senior Apartments Multi-Family Housing Revenue Bonds					
5.30% — 2007 Series A, maturing in varying semi-annual installments to 2039	1,860	1,545	—	45	1,500
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	12,640	—	260	12,380
Related - Overlook Apartments Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2037	5,400	4,500	—	—	4,500
Grace Towers Housing Revenue Bonds					
variable rate demand — 2007 Series A, maturing in 2040	19,900	11,530	—	—	11,530



	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
Baisley Park Gardens Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2039	18,800	16,600	—	300	16,300
Related - Caroline Apartments Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2043	16,900	16,900	—	—	16,900
West 37th Street Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2042	18,900	18,900	—	—	18,900
variable rate demand — 2008 Series B (Federally Taxable), maturing in 2042	31,500	6,600	—	1,250	5,350
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	5,700	—	100	5,600
330 Riverdale Avenue Apartments Housing Revenue Bonds					
variable rate demand — 2008 Series A, maturing in 2041	28,700	14,200	—	—	14,200
320 West 38th Street Housing Revenue Bonds					
variable rate demand — 2014 Series A, maturing in 2042	225,000	243,000	13,985	—	256,985
variable rate demand — 2014 Series B-1, maturing in 2042	35,000	17,000	—	13,985	3,015
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	10,390	—	200	10,190
80 DeKalb Avenue Housing Revenue Bonds					
variable rate demand — 2017 Series A 1/2, maturing in 2042	104,000	104,000	—	—	104,000
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	135,690	135,690	—	—	135,690
variable rate demand — 2010 Series B (Federally Taxable), maturing in 2044	8,010	8,010	—	—	8,010

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
330 West 39th Street Housing Revenue Bonds variable rate demand — 2010 Series A, maturing in 2044	65,000	64,500	—	—	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	29,100	—	500	28,600
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	26,570	—	750	25,820
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	7,750	—	4,250	3,500
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	22,500	—	1,500	21,000
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	2,760	—	1,300	1,460

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
<b>Related West 30th Street Housing Revenue Bonds</b>					
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
<b>175 West 60th Street Housing Revenue Bonds</b>					
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
variable rate demand — 2014 Series B, (Federally Taxable), maturing in 2046	15,000	15,000	—	250	14,750
<b>Jackson Avenue Apartments Housing Revenue Bonds</b>					
variable rate demand — 2012 Series A, maturing in 2044	27,335	26,730	—	390	26,340
variable rate demand — 2015 Series A (Federally Taxable) maturing in 2044	5,140	4,810	—	—	4,810
<b>11th Street Apartments Housing Revenue Bonds</b>					
variable rate demand — 2012 Series A, maturing in 2044	21,000	17,625	—	210	17,415
variable rate demand — 2015 Series A, (Federally Taxable) maturing in 2044	2,745	2,540	—	100	2,440
<b>Dock Street Apartments Housing Revenue Bonds</b>					
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
<b>626 Flatbush Avenue Apartments Housing Revenue Bonds</b>					
variable rate demand — 2018 Series A, maturing in 2046	71,145	71,145	—	—	71,145
<b>Riverside Center 2 Housing Revenue Bonds</b>					
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

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
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	24,035	—	325	23,710
variable rate demand — 2014 Series A, maturing in 2043	4,020	4,020	—	—	4,020
variable rate demand — 2017 Series A, maturing in 2043	4,715	4,715	—	—	4,715
149 Kent Avenue Housing Revenue Bonds					
variable rate demand — 2013 Series A, maturing in 2047	59,075	59,075	—	—	59,075
variable rate demand — 2013 Series B, maturing in 2047	4,400	3,585	—	—	3,585
variable rate demand — 2015 Series A, maturing in 2047	14,445	11,445	—	—	11,445
variable rate demand - 2016 Series A, maturing in 2047	3,080	3,080	—	—	3,080
variable rate demand - 2017A maturing in 2047	10,000	8,925	—	1,135	7,790
Terrace Gardens Housing Revenue Bonds					
5.34% — 2013 A, maturing in varying semi-annual installments to 2043	27,020	25,590	—	325	25,265
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
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	20,000	—	—	20,000
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 demand — 2014 Series B, (Federally Taxable) maturing in 2048	375,000	375,000	—	—	375,000

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
variable rate demand — 2015 Series A, maturing in 2048	80,000	80,000	—	—	80,000
variable rate demand — 2017 Series A, maturing in 2048	11,000	11,000	—	—	11,000
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606 West 57th Street Housing Revenue Bonds					
variable rate demand — 2014 Series A, maturing in 2049	30,000	30,000	—	30,000	—
variable rate demand — 2016 Series A, maturing in 2049	71,000	71,000	—	71,000	—
variable rate demand - 2017 Series A, (Federally Taxable) maturing in 2049	179,000	179,000	—	179,000	—
variable rate demand - 2018 Series A, (Federally Taxable) maturing in 2049	100,000	100,000	—	100,000	—
variable rate demand - 2018 Series A, (Federally Taxable) maturing in 2049	484,000	—	484,000	—	484,000
625 West 57th Street Housing Revenue Bonds					
variable rate demand — 2018 Series A, (Federally Taxable) maturing in 2049	407,000	407,000	—	5,530	401,470
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Navy Pier Court Housing Revenue Bonds					
variable rate demand — 2014 Series A, maturing in 2048	23,700	23,700	—	23,700	—
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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
variable rate demand — 2015 Series A, (Federally Taxable) maturing in 2048	100,000	100,000	—	—	100,000
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Manhattan West Residential Housing Revenue Bonds					
variable rate demand — 2014 Series A, maturing in 2049	50,000	50,000	—	—	50,000
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
variable rate demand — 2016 Series A, maturing in 2049	30,000	30,000	—	—	30,000
variable rate demand — 2016 Series B-1, (Federally Taxable) maturing in 2049	100,000	100,000	—	—	100,000
variable rate demand — 2016 Series B-2, (Federally Taxable) maturing in 2049	94,500	94,500	—	—	94,500
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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
variable rate demand — 2016 Series A, (Federally Taxable) maturing in 2049	140,000	140,000	—	900	139,100
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222 East 44th Street Housing Revenue Bonds					
variable rate demand — 2015 Series A, maturing in 2050	26,000	26,000	—	—	26,000

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
variable rate demand — 2016 Series A, maturing in 2050	23,300	23,300	—	—	23,300
variable rate demand — 2016 Series B, maturing in 2050	90,000	90,000	—	—	90,000
variable rate demand - 2017 Series A, (Federally Taxable) maturing in 2050	111,900	111,900	—	—	111,900
<b>125 Metropolitan Avenue Housing Revenue Bonds</b>					
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	37,511	1,189	38,700	—
<b>525 West 52nd Street Housing Revenue Bonds</b>					
variable rate demand — 2015 Series A-1, maturing in 2050	4,250	4,250	—	—	4,250
variable rate demand — 2015 Series A-2, maturing in 2050	3,250	3,250	—	—	3,250
variable rate demand — 2015 Series A-3, maturing in 2050	2,500	2,500	—	—	2,500
variable rate demand — 2015 Series B-1, (Federally Taxable) maturing in 2050	25,500	25,500	—	—	25,500
variable rate demand — 2015 Series B-2, (Federally Taxable) maturing in 2050	19,500	19,500	—	—	19,500
variable rate demand — 2015 Series B-3, (Federally Taxable) maturing in 2050	15,000	15,000	—	—	15,000
variable rate demand — 2016 Series A-1, maturing in 2050	23,588	23,588	—	—	23,588
variable rate demand — 2016 Series A-2, maturing in 2050	18,038	18,038	—	—	18,038
variable rate demand — 2016 Series A-3, maturing in 2050	13,875	13,875	—	—	13,875
variable rate demand — 2016 Series B-1, (Federally Taxable) maturing in 2050	31,662	27,412	4,250	—	31,662
variable rate demand — 2016 Series B-2, (Federally Taxable) maturing in 2050	24,212	20,962	3,250	—	24,212
variable rate demand — 2016 Series B-3, (Federally Taxable) maturing in 2050	18,625	16,125	2,500	—	18,625
<b>7 West 21st Street Housing Revenue Bonds</b>					
variable rate demand — 2015 Series A, maturing in 2050	5,000	5,000	—	—	5,000
variable rate demand — 2015 Series B, maturing in 2050	120,000	120,000	—	—	120,000
variable rate demand — 2016 Series A, maturing in 2050	31,400	31,400	—	—	31,400
variable rate demand — 2016 Series B, maturing in 2050	25,600	25,600	—	—	25,600
variable rate demand — 2018 Series A, maturing in 2050	36,350	36,350	—	—	36,350
<b>43-25 Hunter Street Housing Revenue Bonds</b>					
variable rate demand — 2015 Series A	5,000	5,000	—	—	5,000
variable rate demand — 2015 Series B, maturing in 2050	85,000	85,000	—	—	85,000
variable rate demand — 2016 Series A, maturing in 2050	63,500	63,500	—	—	63,500
variable rate demand — 2016 Series B, maturing in 2050	70,000	70,000	—	—	70,000

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
variable rate demand — 2017 Series A, maturing in 2050	10,000	10,000	—	—	10,000
variable rate demand — 2017 Series B, maturing in 2050	10,000	10,000	—	—	10,000
variable rate demand — 2018 Series A, maturing in 2050	104,500	104,500	—	—	104,500
<b>229 Cherry Street Housing Revenue Bonds</b>					
variable rate demand — 2015 Series A, maturing in 2050	11,700	11,700	—	—	11,700
variable rate demand — 2017 Series A, maturing in 2020	50,000	35,300	—	35,300	—
<b>79 Avenue D Housing Revenue Bonds</b>					
variable rate demand — 2016 Series A, maturing in 2050	7,475	7,475	—	—	7,475
variable rate demand — 2016 Series B, maturing in 2050 (Federally Taxable)	45,325	37,555	7,769	—	45,324
<b>158 East 126th Street Housing Revenue Bonds</b>					
variable rate demand — 2016 Series A, maturing in 2031	13,000	13,000	—	—	13,000
<b>19 India Street Housing Revenue Bonds</b>					
variable rate demand — 2016 Series A, maturing in 2051	37,000	37,000	—	37,000	—
<b>435 East 13th Street Housing Revenue Bonds</b>					
variable rate demand — 2016 Series A, maturing in 2050	12,200	12,200	—	—	12,200
variable rate demand — 2016 Series B, maturing in 2050	50,500	37,705	10,659	—	48,364
<b>325 Kent Avenue Housing Revenue Bonds</b>					
variable rate demand — 2015 Series A-1, maturing in 2050	14,878	14,878	—	—	14,878
variable rate demand — 2015 Series A-2, maturing in 2050	14,878	14,878	—	—	14,878
variable rate demand — 2015 Series A-3, maturing in 2050	11,445	11,445	—	—	11,445
variable rate demand — 2016 Series A-1, maturing in 2050	18,056	18,055	—	—	18,055
variable rate demand — 2016 Series A-2, maturing in 2050	18,056	18,056	—	—	18,056
variable rate demand — 2016 Series A-3, maturing in 2050	13,889	13,889	—	—	13,889
variable rate demand — 2017 Series A-1, maturing in 2050	16,033	16,033	—	—	16,033
variable rate demand — 2017 Series A-2, maturing in 2050	16,033	16,033	—	—	16,033
variable rate demand — 2017 Series A-3, maturing in 2050	12,333	12,333	—	—	12,333
variable rate demand — 2018 Series A-1, maturing in 2050	16,033	13,305	2,728	—	16,033
variable rate demand — 2018 Series A-2, maturing in 2050	16,033	13,305	2,728	—	16,033
variable rate demand — 2018 Series A-3, maturing in 2050	12,333	10,235	2,098	—	12,333
<b>210 Livingston Street Housing Revenue Bonds</b>					
variable rate demand — 2015 Series A-1, maturing in 2050	16,637	16,638	—	—	16,638

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
variable rate demand — 2015 Series A-2, maturing in 2050	6,398	6,398	—	—	6,398
variable rate demand — 2015 Series A-3, maturing in 2050	10,665	10,664	—	—	10,664
variable rate demand — 2015 Series B-1, maturing in 2050	61,366	54,782	6,583	—	61,365
variable rate demand — 2015 Series B-2, maturing in 2050	23,598	21,066	2,532	—	23,598
variable rate demand — 2015 Series B-3, maturing in 2050	39,336	35,117	4,220	—	39,337
variable rate demand — 2019 Series A, maturing in 2050	20,000	—	20,000	—	20,000
<b>810 Fulton Street Housing Revenue Bonds</b>					
variable rate demand - 2017 Series A1, maturing in 2050	16,500	16,500	—	—	16,500
variable rate demand - 2017 Series A2, maturing in 2050	11,000	11,000	—	—	11,000
variable rate demand - 2017 Series B1, maturing in 2050	58,500	20,280	29,515	—	49,795
variable rate demand - 2017 Series B2, maturing in 2050	39,000	13,520	19,677	—	33,197
<b>Riverside Center 1 Housing Revenue Bonds</b>					
variable rate demand - 2016 Series A-1, maturing in 2051	909	909	—	—	909
variable rate demand - 2016 Series A-2, maturing in 2051	909	909	—	—	909
variable rate demand - 2016 Series A-3, maturing in 2051	682	682	—	—	682
variable rate demand - 2017 Series A-1, maturing in 2051	19,467	19,467	—	—	19,467
variable rate demand - 2017 Series A-2, maturing in 2051	19,467	19,467	—	—	19,467
variable rate demand - 2017 Series A-3, maturing in 2051	14,600	14,600	—	—	14,600
variable rate demand - 2018 Series A-1, maturing in 2051	20,351	451	19,900	—	20,351
variable rate demand - 2018 Series A-2, maturing in 2051	20,351	451	19,900	—	20,351
variable rate demand - 2018 Series A-3, maturing in 2051	15,263	338	14,925	—	15,263
<b>Riverside Center 3 Housing Revenue Bonds</b>					
variable rate demand - 2016 Series A-1, maturing in 2051	455	455	—	—	455
variable rate demand - 2016 Series A-2, maturing in 2051	455	455	—	—	455
variable rate demand - 2016 Series A-3, maturing in 2051	341	341	—	—	341
variable rate demand - 2017 Series A-1, maturing in 2051	4,195	4,195	—	—	4,195
variable rate demand - 2017 Series A-2, maturing in 2051	4,195	4,195	—	—	4,195
variable rate demand - 2017 Series A-3, maturing in 2051	3,146	3,146	—	—	3,146
variable rate demand - 2018 Series A-1, maturing in 2051	13,533	5,266	8,266	—	13,532



	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
variable rate demand - 2018 Series A-2, maturing in 2051	13,533	5,266	8,266	—	13,532
variable rate demand - 2018 Series A-3, maturing in 2051	10,150	3,950	6,200	—	10,150
<b>Riverside Center 4 Housing Revenue Bonds</b>					
variable rate demand - 2016 Series A-1, maturing in 2051	455	455	—	—	455
variable rate demand - 2016 Series A-2, maturing in 2051	455	455	—	—	455
variable rate demand - 2016 Series A-3, maturing in 2051	341	341	—	—	341
variable rate demand - 2017 Series A-1, maturing in 2051	4,195	685	—	—	685
variable rate demand - 2017 Series A-2, maturing in 2051	4,195	685	—	—	685
variable rate demand - 2017 Series A-3, maturing in 2051	3,146	514	—	—	514
variable rate demand - 2018 Series A-1, maturing in 2051	12,678	4,492	8,187	—	12,679
variable rate demand - 2018 Series A-2, maturing in 2051	12,678	4,492	8,187	—	12,679
variable rate demand - 2018 Series A-3, maturing in 2051	9,507	3,369	6,140	—	9,509
<b>572 11th Avenue Housing Revenue Bonds</b>					
variable rate demand - 2017 Series A, (Federally Taxable) maturing in 2049	103,000	103,000	—	—	103,000
<b>260 Kent Avenue Housing Revenue Bonds</b>					
variable rate demand - 2018 Series A-1, maturing in 2051	75,000	19,936	40,626	—	60,562
variable rate demand - 2018 Series A-2, maturing in 2051	50,000	13,292	27,084	—	40,376
variable rate demand - 2018 Series A-3, maturing in 2051	50,000	13,292	27,083	—	40,375
<b>Halletts Point Building 1 Housing Revenue Bonds</b>					
variable rate demand - 2017 Series A, maturing in 2051	49,100	49,100	—	—	49,100
variable rate demand - 2017 Series B, maturing in 2051	75,900	22,509	37,206	—	59,715
<b>Back to Back Debt Obligations*:</b>					
<b>Chappaqua Commons Housing Revenue Debt Obligation</b>					
variable rate demand — maturing in 2019	3,370	3,353	17	3,370	—
variable rate demand — maturing in 2019	8,100	8,067	33	8,100	—
<b>15 Hudson Yards Housing Revenue Debt Obligation</b>					
variable rate demand — 2015 — maturing in 2021	10,000	10,000	—	—	10,000
variable rate demand — 2016 — maturing in 2021	28,000	28,000	—	—	28,000
variable rate demand — 2017 — maturing in 2021	42,000	42,000	—	—	42,000
<b>111 East 172nd Street Housing Revenue Debt Obligation</b>					
variable rate demand — maturing in 2019	25,400	20,350	—	60	20,290
variable rate demand — maturing in 2019	5,050	4,061	989	—	5,050
<b>New Settlement Apartments Housing Revenue Debt Obligation</b>					
variable rate demand — maturing in 2019	86,000	82,695	3,305	86,000	—
<b>Blue Heron Trail Housing Revenue Debt Obligation</b>					
variable rate demand - maturing in 2020	10,250	10,250	—	10,250	—
<b>Ocean Bay Housing Revenue Debt Obligation</b>					
variable rate demand - maturing in 2020	213,250	182,226	27,556	—	209,782

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
Schlobohm Walsh and Flynn Apartments variable rate demand - maturing in 2021	109,330	48,095	49,695	—	97,790
14 Le Count Place Revenue Debt Obligation variable rate demand - maturing in 2033	122,807	—	5,103	—	5,103
Hope Gardens Revenue Debt Obligation variable rate demand - maturing in 2022	128,740	—	36,638	—	36,638
<i>*Back to Back debt obligations (see note 7).</i>					
<b>Total Secured Loan Rental Housing Bonds and Other</b>	<b>16,165,262</b>	<b>14,152,714</b>	<b>1,065,089</b>	<b>1,263,613</b>	<b>13,954,190</b>
<b>Housing Project Mortgage Revenue Bonds:</b>					
3.60% to 6.125% — 1996 Series A Refunding, maturing in varying semi-annual installments to 2020	484,540	150	—	150	—
	<b>484,540</b>	<b>150</b>	<b>—</b>	<b>150</b>	<b>—</b>
<b>Affordable Housing Bonds:</b>					
Affordable Housing Revenue Bonds					
3.65% to 5.25% — 2007 Series A, maturing in varying semi-annual installments to 2038	11,805	7,770	—	7,770	—
3.60% to 5.45% — 2007 Series B, maturing in varying semi-annual installments to 2045	81,570	31,015	—	31,015	—
2.375% to 5.45% — 2008 Series A, maturing in varying semi-annual installments to 2040	14,880	5,620	—	5,620	—
3.30% to 5.00% — 2008 Series B, maturing in varying semi-annual installments to 2045	23,000	7,745	—	7,745	—
5.00% — 2008 Series C, maturing in varying semi-annual installments to 2045	15,515	8,355	—	8,355	—
2.15% to 6.80% — 2008 Series D, maturing in varying semi-annual installments to 2041	53,740	13,685	—	13,685	—
1.80% to 5.25% — 2009 Series A, maturing in varying semi-annual installments to 2041	53,680	33,400	—	33,400	—
0.70% to 5.00% — 2009 Series B, maturing in varying semi-annual installments to 2045	80,525	56,860	—	56,860	—
1.10% to 4.95% — 2009 Series C, maturing in varying semi-annual installments to 2041	35,590	14,400	—	14,400	—
0.45% to 5.20% — 2009 Series D, maturing in varying semi-annual installments to 2045	70,795	33,050	—	33,050	—
0.50% to 5.00% — 2010 Series A, maturing in varying semi-annual installments to 2042	45,800	28,165	—	705	27,460
0.40% to 4.875% — 2010 Series B, maturing in varying semi-annual installments to 2042	24,600	14,290	—	365	13,925
2.625% to 5.25% — 2010 Series C, maturing in varying semi-annual installments to 2042	3,140	2,085	—	40	2,045
0.55% to 5.20% — 2011 Series B, maturing in varying semi-annual installments to 2042	16,545	4,195	—	80	4,115
0.55% to 4.875% — 2011 Series D, maturing in varying semi-annual installments to 2042	14,630	7,955	—	190	7,765
0.75% to 4.13% — 2012 Series A, maturing in 2044	22,795	15,815	—	315	15,500
0.25% to 4.00% — 2012 Series B, maturing in varying semi-annual installments to 2047	45,500	36,020	—	745	35,275
0.25% to 3.85% — 2012 Series C, maturing in varying semi-annual installments to 2044	50,355	36,960	—	610	36,350
0.70% to 3.60% — 2012 Series D, maturing in varying semi-annual installments to 2045	23,685	5,085	—	100	4,985
0.33% to 3.75% — 2012 Series E, maturing in varying semi-annual installments to 2050	157,500	100,340	—	4,325	96,015

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
0.40% to 4.10% — 2012 Series F, maturing in varying semi-annual installments to 2048	91,500	59,100	—	960	58,140
0.30% to 4.65% - 2013 Series A, maturing in varying semi-annual installments to 2046	61,600	17,970	—	385	17,585
0.80% to 5.20% — 2013 Series B, maturing in varying semi-annual installments to 2046	36,085	19,760	—	330	19,430
0.625% to 5.10% — 2013 Series C, maturing in varying semi-annual installments to 2045	21,955	12,720	—	200	12,520
0.850% to 5.05% — 2013 Series D, maturing in varying semi-annual installments to 2046	54,305	16,915	—	335	16,580
0.15% to 5.05% — 2013 Series E, maturing in varying semi-annual installments to 2049	125,940	61,530	—	1,085	60,445
0.45% to 4.125% — 2014 Series A, maturing in varying semi-annual installments to 2046	26,495	13,830	—	310	13,520
0.30% to 4.5% — 2014 Series B, maturing in varying semi-annual installments to 2046	127,800	57,940	—	890	57,050
0.40% to 4.00% — 2014 Series C, maturing in varying semi-annual installments to 2046	41,905	21,885	—	495	21,390
0.20% to 3.875% — 2014 Series E, maturing in varying semi-annual installments to 2046	55,170	16,485	—	760	15,725
0.20% to 3.90% — 2014 Series F, maturing in varying semi-annual installments to 2047	68,470	32,350	—	720	31,630
0.200% to 4.000% — 2014 Series G, maturing in varying semi-annual installments to 2047	101,830	59,605	—	1,630	57,975
0.50% to 4.20% — 2015 Series A, maturing in varying semi-annual installments to 2050	33,090	25,445	—	460	24,985
0.35% to 4.25% — 2015 Series B, maturing in varying semi-annual installments to 2050	59,835	54,280	—	2,040	52,240
0.30% to 4.15% — 2015 Series C, maturing in varying semi-annual installments to 2048	92,790	55,160	—	14,555	40,605
0.50% to 3.95% — 2015 Series D, maturing in varying semi-annual installments to 2047	26,060	8,690	—	470	8,220
0.80% to 4.10% — 2015 Series E maturing in varying semi-annual installments to 2048	53,880	43,000	—	380	42,620
1.10% to 3.95% — 2015 Series G maturing in varying semi-annual installments to 2048	50,245	39,950	—	450	39,500
0.40% to 3.80% — 2016 Series A maturing in varying semi-annual installments to 2051	68,420	50,130	—	10,385	39,745
0.95% to 3.55% — 2016 Series B maturing in varying semi-annual installments to 2049	105,215	90,985	—	18,730	72,255
0.60% to 3.375% — 2016 Series C maturing in varying semi-annual installments to 2049	302,690	297,455	—	22,725	274,730
0.50% to 3.20% — 2016 Series D maturing in varying semi-annual installments to 2046	55,000	54,065	—	575	53,490
0.80% to 3.45% — 2016 Series E maturing in varying semi-annual installments to 2049	62,255	56,040	—	7,425	48,615
1.00% to 3.60% — 2016 Series F maturing in varying semi-annual installments to 2049	53,450	41,010	—	2,760	38,250
Harris Park - 2016 Series G maturing in varying semi-annual installments to 2046	4,440	4,335	—	70	4,265
1.75% to 4.20% — 2016 Series H (Climate Bond Certified/Green Bonds) maturing in varying semi-annual installments to 2049	45,125	45,125	—	—	45,125
0.90% to 4.15% — 2016 Series I maturing in varying semi-annual installments to 2047	56,920	55,330	—	5,390	49,940

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
Marcus Garvey — 2016 Series J					
maturing in varying semi-annual installments to 2046	37,900	35,540	—	1,770	33,770
1.50% to 4.10% — 2017 Series A (Climate Bond Certified/Green Bonds)					
maturing in varying semi-annual installments to 2049	53,995	42,620	—	5,985	36,635
1.00% to 4.20% — 2017 Series B					
maturing in varying semi-annual installments to 2052	66,525	65,865	—	5,885	59,980
Historic Pastures — 2017 Series C					
maturing in varying semi-annual installments to 2046	7,490	7,355	—	120	7,235
1.10% to 4.20% — 2017 Series D (Climate Bond Certified/Green Bonds)					
maturing in varying semi-annual installments to 2049	56,285	51,685	—	40	51,645
0.90% to 4.25% — 2017 Series E					
maturing in varying semi-annual installments to 2051	99,265	97,995	—	2,985	95,010
1.20% to 3.95% — 2017 Series F					
maturing in varying semi-annual installments to 2050	65,680	65,680	—	—	65,680
Marien Heim — 2017 Series G					
maturing in varying semi-annual installments to	15,970	15,725	—	255	15,470
1.10% to 3.70 % — 2017 Series H (Climate Bond Certified/Green Bonds)					
maturing in varying semi-annual installments to 2049	78,420	78,420	—	—	78,420
1.05% to 3.70% — 2017 Series I					
maturing in varying semi-annual installments to 2049	17,460	17,460	—	25	17,435
1.15% to 3.65% — 2017 Series J					
maturing in varying semi-annual installments to 2050	40,915	40,915	—	—	40,915
1.40% to 3.65% — 2017 Series K,					
maturing in varying semi-annual installments to 2050	115,215	115,215	—	—	115,215
1.30% to 3.55% — 2017 Series L,					
maturing in varying semi-annual installments to 2050	80,720	80,720	—	—	80,720
1.45% to 3.80% — 2017 Series M,					
maturing in varying semi-annual installments to 2050	153,515	153,515	—	—	153,515
1.45% to 3.80% — 2017 Series O,					
maturing in varying semi-annual installments to 2050	935	935	—	10	925
1.30% to 3.55% — 2018 Series A,					
maturing in varying semi-annual installments to 2050	9,190	9,170	—	145	9,025
1.90% to 3.95% — 2018 Series B,					
maturing in varying semi-annual installments to 2050	68,880	68,880	—	—	68,880
1.75% to 3.875% — 2018 Series C,					
maturing in varying semi-annual installments to 2050	19,010	19,010	—	—	19,010
2.20% to 4.00% — 2018 Series D,					
maturing in varying semi-annual installments to 2050	99,420	99,420	—	—	99,420
1.95% to 3.95% — 2018 Series E,					
maturing in varying semi-annual installments to 2050	20,590	20,590	—	—	20,590
1.95% to 4.00% — 2018 Series F,					
maturing in varying semi-annual installments to 2050	117,355	117,355	—	—	117,355
1.40% to 4.00% — 2018 Series G,					
maturing in varying semi-annual installments to 2050	83,810	83,810	—	275	83,535
2.15% to 4.25% — 2018 Series H,					
maturing in varying semi-annual installments to 2050	135,965	135,965	—	—	135,965
2.10% to 4.05% — 2018 Series I,					
maturing in varying semi-annual installments to 2050	187,750	—	187,750	—	187,750
2.10% to 4.05% — 2018 Series J,					
maturing in varying semi-annual installments to 2050	52,510	—	52,510	—	52,510
variable rate demand — 2019 Series A,					
maturing in varying semi-annual installments to 2045	38,365	—	38,365	435	37,930
variable rate demand — 2019 Series B,					
maturing in varying semi-annual installments to 2045	35,030	—	35,030	380	34,650

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
1.55% to 3.95% — 2019 Series C, maturing in varying semi-annual installments to 2045	134,390	—	134,390	—	134,390
1.65% to 3.85% — 2019 Series D, maturing in varying semi-annual installments to 2052	125,415	—	125,415	—	125,415
1.65% to 3.85% — 2019 Series E, maturing in varying semi-annual installments to 2052	77,890	—	77,890	—	77,890
1.70% (Group 1), 1.80% (Group 2), 1.85% (Group 3) — 2019 Series F, maturing in varying semi-annual installments to 2045	134,270	—	134,270	69,490	64,780
New Settlement Apartments — 2019 Series G maturing in varying semi-annual installments to 2048	24,425	—	24,425	50	24,375
1.35% to 3.25% — 2019 Series H, maturing in varying semi-annual installments to 2052	49,295	—	49,295	—	49,295
1.40% to 3.25% — 2019 Series I, maturing in varying semi-annual installments to 2052	80,680	—	80,680	—	80,680
Chappaqua Commons — 2019 Series J maturing in varying semi-annual installments to 2048	7,975	—	7,975	—	7,975
1.45% — 2019 Series K, maturing in varying semi-annual installments to 2023	72,770	—	72,770	—	72,770
1.375% — 2019 Series L, maturing in varying semi-annual installments to 2022	9,600	—	9,600	—	9,600
Blue Heron Trail — 2019 Series M maturing in varying semi-annual installments to 2049	4,840	—	4,840	—	4,840
	<b>5,207,835</b>	<b>3,197,745</b>	<b>1,035,205</b>	<b>401,690</b>	<b>3,831,210</b>
<b>Affordable Housing Revenue Bonds</b>					
<b>(Federal New Issue Bond Program "NIBP")</b>					
Conversions:					
3.16% — 2009 Series 1, Subseries A, conversion: maturing in varying annual installments to 2043	47,660	36,010	—	900	35,110
3.16% — 2009 Series 1, Subseries B, conversion: maturing in 2043	45,080	39,540	—	1,070	38,470
3.68% — 2009 Series 1, Subseries C, conversion: maturing in 2044	24,760	22,320	—	430	21,890
2.47% — 2009 Series 1, Subseries D, conversion: maturing in varying semi-annual installments to 2043	22,260	22,125	—	795	21,330
2.47% — 2009 Series 1, Subseries E, conversion: maturing in varying semi-annual installments to 2043	21,320	19,240	—	440	18,800
2.47% — 2009 Series 1, Subseries F, conversion: maturing in varying semi-annual installments to 2044	98,380	85,795	—	1,920	83,875
New Issues:					
0.55% to 3.80% — 2011 Series 2, maturing in varying semi-annual installments to 2022	16,470	3,750	—	—	3,750
	<b>275,930</b>	<b>228,780</b>	<b>—</b>	<b>5,555</b>	<b>223,225</b>
<b>Total Affordable Housing Bonds</b>	<b>5,483,765</b>	<b>3,426,525</b>	<b>1,035,205</b>	<b>407,245</b>	<b>4,054,435</b>
<b>State Revenue Bond Programs:</b>					
Service Contract Revenue Bonds					
variable rate demand — 2003 Series L Refunding, maturing in varying semi-annual installments to 2021	88,750	28,625	—	12,400	16,225
variable rate demand — 2003 Series M-1 Refunding, maturing in varying semi-annual installments to 2021	63,750	20,565	—	8,910	11,655
variable rate demand — 2003 Series M-2 Refunding, maturing in varying semi-annual installments to 2021	25,000	8,060	—	3,490	4,570
	<b>177,500</b>	<b>57,250</b>	<b>—</b>	<b>24,800</b>	<b>32,450</b>

	Original Face Amount	Balance October 31, 2018	Issued	Retired/ Principal Payments	Balance October 31, 2019
Consolidated Service Contract Revenue Bonds					
2% to 5% — 2011 Series A Refunding, maturing in varying semi-annual installments to 2020	71,165	4,355	—	1,875	2,480
	<b>71,165</b>	<b>4,355</b>	<b>—</b>	<b>1,875</b>	<b>2,480</b>
State Personal Income Tax Revenue Bonds (Economic Development and Housing)					
variable rate demand — 2005 Series C, maturing in varying semi-annual installments to 2033	80,000	79,600	—	79,600	—
1.943% to 4.911% — 2009 Series B (Federally Taxable), maturing in varying annual installments to 2019	103,010	12,605	—	12,605	—
	<b>183,010</b>	<b>92,205</b>	<b>—</b>	<b>92,205</b>	<b>—</b>
<b>Total State Revenue Bond Programs</b>	<b>431,675</b>	<b>153,810</b>	<b>—</b>	<b>118,880</b>	<b>34,930</b>
<b>Total Bond Indebtedness and Other Debt Obligations</b>	<b>22,573,622</b>	<b>17,733,684</b>	<b>2,100,294</b>	<b>1,790,373</b>	<b>18,043,555</b>
Unamortized Bond Premium	—	168	—	106	62
<b>Total Net Bond Indebtedness and Other Debt Obligations</b>	<b>\$ 22,573,622</b>	<b>17,733,852</b>	<b>2,100,294</b>	<b>1,790,479</b>	<b>18,043,617</b>

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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 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, 2019, 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 29, 2020.

### **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 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 results of that testing, and not to provide an opinion on the effectiveness of 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 29, 2020





# Homes and Community Renewal

New York State Housing Finance Agency

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