Combined Financial Statements and Other Information

New York City Housing Development Corporation

October 31, 2021

NEW YORK CITY
HOUSING DEVELOPMENT
CORPORATION

New York City Housing Development Corporation

Combined Financial Statements and Additional Information

Year Ended October 31, 2021

Table of Contents

Ernst & Young LLP
One Manhattan West
New York, NY 10001-8604

Tel: +1 212 773 3000
ey.com

Report of Independent Auditors

Management and the Members of the
New York City Housing Development Corporation

We have audited the accompanying financial statements of the business-type activities and the aggregate remaining fund information of New York City Housing Development Corporation (the "Corporation"), a component unit of the City of New York, as of and for the year ended October 31, 2021, and the related notes to the financial statements, which collectively comprise the Corporation'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 opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit 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 opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate remaining fund information of the Corporation as of October 31, 2021 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with U.S. generally accepted accounting principles.

Other Matters

Report on Summarized Comparative Information

We have previously audited the Corporation's 2020 financial statements, and we expressed unmodified audit opinions on those audited financial statements in our report dated January 29, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended October 31, 2020 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Required Supplementary Information

U.S. generally accepted accounting principles require that the Management's Discussion and Analysis, the Schedule of Changes in the Net OPEB Liability and Related Ratios, the Schedule of the Corporation's OPEB Contributions, the Schedule of the Corporation's OPEB Investment Return, the Schedule of the Corporation's Proportionate Share of the Net Pension Liability and the Schedule of the Corporation's Pension Contributions, 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 of America, 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 Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Corporation's basic financial statements. The accompanying Schedules of Net Position for the Housing Revenue Bond Program, Multi-Family Secured Mortgage Revenue Bond Program and Housing Impact Bond Program as of October 31, 2021 and 2020 and the

Schedules of Revenues, Expenses and Changes in Net Position for the years then ended, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Ernst & Young LLP

January 28, 2022

INTRODUCTION

The New York City Housing Development Corporation ("HDC" or the "Corporation") is a state public benefit corporation created pursuant to Article XII of the New York State Private Housing Finance Law ("PHFL") that finances affordable housing in New York City. HDC issues tax-exempt and taxable debt and uses the proceeds along with other monies of the Corporation to make loans to finance new residential construction and the rehabilitation of existing multi-family housing. HDC, which is financially self-supporting, also lends its own internally generated funds for these purposes. All these activities are reported in the financial statements under the heading "Housing Development Corporation".

HDC currently has two active subsidiaries that are presented as blended component units in the financial statements. The New York City Residential Mortgage Insurance Corporation ("REMIC") insures residential mortgages in New York City. The New York City Housing Assistance Corporation ("HAC") made mortgage loans for affordable housing in the 1980s. Presently, it provides rental subsidy assistance to one residential development.

The Corporation's annual financial report consists of four parts: *management's discussion and analysis,* the basic *financial statements, required supplementary information,* which includes the Schedule of Changes in the Net Postemployment Benefit Other Than Pensions ("OPEB") Liability and Related Ratios, the Schedule of the Corporation's OPEB Contributions, the Schedule of the Corporation's OPEB Investment Return, the Schedule of the Corporation's Proportionate Share of the Net Pension Liability, and the Schedule of the Corporation's Pension Contributions, and *supplementary information,* which includes the Schedule of Net Position and the Schedule of Revenues, Expenses and Changes in Net Position for the Housing Revenue Bond Program, the Multi-Family Secured Mortgage Revenue Bond Program and Housing Impact Bond Program. This follows directly after the notes to the financial statements.

This section of the Corporation's annual financial report presents our discussion and analysis of the Corporation's financial performance during the fiscal year that ended on October 31, 2021. This period is also referred to as fiscal year ("FY") 2021. Reported amounts have been rounded to facilitate reading.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Corporation is a self-supporting entity and follows enterprise fund reporting. An enterprise fund reports activity that is financed with debt that is secured solely by a pledge of the net revenue from that activity as well as activity that is not supported by taxes or similar revenues. HDC's financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. The accrual basis of accounting matches revenues and expenses to the period in which they are earned or attributable, respectively, which may differ from the period in which the associated cash is received or expended.

Enterprise fund statements offer short-term and long-term financial information about the Corporation's activities. While detailed sub-fund information is not presented in the Corporation's financial statements, separate accounts are maintained for each bond issue and component unit, as well as the Corporation's general operating fund, known as the Corporate Services Fund. These sub-funds permit HDC to control and manage money for the purposes they were intended and to demonstrate that the Corporation is properly using specific resources. In addition, HDC also services construction and permanent loans on behalf of New York City's Department of Housing Preservation and Development ("HPD").

CORPORATE AND FINANCIAL HIGHLIGHTS

As the economy, which had been slowed by the Coronavirus Delta variant during the Corporation's fiscal year ended October 31, 2021, is beginning to recover, new concerns such as inflation and supply chain issues are becoming worrisome. However, the Corporation continues to carry out its mission with few interruptions from the aforementioned issues. HDC was very active in bond issuances and mortgage financings throughout the pandemic. FY 2021 saw record bond issuances as the low interest rate environment resulted in increased demand for preservation loan financing as well as refinancing of existing loans. The Corporation's mortgage portfolio never realized anticipated delinquencies as the economy slowed down last year. The mortgage portfolio continues to perform well, and loan repayments have returned to pre-pandemic levels. Since the start of the pandemic, the Corporation had granted forbearance to six developments, and as of October 31, 2021, there were no mortgage loans in forbearance. HDC's Asset Management team continues to work with mortgagors facing COVID-19 related hardships and some have been able to tap into their project reserves to make their mortgage payments. However, in no event have reserves dipped below minimum requirements established by HDC. The Corporation, in continuation of its support of both the Mayor's Housing New York 2.0 Plan (the "Plan") and the New York City Housing Authority ("NYCHA") Permanent Affordability Commitment Together ("PACT") Program, in FY 2021, issued $2.7 billion in bonds and debt obligations. The new bond issuances included the second series of bonds in the new Housing Impact Bond Resolution to provide funding for the Manhattan PACT bundle in the amount of $289.1 million. The Corporation continues its commitment to a ten-year plan to rehabilitate and preserve 62,000 units of the NYCHA portfolio.

In FY 2021, the Corporation committed in excess of $1.3 billion for 21 new construction senior loans, including additional funding for two developments that closed in FY 2019. The Corporation also committed $257.0 million for nine preservation loans, and $147.0 million on eleven refinancings. Additionally, HDC committed $218.3 million for subsidy loans to finance affordable housing from its corporate reserves.

The Corporation's net position increased in FY 2021 by $287.3 million, compared to the $286.0 million increase in FY 2020. Operating revenues totaled $682.7 million, increasing by $98.1 million from the prior year when it was $584.5 million. The increase was led by interest on loans, up 14.28% from FY 2020, as a result of a $2.2 billion increase in the loan portfolio. Operating expenses were $438.3 million, an increase of $9.1 million from 2020. Bond and other debt obligations' interest expense, which was 84.89% of total operating expenses, increased $2.0 million or 0.54%. HDC took advantage of lower interest rates to redeem higher fixed rate debt as well as savings on the variable rate portfolio.

Non-Operating income net of expenses, which is mainly comprised of grant income was $41.9 million, a decrease of $86.9 million. The decrease was primarily attributed to the investment fair value depreciation on the U.S. Agency securities in the portfolio.

CONDENSED STATEMENT OF NET POSITION

The condensed statement of net position presents the Corporation's total assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position as of October 31, 2021 and 2020. The following table represents the changes in the Corporation's net position between October 31, 2021 and 2020 and should be read in conjunction with the financial statements. *(Dollar amounts are in thousands):*

	2021	2020	Change	Percent Change
Assets				
Cash and Investments	$4,935,962	$4,575,145	$360,817	7.89%
Mortgage Loans	18,231,417	16,050,524	2,180,893	13.59
Loan Participation Receivable	460,969	464,890	(3,921)	(0.84)
Notes Receivable	473,180	513,548	(40,368)	(7.86)
Accrued Interest	195,859	131,573	64,286	48.86
Other Receivables	14,580	13,585	995	7.32
Leases and Other Capital Assets	2,987	1,003	1,984	197.81
Other Assets	37,243	39,538	(2,295)	(5.80)
Total Assets	**24,352,197**	**21,789,806**	**2,562,391**	**11.76**
Deferred Outflows of Resources	**115,732**	**183,100**	**(67,368)**	**(36.79)**
Liabilities				
Bonds Payable & Debt Obligations, net	14,995,652	13,442,880	1,552,772	11.55
Interest Payable	148,531	138,888	9,643	6.94
Payable to The City of New York:				
Loan Participation Agreements	460,969	464,890	(3,921)	(0.84)
Housing Finance Fund Section 661	3,546,395	3,011,639	534,756	17.76
Other	132,072	105,727	26,345	24.92
Payable to Mortgagors	435,739	399,646	36,093	9.03
Restricted Earnings on Investments	22,386	22,632	(246)	(1.09)
Accounts and Other Payables	222,163	62,397	159,766	256.05
Net Pension Liability	3,840	11,922	(8,082)	(67.79)
Net OPEB Liability	9,229	8,562	667	7.79
Interest Rate Swaps	106,656	173,054	(66,398)	(38.37)
Lease Liability	2,205	—	2,205	100.00
Unearned Revenues and Other Liabilities	661,140	703,518	(42,378)	(6.02)
Total Liabilities	**20,746,977**	**18,545,755**	**2,201,222**	**11.87**
Deferred Inflows of Resources	**15,693**	**9,213**	**6,480**	**70.34**

Net Position				
Net Investments in Capital Assets	2,987	1,003	1,984	197.81
Restricted for Insurance Requirements	101,092	98,310	2,782	2.83
Restricted for Bond Obligations	2,966,564	2,602,573	363,991	13.99
Unrestricted	634,616	716,052	(81,436)	(11.37)
Total Net Position	**$3,705,259**	**$3,417,938**	**$287,321**	**8.41%**

Enterprise Fund - Assets of the Corporation

Assets consist largely of the following: cash and investments from bond proceeds, debt service and other reserves, funds designated for various housing programs, mortgage loans, other assets, which include participation interests in cash flows from pools of mortgage loans, housing-related notes receivable and purpose investments. On October 31, 2021, HDC's total assets were $24.4 billion, a net increase of $2.6 billion or 11.76% from FY 2020. The increase was primarily a result of the Corporation's mortgage lending, and bond financing activities. In FY 2020, total assets were $21.8 billion.

Cash and Investments: The Corporation ended the fiscal year with $4.9 billion in cash and investments. Other than collateralized and purpose investments, investments were recorded at fair value. Approximately $2.4 billion of that balance was un-advanced construction loan monies already committed to fund mortgage loans that have already closed. Cash and investments increased by a net of $360.8 million or 7.89%, mainly due to the increase in bond issuance.

Mortgage Loans: Mortgage loans comprised 74.87% of the Corporation's total assets. The mortgage loan portfolio at the end of the fiscal year was $18.2 billion, an increase of $2.2 billion or 13.59% from the previous year. On October 31, 2020, the mortgage loan portfolio was $16.0 billion. During FY 2021, mortgage loan activities included advances of approximately $2.9 billion and principal loan repayments of $822.3 million.

Loan Participation Receivable: Loan participation receivable on October 31, 2021 was $461.0 million, a $3.9 million decrease from a year ago. The decrease was mainly due to the prepayments of one mortgage loan and partial repayments of other loans in the Mitchell-Lama loan participation portfolio.

Notes Receivable: Notes receivable was $473.2 million, down from $513.5 million in 2020. The Corporation has two outstanding notes receivable that relate to the bonds issued for a military housing development at Fort Hamilton ("Military Housing") and a Capital Fund ("Capital Fund Note") financing for NYCHA, with outstanding balances of $42.5 million and $430.7 million, respectively. In FY 2021, there were $40.4 million in notes repayments. The Military Housing notes are secured by pledged revenues of the development and the Capital Fund Note is secured by payments from the United States Department of Housing and Urban Development ("HUD").

Accrued Interest: Interest receivable increased from $131.6 million on October 31, 2020 to $195.9 million on October 31, 2021, a $64.3 million or 48.86% increase from FY 2020. Interest receivable has increased comparable to the loan portfolio. Interest on loans this fiscal year was $560.4 million, collections were $483.9 million, and $20.4 million of accrued interest was capitalized.

Other Receivables: Other receivables were $14.6 million on October 31, 2021, an increase from October 31, 2020 when it was $13.6 million. The increase is primarily related to interest and servicing fees billed on loans serviced for the City of New York, and other agencies.

Leases and Other Capital Assets: In FY 2021, the Corporation adopted Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases* ("GASB 87"). In the Corporation's normal course of business, it leases office space in support of its operations. The Statement required the present value of lease payments and the related leased assets to be recognized as liabilities and assets on the financial statements and disclosed in the footnotes. On November 1, 2020, the outstanding lease commitment was $4.8 million with $4.0 million allocated to leased liability and $0.4 million as implicit interest. In FY 2021, the Corporation recognized $0.3 as interest expense and $1.9 million as principal payment on the lease liability. On October 31, 2021, the leased liability was $2.2 million, and the leased asset was $2.1 million. Other capital assets decreased $0.1 million due to amortization.

Other Assets: Other assets decreased $2.3 million to $37.2 million on October 31, 2021. This decrease was due to $1.6 million amortization of the purchased price of the residual interest in the 2014 Series B and the 2018 Series B mortgage loan portfolios. Additionally, there was a $0.1 million decrease relating to the amortization on the 2011 participation interest cash flow. The participation interest asset included the purchase of interest reduction payments in a pool of second mortgage loans owned by the City.

Deferred Outflows of Resources

Deferred outflows of resources ("deferred outflows") were $115.7 million on October 31, 2021, a net decrease of $67.4 million from October 31, 2020 when deferred outflows were $183.1 million. Deferred outflows consist of (a) interest swaps and caps purchased to mitigate the Corporation's exposure to its variable rate bonds in its General Resolution, (b) the loss incurred on the early retirement of debt due to an advance refunding in 2013, (c) deferred outflows related to the pension plan liability and (d) deferred outflows related to the OPEB plan liability. In FY 2021, deferred outflows related to the interest rate swaps valuation decreased by $66.4 million due to the improvement in the fair market value depreciation. The amount amortized on the deferred loss on early debt retirement was $0.8 million. Included in deferred outflows related to the pension plan is the net difference between projected and actual earnings on the pension plan investments, the change in assumptions and the change in proportion related to the Corporation's pension liability as calculated by the New York City Office of the Actuary ("NYCOA"). Deferred outflows related to pensions decreased by $0.7 million. There was an $0.2 million increase in deferred outflows related to OPEB in FY 2021.

Liabilities of the Corporation

Total liabilities were $20.7 billion on October 31, 2021, an increase of $2.2 billion or 11.87%, related to the Enterprise Fund. On October 31, 2020, total liabilities were $18.5 billion. Liabilities are grouped into three main categories. The largest are HDC net Bonds Payable and Debt Obligations, net, which were approximately $15.0 billion, and accounted for approximately 72.28% of total liabilities. The second largest category is Payable to The City of New York. This includes the return at maturity of loans made by the Corporation with funds granted to it by the City acting through HPD under Section 661 of the PHFL ("HPD Section 661 Grant Funds"). The last category of liabilities includes Payable to Mortgagors, Accounts and Other Payables, which is mainly comprised of unadvanced loan proceeds, and Unearned Revenues.

Bonds Payable and Debt Obligations: Bonds and outstanding debt obligations were $15.0 billion on October 31, 2021, an increase of $1.6 billion. On October 31, 2020, bonds and outstanding debt obligations were $13.4 billion. In FY 2021, HDC issued 18 new bond series for a total of $2.6 billion, and government debt obligation draws totaled $48.3 million. HDC signed a new loan participation agreement with the Federal Financing Bank ("FFB") on the Baychester Murphy Development in the amount of $135.5 million. Bond principal repayments this fiscal year amounted to $1.3 billion. The Corporation's scheduled debt service principal payments were $245.5 million, and redemptions were $1.0 billion. There were $0.7 million related to debt obligation repayments and $4.7 million of principal repayments to the FFB. (See Note 11: "Bonds Payable and Debt Obligations")

Interest Payable: Accrued interest payable increased by $9.6 million to $148.5 million on October 31, 2021 from $138.9 million on October 31, 2020. This increase reflects the Corporation's bond issuances during the year.

Payable to The City of New York: Payable to The City of New York on October 31, 2021 was $4.1 billion, a net increase of $557.2 million from 2020. Payable to the City is grouped into three categories for reporting purposes: (1) HPD grant programs such as HPD Section 661 Grant Funds, (2) loan participation agreements, and (3) other. The HPD Section 661 Grant Funds had an outstanding balance of $3.5 billion, a net increase of $534.8 million as a result of funds received during the fiscal year. Under the program, the City, acting through HPD, grants monies to the Corporation pursuant to Section 661 of the PHFL for making loans on its behalf to developments that are also financed by HDC. Upon maturity of the Corporation's related senior loan, the subordinate loan made on behalf of the City is returned to the City. Loan participation agreements, including the Mitchell-Lama participation program consists of a group of second mortgages originated by the City. HDC purchased a participating interest in the second mortgages. On October 31, 2021 the outstanding balance of the Mitchell Lama Restructuring Program ("MLRP") was $461.0 million, a net decrease of $3.9 million from partial repayments of loans in the portfolio. In the last category, the Other Payable to The City of New York had a net increase of $26.3 million. There was a decrease of $7.2 million related to the Stuyvesant Town loan made by HAC on behalf of the City in December 2015, and a decrease of $2.2 million of subsidy payments made on behalf of the City to one development. This decrease was offset by an increase related to the reimbursement of the remaining $30.7 million due from the City for funding the Stuyvesant Town loan and $5.0 million payment from HPD for Green Swap loan.

As a result of the adoption of GASB Statement 84, on November 1, 2019, certain assets held by the Corporation on behalf of the City of New York are recorded in separate fiduciary funds. As of October 31, 2021, the amount due to the City held under the Fiduciary Fund was $763.9 million, an increase of $27.4 million from FY 2020. The increase was primarily due to $23.6 million in loan transfers from the City under a purchase and sale agreement. Other activities included $9.9 million mortgage interest distributed, and remittances to the City of $8.2 million.

Payable to Mortgagors: Payable to mortgagors was $435.7 million on October 31, 2021, a net increase of $36.1 million from $399.6 million in 2020. There was a net increase of $22.5 million related to the receipt and advance of loan proceeds held by the Corporation under its Housing

Impact Bond program. Accumulated investment earnings on the unadvanced proceeds increased by $2.8 million in FY 2021. There was also a net increase of $7.4 million related to principal reserve funds held on behalf of mortgagors, and there was an increase of $3.6 million in NYCHA administration fees reserve.

Additionally, due to the adoption of GASB Statement 84 in November 2019, $814.9 million of payable to mortgagors is reported separately in the Fiduciary Fund statement on October 31, 2021. This amount represented a net increase of $69.8 million, mainly due the mortgage escrow and reserve receipts offset by disbursements made on behalf of mortgagors. As of FY 2020, payable to mortgagors' funds held in the Fiduciary Fund was $745.1 million.

Accounts Payable: Accounts payable at fiscal year-end was $222.2 million, up from $62.4 million on October 31, 2020. The net increase of $159.8 million was primarily attributable to $122.6 million of collateral funds received on behalf of one development, as well as an increase of $30.7 million payable due to a loan participation agreement and interest billed for other lenders. There was also an increase of $6.2 million in bond issuance costs and mortgage insurance premiums payable, and $0.3 million increase in salaries payable.

Restricted Earnings on Investments: Restricted earnings on investments represents cumulative amounts by which pass-through revenues exceed expenses. They represent accumulated earnings on investments that are credited to the mortgagors. There was a slight decrease from $22.6 million in FY 2020 to $22.4 million in FY 2021 as a result of lower investment earnings in FY 2021.

Net Pension and OPEB Liabilities: The accumulated amount of the Corporation's net pension liability as calculated by the NYCOA, amounted to $3.8 million as of October 31, 2021, a net decrease of $8.1 million from 2020. The decrease in the liability was a result of an increase in the pension plan net assets from higher investment earnings, as reported by NYCERS. The Corporation's annual net pension expense was $0.2 million. The Corporation recorded a net OPEB liability of $9.2 million as of October 31, 2021, an increase of $0.7 million from $8.6 million in 2020. The increase was due to the $1.9 million in the annual service cost offset by the change in interest assumptions and benefit payments.

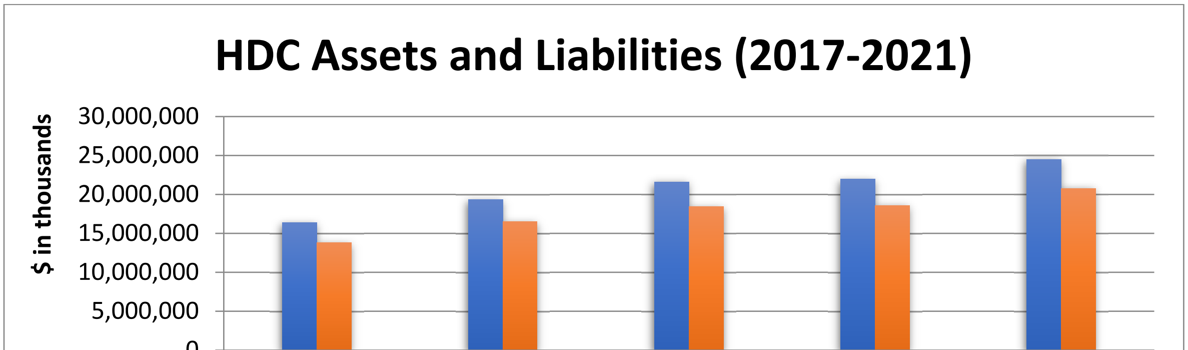
Interest Rate Swaps Liability: The Corporation entered into various interest rate swap contracts as a means of mitigating its exposure to its variable rate debt. The fair market value of the Corporation's swap portfolio decreased its liability position from $173.1 million on October 31, 2020 to $106.7 million on October 31, 2021. As the hedges were deemed to be effective the changes in the fair value were offset by a deferred outflow of resources.

Unearned Revenues and Other Liabilities: Unearned revenues and other liabilities were $661.1 million on October 31, 2021 a decrease of $42.4 million from $703.5 million on October 31, 2020. There was a decrease of $23.5 million related to earnings recognized on the deferred residual interest purchased from the City in fiscal year 2020, on a pool of mortgage loans previously owned by the City. There was a net decrease in deferred bond construction financing fees, bond financing fees and commitment fees of $17.4 million mainly due to construction financing fees earned in the fiscal year. There was amortization of deferred guaranty and regulatory fees of $1.6 million.

Deferred Inflows of Resources

Deferred inflows of resources increased from \$9.2 million to \$15.7 million on October 31, 2021. The \$6.5 million increase was due to an increase of \$5.7 million related to the Corporation's pension liability and an increase of \$0.7 million in the OPEB liability due to changes in assumptions.

The following chart presents the comparative data of the Corporation's assets including deferred outflows, and liabilities including deferred inflows, over the last five years:



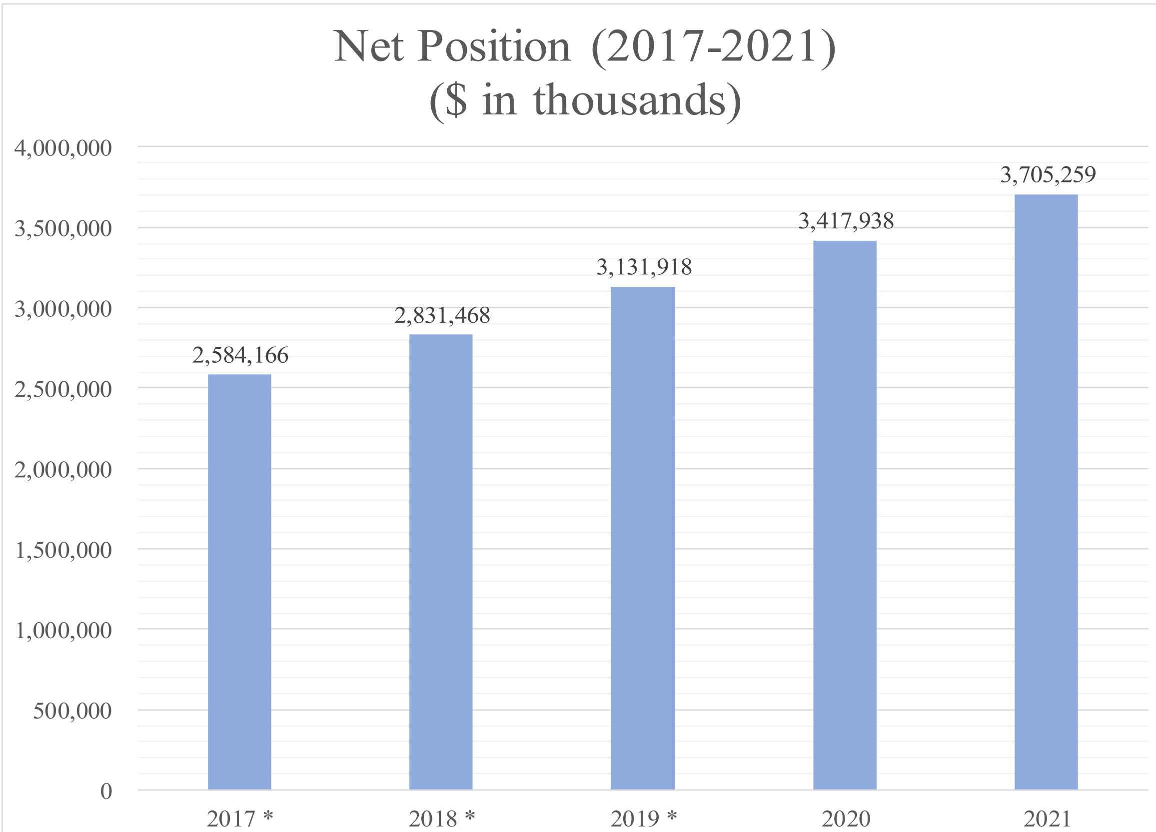
	2017 *	2018 *	2019 *	2020	2021
Assets	16,398,025	19,361,539	21,584,689	21,972,906	24,467,929
Liabilities	13,813,859	16,530,071	18,452,771	18,554,968	20,762,670

** These amounts do not reflect GASB 84, Fiduciary Activities*

Net Position

Net position, the excess of assets and deferred outflows of resources over liabilities and deferred inflows of resources, totaled \$3.7 billion as of October 31, 2021. This represents an increase of \$287.3 million or 8.41% over the balance from the previous year. In 2020, net position increased by \$286.0 million. Net position is classified as either restricted or unrestricted net position, with restricted net position being committed by law or contract for specific purposes. HDC's most significant restricted assets include debt service reserves for HDC bond issues and undisbursed bond proceeds held prior to construction advances. Unrestricted assets may be classified as designated or undesignated. Designated assets are those allocated by action or policy for specific purposes determined by HDC's Members, such as bond reserves (to support the Corporation's general obligation rating), specific housing loan programs to which the Corporation has committed resources under the Mayor's *Housing New York Plan* and working capital. Virtually all the Corporation's net position is either restricted or designated.

The following chart presents the comparative data of the Corporation's net position over the last five years:



** These amounts do not reflect GASB 84, Fiduciary Activities*

Condensed Statement of Revenues, Expenses and Changes in Net Position

The condensed Statement of Revenues, Expenses and Changes in Net Position presents total revenues recognized in and expenses attributed to the fiscal year ended October 31, 2021. The table below summarizes the Corporation's revenues and expenses and presents comparative data. It should be read in conjunction with the financial statements. *(Dollar amounts are in thousands):*

	2021	2020	Change	Percent Change
Revenues				
Interest on Loans	$560,378	$490,371	$70,007	14.28%
Fees and Charges	113,462	69,640	43,822	62.93
Income on Loan Participation Interests	4,710	21,709	(16,999)	(78.30)
Other Income	4,128	2,823	1,305	46.23
Total Operating Revenues	**682,678**	**584,543**	**98,135**	**16.79**
Expenses				
Bond Interest and Amortization	372,020	370,030	1,990	0.54
Salaries and Related Expenses	28,690	28,644	46	0.16
Trustees and Other Fees	11,514	10,177	1,337	13.14
Bond Issuance Costs	20,038	13,034	7,004	53.74
Corporate Operating Expenses	5,991	7,227	(1,236)	(17.10)
Total Operating Expenses	**438,253**	**429,112**	**9,141**	**2.13**
Operating Income	**244,425**	**155,431**	**88,994**	**57.26**
Non-Operating Revenues (Expenses)				
Earnings on Investments	51,976	89,632	(37,656)	(42.01)
Unrealized (Losses) Gains on Investments	(53,170)	(2,212)	(50,958)	(2,303.71)
Other Non-Operating Revenues	43,051	41,379	1,672	4.04
Total Non-Operating Revenues, net	**41,857**	**128,799**	**(86,942)**	**(67.50)**
Operating Transfers from Fiduciaries	**1,039**	**1,824**	**(785)**	**(43.04)**
Net Income	**287,321**	**286,054**	**1,267**	**0.44**
Change in Net Position	**287,321**	**286,054**	**1,267**	**0.44**
Net Position, Beginning of the Year	3,417,938	3,131,884	286,054	9.13
Net Position, End of the Year	**$3,705,259**	**$3,417,938**	**$287,321**	**8.41%**

Revenues of the Corporation are classified as operating and non-operating. Interest income from mortgages represents the Corporation's major source of operating revenue. It also includes various loan and bond program fees such as commitment, bond financing, mortgage insurance and servicing fees. The Corporation's non-operating revenues consist mostly of earnings on investments and purpose investments and grants revenue. Earnings on investments accrues to the benefit of the program for which the underlying sources of funds are utilized.

HDC's expenses are also classified as operating and non-operating. Operating expenses consist primarily of interest on bonds, which accounted for 84.89% of operating expenses in FY 2021. Other operating expenses include corporate operating expenses (salaries, overhead and depreciation) and fees. The Corporation's largest non-operating expense was the unrealized loss on the fair value of investments, mostly U.S. Agency securities, in the portfolio.

RESULTS OF OPERATIONS

Revenues

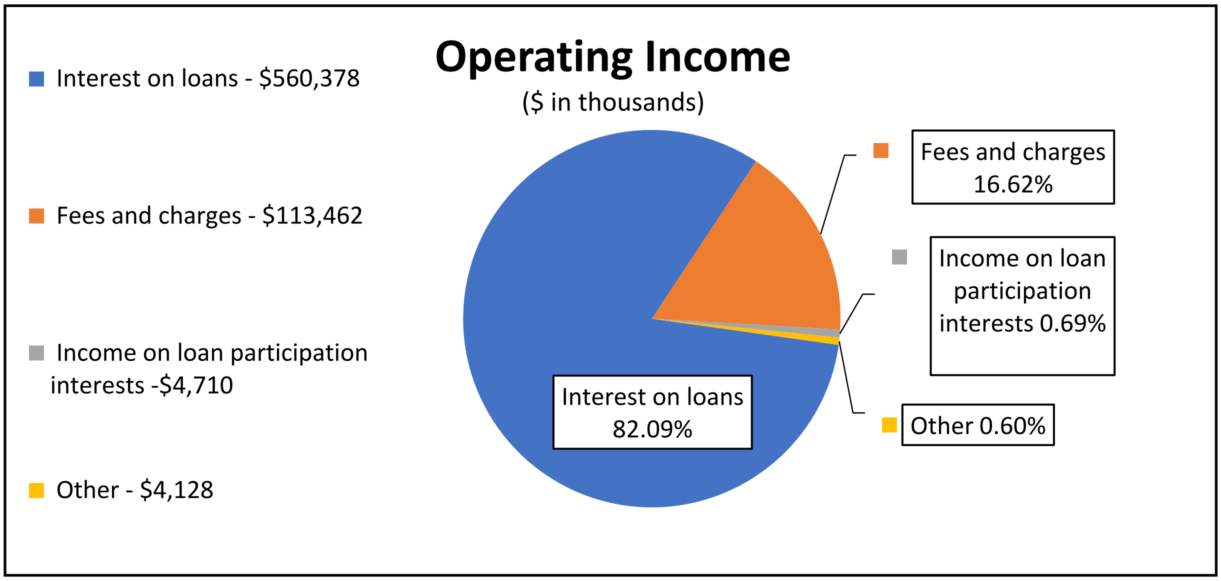
The Corporation had total revenues of $725.6 million, an increase of $10.4 million from a year ago. Operating revenues were $682.7 million in FY 2021 compared to $584.5 million in FY 2020, an increase of $98.1 million or 16.79%. Operating revenues were approximately 94.09% of total revenues in FY 2021. Net operating income for FY 2021 was $244.4 million. In FY 2021, HDC recorded non-operating revenues, net, of $42.9 million, which included $44.7 million from grants, $1.0 million in operating transfers from custodial funds, and a net loss on investment earnings of $1.2 million.

Interest on Loans: Interest on loans, the largest component of operating revenues, was $560.4 million, an increase of $70.0 million or 14.28% from FY 2020. In FY 2020, interest on loans was $490.4 million. The increase in FY 2021 was a result of higher mortgage loans receivable balances consistent with an increase in the Corporation's mortgage lending.

Fees and Charges: Fees and charges were $113.5 million compared to $69.6 million a year ago. The increase was mainly due to $23.7 million in earnings on the residual interest purchased from the City on loan participation agreements and a $20.9 million increase from bond financing fees and deferred construction financing fees. The Corporation also saw an increase of $1.2 million in loan restructuring and satisfaction fees.

Income on Loan Participation Interests: Loan participation income in FY 2021 was $4.7 million, compared to $21.7 million the previous year. Loan participation income is driven by prepayments or restructuring of the second mortgage loans in the MLRP. In FY 2021, there was one mortgage loan payoff in addition to partial repayments of other loans in the portfolio.

Other Income: Other income in FY 2021 was $4.1 million compared to $2.8 million in FY 2020. Other income is mainly comprised of a receivable setup for debt service on the NYCHA Capital Fund Grant program bonds ("NYCHA Bonds"), income on mortgage participations, and administrative fees on the Community Development Block Grant Program "CDBG" Superstorm Sandy related loans.



Expenses

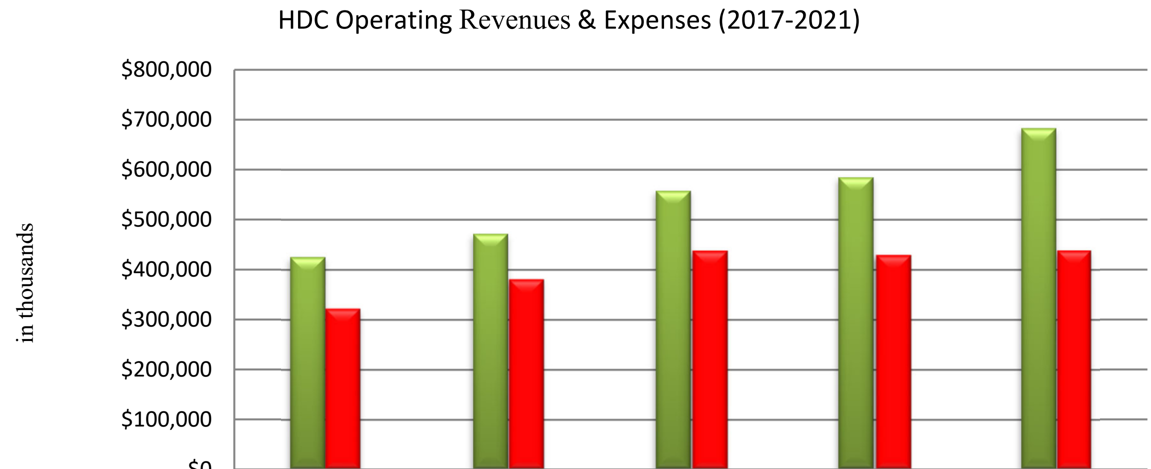
Operating Expenses: Operating expenses in FY 2021 were $438.3 million, an increase of $9.1 million or 2.13% compared to the previous year, when operating expenses amounted to $429.1 million.

Bond Interest and Amortization: Interest expense constituted 84.89% of the total operating expenses. Total bond interest, net of amortization, was $372.0 million, a slight increase from FY 2020 when it was $370.0 million. The de minimis increase occurred in spite of a 10.63% increase in bonds outstanding, which was due to a combination of redemptions of high fixed interest rate bonds, and lower interest expense on the variable rate bond portfolio.

Salaries and Related Expenses: Salaries and related expenses were $28.7 million in FY 2021, a slight increase from the $28.6 million in FY 2020.

Bond Issuance and Other Expenses: Trustees' and other fees, mortgage insurance premiums, bond issuance costs and corporate operating expenses increased by $7.1 million. Bond issuance costs were $20.0 million during FY 2021 compared to $13.0 million in FY 2020. The $7.0 million increase was due to the higher bond issuances. In FY 2021, HDC issued $2.6 billion in bonds compared to $1.8 billion in FY 2020. Corporate operating expenses decreased by $1.2 million from $7.2 million in FY 2020 to $6.0 million in FY 2021, which was in large part due to less operating costs as a result of staff working remotely during the pandemic.

The following chart presents the comparative data of the Corporation's operating revenues and expenses over the last five years:



	2017 *	2018 *	2019 *	2020	2021
Operating Revenues	424,687	471,364	557,634	584,543	682,678
Operating Expenses	321,642	380,206	437,816	429,112	438,253

** These amounts do not reflect GASB 84, Fiduciary Activities*

Non-Operating Revenues (Expenses)

Earnings on Investments and Unrealized Losses: Earnings on investments are recognized as non-operating income. Investment income, including the fair value adjustment on outstanding investments, was a net loss of $1.2 million in FY 2021 compared with a positive $87.4 million in FY 2020. The decrease was mainly due to the fair market value unrealized loss on the U.S. Agency securities in the portfolio. Additionally, realized earnings were impacted by continuously lowering interest rates during the year on the demand deposit accounts which comprised approximately 40% of the total investment portfolio. The Corporation ended FY 2021 with $4.9 billion of investments and cash equivalents under management. Additionally, throughout FY 2021, as rates continued to decrease, the Corporation diligently tried to balance maintaining liquidity and maximizing its return on investments. Realized investment income was $52.0 million, a decrease of $37.7 million from a year ago. The Corporation reported a $53.2 million unrealized loss on investments in FY 2021 compared to a $2.2 million unrealized loss in FY 2020.

Other Non-Operating Revenues (Expenses): Other non-operating revenues include $44.7 million in 421-A Grant Revenue from the Battery Park City Authority ("BPCA"), $1.6 million in amortization of the deferred residual interest purchased from the City, and $0.1 million of amortization on the 2011 participation interests purchased cash flow, as a result of prepayments and restructuring of loans in the portfolio.

Change in Net Position

Change in net position for FY 2021 was $287.3 million, up from $286.0 million the previous year. The Corporation generated $244.4 million from normal operating activities, and in addition $44.7 million was received from the 421-A Grant Revenue Program with the BPCA.

DEBT ADMINISTRATION

At year-end, the Corporation had approximately $15.0 billion of bond principal and debt obligations outstanding, an increase of 11.55% over the prior year, net of discount and premium. The following table summarizes the changes in bonds payable and debt obligations between October 31, 2021 and October 31, 2020. (Dollar amounts are in thousands):

	2021	**2020**	**Percentage increase FY 2020 to 2021**
Bonds Payable & Debt Obligations	$14,995,652	$13,442,880	11.55%

In FY 2021, all variable rate demand obligation ("VRDO") bond series were successfully remarketed, and no bonds were tendered to become bank bonds. Additional information about HDC's debt is presented in Note 11 to the financial statements.

NEW BUSINESS

In FY 2021, the Corporation issued sixteen new Housing Revenue Bonds series totaling $2.4 billion, and two series of Housing Impact Bonds totaling $289.1 million. Included in this total were thirteen series of tax-exempt bonds totaling $2.1 billion and five series of taxable bonds totaling $558.4 million. The Corporation also made low interest loans from its net position.

Subsequent to October 31, 2021, bonds issued during the Corporation's normal business activities were $512,480,000 in the Housing Revenue Bond resolution.

CONTACTING THE CORPORATION'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the Corporation's finances and to demonstrate the Corporation's accountability for the resources at its disposal. If you have questions about this report or need additional financial information, contact the Public Information Officer, New York City Housing Development Corporation, 110 William Street, New York, NY 10038. The Corporation also maintains information on its website at www.nychdc.com.

New York City Housing Development Corporation
Statement of Net Position
Proprietary Fund Type - Enterprise Fund

At October 31, 2021 (with comparative summarized financial information as of October 31, 2020) ($ in thousands)

	HDC and Component Units				
	New York City Housing Development Corporation	**New York City Housing Assistance Corporation**	**New York City Residential Mortgage Insurance Corporation**	**Total 2021**	**Total 2020**
Assets					
Current Assets:					
Cash and cash equivalents (note 3)	$ 663,541	$ -	$ -	$ 663,541	$ 609,276
Investments (note 3)	7,829	-	-	7,829	11,853
Receivables:					
Mortgage loans (note 4)	533,870	-	-	533,870	623,037
Accrued interest	54,326	1	-	54,327	43,528
Notes (note 5)	39,220	-	-	39,220	37,385
Other (note 7)	5,585	-	-	5,585	5,222
Total Receivables	633,001	1	-	633,002	709,172
Leases and other capital assets (note 9)	2,027	-	-	2,027	-
Other assets	2	-	-	2	17
Total Current Assets	**1,306,400**	**1**	**-**	**1,306,401**	**1,330,318**
Noncurrent Assets:					
Restricted cash and cash equivalents (note 3)	1,317,312	310	11,132	1,328,754	1,381,343
Restricted investments (note 3)	2,766,598	4,918	146,774	2,918,290	2,544,736
Purpose investments (note 2)	17,548	-	-	17,548	27,937
Mortgage loans (note 4)	324,317	-	-	324,317	320,732
Restricted receivables:					
Mortgage loans (note 4)	16,796,100	107,785	-	16,903,885	14,766,290
Mortgage loan participation - Federal Financing Bank (note 4)	469,345	-	-	469,345	340,465
Loan participation receivable - The City of NY (note 6)	460,969	-	-	460,969	464,890
Accrued interest	141,532	-	-	141,532	88,045
Notes (note 5)	433,960	-	-	433,960	476,163
Other (note 7)	8,995	-	-	8,995	7,507
Total Restricted Receivables	18,310,901	107,785	-	18,418,686	16,143,360
Leases and other capital assets (note 9)	960	-	-	960	1,003
Other assets (note 8)	37,286	(26)	(19)	37,241	40,377
Total Noncurrent Assets	**22,774,922**	**112,987**	**157,887**	**23,045,796**	**20,459,488**
Total Assets	**24,081,322**	**112,988**	**157,887**	**24,352,197**	**21,789,806**
Deferred Outflows of Resources					
Interest rate caps (note 10)	449	-	-	449	136
Deferred loss on early retirement of debt (note 10)	3,328	-	-	3,328	4,143
Deferred outflows related to pensions (note 14)	4,161	-	-	4,161	4,839
Deferred outflows related to interest rate swaps (note 10)	106,656	-	-	106,656	173,054
Deferred outflows related to OPEB (note 15)	1,138	-	-	1,138	928
Total Deferred Outflows of Resources	**$ 115,732**	**$ -**	**$ -**	**$ 115,732**	**$ 183,100**

See accompanying notes to the basic financial statements.

New York City Housing Development Corporation
Statement of Net Position (continued)
Proprietary Fund Type - Enterprise Fund

At October 31, 2021 (with comparative summarized financial information as of October 31, 2020) ($ in thousands)

	HDC and Component Units				
	New York City Housing Development Corporation	**New York City Housing Assistance Corporation**	**New York City Residential Mortgage Insurance Corporation**	**Total 2021**	**Total 2020**
Liabilities					
Current Liabilities:					
Bonds payable (net) (note 11)	$ 680,287	$ -	$ -	$ 680,287	$ 455,099
Debt obligations payable	966	-	-	966	725
Loan participation payable to Federal Financing Bank	5,592	-	-	5,592	3,728
Accrued interest payable	148,531	-	-	148,531	138,888
Restricted earnings on investments	22,386	-	-	22,386	22,632
Accounts and other payables	222,163	-	-	222,163	62,397
Lease liability (note 9)	2,027	-	-	2,027	-
Total Current Liabilities	**1,081,952**	**-**	**-**	**1,081,952**	**683,469**
Noncurrent Liabilities:					
Bonds and debt obligations payable:					
Bonds payable (net) (note 11)	13,617,832	-	-	13,617,832	12,468,640
Debt obligations payable	221,644	-	-	221,644	174,280
Loan participation payable to Federal Financing Bank	469,331	-	-	469,331	340,408
Payable to The City of New York:					
Loan participation agreements (note 13)	460,969	-	-	460,969	464,890
Housing finance fund (Section 661)	3,546,395	-	-	3,546,395	3,011,639
Other	19,001	113,071	-	132,072	105,727
Payable to mortgagors	435,739	-	-	435,739	399,646
Net pension liabilities (note 14)	3,840	-	-	3,840	11,922
OPEB liability (note 15)	9,229	-	-	9,229	8,562
Derivative instrument - interest rate swaps (note 10)	106,656	-	-	106,656	173,054
Lease liability (note 9)	178	-	-	178	-
Unearned revenues and other liabilities	660,765	-	-	660,765	703,202
Due to the United States Government (note 16)	375	-	-	375	316
Total Noncurrent Liabilities	**19,551,954**	**113,071**	**-**	**19,665,025**	**17,862,286**
Total Liabilities	**20,633,906**	**113,071**	**-**	**20,746,977**	**18,545,755**
Deferred Inflows of Resources					
Deferred inflows related to pensions (note 14)	6,665	-	-	6,665	917
Deferred inflows related to OPEB (note 15)	9,028	-	-	9,028	8,296
Total Deferred Inflows of Resources	**15,693**	**-**	**-**	**15,693**	**9,213**
Net Position					
Net investment in capital assets	2,987	-	-	2,987	1,003
Restricted for bond obligations (note 20)	2,966,647	(83)	-	2,966,564	2,602,573
Restricted for insurance requirement and others	-	-	101,092	101,092	98,310
Unrestricted (note 20)	577,821	-	56,795	634,616	716,052
Total Net Position	**$ 3,547,455**	**$ (83)**	**$ 157,887**	**$ 3,705,259**	**$ 3,417,938**

See accompanying notes to the basic financial statements.

New York City Housing Development Corporation
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Fund Type - Enterprise Fund

For the Year ended October 31, 2021 (with comparative summarized financial information for the year ended October 31, 2020) ($ in thousands)

	HDC and Component Units				
	New York City Housing Development Corporation	**New York City Housing Assistance Corporation**	**New York City Residential Mortgage Insurance Corporation**	**Total 2021**	**Total 2020**
Operating Revenues					
Interest on loans (note 4)	$ 560,369	$ 9	$ -	$ 560,378	$ 490,371
Fees and charges (note 7)	109,338	-	4,124	113,462	69,640
Income on loan participation interests (note 6)	4,710	-	-	4,710	21,709
Other	4,125	-	3	4,128	2,823
Total Operating Revenues	**678,542**	**9**	**4,127**	**682,678**	**584,543**
Operating Expenses					
Interest and amortization of bond premium and discount (note 11)	372,020	-	-	372,020	370,030
Salaries and related expenses	28,690	-	-	28,690	28,644
Trustees' and other fees	11,462	-	52	11,514	10,177
Bond issuance costs	20,038	-	-	20,038	13,034
Corporate operating expenses (note 12)	5,991	-	-	5,991	7,227
Total Operating Expenses	**438,201**	**-**	**52**	**438,253**	**429,112**
Operating Income	**240,341**	**9**	**4,075**	**244,425**	**155,431**
Non-operating Revenues (Expenses)					
Earnings on investments (note 3)	48,297	-	3,679	51,976	89,632
Unrealized (losses) gains on investments (note 3)	(52,483)	(108)	(579)	(53,170)	(2,212)
Other non-operating revenues, net (note 7)	43,051	-	-	43,051	41,379
Payments from REMIC subsidiary to HDC	572	-	(572)	-	-
Other	9	(9)	-	-	-
Total Non-operating Revenues (Expenses), net	**39,446**	**(117)**	**2,528**	**41,857**	**128,799**
Income (Loss) before transfers from Custodial Funds	**279,787**	**(108)**	**6,603**	**286,282**	**284,230**
Transfers from Custodial Funds	1,039	-	-	1,039	1,824
Changes in Net Position	**280,826**	**(108)**	**6,603**	**287,321**	**286,054**
Total net position - beginning of year, as previously stated	3,266,629	25	151,284	3,417,938	3,131,918
Cumulative effect of accounting change	-	-	-	-	(34)
Total net position - beginning of year, as restated	3,266,629	25	151,284	3,417,938	3,131,884
Total Net Position - End of Year	**$ 3,547,455**	**$ (83)**	**$ 157,887**	**$ 3,705,259**	**$ 3,417,938**

See accompanying notes to the basic financial statements.

New York City Housing Development Corporation
Statement of Cash Flows
Proprietary Fund Type - Enterprise Fund

Year ended October 31, 2021 (with comparative summarized financial information for the year ended October 31, 2020) ($ in thousands)

	HDC and Component Units			Total	
	New York City Housing Development Corporation	**New York City Housing Assistance Corporation**	**New York City Residential Mortgage Insurance Corporation**	**2021**	**2020**
Cash Flows From Operating Activities					
Mortgage loan repayments	$ 804,046	$ -	$ -	$ 804,046	$ 639,327
Mortgage interest receipts	461,448	-	-	461,448	413,457
Note repayments	62,834	-	-	62,834	62,818
Receipts from fees and charges	65,975	-	98	66,073	64,416
Mortgage escrow receipts	-	-	-	-	800
Reserve for replacement receipts	-	-	-	-	93
Mortgage loan advances	(2,930,134)	(25)	-	(2,930,159)	(2,889,786)
Escrow disbursements	-	-	-	-	(974)
Reserve for replacement disbursements	-	-	-	-	(7)
Payments to employees	(28,913)	-	-	(28,913)	(27,801)
Payments to suppliers for corporate operating expenses	(5,434)	-	-	(5,434)	(6,593)
Project contributions and funds received from NYC	525,930	-	-	525,930	486,225
Advances and other payments for NYC	(2,217)	-	-	(2,217)	(1,050)
Bond cost of issuance	(20,192)	-	-	(20,192)	(17,249)
Other receipts	665,591	-	3	665,594	562,450
Other payments	(475,688)	(2,219)	(53)	(477,960)	(358,963)
Net Cash (Used in) Provided by Operating Activities	**(876,754)**	**(2,244)**	**48**	**(878,950)**	**(1,072,837)**
Cash Flows From Non Capital Financing Activities					
Proceeds from sale of bonds	2,644,120	-	-	2,644,120	1,823,968
Proceeds from loan participation - FFB	135,460	-	-	135,460	65,630
Proceeds from debt obligations	48,330	-	-	48,330	17,151
Retirement of bonds	(1,271,350)	-	-	(1,271,350)	(1,170,319)
Interest paid	(366,126)	-	-	(366,126)	(365,726)
Grant proceeds from BPCA	44,723	-	-	44,723	41,323
Payments from/to component units	(1,251)	-	3,454	2,203	(1,755)
Net Cash Provided by Non Capital Financing Activities	**1,233,906**	**-**	**3,454**	**1,237,360**	**410,272**
Cash Flows From Capital and Related Financing Activities					
Purchase of capital assets	(326)	-	-	(326)	237
Net Cash (Used in) Provided by Capital and Related Financing Activities	**(326)**	**-**	**-**	**(326)**	**237**
Cash Flows From Investing Activities					
Sale of investments	14,144,540	14,309	47,997	14,206,846	17,885,807
Purchase of investments	(14,549,937)	(13,409)	(56,895)	(14,620,241)	(17,457,232)
Interest and dividends collected	53,211	115	3,661	56,987	98,358
Net Cash (Used in) Provided by Investing Activities	**(352,186)**	**1,015**	**(5,237)**	**(356,408)**	**526,933**
Increase (Decrease) in cash and cash equivalents	4,640	(1,229)	(1,735)	1,676	(135,395)
Cash and cash equivalents at beginning of year	1,976,213	1,539	12,867	1,990,619	2,126,014
Cash and Cash Equivalents at End of Year	**$ 1,980,853**	**$ 310**	**$ 11,132**	**$ 1,992,295**	**$ 1,990,619**

See accompanying notes to the basic financial statements.

New York City Housing Development Corporation
Statement of Cash Flows (continued)
Proprietary Fund Type - Enterprise Fund

Year ended October 31, 2021 (with comparative summarized financial information for the year ended October 31, 2020) ($ in thousands)

	HDC and Component Units				
	New York City Housing Development Corporation	**New York City Housing Assistance Corporation**	**New York City Residential Mortgage Insurance Corporation**	**Total 2021**	**Total 2020**
Reconciliation of Operating Income to Net Cash (Used in) Provided by Operating Activities:					
Operating Income	**$ 240,341**	**$ 9**	**$ 4,075**	**$ 244,425**	**$ 155,431**
Adjustments to Reconcile Operating Income to Net Cash (Used in) Provided by Operating Activities:					
Depreciation expense	2,412	-	-	2,412	634
Amortization of bond discount and premium	(3,787)	-	-	(3,787)	(3,590)
Amortization of deferred loss on early retirement of debt	815	-	-	815	776
Non-operating bond interest payment	366,126	-	-	366,126	365,727
Changes in Assets & Liabilities:					
Mortgage loans	(2,187,344)	7,127	-	(2,180,217)	(2,254,127)
Loan participation receivable - NYC	3,561	-	-	3,561	2,384
Accrued interest receivable	(64,602)	-	-	(64,602)	(44,390)
Notes receivable	40,368	-	-	40,368	38,913
Other receivables	(995)	-	-	(995)	(432)
Primary government/component unit receivable (payable)	3,471	-	(4,027)	(556)	3,072
Other assets	66,569	-	-	66,569	(111,547)
Payable to The City of New York	566,459	(9,380)	-	557,079	(131,720)
Payable to mortgagors	33,308	-	-	33,308	232,961
Accounts and other payables	83,421	-	-	83,421	85,988
Due to the United States Government	-	-	-	-	(1)
Restricted earnings on investments	(1,230)	-	-	(1,230)	(3,615)
Unearned revenues and other liabilities	(35,290)	-	-	(35,290)	587,738
Accrued interest payable	9,643	-	-	9,643	2,961
Net Cash (Used in) Provided by Operating Activities	**$ (876,754)**	**$ (2,244)**	**$ 48**	**$ (878,950)**	**$ (1,072,837)**
Non Cash Investing Activities:					
Decrease in fair value of investments	$ (52,483)	$ (108)	$ (579)	$ (53,170)	$ (2,212)

See accompanying notes to the basic financial statements.

New York City Housing Development Corporation
Statement of Fiduciary Net Position
Fiduciary Funds
At October 31, 2021

Year ended October 31, 2021 (with comparative summarized financial information for the year ended October 31, 2020) ($ in thousands)

	Custodial Funds	Other Employee Benefit Trust Fund	Total 2021	Total 2020
Assets				
Cash and cash equivalents	$ 694,979	$ 1,187	$ 696,166	$ 687,662
Investments at fair value:				
Bonds	182,066	7,483	189,549	136,424
Total investments	182,066	7,483	189,549	136,424
Receivables:				
Mortgage loans	648,932	-	648,932	620,594
Accrued interest	34,305	-	34,305	30,037
Other	18,238	-	18,238	15,905
Total Receivables	701,475	-	701,475	666,536
Primary government/component unit receivable	1,465	-	1,465	856
Total Assets	**1,579,985**	**8,670**	**1,588,655**	**1,491,478**
Net Position				
Restricted for:				
Mortgagors	814,901	-	814,901	745,086
The City of New York	763,881	-	763,881	736,438
Other Entities	1,203	-	1,203	1,209
Postemployment benefits other than pensions	-	8,670	8,670	8,745
Total Net Position	**$ 1,579,985**	**$ 8,670**	**$ 1,588,655**	**$ 1,491,478**

See accompanying notes to the basic financial statements.

New York City Housing Development Corporation
Statement of Changes in Fiduciary Net Position
Fiduciary Funds

For the Year Ended October 31, 2021

Year ended October 31, 2021 (with comparative summarized financial information for the year ended October 31, 2020) ($ in thousands)

	Custodial Funds	Other Employee Benefit Trust Fund	Total 2021	Total 2020
Additions				
Interest on loans	$ 205	$ -	$ 205	$ 205
Investment earnings:				
Interest, dividends and other	834	143	977	1,798
Total investment earnings	834	143	977	1,798
Mortgage escrow receipts - Mortgagors	417,992	-	417,992	387,962
Funds received for The City of New York	110,999	-	110,999	102,603
Total Additions	**530,030**	**143**	**530,173**	**492,568**
Deductions				
Benefit payments	-	218	218	101
Mortgage escrow disbursements - Mortgagors	348,179	-	348,179	334,917
Payments to The City of New York	83,556	-	83,556	84,336
Transfers to Enterprise Fund	1,039	-	1,039	1,824
Others	4	-	4	-
Total Deductions	**432,778**	**218**	**432,996**	**421,178**
Net Increase (Decrease) in Fiduciary Net Position	**97,252**	**(75)**	**97,177**	**71,390**
Net position - beginning of year	1,482,733	8,745	1,491,478	1,420,088
Net Position - End of Year	**$ 1,579,985**	**$ 8,670**	**$ 1,588,655**	**$ 1,491,478**

See accompanying notes to the basic financial statements.

Note 1: Organization

The New York City Housing Development Corporation (the “Corporation” or “HDC”) is a corporate governmental agency constituting a public benefit corporation organized and existing under the laws of the State of New York (the “State”). The Corporation is also a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”). The Corporation was established in 1971 under the provisions of Article XII of the Private Housing Finance Law (the “Act”) of the State and is to continue in existence for at least as long as bonds, notes or other obligations of the Corporation are outstanding.

The Corporation was created to encourage the investment of private capital through low-interest mortgage loans in order to increase the supply of safe and sanitary dwelling accommodations for families and persons whose need for housing accommodations cannot be provided by unassisted private enterprise. To accomplish its objectives, the Corporation is empowered to finance housing through new construction or rehabilitation and to provide permanent financing for multi-family residential housing. The Corporation finances significant amounts of its activities through the issuance of bonds, notes and debt obligations. The bonds, notes, and debt obligations of the Corporation are not debts of either the State or The City of New York (the “City”).

Pursuant to Governmental Accounting Standards Board (“GASB”) Codification 2100, Defining the Financial Reporting Entity, the Corporation’s financial statements are included in the City’s financial statements as a component unit for financial reporting purposes.

Primary Government Entity

For the purpose of these financial statements, the Corporation is the primary government entity. Financial activity in HDC’s bond and loan programs and in its Corporate Services Fund are aggregated and reported in the financial statements under Housing Development Corporation. The Corporation sells bonds, administers bond proceeds and manages bond revenues and repayments in accordance with bond resolutions adopted by its Board Members (see Note 11: “Bonds Payable and Debt Obligations”). Bond proceeds are used to make loans and provide for related costs and reserves, and loan repayments are applied to pay principal and interest on the related bonds (see Note 4: “Mortgage Loans”; Note 5: “Notes Receivable”; and Note 6: “Loan Participation Receivable for The City of New York”). Corporation resources that are not pledged under or governed by a bond resolution are managed in the Corporate Services Fund. This fund accounts for (1) fees and earnings transferred from the bond and loan programs; (2) fees earned on loans serviced for HDC and for the City; (3) compliance monitoring fees; (4) income from Corporate Services Fund investments; (5) grant revenues; (6) payments of the Corporation’s operating expenses; and (7) loans made with corporate funds.

The Corporation currently has four blended component units, two of which are inactive.

The New York City Housing Assistance Corporation (“HAC”) and the New York City Residential Mortgage Insurance Corporation (“REMIC”) are active subsidiaries and together with HDC, the Housing New York Corporation (“HNYC”) and the Real Estate Owned Corporation comprise the reporting entity.

HAC and REMIC have been included in the Corporation's financial statements as blended component units of HDC. All of these entities have been reported as component units because HDC's Members comprise all or a controlling majority of the Board for each entity and HDC's staff provides all services for each entity.

Component Units

(A) New York City Housing Assistance Corporation

HAC is a public benefit corporation established pursuant to Section 654-b of the Act as a subsidiary of the Corporation.

HAC is empowered to receive monies from any source, including, but not limited to, the Corporation, the City or the State, for the purpose of assisting rental developments to maintain rentals affordable to low and moderate-income persons for whom the ordinary operation of private enterprise cannot supply safe, sanitary and affordable housing accommodations. In order to accomplish this objective, HAC may transfer, lend, pledge or assign these monies to any rental development or assist the Corporation in financing such developments. As a subsidiary of HDC, HAC's functions are administered by the Corporation and its Board Members substantially overlap with HDC's Board Members, so it is reported as a blended component unit in HDC's financial statements.

(B) New York City Residential Mortgage Insurance Corporation

REMIC is a public benefit corporation established pursuant to Section 654-d of the Act as a subsidiary of HDC. REMIC is the successor entity to the New York City Rehabilitation Mortgage Insurance Corporation ("Old REMIC"), which was dissolved on January 27, 1993. REMIC has the authority to insure residential mortgage loans throughout the City in order to promote the preservation of neighborhoods which are blighted, are becoming blighted or may become blighted, to discourage divestment and encourage the investment of mortgage capital in such neighborhoods and to provide safe, sanitary and affordable housing accommodations to persons and families for whom the ordinary operations of private enterprise cannot supply such accommodations.

REMIC currently maintains two reserves, the Housing Insurance Fund and the Premium Reserve Fund. The Housing Insurance Fund can be used as a revolving fund solely for the payment of liabilities arising from housing insurance contracts issued by REMIC. The Housing Insurance Fund requirement (as of any particular date) is established by statute and must be in an amount equal to the aggregate of (i) one hundred percent of the insured amounts due and payable pursuant to housing insurance contracts, plus (ii) twenty percent of the insured amounts under housing insurance contracts other than insured amounts which are due and payable pursuant to (i) above, plus (iii) twenty percent of the amounts to be insured under REMIC's commitments to insure. The Housing Insurance Fund requirement as of October 31, 2021 is $101,092,000.

Any income or interest earned on the Housing Insurance Fund in excess of its respective requirements is transferred at least annually to the Premium Reserve Fund. The Premium Reserve Fund must also be maintained to provide for the payment of REMIC's liabilities arising from its operations, including liabilities arising from housing insurance contracts. REMIC also maintains an Operating Fund for operation purposes. As a component unit of HDC, REMIC functions are administered by the Corporation. The Premium Reserve Fund and Operating Fund have a combined balance of $56,795,000 as of October 31, 2021. REMIC is a blended component unit because HDC's Members comprise a controlling majority of the Board and HDC's staff provides all services for REMIC.

Inactive Component Units

(C) Real Estate Owned Corporation

The NYC HDC Real Estate Owned Corporation ("REO Subsidiary Corporation") was established under Section 654-a of the Act on September 20, 2004. The REO Subsidiary Corporation has the power to hold property whenever, in the sole discretion of the Corporation, it has become necessary to acquire a project in the case of sale under foreclosure or in lieu of foreclosure to effectuate the purposes of the Act. There was no activity undertaken by this subsidiary during FY 2021 and it did not have any assets or liabilities as of October 31, 2021. The REO Subsidiary Corporation is treated as a blended component unit of HDC.

(D) Housing New York Corporation

The HNYC is a public benefit corporation established pursuant to Section 654-c of the Act as a subsidiary of the Corporation. Authorization for the funding of the Housing New York Program ended on July 1, 1995. Consequently, HNYC can no longer issue bonds or notes to fund the Housing New York Program.

Upon repayment of all the outstanding HNYC bonds on November 3, 2003, HNYC became an inactive subsidiary of the Corporation and its remaining funds were transferred out of HNYC. However, HNYC is not expected to be dissolved.

Note 2: Summary of Significant Accounting Policies

The Corporation follows the principles of fund accounting, with a sub-fund for each bond series, for the Corporate Services Fund, and for each component unit. Each fund's assets, liabilities and net position are accounted for as separate entities and follow enterprise fund reporting. Certain individual funds are aggregated into larger categories for the purpose of financial reporting. The accompanying financial statements are presented using the economic resources measurement focus and the accrual basis of accounting wherein revenues are recognized when earned and expenses when incurred. In its accounting and financial reporting, the Corporation follows the pronouncements of the GASB.

Other significant accounting policies are:

A. Revenue and Expense Recognition

The Corporation's operating revenues consist of earnings on loans and loan participation interests, fees and charges associated with both financing and servicing mortgages and loans, and other revenues that are received to cover the costs of raising capital. All other revenue, which is primarily earnings on investments and grant revenue are considered non-operating. Revenues are recognized when earned.

Operating expenses include bonding costs, expenses for administering the various bond resolutions, personnel expenses, corporate operating expenses, bond issuance and financing costs, and depreciation expense. The Corporation reports all other expenses, including distributions of first mortgage earnings to the City in connection with loan participations and the payment, if necessary, of mortgage loan principal receipts on bond payments, as non-operating expenses. Expenses are recognized as incurred.

Virtually all resources are either restricted or designated. Net position has been restricted in accordance with terms of an award, agreement or by state law. Designated net position is committed for specific purposes pursuant to HDC policy and/or Board directives (see Note 20: "Net Position" for more detailed information).

B. Cash Equivalents and Investments

Short-term bank deposits and investments with stated maturities of 90 days or less are reported as Cash and Cash Equivalents. All investments are reported at fair value, except for certificates of deposit and investment agreements. The Corporation's investment agreements, which can take the form of open time deposits or fixed repurchase agreements, are reported at an amount equal to principal and accrued interest.

Generally Accepted Accounting Principles ("GAAP") require that restricted assets be reported as non-current assets. In the case of cash equivalents and investments, this treatment generally causes restricted investments with maturities less than one year to be reported as non-current. However, to more accurately report the alignment of HDC's current liability for payment of bond principal and interest with funds available to satisfy these liabilities, HDC has included cash, cash equivalents and investments totaling $654,745,000 under current assets as of October 31, 2021, to cover the payment of bond principal and interest due in the following year.

C. Purpose Investments

As part of its financing activities, HDC has made three housing development loans that are secured by GNMA certificates rather than mortgages on the related properties. The GNMA certificates provide payments at such times and in such amounts as to fully repay the respective HDC loans and are the only source of repayment for these loans. The GNMA certificates are treated under U.S. Treasury regulations as acquired program obligations. The GNMA certificates are classified in the financial statements as purpose investments and identified separately from other investments and restricted investments in the financial statements. However, interest earned on the GNMA certificates is included in earnings on investments.

It is the Corporation's policy to record GNMA certificates at amortized cost, which amounted to $17,548,000 as of October 31, 2021. The fair value of these purpose investments amounted to $18,603,000 as of October 31, 2021.

D. Mortgage Loans

As part of the Corporation's major financing activities, mortgage loans are funded from bond and debt obligation proceeds and corporate reserves. The mortgage loans funded from bond proceeds and debt obligations are generally classified as restricted receivables because the loan repayments of all such loans are pledged to cover the debt service on the related bonds and obligations. The loans funded from corporate reserves are not restricted but designated for a specific purpose.

E. Allowance for Credit Losses

HDC's loans are underwritten according to standards the Corporation believes prudent and are closely monitored for payment and for management of the associated housing developments. In addition, many of the Corporation's mortgages have credit enhancements through letters of credit, mortgage insurance and other supports. Therefore, HDC believes that the likelihood of experiencing material credit losses relating to its bonded mortgage programs is remote. Management has determined that current charges against income are not required.

F. Summarized Financial Information

The basic financial statements include summarized comparative information as of and for the year ended October 31, 2020 in total but not by reporting unit. Such information does not include enough detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Corporation's financial statements for the year ended October 31, 2020 from which the summarized information was derived (which are available from the Corporation and on its website).

G. Statement of Fiduciary Net Position and Statement of Changes in Fiduciary Net Position

The Statement of Fiduciary Net Position and the Statement of Changes in Fiduciary Net Position provide information on the Corporation's fiduciary activities in (1) Custodial Funds and (2) the Other Post-Employment Benefits Trust ("OPEB") Fund. The Custodial Funds report assets held by the Corporation on behalf of mortgagors and the City. These assets are derived from the servicing of the Corporation's permanent loans, and construction and permanent loans serviced on behalf of the New York City Department of Housing Preservation and Development (HPD), using funds provided by mortgagors and HPD. All such funds are the property of the mortgagors and HPD and thus are reported as restricted net position for mortgagors and the City in the fiduciary statement of net position. Investment earnings on monies held for the City, project reserves for replacement and certain other project escrows are reported as additions to restricted net position in the Fiduciary Fund. The Other Employee Benefit Trust Fund reports resources that are required to be held in trust for the members and beneficiaries of the Corporation's OPEB plan.

H. Reclassifications

Certain reclassifications have been adjusted in the prior year financial statements to conform to the current year's presentation.

I. Recent and Upcoming Accounting Pronouncements

Accounting Standards Issued and Adopted

GASB Statement No. 87, *Leases*, ("GASB 87") was issued in June 2017. The primary objective of GASB 87 is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. GASB 87 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 GASB 87, 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. GASB 87 is effective for fiscal years beginning after June 15, 2021 and all reporting periods thereafter. The Corporation has adopted GASB 87 and there was no cumulative-effect adjustment to the prior period net position as a result of the adoption.

Accounting Standards Issued and Not Yet Adopted

GASB Statement No. 91, *Conduit Debt Obligations*, ("GASB 91") was issued in May 2019. The primary objectives of GASB 91 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. GASB 91 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. GASB 91, as amended, is effective for fiscal years beginning after December 15, 2021. The Corporation is in the process of evaluating the impact of its adoption on the financial statements.

In January 2020, GASB approved Statement No. 92, *Omnibus 2020* ("GASB 92"). GASB 92 addresses practice issues that have been identified during implementation and application of certain GASB Statements. GASB 92 addresses a variety of topics including issues related to the effective date of Statement No. 87, "Leases", and postemployment benefits (pensions and other postemployment benefits), fiduciary activities, asset retirement obligations, reporting by public entity risk pools, nonrecurring fair value measurements, and derivative instruments terminology. The effective date of this standard varies by topic and was superseded in accordance with GASB Statement No. 95. The Corporation is in the process of evaluating the impact of its adoption on the financial statements.

In March 2020, GASB approved Statement No. 93, *Replacement of Interbank Offered Rates* ("GASB 93"). Some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate ("IBOR")—most notably, the London Interbank Offered Rate ("LIBOR"). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate. The objective of GASB 93 is to address those and other accounting and financial reporting implications that result from the replacement of an IBOR. The removal of LIBOR as an appropriate benchmark interest rate is effective for reporting periods ending after December 31, 2021. In accordance with GASB Statement No. 95, all other requirements of GASB 93 are effective for fiscal years beginning after June 15, 2021. Earlier application is encouraged. The Corporation is in the process of evaluating the impact of its adoption on the financial statements.

GASB Statement No. 94*, Public-Private and Public-Public Partnerships and Availability Payment Arrangements,* ("GASB 94") was issued in March 2020. The primary objective of GASB 94 is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in GASB 94, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Some PPPs meet the definition of a service concession arrangement (SCA), which the Board defines in GASB 94 as a PPP in which (1) the operator collects and is compensated by fees from third parties; (2) the transferor determines or has the ability to modify or approve which services the operator is required to provide, to whom the operator is required to provide the services, and the prices or rates that can be charged for the services; and (3) the transferor is entitled to significant residual interest in the service utility of the underlying PPP asset at the end of the arrangement.

GASB 94 also provides guidance for accounting and financial reporting for availability payment arrangements (APAs). As defined in GASB 94, an APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction. The requirements of GASB 94 are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The Corporation is in the process of evaluating the impact of its adoption on the financial statements.

In May 2020, GASB approved Statement No. 96, *Subscription-Based Information Technology Arrangements* ("GASB 96"). The primary objective of GASB 96 is to provide guidance on the accounting and financial reporting for subscription-based information technology arrangements ("SBITAs") for government end users. GASB 96 (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset (an intangible asset) and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. The requirements of GASB 96 are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. Earlier application is encouraged. The Corporation is in the process of evaluating the impact of its adoption on the financial statements.

In June 2020, GASB issued Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans—an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32* ("GASB 97"). The primary objective of GASB 97 is to require that Internal Revenue Code ("IRC") Section 457 deferred compensation plans ("Section 457 plans") be classified as either a pension plan or another employee benefit plan, depending on whether the plan meets the definition of a pension plan and (2) clarifies that GASB 84, as amended, should be applied to all arrangements organized under IRC Section 457 to determine whether those arrangements should be reported as fiduciary activities. The requirements of GASB 97 are effective for either fiscal years or reporting periods beginning after June 15, 2021. Earlier application is encouraged. The Corporation is in the process of evaluating the impact of its adoption on the financial statements.

In October 2021, GASB issued Statement No. 98, *The Annual Comprehensive Financial Report* ("GASB 98"). The primary objective of GASB 98 is to establish the term *annual comprehensive financial report* and its acronym ACFR. The new term and acronym replace instances of *comprehensive annual financial report* and its acronym in generally accepted accounting principles for state and local governments. The requirements of GASB 98 are effective for fiscal years ending after December 15, 2021. The Corporation is in the process of evaluating the impact of its adoption on the financial statements.

Note 3: Investments and Deposits

The Corporation is authorized to engage in investment activity pursuant to the Act and the Corporation's respective bond resolutions. Investment policies are set for the Corporation by the Members of the Corporation on an annual basis, through the annual adoption of written investment guidelines. Investments are reviewed on a periodic basis by the Corporation's Audit Committee. Day-to-day investment decisions are made by the Corporation's Investment Committee. The Corporation principally invests in securities of the United States and its agencies, open time deposits ("OTDs") in the form of investment agreements, demand accounts, repurchase agreements, and certificates of deposits. In FY 2021, HDC continued investing in taxable municipal bonds of New York State and New York City, consistent with the Corporation's enabling statute and investment guidelines. The Corporation did not enter into any reverse repurchase agreements during the year ended October 31, 2021. The Corporation is not aware of any violations of any provisions of the foregoing policies.

All securities, other than securities held by the respective trustees for the benefit of the bondholders, were held by the Corporation or its agents in the Corporation's name. Bond program investments are held by the trustee of the applicable program.

All investment transactions are recorded on the trade date. Investments, other than purpose investments, which are reported at fair value as of October 31, 2021, were as follows:

Enterprise Fund - HDC and Component Units

		Investment Maturities as of October 31, 2021 (in Years)			
Investment Type	2021	Less than 1	1-5	6-10	More than 10
(in thousands)					
Money Market and NOW Accounts	$1,888,095	$1,888,095	$ —	$ —	$ —
FHLB Bonds	677,303	—	147,232	485,069	45,002
FHLMC Bonds	650,886	75,103	84,156	478,932	12,695
FFCB Bonds	575,616	—	73,618	501,998	—
NYS/NYC Municipal Bonds *	165,160	23,778	63,469	77,913	—
FNMA Bonds	91,969	—	12,162	60,579	19,228
Fixed Repurchase Agreement	81,816	81,816	—	—	—
U.S. Treasury (Bonds, Notes, Bills)	11,359	8,041	3,318	—	—
Total	4,142,204	2,076,833	383,955	1,604,491	76,925
Less amounts classified as cash equivalents	(1,977,633)	(1,977,633)	—	—	—
Total investments	$2,164,571	$99,200	$383,955	$1,604,491	$76,925

**Note: Municipal Bonds are at fixed rates.*

Fiduciary Funds

		Investment Maturities as of October 31, 2021 (in Years)			
Investment Type	2021	Less than 1	1-5	6-10	More than 10
(in thousands)					
Money Market and NOW Accounts	$694,427	$694,427	$ —	$ —	$ —
FHLMC Bonds	68,517	—	—	68,517	—
FFCB Bonds	37,630	—	4,916	32,714	—
FNMA Bonds	36,403	—	31,945	—	4,458
FHLB Bonds	30,657	—	24,939	5,718	—
NYS/NYC Municipal Bonds*	8,859	—	8,859	—	—
Total	876,493	694,427	70,659	106,949	4,458
Less amounts classified as cash equivalents	(694,427)	(694,427)	—	—	—
Total investments	$182,066	$ —	$70,659	$106,949	$4,458

**Note: Municipal Bonds are at fixed rates.*

Enterprise Fund - HDC and Component Units

Total investments recorded on the Statement of Net Position as of October 31, 2021 of $2,926,119,000 is made up the following: (a) investments recorded at fair value of $2,164,571,000, (b) certificates of deposits in the amount of $304,879,000 and (c) OTDs in the amount of $456,669,000.

As required by GASB No. 31, the Corporation has recorded a fair value adjustment in its investment portfolio. HDC recorded a net depreciation of $53,170,000 for the year ended October 31, 2021.

Under Statement No. 72, *Fair Value Measurement and Application,* HDC categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the assets. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. The Corporation does not hold any securities valued using Level 3 inputs as of October 31, 2021.

The Corporation has the following recurring fair value measurements as of October 31, 2021:

- NYC/NYS Municipal securities of $165,160,000 are valued using quoted market prices. (Level 1 inputs)
- U.S. Treasury securities of $11,359,000 are valued based on models using observable inputs. (Level 2 inputs)
- U.S. Agency securities of $1,995,774,000 are valued based on models using observable inputs. (Level 2 inputs)

Money Market and NOW accounts of $1,888,095,000 are valued at cost. In addition to the investments identified above, as of October 31, 2021, the Corporation held $14,662,000 uninvested as cash in various trust and other accounts.

Interest Rate Risk: As a means of limiting its exposure to fair value losses arising from rising interest rates, the Corporation's investment guidelines charge the Investment Committee with "…determining appropriate investment instruments…based on…length of time funds are available for investment purposes..." among other factors. Thus, maturities are matched to the Corporation's liquidity needs. As part of the Corporation's investment policies, it looks to invest its bond and corporate related reserves in long-term securities that carry a higher yield, with the intent to hold the investments to maturity.

Credit Risk: The Corporation's investment guidelines and policies are designed to protect principal by limiting credit risk. This is accomplished by making decisions based on a review of ratings, collateral, and diversification requirements that vary according to the type of investment.

As of October 31, 2021, investments in Federal National Mortgage Association ("FNMA" or "Fannie Mae"), Federal Home Loan Mortgage Corporation ("FHLMC" or "Freddie Mac"), Federal Home Loan Bank ("FHLB") and Federal Farm Credit Bank ("FFCB") were rated by Standard & Poor's and/or Moody's Investors Service (Fannie Mae, Freddie Mac, FHLB and FFCB are collectively referred to as "Agency"). Standard & Poor's ratings for long-term and short-term were AA+ and A-1+, respectively. Moody's long-term and short-term ratings were Aaa and P-1, respectively. Investments in Fannie Mae, Freddie Mac, FHLB and FFCB are implicitly guaranteed by the U.S. government. They carry ratings equivalent to the credit ratings for the U.S. government. Some investments were not rated by Fitch Ratings. Of the investments that were rated by Fitch Ratings, they carried ratings of AAA for long-term and F1+ for short-term. Money market accounts and certificates of deposits are either backed by collateral held by the provider or letters of credit provided by third parties.

NYS/NYC municipal bonds are usually the highest rated securities held at HDC. The ratings by Standard & Poor's ranged from AAA to AA-; Moody's ranged from Aaa to Aa2 and Fitch Ratings Service ranged from AAA to AA-. Some investments were not rated. Money market, open time deposits and repurchase agreements in the form of OTDs are not rated; however, the providers are rated.

Custodial Credit Risk: For investments, custodial credit risk is the risk that in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party. Investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the Corporation, and are held by either the counterparty or the counterparty's trust department or agent but not in the name of the Corporation. The Corporation manages custodial credit risk by limiting its investments to highly rated institutions and/or requiring high quality collateral be held by the counterparty in the name of the Corporation.

As of October 31, 2021, open time deposits in the amount of $30,093,000, repurchase agreements in the amount of $81,816,000, certificates of deposits in the amount of $304,879,000 and demand accounts in the amount of $1,888,095,000 were collateralized by high quality instruments such as U.S. Treasury Notes, U.S. Treasury Bills, and Agency investments and letters of credits held by the Corporation's agent in the name of the Corporation. A portion of collateral supporting the demand accounts was in the form of FHLB letters of credit.

For deposits, custodial credit risk is the risk that in the event of a bank failure the Corporation's deposit may not be returned to it. HDC bank deposits amounted to $17,463,000 as of October 31, 2021, of which $16,461,000 was uninsured by the Federal Deposit Insurance Corporation ("FDIC") and uncollateralized. Correspondingly, $13,480,000 was secured in trust accounts, which are protected under state law and $3,983,000 was held in demand deposit accounts ("DDA"). HDC limits its deposits to highly rated institutions, and such deposits are either in trust accounts or partially insured through the FDIC. The maximum coverage of $250,000 is available to depositors under the FDIC's general deposit insurance rules. All the Corporation's funds held in the DDA are subject to this provision.

Concentration of Credit Risk: The Corporation follows its annually adopted investment guidelines in accordance with concentration limits and reviews its credit concentration monthly. The Corporation's Credit Risk unit monitors concentration risk amongst issuers and reports regularly to the Members of the Corporation's Audit Committee.

The following tables shows issuers that represent 5% or more of total investments as of October 31, 2021 *(in thousands):*

Enterprise Fund - HDC and Component Units

Issuer	Dollar Amount	Percentage
Signature Bank (*)	$857,004	17.47%
FHLMC	649,049	13.23
FHLB	645,214	13.16
FFCB	580,730	11.84
NY Community Bank (*)	506,069	10.32
Toronto-Dominion Bank (*)	411,927	8.40
Customers Bank (*)	292,741	5.97
Sterling National Bank (*)	281,940	5.75

**Note: Either fully or partially covered by FNMA, FHLMC, GNMA, FHLB securities that are held by a third party and/or FHLB letter of credit collateral held by the Corporation.*

Fiduciary Funds

Issuer	Dollar Amount	Percentage
Signature Bank (*)	$276,518	31.57%
Bridgehampton National Bank (*)	243,730	27.82
Customers Bank (*)	85,538	9.77
FHLMC	68,450	7.81

**Note: Either fully or partially covered by FNMA, FHLMC, GNMA, FHLB securities that are held by a third party and/or FHLB letter of credit collateral held by the Corporation.*

Note 4: Mortgage Loans

The Corporation had outstanding, under various loan programs, mortgage loans of $18,880,349,000 as of October 31, 2021. Of the total loans outstanding above, $325,524,000 of loans funded from corporate reserves were not restricted assets as they were not pledged to any specific bonds or under any bond resolutions. However, they are considered designated as defined under Note 20: "Net Position". The portion of mortgage loans that have not yet been advanced is recorded as investments and amounted to $2,413,039,000 as of October 31, 2021 (see Note 17: "Commitments").

Changes in Mortgage Loans

The changes in Mortgage Loans are as follows:					
(in thousands)	Total Mortgage Loans	Loan Participation Receivable – The City of New York	Mortgage Loans (net)	Fiduciary Funds	Enterprise Fund- Mortgage Loans Net of Fiduciary Funds
Mortgage Loans Outstanding at Beginning of the Year	$17,113,836	$442,718	$16,671,118	$620,594	$16,050,524
Mortgage Advances	2,930,159	-	2,930,159	-	2,930,159
Other Additions*	97,126	191	96,935	28,551	68,384
Principal Collections	(822,297)	(4,428)	(817,869)	(213)	(817,656)
Discount/Premium Amortized	6	-	6	-	6
Mortgage Loans Outstanding at End of the Year	19,318,830	438,481	18,880,349	648,932	18,231,417
NYC Loan Participation Interest Receivable	22,488	22,488	-	-	-
Total	$19,341,318	$460,969	$18,880,349	$648,932	$18,231,417

**Loan assignments and capitalized interest.*

Of the mortgage loans outstanding as of October 31, 2021, $648,932,000 was related to fiduciary funds.

(A) New York City Housing Development Corporation

(i) The HDC mortgage loans listed above were originally repayable over terms of 2 to 50 years and bear interest at rates from 0.01% to 10.36% per annum. Almost all mortgage loans receivable are collateralized by first or second mortgages on the property of the housing sponsors and contain exculpatory clauses with respect to the liability of the principals of such housing sponsors. The table above does not include loans which are not secured by mortgages, which include a military housing loan and a loan to NYCHA, each of which are secured by notes (see Note 5: "Notes Receivable"), and loans secured by GNMA certificates (see Note 2C: "Purpose Investments"). Of the total HDC mortgages including those that are in the Mitchell-Lama programs held as of October 31, 2021, 61% are first mortgages and 39% are subordinate loans.

(ii) In fiscal year 2014, the Corporation entered into a new financing agreement with the FFB for selling beneficial ownership interests in mortgage loans originated by housing finance agencies and insured with mortgage insurance provided by the Federal Housing Administration ("FHA") pursuant to a risk sharing agreement between FHA and such housing finance agency like the Corporation. The Corporation was selected to be the first housing finance agency to participate in this new federal initiative to reduce the costs of capital for affordable housing. The Corporation acts as servicer of the loans and receives the monthly mortgage payments from the borrower as per the schedule of the Certificates of Participation. The monthly loan principal and interest payment will be remitted to the FFB as per the schedule of the Certificates of Participation.

The mortgage loan participation program with the FFB had a payable balance of $474,923,000 as of October 31, 2021. For more details on the loans included in the FFB Loan Participation program, see Note 11: "Bonds Payable and Debt Obligations".

(B) Housing Assistance Corporation

The Housing Assistance Corporation financed construction and capitalized interest costs for eight affordable housing projects during the period of 1986 to 1990. These loans, funded by the City, accrue interest at the rate of 0-1% per annum.

The cash flows from these loans were used to provide funding for City directed subsidy programs. Beginning in 2003, the cash flows from mortgage loan interest and the investment portfolio were not sufficient to meet the payment requirements for the subsidy program. HDC's Members approved fund transfers from the Corporation to HAC for an amount at any one time not to exceed $10,000,000 in total to cover the shortfall of payments required.

In order to continue to fund the City subsidy program for the project named Ruppert/Yorkville ("RY Subsidy Program") and to repay HDC for the obligations, HAC's Board Members approved the sale of the remaining five mortgage loans in the HAC loan portfolio to HDC at its meeting on September 19, 2017. The total outstanding balance on these loans at the time of the loan sale was $32,400,000. The sale raised $23,800,000 for HAC. This amount represented the discounted value of the future cash flow on the purchased loans. A portion of the sale proceeds was used to repay HDC for outstanding obligations and the remainder should be enough to continue to provide funds for the RY Subsidy Program through 2023.

In fiscal year 2016, the City requested that the Corporation help facilitate the implementation of the new affordable housing regime for Stuyvesant Town-Peter Cooper Village. On December 15, 2015, HDC and Wells Fargo Bank entered into a Participation Agreement whereby HDC funded a $143,236,000 subordinate loan to the purchasers of Stuyvesant Town-Peter Cooper Village. The Corporation executed this transaction through its subsidiary HAC. This subordinate loan bears no interest and is forgiven at the rate of 1/20 per annum over its 20-year term. HDC will be reimbursed for this transaction pursuant to a memorandum of understanding with the City. In FY 2021, $7,162,000 of the Stuyvesant Town-Peter Cooper Village loan was forgiven according to the 20-year term stated in the Participation Agreement.

As of October 31, 2021, the outstanding mortgage loan balance was $107,427,000 and HDC has received the full amount, a total of $143,236,000 in Stuyvesant Town fund reimbursements from the City. The total loan outstanding balance in HAC was $107,785,000 as of October 31, 2021.

Note 5: Notes Receivable

HDC has loans outstanding that are secured by notes and pledged revenues. Military Housing notes receivable of $47,545,000 was received in connection with the 2004 Series A Class I & II Military Housing Revenue Bond (Fort Hamilton LLC Project) issuance. The notes are secured by pledged revenues of the development under a Master Trust Indenture. The interest rate on the mortgage loan is a blended rate of 6.32% which is equal to the bond interest rate. The interest on the mortgage is collected semiannually on the debt service date. As of October 31, 2021, the outstanding Military Housing notes receivable was $42,505,000.

During fiscal year 2013, notes receivable from NYCHA received in connection with the Corporation's 2005 Series A Capital Fund Program Revenue Bonds were replaced upon the issuance of the Corporation's 2013 Series A Capital Fund Program Revenue Bonds. As of October 31, 2021, the outstanding NYCHA notes receivable relating to the 2013 Series A Bonds was $77,056,000.

In addition to the NYCHA notes receivable of the 2013 Series A Bonds, the Corporation also agreed to provide additional funds for a second note from NYCHA for the purpose of modernizing and making capital improvements at NYCHA projects across the City. The Corporation issued the 2013 Series B Capital Fund Program Revenue Bonds for this purpose. As of October 31, 2021, the outstanding NYCHA notes receivable relating to the 2013 Series B Bonds was $353,619,000.

The 2013 Series A and B notes receivable are secured by a first priority pledge of NYCHA's capital grant money provided by the United States Department of Housing and Urban Development ("HUD").

Note 6: Loan Participation Receivable for The City of New York

In fiscal year 2002, the Corporation acquired interests in two real estate mortgage investment trusts in connection with its housing activities. In addition, the Corporation entered into various agreements with the City whereby HDC sold bonds and used the bond proceeds to purchase from the City interests in various mortgage loans and pools of mortgage loans.

In each of fiscal years 2002 and 2003, HDC used bond proceeds from its Multi-Family Housing Revenue Bonds, 2002 Series D (the "2002 Series D Bonds"), and Multi-Family Housing Revenue Bonds, 2003 Series D (the "2003 Series D Bonds"), to purchase a subordinated position in a 100% participation interest in a portion of the cash flows from a pool of mortgage loans the City had previously securitized in 1996. This pool is known as the Sheridan Trust II and HDC's purchased asset is the Sheridan Trust II Class B Certificate. Upon completion of the 2003 transaction, HDC's participation interest included the City's total cash flow from the Sheridan Trust II. In September 2005, the senior lien interests were satisfied and HDC became the primary beneficiary of the Sheridan Trust II. At that time, therefore, the loan asset was added to HDC's Statement of Net Position and was valued at its principal amount.

In 2006, the Corporation issued its Multi-Family Housing Revenue Bonds, 2006 Series A, which refinanced its 2002 Series D and 2003 Series D Bonds. On May 1, 2014, the 2006 Series A bonds were fully redeemed. Simultaneously, the Corporation issued the Multi-Family Housing Revenue Bonds, 2014 Series B-1 and 2014 Series B-2 (collectively, the "2014 Series B Bonds") to re-securitize the remaining underlying loan portfolio, which included the Sheridan Trust II Class B Certificate. At that time, the Sheridan Trust II had a balance of $57,372,000. The Sheridan Trust II, along with the other remaining underlying loans under the 2006 Series A Bonds totaling $246,698,000, were transferred to the 2014 Series B Bonds.

In April 2018, the Corporation issued its Multi-Family Housing Revenue Bonds, 2018 Series B Bonds. The proceeds were used to purchase and securitize a 100% participation interest in various pools of City mortgage loans totaling $671,611,000.

In October 2020, at the request of the City, the Corporation purchased the City's residual interest in the Loan Participation Receivable related to the 2014 Series B and 2018 Series B Bonds mortgage portfolio including the Sheridan Trust II for a purchase price of $40,000,000. The Loan Participation agreement was amended, and the amended agreement "eliminated the reversion of ownership of the mortgage portfolio under the agreement to the City" after the full repayment of the underlying 2014 Series B and 2018 Series B Bonds. As of the purchase date, the amount of the participation interest of $586,357,000 was reduced to offset against the Payable to the City.

As of October 31, 2021, the balance included under "Loan Participation Receivable – The City of New York" totaled $460,969,000 is related to the Corporation's Mitchell-Lama loan participating program. "Loan Participation Receivable - The City of New York" are pledged to the associated bonds but revert to the City when such bonds are retired (see Note 13: "Payable to The City of New York and Mortgagors").

Note 7: Other Receivables

Other receivables of $14,580,000 represent mortgage related fees, servicing fees receivable, Corporate Services Fund loans not secured by mortgages on the properties, bond interest receivable from HUD, and servicing fees receivable on Department of Housing Preservation and Development ("HPD") loans serviced (but not owned) by HDC.

Under Fiduciary Funds, other receivables were $18,238,000 as of October 31, 2021. This primarily consisted of deferred interest receivable, interest and mortgage servicing fees billed for HPD serviced loans.

The Corporation continues to receive funds from the BPCA under the "Pay-as-You-Go" capital funds program as directed by the City. The Corporation received $44,723,000 during this past fiscal year. As of October 31, 2021, the Corporation received a total of $259,035,000 from the BPCA.

Note 8: Other Non-Current Assets

On June 27, 2011, a trust created by the City was dissolved and the Corporation and the City entered into the 2011 Participation Agreement. The trust when created consisted of a pledge of the income from Interest Reduction Payment Contracts ("Section 236 Contracts") from HUD on 32 developments. Under the 2011 Participation Agreement, the Corporation holds a 100% participation interest in the second mortgages and related Section 236 Contracts on the remaining properties. The Corporation paid the City $10,266,000 as the purchase price, which represents the discounted value of the future cash flows (monthly interest reduction payments). During FY 2021, $108,000 was amortized and was recorded as a non-operating expense. The unamortized value of the 2011 participation interest was $269,000 as of October 31, 2021.

In October 2020, at the request of the City, the Corporation purchased the residual interest in the 2014 Series B and the 2018 Series B loan participation interest, for a purchase price of $40 million. This amount represented the present value of future residual interest through the final bond maturity date, November 1, 2046, and will be amortized on a straight-line basis accordingly. During fiscal year 2021, $1,564,000 of the purchase price was amortized and recorded as a non-operating expense. The unamortized value of the Deferred NYC Loan Participation Residual Interest was $38,436,000 as of October 31, 2021.

Note 9: Leases

In FY 2021, the Corporation adopted GASB 87. The Corporation identified one office space lease which commenced in 1999 with escalating monthly rental payments and expires in November 2022, as amended three times to include additional space. The lease terms included escalation clauses for annual amounts to be paid in equal monthly installments in advance on the first day of each calendar month.

As of November 1, 2020, the Corporation's commitment under the current office space lease was $4,489,000. The current lease is due to expire on November 1, 2022. For the purpose of measuring the lease asset and liability under GASB 87, the remaining lease payments were allocated to principal and interest amounts, and a lease asset offset by a lease liability of $4,070,000 was recorded as of November 1, 2020. In FY 2021, $1,865,000 was amortized reducing the lease asset to $2,205,000, as of October 31, 2021. The outflow of resources recognized in FY 2021 was $2,153,000. Since there is only a short period of time remaining for the office space lease, the adoption of GASB 87 had an immaterial effect on the Corporation's financial statements.

Leased Assets	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets being amortized				
leased office spaces	$4,070,000	$ —	$ —	$4,070,000
Less: accumulated amortization for				
leased office spaces	—	(1,865,000)	—	(1,865,000)
Leased assets, net	$4,070,000	($1,865,000)	$ —	$2,205,000

Required office space lease payments by the Corporation for the next five years and thereafter are as follows:

Future Lease Payment Maturity Schedule			
Year Ending Oct. 31	Principal Payments	Interest Payments	Total
2022	$2,027,000	$129,000	$2,156,000
2023	178,000	2,000	180,000
	$2,205,000	$131,000	$2,336,000

Note 10: Deferred Inflows/Outflows of Resources

(A) Interest Rate Caps

The Corporation uses interest rate caps to mitigate its exposure to rising interest rates on its variable rate debt.

As of October 31, 2021, the fair values of all the interest rate caps were:

Trade Date	Bonds	Current Notional Amount	Counterparty	Effective Date	Termination Date	Cap Strike	Cap Ceiling	Fair Value at 10/31/21
11/29/2005	2008 Series K, as well as similar outstanding variable rate bonds	$27,730,000	Goldman Sachs	12/2/2005	5/1/2027	7.35%	14.85%	$2,861
11/29/2005	2008 Series K, as well as similar outstanding variable rate bonds	84,880,000	Goldman Sachs	12/2/2005	11/1/2032	7.35%	14.85%	135,091
10/23/2014	2014 Series B-2, as well as similar outstanding variable rate bonds	50,000,000	PNC	11/1/2014	11/1/2033	4.50%	7.50%	309,188
10/16/2017	2017 Series A-2, as well as similar outstanding variable rate bonds	39,825,000	U.S. Bank	2/1/2018	2/1/2023	3.25%	7.50%	2,172
Total Caps		$202,435,000						$449,312

(B) Interest Rate Swaps

HDC has entered certain interest rate swap contracts to manage the risk associated with the variable rate bonds in its portfolio.

In June and July 2020, HDC amended six existing LIBOR fixed payer swap agreements, two with PNC Bank, National Association ("PNC"), two with Wells Fargo Bank, N.A., one with Citibank, N.A. and one with Royal Bank of Canada ("RBC"). HDC has been able to save between 10-30 basis points by either extending the start date for HDC's option to put the bonds at par, extend the maturity, or in the case of one swap, both the maturity date and the optionality date. Where HDC extended the maturity date, the amortization was also revised.

In July 2021, HDC executed a forward starting interest rate swap agreement with the Bank of New York Mellon ("BNYM"). The notional amount is $150,000,000. HDC will pay 1.7365% and will receive 100% of Securities Industry and Financial Markets Association Municipal Swap Index ("SIFMA"). The effective date is July 1, 2025, and the termination date is July 1, 2045.

As of October 31, 2021, the fair value balances of the interest rate swaps were recognized as liabilities, offset by deferred outflows of resources. The fair value for the derivative instruments is the estimated exit price that assumes a transaction takes place in the market.

The fair value recorded was derived from a third-party source as listed below as of October 31, 2021.

Trade Date	Counter Party	Description	Classification	Fair Value Amount	Classification	Current Notional Amount
		Cash flow hedges:				
7/26/2016	Wells Fargo	Pay-Fixed interest rate swap	Deferred Outflow	($2,996,000)	Debt	$64,726,000
11/2/2016	PNC Bank	Pay-Fixed interest rate swap	Deferred Outflow	(4,332,000)	Debt	85,000,000
7/5/2017	Wells Fargo	Pay-Fixed interest rate swap	Deferred Outflow	(6,503,000)	Debt	54,126,000
4/5/2018	PNC Bank	Pay-Fixed interest rate swap	Deferred Outflow	(14,893,000)	Debt	100,000,000
8/10/2018	Wells Fargo	Pay-Fixed interest rate swap	Deferred Outflow	(10,599,000)	Debt	71,289,000
8/10/2018	Wells Fargo	Pay-Fixed interest rate swap	Deferred Outflow	(7,312,000)	Debt	75,000,000
12/14/2018	Royal Bank Canada	Pay-Fixed interest rate swap	Deferred Outflow	(21,851,000)	Debt	184,000,000
12/18/2018	Citibank	Pay-Fixed interest rate swap	Deferred Outflow	(15,455,000)	Debt	98,895,000
12/19/2018	Citibank	Pay-Fixed interest rate swap	Deferred Outflow	(21,944,000)	Debt	135,079,000
07/01/2021	Bank of New York Mellon	Pay-Fixed interest rate swap	Deferred Outflow	(771,000)	Debt	150,000,000
Total Swaps				($106,656,000)		$1,018,115,000

As of October 31, 2021, the total fair value of the interest rate swaps amounted to ($106,656,000) and were valued using other significant observable inputs (Level 2 inputs).

The following table displays the objectives and terms of HDC's interest rate swaps outstanding as of October 31, 2021.

Trade Date	Type	Objective	Current Notional Amount	Counter-party	Term	Effective Date	Termination Date	Counter-party Rating Moody's /S&P
7/26/2016	Pay-Fixed interest rate swap	Hedge of changes in cash flows for 2008-2018 Consolidated Series bond	$64,726,000	Wells Fargo	Pay 2.089%; receive 100% 3M LIBOR; CXL-8/1/2036 (1)	8/1/2019	5/1/2047	Aa2/A+
11/2/2016	Pay-Fixed interest rate swap	Hedge of changes in cash flows for 2008-2018 Consolidated Series bond, as well as similar outstanding variable rate bonds	85,000,000	PNC Bank	Pay 1.921%; receive 100% 3M LIBOR; 7.50% Ceiling (2) (3)	5/1/2018	11/1/2042	A2/A
7/5/2017	Pay-Fixed interest rate swap	Hedge of changes in cash flows for 2008-2018 Consolidated Series bond	54,126,000	Wells Fargo	Pay 2.691%; receive 100% 3M LIBOR; CXL-11/1/2036 (4)	2/1/2021	5/1/2050	Aa2/A+
4/5/2018	Pay-Fixed interest rate swap	Hedge of changes in cash flows for 20018-2018 Consolidated Series bond	100,000,000	PNC Bank	Pay 2.8909%; receive 100% 3M LIBOR; CXL-2/1/2039 (5)	2/1/2019	5/1/2046	A2/A
8/10/2018	Pay-Fixed interest rate swap	Hedge of changes in cash flows for variable rate bonds	71,289,000	Wells Fargo	Pay 3.022%; receive 100% 3M LIBOR	2/1/2019	2/1/2036	Aa2/A+
8/10/2018	Pay-Fixed interest rate swap	Hedge of changes in cash flows for variable rate SIFMA index bonds	75,000,000	Wells Fargo	Pay 2.367%; receive 100% SIFMA; CXL-8/1/2039 (6)	5/1/2019	5/1/2059	Aa2/A+
12/14/2018	Pay-Fixed interest rate swap	Hedge of changes in cash flow for outstanding variable rate bonds	184,000,000	Royal Bank Canada	Pay 2.24%; receive 77.5% 1M LIBOR CXL-12/1/2045 (7)	5/1/2024	5/1/2050	Aa2/AA-
12/18/2018	Pay-Fixed interest rate swap	Hedge of changes in cash flows for outstanding variable rate bonds	98,895,000	Citibank	Pay 2.1934%; receive 77.5% 1M LIBOR CXL-12/1/2043 (8)	7/1/2022	5/1/2051	Aa3/A+
12/19/2018	Pay-Fixed interest rate swap	Hedge of changes in cash flows for outstanding variable rate bonds	135,079,000	Citibank	Pay 2.9563%; receive 100% 3M LIBOR	1/1/2021	11/1/2038	Aa3/A+
7/1/2021	Pay-Fixed interest rate swap	Hedge of changes in cashflows for variable rate bonds 2020 Series I-3 and 2021 Series F-3	150,000,000	Bank of New York Mellon	Pay 1.7365% receive 100% SIFMA	7/1/2021	7/1/2045	Aa2/AA-
Total Swaps			$1,018,115,000					

1) Modified on 6/17/20 to push out option exercise date from 8/1/31 to 8/1/36.
2) Modified on 6/11/20 to push out amortization and maturity from 11/1/35 to 11/1/42 (excluding cap component).
3) Floating leg has 3M LIBOR rate ceiling of 7.50% which expires on 11/1/35.
4) Modified on 6/18/20 to push out amortization and maturity from 5/1/48 to 5/1/50, and option exercise date from 2/1/33 to 11/1/36.
5) Modified on 7/9/20 to push out option exercise date from 2/1/34 to 2/1/39.
6) Modified on 8/15/19 to push out amortization and maturity from 11/1/43 to 5/1/59, and option exercise date from 5/1/34 to 8/1/39.
7) Modified on 6/18/20 to push out option exercise date from 12/1/38 to 12/1/45.
8) Modified on 7/16/20 to push out option exercise date from 12/1/38 to 12/1/43.

Credit Risk: HDC is exposed to credit risk of its counterparties on hedging derivative instruments. To mitigate the risk, HDC requires the swap to be collateralized by the counterparty if the counterparty's credit rating falls below Baa1/BBB+. As of October 31, 2021, the counterparty ratings on all of the hedging derivative instruments were above the threshold; therefore, no collateral was required.

Termination Risk: HDC or the counterparty may terminate the swap if the other party fails to perform under the terms of the contract. If at the time of the termination, the fair value of the swap is negative, HDC would be liable to the counterparty for a payment equal to the fair value of the instrument. To mitigate this termination risk, the swap agreement provides that the counterparty may terminate the swap only if HDC's rating falls below investment grade (Baa3 or BBB-) for PNC and Baa2 or BBB for Wells Fargo. HDC's current ratings are Aa2 and AA, respectively.

Interest Rate Risk: HDC is exposed to interest rate risk on the pay-fixed, receive-variable interest rate swaps. As LIBOR decreases, HDC's net payments on such swaps increase and vice versa.

Basis Risk: HDC is exposed to basis risk on its pay-fixed interest rate swaps because the variable-rate payments received by HDC on these derivative instruments are on a rate other than rates HDC pays on its hedged variable-rate debt. Under the terms of its fixed rate swap transactions, HDC pays a variable rate on its bonds based on the Securities Industry and Financial Markets Association (SIFMA) and U.S. Treasury but receives a variable rate on the swaps based on a percentage of LIBOR plus basis points.

Rollover Risk: HDC is exposed to rollover risk on hedging derivative instruments should a termination event occur prior to the maturity of the hedged debt.

(C) Deferred Loss on Early Retirement of Debt

On September 10, 2013, the 2005 Series A Capital Fund Program Revenue Bonds (NYCHA) were retired through an advance refunding and the Corporation incurred a loss in the amount of $8,958,000 which will be amortized over the shorter of the life of the old bonds or the new bonds. As of October 31, 2021, the balance of the unamortized deferred loss on early retirement of debt was $3,328,000. This loss was covered by NYCHA as a part of the costs related to this transaction.

(D) Pension

As of October 31, 2021, the Corporation's pension contribution after the measurement date was $2,000,000. The Corporation recorded a net decrease in Deferred Outflows of Resources in the amount of $678,000 (as per New York City Employees' Retirement System ("NYCERS") pension report).

This amount represents the net difference between expected and actual experience, the change in assumptions, changes in proportionate share and the net difference between projected and actual investment earnings on pension plan investments. The outstanding balance of Deferred Outflows of Resources was $4,161,000 as of October 31, 2021.

The Corporation recorded a net increase in Deferred Inflows of Resources in the amount of $5,748,000.

This amount represents the net difference between expected and actual experience, the change in assumptions, changes in proportionate share and the net difference between projected and actual investment earnings on pension plan investments. The outstanding balance of Deferred Inflows of Resources was $6,665,000 as of October 31, 2021.

(E) OPEB

As of November 1, 2016, HDC adopted GASB Statement No. 75, "*Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*". HDC reported Deferred Outflows of Resources of $1,138,000 and Deferred Inflows of Resources of $9,028,000 related to OPEB as of October 31, 2021 (see Note 15: "Postemployment Benefits Other Than Pensions" for more details).

Note 11: Bonds Payable and Debt Obligations

The Corporation's authority to issue bonds and notes for any corporate purpose is limited by the Act to the extent that (i) the aggregate principal amount outstanding may not exceed $17.0 billion, exclusive of refunding bonds or notes, and (ii) the maximum Capital Reserve Fund requirement may not exceed $85 million. No bonds are currently subjected to the Capital Reserve Fund requirement. These limits may be changed from time to time through State legislation. The statutory debt limit on the aggregate principal amount outstanding was increased to $17.0 billion in FY 2021.

Bond Programs

The Corporation issues bonds and notes to fund mortgage loans for multi-family residential developments under the bond programs described below. As of October 31, 2021, the Corporation had bonds outstanding in the aggregate principal amount of $14,280,384,000. All the bonds are separately secured, except for the bonds issued under the General Resolution which are equally and ratably secured by the assets pledged under the General Resolution (see "*C. Housing Revenue Bond Program*" below). None of the bonds under the bond programs described in "*A. Multi-Family Mortgage Revenue Bond Program*", *"B. Military Housing Revenue Bond Program"*, "*D. Liberty Bond Program*", "*E. Capital Fund Revenue Bond Program"*, "*F. Pass-Through Revenue Bond Program"* and "*G. Housing Impact Bond Program"* provide security under the General Resolution, and none of the bonds under these programs are secured by the General Resolution.

A. Multi-Family Mortgage Revenue Bond Program The Corporation established its Multi-Family Program to develop privately-owned multi-family housing, all or a portion of which is reserved for low income tenants. The following describes the Corporation's activities under its Multi-Family Program.

(1) Rental Projects; Fannie Mae or Freddie Mac Enhanced: The Corporation has issued tax-exempt and/or taxable bonds which either (i) are secured by mortgage loan payments, which payments are secured by obligations of Fannie Mae under various collateral agreements, (ii) are secured by a Direct Pay Credit Enhancement Instrument issued by Fannie Mae or (iii) are secured by a Direct Pay Credit Enhancement Agreement with Federal Home Loan Mortgage Corporation ("Freddie Mac").

(2) Rental Projects; Letter of Credit Enhanced: The Corporation has issued tax-exempt and/or taxable bonds to finance a number of mixed income projects and entirely low-income projects, which bonds are secured by letters of credit issued by investment-grade rated commercial lending institutions.

(3) Residential Housing; Credit Enhanced: The Corporation has issued bonds to provide financing for residential facilities for hospital staff and for post-secondary students, faculty and staff which bonds are secured by letters of credit issued by investment-grade rated institutions.

(4) Rental Projects; Not Rated: The Corporation has issued bonds and obligations to provide financing for rental projects, which bonds and obligations are not rated by a rating agency and were not publicly offered.

(5) Commercial Mortgage-Backed Security Program: Under this program, the Corporation has issued bonds structured as commercial mortgage-backed securities to refinance a multi-family housing development.

B. Military Housing Revenue Bond Program Under this program, the Corporation has issued taxable obligations in order to fund a portion of the cost of the design, demolition, renovation, construction and operation of housing units in residential family housing areas located at Fort Hamilton.

C. Housing Revenue Bond Program Under its Housing Revenue Bond Program, the Corporation may issue bonds payable solely from and secured by the assets held under its General Resolution which include a pool of mortgage loans, some of which are construction loans (which pool contains FHA-insured mortgage loans, REMIC-insured mortgage loans, State of New York Mortgage Agency ("SONYMA") insured mortgage loans, GNMA mortgage-backed securities, other mortgage loans and participation interests in mortgage loans), the revenues received on account of all such loans and securities, and other assets pledged under such resolution and any supplemental resolution for a particular series of bonds. Certain of the projects, which secure a portion of the mortgage loans, receive the benefits of subsidy payments.

D. Liberty Bond Program In accordance with Section 301 of the Job Creation and Worker Assistance Act of 2002, the Corporation has issued tax-exempt and taxable bonds, each secured by a letter of credit to finance the development of multi-family housing within an area of lower Manhattan designated in such legislation as the "Liberty Zone".

E. Capital Fund Revenue Bond Program Under this program, the Corporation has issued tax-exempt obligations in order to assist NYCHA with the execution of a multi-year construction initiative that addressed critical capital improvement needs of their aging housing portfolio.

F. Pass-Through Revenue Bond Program Under this program, the Corporation has issued bonds to finance loans evidenced by a note and secured by a mortgage of privately-owned multi-family housing. All repayments and prepayments derived from the associated mortgage loans, including a payment of insurance, if any, are passed through to the bondholder to redeem the bonds on a monthly basis.

G. Housing Impact Bond Program Under this program, the Corporation has issued bonds to finance mortgage loans for public housing developments under the City's "Permanent Affordability Commitment Together" ("PACT") Program. Under the Housing Impact Bond Program, the Corporation has issued tax-exempt and taxable bonds for NYCHA-owned public housing developments receiving financing through the PACT Program so that they may be preserved, rehabilitated and improved. Under the PACT Program, the developments are converted from public housing to Section 8 assisted housing. NYCHA leases the developments to for-profit and/or not-for-profit mortgagors in order to provide for the ownership, financing, and rehabilitation of the developments.

Changes in Bonds Payable:
(in thousands)

The summary of changes in Bonds Payable was as follows:

Bonds Payable outstanding at beginning of the year	$12,923,739
Bonds Issued	2,644,120
Bond Principal Retired	(1,265,953)
Net Premium/Discount on Bonds Payable	(3,787)
Bonds Payable outstanding at end of the year	$14,298,119

Details of changes in HDC bonds payable for the year ended October 31, 2021 were as follows:

Description of Bonds as Issued	**Balance at beginning of the year**	**Issued**	**Retired**	**Balance at end of the year**
(in thousands)				
MULTI-FAMILY MORTGAGE REVENUE BOND PROGRAM:				
Multi-Family Rental Housing Revenue Bonds – Rental Projects; Fannie Mae or Freddie Mac Enhanced				
1999 Series A (AMT) Brittany Development Project – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2029	$48,600	$ —	$ —	$48,600
2000 Series A (AMT) Related West 89th Street Development – 0.03% to 0.13% Variable Rate Bonds due upon demand through 2029	53,000	—	—	53,000

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2001 Series A Queenswood Refunding – 0.02% to 0.10% Variable Rate Bonds due upon demand through 2031	9,700	—	(500)	9,200
2001 Series A (AMT) Related Lyric Development – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2031	85,000	—	—	85,000
2001 Series B (Federally Taxable) Related Lyric Development – 0.03% to 0.10% Variable Rate Bonds due upon demand through 2031	3,000	—	(500)	2,500
2002 Series A (AMT) The Foundry – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2032	55,100	—	—	55,100
2003 Series A (AMT) Related-Sierra Development – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2033	56,000	—	—	56,000
2004 Series A (AMT) Related-Westport Development – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2034	110,000	—	—	110,000
2004 Series B (Federally Taxable) Related-Westport Development – 0.03% to 0.10% Variable Rate Bonds due upon demand through 2034	8,700	—	(1,300)	7,400
2005 Series A Royal Charter Properties – 0.02% to 0.10% Variable Rate Bonds due upon demand through 2035	85,300	—	(3,100)	82,200
2005 Series A (AMT) Atlantic Court Apartments – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2035	83,700	—	—	83,700
2005 Series B (Federally Taxable) Atlantic Court Apartments – 0.10% Variable Rate Bonds due upon demand through 2035	2,200	—	(2,200)	—
2005 Series A The Nicole – 3.42% Fixed Rate Term Bonds due 2035	54,600	—	—	54,600

Description of Bonds as Issued	**Balance at beginning of the year**	**Issued**	**Retired**	**Balance at end of the year**
(in thousands)				
2006 Series A (AMT) Rivereast Apartments – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2036	50,000	—	—	50,000
2007 Series A (AMT) Ocean Gate Development – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2040	8,445	—	—	8,445
2007 Series B (AMT) Ocean Gate Development – 4.80% to 5.35% Fixed Rate Term Bonds due 2025	6,215	—	(1,095)	5,120
2007 Series A (AMT) 155 West 21st Street Apartments – 0.03% to 0.13% Variable Rate Bonds due upon demand through 2037	37,900	—	—	37,900
2007 Series B (Federally Taxable) 155 West 21st Street Apartments – 0.03% to 0.12% Variable Rate Bonds due upon demand through 2037	7,200	—	(1,100)	6,100
2008 Series A (AMT) Linden Plaza – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2043	54,130	—	(2,225)	51,905
2009 Series A Gateways Apartments – 2.65% to 4.50% Fixed Rate Term Bonds due 2025	19,355	—	(19,355)	—
2009 Series A The Balton – 0.01% to 0.11% Variable Rate Bonds due upon demand through 2049	29,750	—	—	29,750
2009 Series A Lexington Courts – 0.03% to 0.12% Variable Rate Bonds due upon demand through 2039	15,600	—	(1,100)	14,500
2014 Series A-1 NYCHA Triborough Preservation Development – 0.55% to 3.95% Fixed Rate Serial and Term Bonds due 2044	216,825	—	(3,610)	213,215
2019 Series A (Federally Taxable) The Nicole – 3.90% Fixed Rate Term Bonds due 2035	4,400	—	—	4,400

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
Multi-Family Mortgage Revenue Bonds – Rental Project; Fannie Mae or Freddie Mae Enhanced				
2004 Series A (AMT) Aldus Street Apartments – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2037	8,000	—	(8,000)	—
2004 Series A (AMT) 941 Hoe Avenue Apartments – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2037	6,560	—	(6,560)	—
2004 Series A (AMT) State Renaissance Court – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2037	35,200	—	—	35,200
2004 Series A (AMT) Louis Nine Boulevard Apartments – 0.03% to 0.13% Variable Rate Bonds due upon demand through 2037	7,200	—	(7,200)	—
2004 Series A (AMT) Courtlandt Avenue Apartments – 0.12% to 0.13% Variable Rate Bonds due upon demand through 2037	7,805	—	(7,805)	—
2004 Series A (AMT) Ogden Avenue Apartments – 0.05% to 0.17% Variable Rate Bonds due upon demand through 2038	4,760	—	(100)	4,660
2004 Series A (AMT) Nagle Courtyard Apartments – 0.05% to 0.16% Variable Rate Bonds due upon demand through 2038	4,200	—	—	4,200
2005 Series A (AMT) 33 West Tremont Avenue Apartments – 0.05% to 0.16% Variable Rate Bonds due upon demand through 2038	3,490	—	(3,490)	—
2005 Series A (AMT) Ogden Avenue Apartments II – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2038	2,500	—	(100)	2,400
2005 Series A (AMT) White Plains Courtyard Apartments – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2038	4,800	—	(100)	4,700

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2005 Series A (AMT) 89 Murray Street Development – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2039	49,800	—	—	49,800
2006 Series A (AMT) Reverend Ruben Diaz Gardens Apartments – 0.04% to 0.16% Variable Rate Bonds due upon demand through 2038	6,400	—	—	6,400
2006 Series A (AMT) Villa Avenue Apartments – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2039	5,990	—	—	5,990
2006 Series A (AMT) Bathgate Avenue Apartments – 0.05% to 0.17% Variable Rate Bonds due upon demand through 2039	4,435	—	(4,435)	—
2006 Series A (AMT) Linden Boulevard Apartments – 3.90% to 4.75% Fixed Rate Serial and Term Bonds due 2039	11,085	—	(350)	10,735
2006 Series A (AMT) Markham Garden Apartments – 0.03% to 0.11% Variable Rate Bonds due upon demand through 2040	16,000	—	—	16,000
2008 Series A 245 East 124th Street – 2.10% Fixed Rate Term Bonds due 2046	35,400	—	—	35,400
2008 Series A Bruckner by the Bridge – 0.02% to 0.12% Variable Rate Bonds due upon demand through 2048	36,800	—	—	36,800
2008 Series A Hewitt House Apartments – 0.02% to 0.11% Variable Rate Bonds due upon demand through 2048	4,100	—	—	4,100
2010 Series A Eliot Chelsea Development – 0.02% to 0.12% Variable Rate Bonds due upon demand through 2043	40,750	—	—	40,750
2011 Series A (AMT) West 26th Street Development – 0.03% to 0.17% Variable Rate Bonds due upon demand through 2041	28,700	—	—	28,700

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2011 Series B West 26th Street Development – 0.02% to 0.14% Variable Rate Bonds due upon demand through 2045	8,470	—	—	8,470
2012 Series A West 26th Street Development – 0.02% to 0.14% Variable Rate Bonds due upon demand through 2045	41,530	—	—	41,530
Multi-Family Mortgage Revenue Bonds – Rental Project; Letter of Credit Enhanced				
2003 Series A (AMT) Related-Upper East – 0.04% to 0.14% Variable Rate Bonds due upon demand through 2036	67,000	—	—	67,000
2003 Series B (Federally Taxable) Related-Upper East – 0.05% to 0.12% Variable Rate Bonds due upon demand through 2036	3,000	—	—	3,000
2004 Series A (AMT) Manhattan Court Development – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2036	17,500	—	—	17,500
2004 Series A (AMT) East 165th Street Development – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2036	7,665	—	—	7,665
2005 Series A (AMT) 2007 LaFontaine Avenue Apartments – 0.05% to 0.17% Variable Rate Bonds due upon demand through 2037	3,825	—	(300)	3,525
2005 Series A (AMT) La Casa del Sol Apartments – 0.05% to 0.15% Variable Rate Bonds due upon demand through 2037	3,950	—	(100)	3,850
2005 Series A (AMT) 15 East Clarke Place Apartments – 0.02% to 0.13% Variable Rate Bonds due upon demand through 2037	5,030	—	—	5,030
2005 Series A (AMT) Urban Horizons II Development – 0.05% to 0.15% Variable Rate Bonds due upon demand through 2038	4,765	—	(100)	4,665

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2005 Series A (AMT) 1090 Franklin Avenue Apartments – 0.05% to 0.16% Variable Rate Bonds due upon demand through 2037	2,320	—	—	2,320
2006 Series A (AMT) Granville Payne Apartments – 0.04% to 0.16% Variable Rate Bonds due upon demand through 2039	5,560	—	(100)	5,460
2006 Series A (AMT) Beacon Mews Development – 0.03% to 0.13% Variable Rate Bonds due upon demand through 2039	23,500	—	—	23,500
2006 Series A (AMT) Granite Terrace Apartments – 0.05% to 0.16% Variable Rate Bonds due upon demand through 2038	4,060	—	—	4,060
2006 Series A (AMT) Intervale Gardens Apartments – 0.05% to 0.16% Variable Rate Bonds due upon demand through 2038	3,115	—	—	3,115
2006 Series A (AMT) 1405 Fifth Avenue Apartments – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2039	14,190	—	(300)	13,890
2007 Series A (AMT) 550 East 170th Street Apartments – 0.04% to 0.15% Variable Rate Bonds due upon demand through 2042	5,500	—	(5,500)	—
2007 Series A (AMT) Susan's Court – 0.04% to 0.16% Variable Rate Bonds due upon demand through 2039	24,000	—	—	24,000
2007 Series A (AMT) The Dorado Apartments – 0.05% to 0.16% Variable Rate Bonds due upon demand through 2040	3,470	—	—	3,470
2007 Series A (AMT) Boricua Village Apartments Site A-2 – 0.03% to 0.13% Variable Rate Bonds due upon demand through 2042	4,250	—	—	4,250

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2007 Series A (AMT) Boricua Village Apartments Site C – 0.03% to 0.13% Variable Rate Bonds due upon demand through 2042	6,665	—	—	6,665
2007 Series A (AMT) Cook Street Apartments – 0.05% to 0.16% Variable Rate Bonds due upon demand through 2040	3,980	—	(100)	3,880
2008 Series A (AMT) Las Casas Development – 0.04% to 0.18% Variable Rate Bonds due upon demand through 2040	19,200	—	—	19,200
2010 Series A 101 Avenue D Apartments – 1.33% to 1.56% Variable Rate Bonds due upon demand through 2043	22,700	—	—	22,700
Residential Revenue Bonds – Residential Housing; Letter of Credit Enhanced				
2012 Series A College of Staten Island Residences – 2.00% to 4.15% Fixed Rate Serial and Term Bonds due 2046	62,720	—	(1,455)	61,265
Multi-Family Mortgage Revenue Bonds – Rental Project; Not Rated				
2007 Series A Queens Family Courthouse Apartments – 5.41% Fixed Rate Term Bonds due 2047	40,000	—	—	40,000
2016 Series A (Federally Taxable) Queens Family Courthouse Apartments – 5.97% Fixed Rate Term Bonds due 2047	15,000	—	—	15,000
2019 Series A 535 Carlton Avenue – 4.08% to 6.35% Term Rate Term Bonds due 2027	73,000	—	—	73,000
2020 Series A 38 Sixth Avenue – 4.38% Term Rate Term Bonds due 2059	83,240	—	—	83,240
Multi-Family Commercial Mortgage Backed Securities				

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2014 Series A, B and C - 8 Spruce Street (Federally Taxable) – 3.71% to 3.93% Fixed Rate Term Bonds due 2048	346,100	—	—	346,100
Total Multi-Family Mortgage Revenue Bonds	2,354,000	—	(82,180)	2,271,820
<u>MILITARY HOUSING REVENUE BOND PROGRAM:</u>				
2004 Series A (Federally Taxable) Class I & II Fort Hamilton Housing LLC Project – 5.60% to 6.72% Fixed Rate Term Bonds due 2049	43,030	—	(525)	42,505
Total Military Housing Revenue Bond Program	43,030	—	(525)	42,505
<u>HOUSING REVENUE BOND PROGRAM:</u>				
Multi-Family Mortgage Revenue Bonds under the Corporation's General Resolution, assets pledged to bondholders in a pool of mortgage loans.				
1998 Series A (Federally Taxable) – 6.84% Fixed Rate Term Bonds due 2030	100	—	—	100
1998 Series B – 3.75% to 5.25% Fixed Rate Serial and Term Bonds due 2031	100	—	—	100
1999 Series A-1 (Federally Taxable) – 5.83% to 6.06% Fixed Rate Term Bonds due 2022	2,785	—	(1,200)	1,585
1999 Series C (AMT) – 4.40% to 5.70% Fixed Rate Serial and Term Bonds due 2031	115	—	(10)	105
1999 Series E – 4.40% to 6.25% Fixed Rate Serial and Term Bonds due 2036	100	—	—	100
2002 Series C (Federally Taxable) – 0.33% to 0.41% Index Floating Rate Term Bonds due 2034	35,430	—	(1,540)	33,890

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2003 Series B-2 (AMT) – 2.00% to 4.60% Fixed Rate Serial and Term Bonds due 2036	100	—	—	100
2003 Series E-2 (AMT) – 2.25% to 5.05% Fixed Rate Serial and Term Bonds due 2036	100	—	—	100
2006 Series J-1 – 3.50% Term Rate Term Bonds due 2046	100,000	—	(170)	99,830
2007 Series A (Federally Taxable) – 5.26% to 5.52% Fixed Rate Term Bonds due 2041	22,085	—	(535)	21,550
2008 Series E (Federally Taxable) – 0.33% to 0.41% Index Floating Rate Term Bonds due 2037	82,150	—	(2,390)	79,760
2008 Series F (Federally Taxable) – 0.33% to 0.41% Index Floating Rate Term Bonds due 2041	68,895	—	(1,510)	67,385
2010 Series G – 0.40% to 4.75% Fixed Rate Serial and Term Bonds due 2041	29,630	—	(29,630)	—
2010 Series J-1 – 0.75% to 5.00% Fixed Rate Serial Bonds due 2022	5,955	—	(5,955)	—
2010 Series K-1 – 2.05% to 5.25% Fixed Rate Serial and Term Bonds due 2032	4,210	—	(4,210)	—
2010 Series L-1 – 2.35% to 5.00% Fixed Rate Serial and Term Bonds due 2026	8,040	—	(8,040)	—
2010 Series N – 0.60% to 4.25% Fixed Rate Serial Bonds due 2021	440	—	(440)	—
2011 Series C – 2.25% to 4.50% Fixed Rate Serial and Term Bonds due 2022	680	—	(680)	—
2011 Series D – 0.28% to 3.37% Fixed Rate Serial and Term Bonds due 2020	310	—	(310)	—
2011 Series E – 1.40% to 4.93% Fixed Rate Serial and Term Bonds due 2036	13,960	—	(13,960)	—

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2011 Series G-2-A – 0.35% to 3.10% Fixed Rate Serial and Term Bonds due 2021	5,570	—	(5,570)	—
2011 Series H-2-A – 1.10% to 4.40% Fixed Rate Serial and Term Bonds due 2031	15,635	—	(15,635)	—
2011 Series H-2-B – 4.00% to 4.40% Fixed Rate Term Bonds due 2031	15,970	—	(15,970)	—
2011 Series H-3-B – 2.51% Fixed Rate Term Bonds due 2022	3,650	—	(3,650)	—
2011 Series J-1 – 4.00% to 4.80% Fixed Rate Term Bonds due 2044	38,345	—	(38,345)	—
2011 Series J-2 – 1.55% to 2.55% Fixed Rate Term Bonds due 2022	2,375	—	(2,375)	—
2012 Series B (Federally Taxable) – 0.66% to 3.93% Fixed Rate Serial Bonds due 2025	19,355	—	(3,250)	16,105
2012 Series D-1-A – 0.80% to 4.30% Fixed Rate Serial and Term Bonds due 2045	47,435	—	(265)	47,170
2012 Series D-1-B – 0.35% to 4.30% Fixed Rate Serial and Term Bonds due 2045	72,205	—	(2,170)	70,035
2012 Series E (Federally Taxable) – 0.34% to 4.40% Fixed Rate Serial and Term Bonds due 2032	49,610	—	(3,220)	46,390
2012 Series F – 0.80% to 3.90% Fixed Rate Serial and Term Bonds due 2045	35,630	—	(5,050)	30,580
2012 Series G – 0.95% to 3.90% Fixed Rate Serial and Term Bonds due 2045	29,030	—	(720)	28,310
2012 Series I (Federally Taxable) – 0.40% to 4.49% Fixed Rate Serial and Term Bonds due 2044	40,335	—	(6,670)	33,665

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2012 Series K-1-A – 0.45% to 4.00% Fixed Rate Serial and Term Bonds due 2045	86,195	—	(2,075)	84,120
2012 Series L-1 – 1.80% to 3.90% Fixed Rate Serial and Term Bonds due 2042	12,135	—	(170)	11,965
2012 Series L-2-A – 0.30% to 4.00% Fixed Rate Serial and Term Bonds due 2044	98,540	—	(1,740)	96,800
2012 Series L-2-B (AMT) – 2.30% to 3.60% Fixed Rate Serial and Term Bonds due 2026	1,690	—	(270)	1,420
2012 Series M-2 – 1.10% to 4.00% Fixed Rate Serial and Term Bonds due 2047	9,090	—	(200)	8,890
2012 Series M-3 – 1.40% to 4.65% Fixed Rate Serial and Term Bonds due 2047	9,825	—	(210)	9,615
2013 Series B-1-A – 1.10% to 4.60% Fixed Rate Term Bonds due 2045	74,150	—	—	74,150
2013 Series B-1-B – 0.35% to 4.60% Fixed Rate Serial and Term Bonds due 2045	42,010	—	(2,230)	39,780
2013 Series D-1 (Federally Taxable) – 0.70% to 3.78% Fixed Rate Serial and Term Bonds due 2028	25,920	—	(2,695)	23,225
2013 Series E-1-A – 0.25% to 4.90% Fixed Rate Serial and Term Bonds due 2038	34,615	—	(1,815)	32,800
2013 Series E-1-B – 0.75% to 4.95% Fixed Rate Term Bonds due 2043	14,060	—	—	14,060
2013 Series E-1-C – 0.75% to 4.95% Fixed Rate Term Bonds due 2046	45,025	—	—	45,025
2013 Series F-1 – 1.25% to 4.50% Fixed Rate Serial and Term Bonds due 2047	27,925	—	(450)	27,475
2014 Series A – 0.20% to 4.35% Fixed Rate Serial and Term Bonds due 2044	6,435	—	(100)	6,335

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2014 Series B-1 (Federally Taxable) – 0.25% to 3.69% Fixed Rate Serial Bonds due 2024	12,885	—	(11,145)	1,740
2014 Series C-1-A – 0.70% to 4.30% Fixed Rate Serial and Term Bonds due 2047	92,925	—	(1,905)	91,020
2014 Series C-1-C – 1.10% to 4.00% Fixed Rate Serial and Term Bonds due 2047	11,940	—	(245)	11,695
2014 Series D-1 (Federally Taxable) – 0.40% to 4.10% Fixed Rate Serial and Term Bonds due 2027	19,080	—	(1,985)	17,095
2014 Series E – 2.90% to 3.75% Fixed Rate Serial and Term Bonds due 2035	37,360	—	(10,165)	27,195
2014 Series G-1 – 0.20% to 4.00% Fixed Rate Serial and Term Bonds due 2048	201,710	—	(5,170)	196,540
2014 Series G-2 – 0.25% to 4.00% Fixed Rate Serial and Term Bonds due 2048	3,220	—	(70)	3,150
2014 Series H-1 (Federally Taxable) – 0.76% to 4.32% Fixed Rate Serial and Term Bonds due 2035	63,270	—	(29,940)	33,330
2015 Series A-1 – 0.70% to 4.00% Fixed Rate Serial and Term Bonds due 2048	9,315	—	(130)	9,185
2015 Series A-2 – 2.25% to 3.75% Fixed Rate Serial and Term Bonds due 2035	6,150	—	(3,995)	2,155
2015 Series B-1 (Federally Taxable) – 0.60% to 3.53% Fixed Rate Serial Bonds due 2027	17,065	—	(3,155)	13,910
2015 Series D-1-A – 1.30% to 4.35% Fixed Rate Serial and Term Bonds due 2048	62,040	—	(1,115)	60,925
2015 Series D-1-B – 0.85% to 4.35% Fixed Rate Serial and Term Bonds due 2048	133,675	—	(2,275)	131,400

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2015 Series D-2 – 0.45% to 4.00% Fixed Rate Serial and Term Bonds due 2035	45,760	—	(4,115)	41,645
2015 Series E-1 – 0.30% to 4.05% Fixed Rate Serial and Term Bonds due 2047	34,200	—	(1,005)	33,195
2015 Series E-2 – 0.30% to 3.75% Fixed Rate Serial and Term Bonds due 2035	4,470	—	(745)	3,725
2015 Series G-1 (SNB) – 0.30% to 3.95% Fixed Rate Serial and Term Bonds due 2049	53,285	—	(1,115)	52,170
2015 Series G-2 (SNB) – 1.45% to 3.95% Fixed Rate Serial and Term Bonds due 2049	32,420	—	(615)	31,805
2015 Series H (SNB) – 2.95% Term Rate Term Bonds due 2026	136,470	—	—	136,470
2015 Series I (SNB) – 2.95% Term Rate Term Bonds due 2026	60,860	—	—	60,860
2016 Series A (SNB) – 0.35% to 3.75% Fixed Rate Serial and Term Bonds due 2047	36,185	—	(695)	35,490
2016 Series D (SNB) – 0.50% to 3.75% Fixed Rate Serial and Term Bonds due 2047	49,345	—	(1,545)	47,800
2016 Series C-1-A (SNB) – 1.20% to 3.45% Fixed Rate Serial and Term Bonds due 2050	83,760	—	(1,770)	81,990
2016 Series C-1-B (SNB) – 1.38% to 3.40% Fixed Rate Term Bonds due 2047	20,520	—	—	20,520
2016 Series C-2 (SDB) – 0.23% Term Rate Term Bonds due 2050	18,140	—	—	18,140
2016 Series E-1-A (SNB) – 0.40% to 5.00% Fixed Rate Serial and Term Bonds due 2047	50,965	—	(2,715)	48,250
2016 Series E-1-B (SNB) – 1.30% to 3.40% Fixed Rate Term Bonds due 2047	37,855	—	—	37,855

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2016 Series F-1-A (SNB) – 1.95% to 3.37% Fixed Rate Serial and Term Bonds due 2051	23,675	—	—	23,675
2016 Series F-1-B (SNB) – 2.75% to 3.15% Fixed Rate Term Bonds due 2041	40,275	—	—	40,275
2016 Series F-2 (AMT) (SNB) – 1.25% to 2.25% Fixed Rate Serial Bonds due 2025	7,975	—	(255)	7,720
2016 Series G-1(Federally Taxable) (SNB) – 0.85% to 2.82% Fixed Rate Serial Bonds due 2027	11,895	—	(3,760)	8,135
2016 Series I-1-A (SNB) – 1.80% to 4.30% Fixed Rate Serial and Term Bonds due 2050	110,920	—	(1,740)	109,180
2016 Series I-1-B (SNB) – 3.60% to 4.30% Fixed Rate Term Bonds due 2050	36,300	—	—	36,300
2016 Series I-2-A-1 (SNB) – 2.00% Fixed Rate Term Bonds due 2020	18,175	—	(18,175)	—
2016 Series J-1 (Federally Taxable) (SNB) – 0.81% to 0.89% Index Floating Rate Term Bonds due 2052	161,500	—	—	161,500
2016 Series J-2 (SNB) – 0.81% to 0.89% Index Floating Rate Term Bonds due 2052	29,500	—	—	29,500
2017 Series A-1-A (SNB) – 1.45% to 4.05% Fixed Rate Serial and Term Bonds due 2052	51,520	—	(960)	50,560
2017 Series A-1-B (SNB) – 3.80% to 4.05% Fixed Rate Term Bonds due 2052	11,165	—	—	11,165
2017 Series A-2-A (SNB) – 1.90% Fixed Rate Term Bonds due 2021	10,320	—	(10,320)	—
2017 Series B-1 (Federally Taxable) (SNB) – 1.60% to 3.81% Fixed Rate Serial and Term Bonds due 2029	20,100	—	(2,240)	17,860

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2017 Series C-1 (SNB) – 1.20% to 3.85% Fixed Rate Serial and Term Bonds due 2057	139,725	—	(1,470)	138,255
2017 Series C-2 (SNB) – 1.70% Fixed Rate Term Bonds due 2021	103,025	—	(103,025)	—
2017 Series C-3-A (SDB) – 0.20% Fixed Rate Term Bonds due 2022	39,405	—	(19,165)	20,240
2017 Series C-4 (SNB) – 0.02% to 0.12% Variable Rate Term Bonds due 2057	57,830	—	(57,830)	—
2017 Series E-1 (SNB) – 1.50% to 3.55% Fixed Rate Serial and Term Bonds due 2043	60,465	—	—	60,465
2017 Series E-2 (SNB) – 1.20% to 3.35% Fixed Rate Serial and Term Bonds due 2036	3,385	—	(830)	2,555
2017 Series G-1 (SNB) – 1.15% to 3.85% Fixed Rate Serial and Term Bonds due 2057	193,895	—	(1,660)	192,235
2017 Series G-2 (SNB) – 2.00% Fixed Rate Term Bonds due 2057	101,330	—	(90,190)	11,140
2017 Series G-3 (SNB) – 0.02% to 0.14% Variable Rate Term Bonds due 2057	85,950	—	(85,950)	—
2018 Series A-1 (SNB) – 1.55% to 3.90% Fixed Rate Serial and Term Bonds due 2048	49,600	—	(875)	48,725
2018 Series B-1 (Federally Taxable) (SNB) – 2.32% to 3.65% Fixed Rate Serial Bonds due 2028	64,835	—	—	64,835
2018 Series C-1-A (SNB) – 2.10% to 4.13% Fixed Rate Serial and Term Bonds due 2058	237,965	—	—	237,965
2018 Series C-1-B (SNB) – 3.70% to 4.00% Fixed Rate Term Bonds due 2053	168,925	—	—	168,925
2018 Series C-2-A (SNB) – 2.20% to 2.35% Fixed Rate Term Bonds due 2022	135,040	—	(18,715)	116,325

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2018 Series C-2-B (SNB) – 2.35% Fixed Rate Term Bonds due 2022	8,615	—	—	8,615
2018 Series D (Federally Taxable) (SNB) – 3.26% to 4.10% Fixed Rate Serial and Term Bonds due 2038	75,000	—	(16,605)	58,395
2018 Series E-1 (Draper Hall) – 1.25% to 4.00% Fixed Rate Serial and Term Bonds due 2048	16,855	—	(620)	16,235
2018 Series F (SNB) – 3.20% to 3.80% Fixed Rate Serial and Term Bonds due 2047	25,425	—	(14,365)	11,060
2018 Series E-2 (Stanley Commons) – 1.25% to 4.00% Fixed Rate Serial and Term Bonds due 2048	8,785	—	(325)	8,460
2018 Series H (SNB) – 4.00% to 4.05% Fixed Rate Term Bonds due 2048	84,765	—	—	84,765
2018 Series I (Federally Taxable) (SNB) – 3.22% to 4.48% Fixed Rate Serial and Term Bonds due 2038	125,000	—	(72,505)	52,495
2018 Series N (Federally Taxable) (Avalon Morningside Apartments) – 3.95% Term Rate Term Bonds due 2046	12,500	—	—	12,500
2018 Series E-3 (3475 Third Avenue - La Casa del Mundo) – 1.65% to 4.35% Fixed Rate Serial and Term Bonds due 2048	5,610	—	(105)	5,505
2018 Series E-4 (MHANY) – 1.30% to 4.05% Fixed Rate Serial and Term Bonds due 2049	4,935	—	(90)	4,845
2018 Series K (SNB) – 1.75% to 4.20% Fixed Rate Serial and Term Bonds due 2058	270,585	—	(1,200)	269,385
2018 Series L-1 (SNB) – 2.75% Term Rate Term Bonds due 2050	125,000	—	—	125,000

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2018 Series L-2 (SNB) – 2.75% Term Rate Term Bonds due 2050	59,000	—	—	59,000
2019 Series A-1 (SNB) – 4.15% to 4.25% Fixed Rate Term Bonds due 2043	85,000	—	—	85,000
2019 Series A-2 (SNB) – 3.90% Fixed Rate Term Bonds due 2033	25,000	—	—	25,000
2019 Series A-3-A (SNB) – 1.50% to 3.95% Fixed Rate Serial and Term Bonds due 2049	109,460	—	(5,335)	104,125
2019 Series A-3-B (SNB) – 3.90% to 4.05% Fixed Rate Term Bonds due 2054	35,100	—	—	35,100
2019 Series A-4 (SNB) – 0.02% to 0.12% Variable Rate Term Bonds due 2058	30,000	—	—	30,000
2019 Series B-1-A (SNB) – 1.40% to 3.85% Fixed Rate Serial and Term Bonds due 2058	112,455	—	(415)	112,040
2019 Series B-1-B (SNB) – 3.40% to 3.75% Fixed Rate Term Bonds due 2054	36,435	—	—	36,435
2019 Series B-2 (SNB) – 2.10% Fixed Rate Term Bonds due 2058	27,810	—	—	27,810
2019 Series D-1 (Prospect Plaza III) – 1.30% to 3.80% Fixed Rate Serial and Term Bonds due 2049	7,330	—	(140)	7,190
2019 Series E-1 (SNB) – 1.45% to 3.45% Fixed Rate Serial and Term Bonds due 2059	359,640	—	—	359,640
2019 Series E-2 (SNB) – 1.75% Fixed Rate Term Bonds due 2059	130,955	—	—	130,955
2019 Series E-3 (SNB) – 0.02% to 0.11% Variable Rate Term Bonds due 2059	45,000	—	—	45,000

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2019 Series F (Federally Taxable) (SNB) – 2.02% to 3.77% Fixed Rate Serial and Term Bonds due 2044	172,930	—	(4,725)	168,205
2019 Series G-1-A (SNB) – 1.10% to 2.25% Fixed Rate Serial Bonds due 2031	78,805	—	(1,460)	77,345
2019 Series G-1-B (SNB) – 2.55% to 3.05% Fixed Rate Term Bonds due 2050	126,505	—	—	126,505
2019 Series G-2 (AMT) (SNB) – 1.75% to 2.10% Fixed Rate Serial Bonds due 2027	8,460	—	—	8,460
2019 Series J (SNB) – 1.25% to 3.35% Fixed Rate Serial and Term Bonds due 2065	243,170	—	—	243,170
2019 Series L (Federally Taxable) (SNB) – 1.83% to 3.74% Fixed Rate Serial and Term Bonds due 2055	71,330	—	(925)	70,405
2020 Series A-1-A (SDB) – 0.75% to 2.90% Fixed Rate Serial and Term Bonds due 2059	22,040	—	(1,135)	20,905
2020 Series A-2 (SDB) – 1.10% Fixed Rate Term Bonds due 2059	52,735	—	—	52,735
2020 Series A-1-B (SDB) – 0.90% to 5.00% Fixed Rate Serial and Term Bonds due 2045	25,715	—	—	25,715
2020 Series A-1-C (SDB) – 2.35% to 3.00% Fixed Rate Term Bonds due 2055	133,745	—	—	133,745
2020 Series A-3 (SDB) – 1.13% Fixed Rate Term Bonds due 2060	99,370	—	—	99,370
2020 Series C (One Flushing) – 2.10% to 4.40% Fixed Rate Term Bonds due 2055	42,710	—	(230)	42,480
2020 Series D-1-A (SDB) – 0.15% to 2.30% Fixed Rate Serial and Term Bonds due 2045	46,595	—	(1,475)	45,120

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2020 Series D-1-B (SDB) – 2.00% to 2.50% Fixed Rate Term Bonds due 2055	120,710	—	—	120,710
2020 Series D-2 (SDB) – 0.70% Fixed Rate Term Bonds due 2060	25,000	—	—	25,000
2020 Series E (AMT) (SDB) – 0.04% to 0.13% Variable Rate Term Bonds due 2050	11,510	—	—	11,510
2020 Series F-1 (Federally Taxable) (SDB) – 1.45% to 3.10% Fixed Rate Serial and Term Bonds due 2045	72,500	—	—	72,500
2020 Series F-2 (Federally Taxable) (SDB) – 0.06% to 0.13% Variable Rate Term Bonds due 2060	38,490	—	—	38,490
2020 Series G – 0.20% Term Rate Term Bonds due 2052	218,140	—	(218,140)	—
2020 Series H (SDB) – 1.85% to 2.75% Fixed Rate Serial and Term Bonds due 2060	64,035	—	—	64,035
2020 Series I-1 (SDB) – 0.50% to 2.80% Fixed Rate Serial and Term Bonds due 2060	—	315,345	—	315,345
2020 Series I-2 (SDB) – 0.70% Fixed Rate Term Bonds due 2060	—	137,605	—	137,605
2020 Series I-3 (SDB) – 0.02% to 0.10% Variable Rate Term Bonds due 2060	—	80,000	—	80,000
2021 Series A-1 (SDB) – 0.90% to 2.45% Fixed Rate Serial and Term Bonds due 2041	—	94,940	—	94,940
2021 Series A-2 (AMT) (SDB) – 0.90% to 1.15% Fixed Rate Serial Bonds due 2026	—	9,190	—	9,190
2021 Series B (Federally Taxable) (SDB) – 0.52% to 3.05% Fixed Rate Serial and Term Bonds due 2046	—	212,000	—	212,000

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2021 Series C-1 (SDB) – 0.37% to 2.65% Fixed Rate Serial and Term Bonds due 2060	—	124,395	—	124,395
2021 Series C-2 (SDB) – 0.70% Fixed Rate Term Bonds due 2060	—	87,940	—	87,940
2021 Series D (Federally Taxable) (SDB) – 0.11% to 3.18% Fixed Rate Serial and Term Bonds due 2051	—	150,000	—	150,000
2021 Series E (Federally Taxable) (SDB) – 0.78% to 0.80% Index Floating Rate Term Bonds due 2050	—	39,825	—	39,825
2021 Series F-1 (SDB) – 0.15% to 2.70% Fixed Rate Serial and Term Bonds due 2061	—	258,310	—	258,310
2021 Series F-2 (SDB) – 0.60% Fixed Rate Term Bonds due 2061	—	241,895	—	241,895
2021 Series F-3 (SDB) – 0.01% to 0.06% Variable Rate Term Bonds due 2061	—	100,000	—	100,000
2021 2008-2018 Consolidated Series (Federally Taxable) (SDB) – 0.78% to 0.80% Index Floating Rate Term Bonds due 2050	646,515	—	—	646,515
2021 Series G (SDB) – 0.10% to 2.45% Fixed Rate Serial and Term Bonds due 2045	—	178,195	—	178,195
2021 Series H – 0.12% Term Rate Term Bonds due 2051	—	200,415	—	200,415
2021 Series J (Federally Taxable) (SDB) – 0.46% to 2.88% Fixed Rate Serial and Term Bonds due 2041	—	125,000	—	125,000
Multi-Family Secured Mortgage Revenue Bonds				

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2011 Series A (Federally Taxable) Secured Mortgage Revenue Bonds – 1.26% to 4.78% Fixed Rate Serial and Term Bonds due 2026	23,455	—	(23,455)	—
2013 Series A (Federally Taxable) Secured Mortgage Revenue Bonds – 0.48% to 5.34% Fixed Rate Serial and Term Bonds due 2035	29,980	—	(28,895)	1,085
2017 Series A-1 (Federally Taxable) (SNB) Secured Mortgage Revenue Bonds – 1.37% to 3.48% Fixed Rate Serial Bonds due 2029	20,760	—	(300)	20,460
2017 Series A-2 (Federally Taxable) (SNB) Secured Mortgage Revenue Bonds – 0.59% to 0.62% Index Floating Rate Term Bonds due 2041	39,825	—	(39,825)	—
Federal New Issue Bond Program (NIBP)				
2009 Series 1-5-A HRB (NIBP) – 2.47% Fixed Rate Term Bonds due 2048	112,570	—	—	112,570
2009 Series 1-5-B HRB (NIBP) (AMT) – 2.47% Fixed Rate Term Bonds due 2041	18,340	—	(11,030)	7,310
2009 Series 2-5 HRB (NIBP) – 2.47% Fixed Rate Term Bonds due 2048	14,050	—	(1,750)	12,300
Total Housing Revenue Bond Program	8,953,760	2,355,055	(1,133,250)	10,175,565
LIBERTY BOND PROGRAM:				
Multi-Family Mortgage Revenue Bonds				
2005 Series A 90 Washington Street – 0.02% to 0.12% Variable Rate Bonds due upon demand through 2035	74,800	—	—	74,800
2006 Series A 90 West Street – 0.02% to 0.10% Variable Rate Bonds due upon demand through 2036	104,000	—	—	104,000

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
2006 Series B (Federally Taxable) 90 West Street – 0.03% to 0.12% Variable Rate Bonds due upon demand through 2036	6,100	—	(600)	5,500
2006 Series A - 2 Gold Street – 0.02% to 0.11% Variable Rate Bonds due upon demand through 2036	162,000	—	—	162,000
2006 Series B (Federally Taxable) - 2 Gold Street – 0.03% to 0.12% Variable Rate Bonds due upon demand through 2036	26,900	—	(4,400)	22,500
2006 Series A 201 Pearl Street – 0.02% to 0.10% Variable Rate Bonds due upon demand through 2041	65,000	—	—	65,000
2006 Series B (Federally Taxable) 201 Pearl Street – 0.03% to 0.12% Variable Rate Bonds due upon demand through 2041	20,200	—	(900)	19,300
2014 Series Classes D, E and F (8 Spruce Street) – 3.00% to 4.50% Fixed Rate Term Bonds due 2048	203,900	—	—	203,900
Total Liberty Bond Program	662,900	—	(5,900)	657,000
CAPTIAL FUND PROGRAM REVENUE BONDS (New York City Housing Authority ('NYCHA'))				
2013 Series A Capital Fund Program – 2.00% to 5.00% Fixed Rate Serial Bonds due 2025	91,465	—	(16,620)	74,845
2013 Series B-1 Capital Fund Program – 2.00% to 5.25% Fixed Rate Serial Bonds due 2033	238,460	—	(20,240)	218,220
2013 Series B-2 Capital Fund Program – 5.00% to 5.25% Fixed Rate Serial Bonds due 2032	122,170	—	—	122,170
Total Capital Fund Program Revenue Bonds	452,095	—	(36,860)	415,235

Description of Bonds as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
Pass-Through Revenue Bond Program				
2014 Series A (Federally Taxable) – 3.05% Fixed Rate Term Bonds due 2036	4,080	—	(149)	3,931
2017 Series A (Federally Taxable) (SNB) – 3.10% Fixed Rate Term Bonds due 2046	57,352	—	(7,089)	50,263
Total Pass-Through Revenue Bond Program	61,432	—	(7,238)	54,194
Housing Impact Bond Program				
2020 Series A HIB NYCHA – 2.55% to 2.80% Fixed Rate Term Bonds due 2050	296,380	—	—	296,380
2020 Series B (Federally Taxable) HIB NYCHA – 1.65% to 3.12% Fixed Rate Serial and Term Bonds due 2038	78,620	—	—	78,620
2020 Series C HIB NYCHA – 2.15% to 2.75% Fixed Rate Term Bonds due 2052	—	257,535	—	257,535
2020 Series D (Federally Taxable) HIB NYCHA – 1.10% to 2.75% Fixed Rate Serial Bonds due 2033	—	31,530	—	31,530
Total Housing Impact Bond Program	375,000	289,065	—	664,065
Total Bonds Payable Prior to Net Premium Unamortized (Discount) on Bonds Payables	12,902,217	2,644,120	(1,265,953)	14,280,384
Net Premium (Discount) on Bonds Payables	21,522	—	(3,787)	17,735
Total Bonds Payable (Net)	$12,923,739	$2,644,120	($1,269,740)	$14,298,119

Interest on the Corporation's variable rate debt is based on the Securities Industry and Financial Markets Association ("SIFMA") rate and is reset daily and/or weekly.

Bonds Issued in Fiscal Year 2021

On November 30, 2020, two Housing Impact Bonds series were issued in an amount totaling $289,065,000. The fixed rate 2020 Series C Bonds were issued in the amount of $257,535,000, and the fixed rate 2020 Series D (Federally Taxable) Bonds were issued in the amount of $31,530,000. The 2020 Bonds were issued to finance a mortgage loan to the borrower for the purpose of paying a portion of the costs of acquiring, rehabilitating and equipping 41 public housing buildings located in the borough of

Manhattan, New York, and to pay for certain other related costs.

On December 17, 2020, three Multi-Family Housing Revenue Bonds series were issued in an amount totaling $532,950,000. The fixed rate 2020 Series I-1 Bonds were issued in the amount of $315,345,000, the fixed rate 2020 Series I-2 Bonds were issued in the amount of $137,605,000, and the variable rate 2020 Series I-3 Bonds were issued in the amount of $80,000,000. The 2020 Bonds were issued and combined with other available monies to finance construction and permanent mortgage loans for certain developments and to pay for certain other related costs.

On March 18, 2021, the fixed rate Multi-Family Housing Revenue Bonds, 2021 Series B (Federally Taxable) Bonds were issued in an amount of $212,000,000. The bonds were issued and combined with other available monies to finance construction and permanent mortgage loans for certain developments and to finance other corporate purposes of the Corporation.

On March 25, 2021, two Multi-Family Housing Revenue Bonds series were issued in an amount totaling $104,130,000. The fixed rate 2021 Series A-1 Bonds were issued in the amount of $94,940,000, and the fixed rate 2021 Series A-2 Bonds were issued in the amount of $9,190,000. The 2021 Bonds were issued to refund certain outstanding bonds of the Corporation.

On April 29, 2021, three Multi-Family Housing Revenue Bonds series were issued in the amount totaling $362,335,000. The fixed rate 2021 Series C-1 Bonds were issued in the amount of $124,395,000, the fixed rate 2021 Series C-2 Bonds were issued in the amount of $87,940,000, and the fixed rate 2021 Series D (Federally Taxable) Bonds were issued in the amount of $150,000,000. The 2021 Bonds were issued and combined with other available monies to finance construction and permanent mortgage loans for certain developments and to finance other corporate purposes of the Corporation.

On June 24, 2021, three Multi-Family Housing Revenue Bonds series were issued in the amount totaling $600,205,000. The fixed rate 2021 Series F-1 Bonds were issued in the amount of $258,310,000, the fixed rate 2021 Series F-2 Bonds were issued in the amount of $241,895,000, and the variable rate 2021 Series F-3 Bonds were issued in the amount of $100,000,000. The 2021 Bonds were issued and combined with other available monies to finance construction and permanent mortgage loans for certain developments and to pay for certain other related costs.

On June 29, 2021, the index floating rate Multi-Family Housing Revenue Bonds, 2021 Series E (Federally Taxable), were issued in an amount of $39,825,000 to refund certain outstanding bonds of the Corporation.

On September 9, 2021, the fixed rate Multi-Family Housing Revenue Bonds, 2021 Series G, were issued in an amount of $178,195,000 to refund certain outstanding bonds of the Corporation.

On September 9, 2021, the term rate Multi-Family Housing Revenue Bonds, 2021 Series H, were issued in an amount of $200,415,000 to finance construction and permanent mortgage loans for certain developments and to pay for other certain related costs.

On October 26, 2021, the fixed rate Multi-Family Housing Revenue Bonds, 2021 Series J (Federally Taxable), were issued in an amount of $125,000,000 to finance construction and permanent mortgage loans for certain developments and to finance other purposes of the Corporation.

All the bonds listed above are subject to regular redemption and certain issues are also subject to special redemption provisions as well. The parameters under which the redemptions may occur are set forth in the respective bond resolutions.

In fiscal year 2010, the U.S Department of the Treasury, as part of the Housing Finance Agency ("HFA") initiative used authority provided to it pursuant to the Housing and Economic Recovery Act of 2008 ("HERA") to help expand resources to provide affordable mortgages for low- and middle-income households, and to support the development and rehabilitation of affordable housing units. In this program, the Corporation issued bonds under the New Issue Bond Program ("NIBP") in the amount of $500 million. HDC issued two programs under the NIBP. The variable rate 2009 Housing Revenue Bonds Series 1 (Federally Taxable) Bonds were issued in the amount of $415,000,000 and the 2009 Housing Revenue Bonds Series 2 (Federally Taxable) Bonds were issued in the amount of $85,000,000 on December 23, 2009. During the period between June 2010 and December 2011, all the principal amount of the 2009 Series 1 (NIBP) Bonds and the 2009 Series 2 (NIBP) Bonds were converted to fixed rate tax exempt bonds. These bonds were designated as the "Converted Bonds". As of October 31, 2021, portions of the NIBP Converted Bonds in the amount of $367,820,000 were redeemed and $132,180,000 remain outstanding.

Debt Obligations Program

The Corporation entered into funding loan agreements with Citibank and Jones Lang LaSalle to finance mortgage loans under its Multi-Family Mortgage Revenue Debt Obligations Program. Under the agreements, Citibank and Jones Lang LaSalle will provide the funds to the Corporation, which the Corporation will then use to advance to the project. This is also referred to as "Back-to-Back".

As of October 31, 2021, the aggregate principal amount outstanding under the Debt Obligations program was $222,610,000.

Changes in Debt Obligations Payable:
(in thousands)

Debt Obligation Payable outstanding at beginning of the year	$175,005
Debt Obligation Issued	48,330
Debt Obligation Principal Retired	(725)
Debt Obligation Payable outstanding at end of the year	$222,610

Details of changes in HDC debt obligations for the year ended October 31, 2021 were as follows:

Description of Debt Obligations as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
MFMR Debt Obligations (Harlem Dowling Residential) – 2.49% to 5.21% Fixed Rate due 2047	$4,890	$ —	($105)	$4,785
MFMR Debt Obligations (1133 Manhattan) – 3.86% Fixed Rate due 2027	45,600	—	—	45,600
MFMR Debt Obligations (1133 Manhattan) (Federally Taxable) – 3.86% Fixed Rate due 2027	15,600	—	(620)	14,980
MFMR Debt Obligations (Far Rockaway) – 3.65% Fixed Rate due 2058	72,230	—	—	72,230
MFMR Debt Obligations (MEC 125 Parcel B West) – 2.83% to 2.90% Variable Rate due 2052	24,000	30,395	—	54,395
MFMR Debt Obligations (Caton Flats) – 5.67% Fixed Rate due 2053	12,685	17,935	—	30,620
Total Debt Obligations Payable	$175,005	$48,330	($725)	$222,610

Federal Financing Bank Loan Participation Certificates Payable

In fiscal year 2014, the Corporation entered into a new financing agreement with the FFB for selling beneficial ownership interests in mortgage loans originated by housing finance agencies and insured with FHA/HFA Risk Sharing mortgage insurance. The Corporation was selected to be the first housing finance agency to participate in this new federal initiative to reduce costs of capital for affordable housing, whereby, the Corporation will sell beneficial ownership interest in its mortgages to the FFB. Beneficial ownership interest in mortgage loans that the Corporation sells to the FFB will be evidenced by certificates of participation from the Corporation. The participation proceeds were recorded as payable to the FFB. The monthly mortgage payments from the borrower will be used to repay the interest to the FFB and principal payments will reflect the scheduled mortgage principal payments.

The aggregate FFB Loan Participation Certificates Payable balance as of October 31, 2021, was $474,923,000 (see Note 4: "Mortgage Loans").

Changes in FFB Loan Participation Certificates Payable:

The summary of changes in FFB Loan Participation Certificates Payable was as follows:
(in thousands)

FFB Loan Participation Certificates payable outstanding at beginning of the year	$344,136
FFB Loan Participation Proceeds	135,460
Repayments to FFB	(4,673)
FFB Loan Participation Certificates payable outstanding at end of the year	$474,923

Details of changes in FFB loan participation certificates payable for the year ended October 31, 2021 were as follows:

Description of FFB Loan Participation as Issued	**Balance at beginning of the year**	**Issued**	**Retired**	**Balance at end of the year**
(in thousands)				
FFB Loan Participation - Arverne View Apt – 3.32% Fixed Rate Certificate Pass-Through due 2049	$67,724	$ —	($889)	$66,835
FFB Loan Participation - 2629 Sedgwick Avenue – 3.28% Fixed Rate Certificate Pass-Through due 2051	2,729	—	(45)	2,684
FFB Loan Participation - Marseilles Apartments – 2.85% Fixed Rate Certificate Pass-Through due 2051	17,131	—	(295)	16,836
FFB Loan Participation - Sons of Italy Apartments – 2.76% Fixed Rate Certificate Pass-Through due 2051	7,815	—	(129)	7,686
FFB Loan Participation - Stevenson Commons – 2.96% Fixed Rate Certificate Pass-Through due 2057	100,390	—	(928)	99,462
FFB Loan Participation - Independence House – 3.04% Fixed Rate Certificate Pass-Through due 2057	7,060	—	(77)	6,983
FFB Loan Participation - Carol Gardens – 3.02% Fixed Rate Certificate Pass-Through due 2058	21,374	—	(193)	21,181

Description of FFB Loan Participation as Issued	Balance at beginning of the year	Issued	Retired	Balance at end of the year
(in thousands)				
FFB Loan Participation - La Cabana Houses – 3.35% Fixed Rate Certificate Pass-Through due 2053	54,750	—	(586)	54,164
FFB Loan Participation - Alvista Towers – 2.57% Fixed Rate Certificate Pass-Through due 2059	65,163	—	(586)	64,577
FFB Loan Participation - Baychester Murphy – 3.37% Fixed Rate Certificate Pass-Through due 2061	—	135,460	(945)	134,515
Total FFB Loan Participation Certificates Payables	$344,136	$135,460	($4,673)	$474,923

On February 22, 2021, the Corporation sold a beneficial ownership interest in a mortgage for the development named Baychester Murphy in the amount of $135,460,000. The FFB Loan Participation Certificates Payable as of October 31, 2021 was $134,515,000.

Future Debt Service:

Required debt payments for bonds payable by the Corporation for the next five years and thereafter are as follows:

Year Ending October 31,	Principal	Interest	Total
(in thousands)			
2022…………………....	$680,287	$341,296	$1,021,583
2023…………………....	218,796	331,308	550,104
2024…………………....	231,008	325,118	556,126
2025…………………....	230,537	320,125	550,662
2026…………………....	227,556	313,742	541,298
2027 – 2031……….….	1,383,705	1,446,684	2,830,389
2032 – 2036…………....	2,229,611	1,243,308	3,472,919
2037 – 2041…………....	2,130,295	1,017,168	3,147,463
2042 – 2046…………....	2,200,345	747,251	2,947,596
2047 – 2051……….......	2,473,910	361,009	2,834,919
2052 – 2056…………....	882,485	145,151	1,027,636
2057 – 2061…………....	1,363,525	61,355	1,424,880
2062 – 2066…………....	28,324	2,298	30,622
Total	$14,280,384	$6,655,813	$20,936,197

Changes in Long Term Liabilities:

Long term liability activities for the year ended October 31, 2021, are as follows:

Enterprise Fund - HDC and Component Units

Descriptions	Balance at Beginning of the Year	Additions	Deductions	Balance at End of the Year	Due Within 1 Year
(in thousands)					
Bonds Payable, (net)	$12,468,640	$2,644,120	($1,494,928)	$13,617,832	$680,287
Debt Obligations	174,280	48,330	(966)	221,644	966
Payable to FFB – Loan Participation	340,408	135,460	(6,537)	469,331	5,592
Payable to The City of New York	3,582,256	573,405	(16,225)	4,139,436	—
Payable to Mortgagors	399,646	304,939	(268,846)	435,739	22,386
Others	897,056	4,001,996	(4,118,009)	781,043	372,721
Total Long-Term Liabilities	$17,862,286	$7,708,250	($5,905,511)	$19,665,025	$1,081,952

Note 12: Consultants' Fees

The fees paid by the Corporation for legal, accounting and consulting services in FY 2021 for HDC include: $42,410 to Hawkins, Delafield & Wood; $32,489 to Epstein, Becker & Green, P.C.; and $4,544 to Seyfarth Shaw LLP. Auditing fees of $258,000 were paid to Ernst & Young LLP.

The Corporation paid other consulting fees in the amount of $225,000 to National Strategies Group, LLC; $180,000 to Northwest Bronx Community and Clergy Coalition, Inc.; $121,069 to Community Voices Heard; $17,388 to Brandon Stoneham; $8,000 to Buck Global, LLC; $6,846 to NYSTEC; and $2,400 to Insurance Advisors, LLC. The Corporation also paid $27,600 to Bartley & Dick Advertising/Design for concept, design and layout of the 2020 HDC Annual Report and $16,000 to 3rd Edge Communication for the 50th Anniversary HDC Annual Report.

In addition, the Corporation paid legal, accounting and consulting fees for services provided in connection with bond financings, which have been reimbursed either from bond proceeds or from project developers: $252,590 to Hawkins, Delafield & Wood; $150,000 to Orrick, Herrington & Sutcliffe; $50,091 to Mohanty Gargiulo, LLC.; $40,000 to Chapman and Culter LLP; $12,000 to Ballard Spahr LLP and $7,000 to Paparone Law, PLLC.

Note 13: Payable to The City of New York and Mortgagors

(A) New York City Housing Development Corporation

In 2009, HPD and HDC entered into a Memorandum of Understanding ("MOU"), which provides for the granting of funds by HPD to HDC pursuant to Section 661 of the PHFL, to make subordinate loans for affordable housing. As of October 31, 2021, the total payable to the City relating to this MOU was

$3,546,395,000.

In May 2014, the 2006 Series A bonds were fully redeemed. Simultaneously, the Corporation issued the Multi-Family Housing Revenue Bonds, 2014 Series B-1 and 2014 Series B-2 collectively, the ("2014 Series B Bonds") to re-securitize the remaining underlying loan portfolio previously financed by 2006 Series A (see Note 6: "Loan Participation Receivable for The City of New York"). In April 2018, the Corporation issued its Multi-Family Housing Revenue Bonds, 2018 Series B Bonds. The proceeds were used to purchase and securitize a 100% participation interest in various pools of City mortgage loans totaling $671,611,000.

In October 2020, at the request of the City, the Corporation purchased the residual interest in the 2014 Series B and 2018 Series B Bonds Loan Participation Interest, for a purchase price of $40,000,000. This amount represented the discounted value of the residual interest at the final bond maturity date of November 1, 2046. As of the purchase date, the residual amount of loan assets net of the underlying bonds payable liability was $586,357,000. The payable to the City and the Loan Participation Interest were reduced by $589,774,000 which included program expenses. All cash flows generated from the mortgage loans remain fully pledged to pay the debt service on the outstanding bonds payable in the two bond series.

As of October 31, 2020, the Corporation's payable to the City relating to the 2014 Series B and the 2018 Series B bonds was extinguished.

The Corporation has completed numerous transactions as part of its Mitchell-Lama Restructuring Program ("MLRP"), an affordable housing preservation program. Under this program, the Corporation has funded various new first and second mortgage loans as well as the acquisition of participation interests in City-owned second mortgages and associated cash flows. As long as any Mitchell-Lama Restructuring Bonds are outstanding, all cash flows from the purchased interests must be applied to debt service on such bonds. Once all such bonds are retired, HDC's participation interests in City-owned second mortgages revert to the City. HDC also has sold to the City a residual interest in the second mortgage loans the Corporation originated. These loans also transfer to the City when the Mitchell-Lama Restructuring Bonds are retired. As of October 31, 2021, the Corporation's payable to the City under the MLRP was $460,969,000.

On December 18, 2015, at the request of the City, the Corporation funded a $143,236,000 subordinate loan to the purchasers of Stuyvesant Town-Peter Cooper Village to assist the preservation of the affordability of this project. During fiscal year 2021, the City reimbursed the Corporation by funding various subordinate loans originated by HDC totaling $30,659,000. As of October 31, 2021, the Corporation has an outstanding payable of $5,706,000, which includes a receivable related to Stuy-town transactions. The Corporation also has an outstanding payable of $13,295,000, related to other loan funding agreements with the City.

(B) Housing Assistance Corporation

Funding for HAC was received through the City in 1985. All HAC's assets, after repayment of HDC advances to HAC and if unused for HAC purposes, will revert to the City. As of October 31, 2021, total resources payable to the City amounted to $113,071,000, of which $107,427,000 was related to the funding of Stuyvesant Town-Peter Cooper Village. The remaining $5,644,000 payable to the City is primarily related funds held for the RY Subsidy Program, which is expected to cover the subsidy until 2024 (see Note 4: "Mortgage Loans" for a detailed explanation).

(C) Fiduciary Funds

Under normal HDC underwriting guidelines all subordinate loans must be coterminous to the senior loan in order to avoid scenarios where the payment of subordinate loan is made before the senior loan. Due to HPD statutory authority limits, HPD cannot make a loan longer than a thirty-year term. Thus, when HDC and HPD co-lend on a project and HDC intends to make a 35-year loan, HPD assigns HDC its loan in the form of a Purchase and Sale Agreement. HDC then makes the subordinate loan in its name for a 35-year term to which ultimately returns to HPD at HDC's loan maturity. As of October 31, 2021, the assets that HDC held on behalf of HPD consisted of cash & investments, mortgage and other receivables in the amounts of $4,081,000 and $683,220,000, respectively.

The Corporation also administers construction and permanent loans on behalf of HPD, using funds provided by HPD. All such funds are the property of HPD and thus are reported as restricted net position for the City in the Fiduciary Funds financial statements. As of October 31, 2021, the assets held and restricted for the City amounted to $76,580,000.

Under HDC's normal loan servicing function, the Corporation is in possession of escrow and reserve funds held on behalf of its mortgagors. The funds are used to pay taxes on the underlying mortgage property, held as reserve for replacements, or for other contingencies. The funds received from the mortgagors are invested in accordance with HDC's investment guidelines and the assets are offset by a corresponding restricted net position for mortgagors. The balance as of October 31, 2021 was $814,901,000.

Note 14: Retirement Programs

(A) NYCERS

The Corporation is a participating employer in NYCERS, a cost sharing multi-employer plan, of which 94 current employees of the Corporation are members. NYCERS provides defined benefit pension benefits to 191,000 active municipal employees and 160,000 pensioners through its plan that has $85.9 billion in net position. City employees who receive permanent appointment to a competitive position and have completed six months of service are required to participate in NYCERS, and all other employees such as HDC employees are eligible, but not required, to participate in NYCERS. NYCERS provides three main types of retirement benefits: service retirements, ordinary disability retirements (non-job-related disabilities) and accident disability retirements (job-related disabilities) to members who are in different "tiers." The members' tier is determined by the date of membership. Subject to certain conditions, members generally become fully vested as to benefits upon completion of five years of service. Employees may be required to contribute a percentage of their salary to the pension plan based on their tier. Annual pension benefit is calculated as a percentage of final average salary times the number of years of membership service.

Contribution requirements of the active employees and the participating New York City agencies are established and may be amended by the NYCERS Board. Employees' contributions are determined by their tier and number of years of service. They may range between 3.00% and 6.00% of their annual pay. Statutorily required contributions to NYCERS, determined by the New York City Office of the Actuary in accordance with State statutes and City laws, are funded by the employer within the appropriate fiscal year.

Copies of NYCERS' financial statements can be obtained by writing to NYCERS at 335 Adams Street, Suite 2300, Brooklyn, NY 11201-3724 or its website (www.nycers.org).

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of NYCERS and additions to/deductions from NYCERS' fiduciary net position have been determined on the same basis as they are reported by NYCERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit term. Investments are recorded at fair value.

As of October 31, 2021, the Corporation reported a liability of $3,840,000 for its proportionate share of NYCERS' net pension liability. The net pension liability was measured as of June 30, 2021 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Corporation's proportion of the net pension liability was based on a projection of the Corporation's long-term share of contributions to the pension plan relative to the projected contributions of all participating employees, actuarially determined. At June 30, 2021, the Corporation's proportion was 0.06%.

As of October 31, 2021, the Corporation 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
Net difference between projected and actual investment earnings on pension plan investments	$ —	$5,635,000
Differences between expected and actual experience	986,000	444,000
Changes in proportion and differences between Corporation's contributions and proportionate share of contributions	1,171,000	109,000
Changes in assumptions	4,000	477,000
Sub-Total	2,161,000	6,665,000
Corporation contributions subsequent to the measurement date	2,000,000	—
Total	$4,161,000	$6,665,000

Of the deferred outflows of resources related to pensions, $2,000,000 was a contribution that the Corporation made subsequent to the measurement date and it will be recognized as a reduction of the net pension liability in fiscal year ending October 31, 2022.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2022	($900,800)
2023	(900,800)
2024	(900,800)
2025	(900,800)
2026	(900,800)
Total	($4,504,000)

The Corporation recorded pension expense for fiscal years ending October 31, 2021 in the amount of $198,000.

Actuarial assumptions

The total pension liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Investment Rate of Return	7% per annum, net of investment expenses
Salary Increases	In general, merit and promotion increase plus assumed general wage increases of 3.0% per annum.
Cost-of-Living Adjustments	1.5% and 2.5% for certain tiers

Mortality tables for service and disability pensioners were developed from an experience study of NYCERS. The mortality tables for beneficiaries were developed from an experience review. For more detail see the reports entitled "Proposed Changes in Actuarial Assumptions and Methods for Determining Employer Contributions for Fiscal Years Beginning on or After July 1, 2018," also known as "Silver Books." Electronic versions of the Silver Books are available on the New York City Office of the Actuary website (www.nyc.gov/actuary) under Pension Information.

Pursuant to Section 96 of the New York City Charter, studies of the actuarial assumptions used to value liabilities of the five actuarially funded New York City Retirement Systems ("NYCRS") are conducted every two years.

Expected Rate of Return on Investments

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan 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:

Asset Class	Target Allocation	Long Term Expected Real Rate of Return	Weighted Average Rate of Return
Public Markets:			
U.S. Public Market Equities	27.00%	7.10%	1.92%
Developed Public Market Equities	12.00%	7.20%	0.86%
Emerging Public Market Equities	5.00%	9.00%	0.45%
Fixed Income	30.50%	1.80%	0.55%
Public Markets (Alternative Investments):			
Private Equities	8.00%	11.30%	0.90%
Private Real Estate	7.50%	6.90%	0.52%
Infrastructure	4.00%	6.00%	0.24%
Opportunistic Fixed Income	6.00%	7.10%	0.43%

Management of the pension plan has determined its expected rate of return on investments to be 7%. This is based upon the weighted average rate of return from investments of 5.87% and a long-term Consumer Price Inflation assumption of 2.5% per year, which is offset by investment related expenses.

Discount Rate

The discount rate used to measure the total pension liability as of June 30, 2021, was 7.00% per annum. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the rates applicable to the current tier for each member and that employer contributions will be made based on rates determined by the Actuary. Based on those assumptions, the NYCERS fiduciary net position is projected to be available to make all projected future benefit payments of current active and non-active NYCERS members. Therefore, the long-term expected rate of return on NYCERS investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following presents the Corporation's proportionate share of the net pension liability calculated using the discount rate of 7%, as well as what the Corporation's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage point lower (6%) or one percentage-point higher (8%) than the current rate.

Sensitivity Analysis			
	1% decrease (6%)	Discount rate (7%)	1% increase (8%)
HDC's proportionate share of the net pension liability	$10,076,000	$3,840,000	($1,451,000)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued NYCERS' report, which is available on their website (www.nycers.org).

(B) Tax Sheltered Annuity Plan

The Corporation also offers its employees the option of participating in a Tax-Sheltered Annuity Plan managed by Principal as an alternate or supplemental retirement plan under Section 403(b) of the Internal Revenue Code. The Internal Revenue Service has approved the Corporation as an entity, which can provide this type of plan to its employees. The majority of the Corporation's employees participate in this plan.

Note 15: Postemployment Benefits Other Than Pensions

Plan description. The Corporation sponsors a single employer postemployment defined benefit health care plan for eligible retirees and their spouses. Eligible retirees generally are classified into two groups as either NYCERS members or Non-NYCERS members. NYCERS members are those who have service ranging from 5 to 15 years at the time of their retirement. Non-NYCERS members are those who have service ranging from 10 to 15 years and retired at age 59 1/2. For NYCERS members, the Corporation provides retiree health care coverage and prescription drug coverage through the New York City Health Benefit Program ("NYCHBP"). For Non-NYCERS members, the Corporation provides retiree health care coverage and prescription drug coverage through the Empire Plan offered by the New York State Health Insurance Program ("NYSHIP").

Benefits provided. The Corporation provides comprehensive health care and prescription drug coverage for its eligible retirees and their spouses. No other benefits are provided. Benefit provisions for the plan are established and amended by actions taken by the Corporation's Members and there is no statutory requirement for HDC to continue this plan for future HDC employees. The plan is currently a non-contributory plan with all payments for plan benefits being funded by HDC on a pay-as-you-go-basis.

HDC's annual OPEB cost for the plan is calculated based on the Entry Age Normal level percentage cost method, an amount actuarially determined in accordance with the parameters of GASB Statement No. 75. The covered-employee payroll (annual payroll of active employees covered by the plan) was $19,711,000 and the ratio of the net OPEB liability to the covered-employee payroll was 46.82%.

Projections of benefits are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits in force at the valuation date and the pattern of sharing benefit costs between HDC and the plan members to that point.

Employees covered by benefit terms. As of October 31, 2020, the measurement date, the following employees were covered by the benefit terms:

Membership Status as of November 1, 2020	Count
Inactive employees or beneficiaries currently receiving benefit payments	26
Inactive employees entitled to but not yet receiving benefit payments	10
Active plan employees	187
Total	223

Net OPEB Liability

As of the reporting date, October 31, 2021, HDC's total OPEB liability was $18,124,000 and the net OPEB liability was $9,229,000. The measurement date of October 31, 2020 was used to calculate the net OPEB liability, which was determined by an actuarial valuation as of that date. Therefore, all the following information reflects FY 2020 plan data unless otherwise noted.

<u>Changes in the Net OPEB Liability</u>

	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability
Net OPEB liability at beginning of the year	$17,307,000	$8,745,000	$8,562,000
Changes for the year:			
Service cost	1,401,000	—	1,401,000
Interest	689,000	—	689,000
Difference between expected and actual experience	(1,689,000)	—	(1,689,000)
Changes of assumptions	513,000	—	513,000
Net investment income	—	251,000	(251,000)
Benefit payments	(97,000)	(97,000)	—
Administrative expense	—	(4,000)	4,000
Net changes	817,000	150,000	667,000
Net OPEB liability at end of the year	$18,124,000	$8,895,000	$9,229,000

OPEB Plan Fiduciary Net Position

Since establishing an irrevocable OPEB trust in fiscal year 2012, the Corporation has funded a total of $8,000,000 to date. All OPEB plan assets are held in a separate trust account for the exclusive purpose of paying OPEB obligations.

Investment policy. The Corporation's investment policy is set by the HDC Act and the guidelines are established and adopted by HDC's Board Members on an annual basis.

All investment transactions are recorded on the trade date. As of October 31, 2021, the fair value of OPEB trust investments was $7,483,000.

		Investment Maturities as of October 31, 2021			
Investment Type	2021	Less than 1	1-5	6-10	More than 10
(in thousands)					
FHLB Bonds	$7,483	—	—	$7,483	—
Total	$7,483	$ —	$ —	$7,483	$ —

The Corporation has the following recurring fair value measurements as of October 31, 2021:

- FHLB securities of $7,483,000 are valued based on models using observable inputs. (Level 2 inputs)

As of October 31, 2021, the OPEB plan asset held $1,187,000 in cash.

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Corporation's Investment Guidelines charge the Investment Committee with "…determining appropriate investment instruments…based on…length of time funds are available for investment purposes..." among other factors. Thus, maturities are matched to the Corporation's liquidity needs. As part of the Corporation's investment policies, it looks to invest its bond and corporate related reserves in long-term securities that carry a higher yield, with the intent to hold the investments to maturity.

The Corporation's investment guidelines and policies are designed to protect principal by limiting credit risk. This is accomplished by making decisions based on a review of ratings, collateral, and diversification requirements that vary according to the type of investment.

As of October 31, 2021, investments in Federal Home Loan Bank ("FHLB") were rated by Standard & Poor's (FHLB is referred to as "Agency"). The ratings were AA+ and A-1+ by Standard & Poor's for long-term and short-term instruments. Investment in FHLB is implicitly guaranteed by the U.S. government. They carry ratings equivalent to the credit ratings for the U.S. government.

The Corporation follows its annually adopted investment guidelines in accordance with concentration limits and reviews its credit concentration monthly. The Corporation's Credit Risk unit monitors concentration risk amongst issuers and reports regularly to the Members of the Corporation's Audit Committee.

The following table shows issuers that represent 5% or more of total investments as of October 31, 2021:

Issuer	Dollar Amount	Percentage
FHLB	$7,483,000	100.00%

For the year ended October 31, 2021, the annual money-weighted rate of return on investments, net of investment expense, was 2.19%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts invested.

For the year ended October 31, 2021, HDC recognized an OPEB expense of $1,190,000.

As of October 31, 2021, HDC reported OPEB related deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Deferred Outflows/Inflows as of November 1, 2020	$928,000	$8,296,000
Changes for the year		
Difference between expected and actual experience	—	1,689,000
Change in assumptions	513,000	—
Difference between projected and actual investment earnings	—	77,000
Recognition of deferred outflows/inflows in FY 2021	(303,000)	(1,034,000)
Deferred Outflows/Inflows as of October 31, 2021	$1,138,000	$9,028,000

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense in future years as follows:

FY 2022	($774,000)
FY 2023	(815,000)
FY 2024	(858,000)
FY 2025	(913,000)
FY 2026	(861,000)
Thereafter	($3,669,000)

Actuarial assumptions. The total OPEB liability as of October 31, 2020 used the Entry Age Normal level percent cost method and the actuarial valuation was determined using the following actuarial assumptions.

Inflation	2.5%
Salary increases	3.0% average, including inflation
Investment rate of return	2.0%
Healthcare cost trend rates	6.1% grading down to a rate of 4.5%

Mortality. The post-retirement mortality rates were based on the actual experience of the NYCERS population and the application of the mortality improvement scale (MP-2020). The mortality improvement scale was updated to MP-2020 based on the latest data released by the Society of Actuaries. The actuarial assumptions used in the October 31, 2020 valuation were based on the results of an actuarial experience study from 2006 to 2020.

Long-Term Expected Rate of Return. The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of returns (expected returns, net of OPEB plan 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:

Asset Class	Target Allocation	Real Return Arithmetic Basis
U.S. Fixed Income	100.00%	2.00%

Discount Rate. The long term expected rate of return on plan assets is 2.00% per year, net of investment expenses. The weighted average discount rate is 2.15% in 2021. The projection of cash flows used to determine the discount rate assumed that the Corporation would continue to make payments for future benefits payments based on currently available assets and investment returns and will not make any additional contributions to the Trust. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees until 2033. Therefore, the long-term expected rate of return on OPEB plan investments was applied until 2032 and the 20-year S&P bond index rate was applied for all years after 2032.

Sensitivity of the net OPEB liability to changes in the discount rate and healthcare cost trend rates. The following presents the net OPEB liability and what it would be if it were calculated using a rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate and healthcare cost trend rate.

Sensitivity of the net OPEB liability to changes in the discount rate	1% Decrease (1.15%)	Discount Rate (2.15%)	1% Increase (3.15%)
Net OPEB liability	$12,448,000	$9,229,000	$6,594,000

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rate	1% Decrease	Healthcare Cost Trend Rate	1% Increase
Net OPEB liability	$5,751,000	$9,229,000	$13,881,000

Note 16: Due to the United States Government – Non-Current Liabilities

In order to maintain the exemption from federal income tax of interest on bonds issued subsequent to January 1, 1986, the Corporation established a separate fund, the Rebate Fund, into which amounts required to be rebated to the Federal Government pursuant to Section 148 of the Code are deposited. In general, the Code requires the payment to the U.S. Treasury of the excess of the amount earned on all non-purpose obligations over the amount that would have been earned if the gross proceeds of the issue were invested at a rate equal to the yield on the issue. Project or construction funds, debt service funds or any other funds or accounts funded with proceeds of such bonds, including earnings, or pledged to or expected to be used to pay interest on such bonds are subject to this requirement. Issues with respect to which all gross proceeds are expended for the governmental purpose of the issue within the required time period after the date of issue and debt service funds with annual gross earnings of less than $100,000 are exempt from this requirement. Payment is to be made after the end of the fifth bond year and after every fifth bond year thereafter, and within 60 days after retirement of the bonds. As of October 31, 2021, the Corporation had an accrued rebate liability of $375,000.

Note 17: Commitments

(A) New York City Housing Development Corporation

(i) The Corporation's practice is to close loans only when all the funds committed to be advanced have been made available through bond proceeds or a reservation of corporate funds. Funds are invested prior to being advanced, as described in Note 3: "Investments and Deposits" and are reported as restricted assets.

(ii) The portion of closed construction loans that had not yet been advanced as of October 31, 2021 is as follows: *(in thousands)*

Programs:	
Multi-Family Bond Programs	
Housing Revenue	$1,630,147
Corporate Services Fund Loans	39,977
HPD Grant Funds	741,877
Department of Justice ("DOJ") Settlement Funds	1,038
Unadvanced Construction Loans (closed loans)	$2,413,039

As of October 31, 2021, the Corporation has executed three participation loans which HDC has committed to repurchase at permanent conversion. The timing and amount will be determined at the time of conversion.

(iii) The Corporation has made a programmatic funding commitment in support of the City's housing initiatives. HDC has reserved funds to fulfill these commitments, but the timing and amount of remaining loan closings cannot be determined. The programmatic commitment is as follows:

- On June 6, 2016, the Corporation entered into a Memorandum of Understanding ("MOU") with HPD, which was subsequently amended on December 15, 2016, that outlines the Corporation's obligations to use corporate reserves to fund construction loans for projects eligible under the Green Housing Preservation Program ("GHPP"). Under the GHPP, HPD extends construction and permanent loans to projects specifically to finance energy efficiency and water conservation improvements, as well as moderate rehabilitation to improve building conditions, reduce greenhouse gas emissions and preserve affordability. HDC has set aside $13,361,000 of its reserves for this purpose. The total amount advanced as of October 31, 2021 was $5,400,000.

(B) New York City Residential Mortgage Insurance Corporation

As of October 31, 2021, REMIC insured loans with coverage amounts totaling $341,883,000 and had outstanding commitments to insure loans with a maximum insurance coverage amount of $163,577,000.

Note 18: Financial Guaranties

(A) NYCHA Tax Credit Guaranty

On April 2, 2012, the Corporation entered into a Guaranty Agreement with Citibank to guaranty the yield on Citibank's investment in the Low-Income Housing Tax Credit ("LIHTC") created pursuant to the NYCHA Tax Credit Transaction. In return, the Corporation received $16.0 million as a guaranty fee from Citibank, less fees and expenses of $929,000 incurred under this agreement.

On July 15, 2013, Citibank transferred 100% of its rights under the Guaranty Agreement to Wells Fargo Holdings ("Wells Fargo"). As of that date, the Guaranty Agreement between Citibank and HDC was terminated and a new agreement was signed between HDC and Wells Fargo. As a condition of Citibank selling its rights under the Guaranty Agreement, the Corporation received an additional $8.0 million of guaranty fee from Wells Fargo, less fees and expenses of $320,000 incurred under this agreement.

Under the Guaranty Agreement between HDC and Wells Fargo, the Corporation agreed to guaranty a minimum rate of return on Wells Fargo's tax credit investment in the NYCHA I Housing Development Fund Corporation through a 15-year compliance period. The minimum rate of return is equal to an annual effective rate of 4.50% on an after-tax basis return on its tax credit investment over the 15-year compliance period. During the compliance period, from time to time NYCHA LLC-I will determine if the total benefits allocated or paid to Wells Fargo through such date, together with the tax benefits projected to be received by Wells Fargo thereafter through the coverage period termination date, are sufficient to keep Wells Fargo on track to achieve the minimum return. If it is determined that Wells Fargo is not on track to achieve the minimum return through the coverage period termination date, the Corporation shall have the option, but not the obligation, subject to a cap amount of $96,000,000, to make a payment to Wells Fargo under the Guaranty Agreement in an amount equal to the optional minimum return deficiency amount.

The NYCHA Tax Credit transaction required the establishment and funding of several project reserves and guaranties in order to ensure timely completion of rehabilitation, which has in fact proceeded on time and within budget. As of October 31, 2021, the unamortized guarantee fee was $9,356,000 and the Corporation has designated $9,356,000 for the financial guaranty reserve (see Note 19: "Contingencies"). The likelihood that HDC must pay out under this guaranty decreases with the passage of time. HDC will recognize the guaranty fee on a straight-line basis over the covered period, which is 15 years.

(B) Co-op City Guaranty

On November 28, 2012, the Corporation entered into a Credit Support Agreement with Wells Fargo Bank National Association ("Wells Fargo Bank"), HUD and SONYMA. Wells Fargo Bank agreed to make a mortgage in the amount of $621,500,000 to a Mitchell-Lama cooperative housing development named Co-op City in the Bronx, New York. As a precondition of endorsing the loan for insurance, HUD acting through FHA required SONYMA and HDC each to provide a portion of top–loss guaranty on the loan.

Pursuant to the agreement between HDC and HUD, HDC agreed to provide $15,000,000 as a guaranteed amount to Wells Fargo Bank in the event of a default by the cooperative. The Corporation agreed to fund the full amount of the top-loss guaranty in a segregated designated account for the duration of the HDC top-loss guaranty. As of October 31, 2021, the Corporation has designated $15,000,000 as a financial guaranty reserve (see Note 19: "Contingencies").

(C) Federal Housing Administration Risk Sharing Program

In November 2011, the Corporation entered an amended risk sharing agreement with HUD. HDC participates in the Risk Sharing Program to obtain 100% insurance on certain loans made by HDC for affordable multifamily housing. The risk sharing allocation between HDC and HUD will be on a project-by-project basis and take effect when the loan converts to permanent financing.

In fiscal year 2014, the Corporation entered into a second risk-sharing agreement with HUD, which largely mirrors the terms of the existing amended Risk-Sharing Agreement. HDC has established a guaranty reserve for risk sharing obligations to FHA if there is a loss on a mortgage loan.

As of October 31, 2021, HDC has designated a total of $8,135,000 as a financial guaranty reserve under the FHA risk-sharing mortgage insurance program for sixty-four participating projects and future participating projects (see Note 19: "Contingencies").

(D) NYCHA PACT Program

In support of the New York City Housing Authority ("PACT") program, the Corporation issued the 2020 Series A and B Housing Impact Bonds and the 2020 Series C and D Housing Impact Bonds to finance mortgage loans to rehabilitate and preserve developments in the NYCHA portfolio. HDC entered into risk sharing agreements with Freddie Mac and Fannie Mae as follows.

(1) PACT Brooklyn Bundle II Program

On February 1, 2020, the Corporation entered into a funding agreement that guaranties the top 10% loss of the PACT Brooklyn loan in the event of a default by the borrower. The maximum amount of this guarantee is $37,500,000, which is 10% of $375,000,000 of the mortgage loans. As of October 31, 2021, there were no defaults, and no collateral was required.

(2) PACT Manhattan Bundle Program

On November 30, 2020, the Corporation entered into a Loss Share Agreement with Fannie Mae. Pursuant to the agreement, HDC will provide 10% top loss guaranty for the Fannie Mae enhanced loan. The maximum guarantee amount is $28,900,000. Additionally, under a reserve agreement, HDC is required to post collateral with a collateral custodian if its long-term issuer rating falls below AA-. The collateral is used to reimburse Fannie Mae in the event of a loss. As of October 31, 2021, HDC's long term issuer rating was AA by S&P and Aa2 by Moody's. Therefore, no collateral was required.

Note 19: Contingencies

In the normal conduct of business, the Corporation is involved in litigation matters. In the opinion of management and the Corporation's legal counsel, the ultimate disposition of such litigation should not have a material adverse effect on the financial position of the Corporation.

As discussed in Note 18 above, the Corporation entered into several guaranty agreements with various entities in order to finance certain projects. To meet its obligations, in the event that payments are required, the Corporation set aside various reserves to cover these guaranties. These reserves are held as Designated under Unrestricted Net Position (see Note 20: "Net Position").

The reserves are summarized in the chart below:

Financial Guaranties	As of October 31, 2021 Reserve Amounts
NYCHA Tax Credit Guaranty	$9,356,000
Co-op City Guaranty	15,000,000
FHA Risk Sharing	8,135,000
Total	$32,491,000

Note 20: Net Position

The Corporation's Net Position represents the excess of assets and deferred outflows of resources over liabilities and deferred inflows of resources and consists largely of mortgage loans and investments. HDC's net position is categorized as follows:

- Restricted Net Position is net position that has been restricted in use in accordance with the terms of an award, agreement or by State law. This includes net position restricted by bond resolutions, contractual obligations with HPD and HUD, and REMIC reserves that are required by statute, among other items (see chart below).

- Unrestricted Net Position is the remaining net position, which can be further categorized as Designated or Undesignated. Designated Net Position is not governed by statute or contract but is committed for specific purposes pursuant to HDC policy and/or Member directives. Designated Net Position includes funds and assets committed to various housing initiatives, reserves to maintain HDC's credit ratings, and working capital.

Changes in Net Position

The changes in Net Position are as follows:
(in thousands)

HDC and Component Units

	Restricted	Unrestricted	Total
Net position at beginning of the year	$2,700,883	$717,055	$3,417,938
Income	264,268	23,053	287,321
Transfers	102,505	(102,505)	—
Net position at end of the year	$3,067,656	$637,603	$3,705,259

Summary of Restricted Net Position *(in thousands)*	2021
Multi-Family Bond Programs	$2,635,557
421-A Housing Trust Fund	320,178
Corporate Debt Service Reserve 2014 Series B and 2018 Series B	10,829
REMIC Insurance Reserve	101,092
Total Restricted Net Position	$3,067,656

Of the total Unrestricted Net Position listed below, $325,524,000 is for existing mortgages and other loans. An additional $43,779,000 has been designated by senior management of the Corporation for future mortgage advances pursuant to housing programs established by the Corporation. The Corporation also has $2,987,000 in leases and other capital assets.

Summary of Unrestricted Net Position *(in thousands)*	2021
Designated Net Position:	
Existing Mortgages	$325,524
Housing Programs and Commitments	43,779
Working Capital	26,027
Bond Reserve	150,000
Financial Guaranty Reserves (Notes 18 and 19)	32,491
REMIC Insurance Reserves	56,795
Total Designated Net Position	$634,616
Net Investment in Capital Assets:	
Capital Assets, net	$2,987
Total Net Investment in Capital Assets	$2,987

In FY 2021, net position transferred from unrestricted to restricted was a net amount of $102,505,000. The amount represents transfer of mortgage loans originated with corporate reserves into the Open Resolution as a result of securitizations, net of transfers of excess in the Open Resolution, as well as transfer of amounts exceeding REMIC reserve requirement.

Note 21: Subsequent Events

Subsequent to October 31, 2021, bonds issued in the course of the Corporation's normal business activities were $512,480,000.

As a new variant of the Coronavirus spreads throughout the world, experts believe that the impact to the economy may not be as disruptive as the first year of the pandemic. The availability of vaccines and the mild symptoms associated with the new variant may limit government restrictions on economic activities compared to when the pandemic started in 2020. However, as the new variant is in its early stages, management will continue to evaluate the situation and will take necessary action to limit any negative impact to the Corporation's financial position.

Schedule 1a:

Schedule of Changes in the Net OPEB Liability and Related Ratios
($ in thousands)

	2021	2020	2019	2018	2017
Total OPEB liability					
Service cost	$ 1,401	$ 1,308	$ 1,500	$ 1,389	$ 1,346
Interest	689	657	803	759	683
Changes of benefit terms	-	-	-	-	-
Difference between expected and actual experience	(1,689)	(255)	(1,285)	(154)	-
Changes of assumptions	513	165	(7,568)	(716)	1,007
Benefit payments	(97)	(140)	(102)	(107)	(95)
Net change in total OPEB liability	817	1,735	(6,652)	1,171	2,941
Total OPEB liability - beginning	17,307	15,572	22,224	21,053	18,112
Total OPEB liability - ending (a)	$ 18,124	$ 17,307	$ 15,572	$ 22,224	$ 21,053
Plan fiduciary net position					
Contribution - employer	-	-	-	-	-
Net investment income	251	471	122	131	113
Benefit payment	(97)	(140)	(102)	(107)	(95)
Administrative expense	(4)	(4)	(4)	(4)	-
Net change in plan fiduciary net position	150	327	16	20	18
Plan fiduciary net position - beginning	8,745	8,418	8,402	8,382	8,364
Plan fiduciary net position - ending (b)	$ 8,895	$ 8,745	$ 8,418	$ 8,402	$ 8,382
Net OPEB liability - ending (a) - (b)	$ 9,229	$ 8,562	$ 7,154	$ 13,822	$ 12,671
Plan fiduciary net position as a percentage of the total OPEB liability	49.08%	50.53%	54.06%	37.81%	39.81%
Covered payroll	$19,711	$18,572	$17,487	$16,535	$15,517
Net OPEB liability as a percentage of covered payroll	46.82%	46.10%	40.91%	83.59%	81.66%

Notes to Schedule:

Changes of assumptions:

In fiscal year 2021, the projection of cash flows used to determine the discount assumed that HDC will continue to make payments for future benefits payments based on currently available assets and investment returns and will not make any additional contributions to the Trust.

In fiscal year 2021, the termination, disability, and retirement rates were updated to be consistent with those in the 2021 NYCERS Assumptions and Methods Report.

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

New York City Housing Development Corporation
Required Supplementary Information
October 31, 2021

Schedule 1b:

Schedule of the Corporation's OPEB Contributions ($ in thousands)

	2021	2020	2019	2018	2017
Actuarially determined contribution	$ 1,919	$ 1,560	$ 1,555	$ 1,607	$ 1,617
Contributions in relation to the actuarially determined contribution (funded from trust assets)	1,919	1,560	1,555	1,607	1,617
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
HDC covered payroll	$ 19,711	$ 18,572	$ 17,487	$ 16,535	$ 15,517
Contributions as a percentage of covered payroll	10%	8%	9%	10%	10%

	2016	2015	2014	2013	2012
Actuarially determined contribution	$ 2,132	$ 1,723	$ 1,657	$ 1,747	$ 2,033
Contributions in relation to the actuarially determined contribution	2,132	1,723	1,657	1,747	2,033
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
HDC covered employee payroll	$ 16,165	$ 14,967	$ 14,595	$ 14,122	$ 13,259
Contributions as a percentage of covered payroll	13%	12%	11%	12%	15%

Notes to Schedule:

Changes in benefit terms: None

Changes in assumptions: Yes

In 2021 the healthcare cost trend rates changed to "6.1% grading down to a rate of 4.5%" from previous year of "6.5% grading down to a rate of 4.5%".
In the 2021 actuarial valuation, assumed life expectancies were adjusted based on the actual experience of the NYCERS population and the application of the MP-2020 mortality improvement scale. In prior years, those assumptions were based on the application of the MP-2018 mortality improvement scale.

Valuation date:
Actuarially determined contributions rates are calculated as of October 31, one year prior to the end of the fiscal year in which contributions are reported.

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll closed
Amortization period	30 years
Asset valuation method	5-year amortization market
Inflation	2.5 percent
Salary increases	3%, average, including inflation
Investment rate of return	2%, net of OPEB plan investment expense
Retirement age	In the 2021 actuarial valuation, expected retirement ages of general employees were updated to be consistent with those in the 2021 NYCERS Assumptions and Methods Report.

This schedule is intended to show information for 10 years.

New York City Housing Development Corporation
Required Supplementary Information
October 31, 2021

Schedule 1c:

Schedule of the Corporation's OPEB Investment Return ($ in thousands)

	2021	2020	2019	2018	2017
Annual money-weighted rate of return, net of investment expense	2.19%	2.19%	2.19%	2.32%	1.17%

	2016
Annual money-weighted rate of return, net of investment expense	1.71%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, OPEB plans should present information for those years for which information is available.

New York City Housing Development Corporation
Required Supplementary Information
October 31, 2021

Schedule 2a:
The following schedule 2a is being presented to provide information on the Corporation's proportionate share of the Net Pension Liability.

Schedule of the Corporation's Proportionate Share of the Net Pension Liability

	2021	2020	2019	2018	2017
HDC's proportion of the net pension liability	0.060%	0.057%	0.054%	0.051%	0.053%
HDC's proportionate share of the net pension liability	$ 3,840,210	$ 11,921,719	$ 10,048,926	$ 9,325,396	$ 10,991,263
HDC's covered payroll	9,879,152	9,582,832	9,696,963	9,283,052	10,244,624
HDC's proportionate share of the net pension liability as a percentage of its covered payroll	39%	124%	104%	100%	107%
Plan fiduciary net position as a percentage of the total pension liability	93.14%	76.93%	78.84%	78.87%	74.84%

	2016	2015	2014	2013
HDC's proportion of the net pension liability	0.053%	0.053%	0.054%	0.054%
HDC's proportionate share of the net pension liability	$ 12,877,315	$ 10,907,802	$ 9,730,403	$ 12,459,533
HDC's covered payroll	10,045,598	10,158,437	9,938,413	10,919,865
HDC's proportionate share of the net pension liability as a percentage of its covered payroll	128%	107%	98%	114%
Plan fiduciary net position as a percentage of the total pension liability	69.67%	73.16%	75.32%	67.22%

Notes to Schedule
Changes in benefit terms: None
Changes in assumptions: Yes

The current fiscal year post-retirement mortality tables used were adopted by the Board of Trustees during fiscal year 2019.

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

New York City Housing Development Corporation
Required Supplementary Information
October 31, 2021

Schedule 2b:
The following schedule 2b is being presented to provide information on the Corporation's Pension Contributions

Schedule of the Corporation's Pension Contributions ($ in thousands)

	2021	2020	2019	2018	2017
Contractually required contribution	$ 2,253	$ 2,108	$ 2,003	$ 1,724	$ 1,779
Contributions in relation to the contractually required contribution	2,253	2,108	2,003	1,724	1,779
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
HDC covered payroll	$ 9,879	$ 9,583	$ 9,697	$ 9,283	$ 10,245
Contributions as a percentage of covered payroll	23%	22%	21%	19%	17%

	2016	2015	2014	2013
Contractually required contribution	$ 1,784	$ 1,675	$ 1,682	$ 1,645
Contributions in relation to the contractually required contribution	1,784	1,675	1,682	1,645
Contribution deficiency (excess)	$ -	$ -	$ -	$ -
HDC covered payroll	$ 10,158	$ 10,158	$ 9,938	$ 10,920
Contributions as a percentage of covered payroll	18%	16%	17%	15%

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

New York City Housing Development Corporation
Supplementary Information

Schedule 3:
The following schedule is being presented to provide detail information on a program basis for the owners of the Housing Revenue Bond program's obligations

Housing Revenue Bond Program
Schedule of Net Position
October 31, 2021 and 2020 ($ in thousands)

	2021	2020
Assets		
Current Assets:		
Cash and cash equivalents	$ 480,364	$ 410,734
Investments	3,773	6,497
Receivables:		
Mortgage loans	466,399	608,307
Accrued interest	34,104	24,850
Other	29	31
Total Receivables	500,532	633,188
Total Current Assets	**984,669**	**1,050,419**
Noncurrent Assets:		
Restricted cash and cash equivalents	926,644	954,404
Restricted investments	1,548,613	1,028,118
Purpose investments (note 2)	17,548	27,937
Restricted receivables:		
Mortgage loans	9,934,297	8,660,510
Loan participation receivable - The City of NY	460,969	464,890
Accrued interest	44,775	30,326
Total Restricted Receivables	10,440,041	9,155,726
Primary government/component unit receivable (payable)	10,838	12,061
Other assets	269	377
Total Noncurrent Assets	**12,943,953**	**11,178,623**
Total Assets	**13,928,622**	**12,229,042**
Deferred Outflows of Resources		
Interest rate cap (note 10)	449	135
Deferred outflows related to interest rate swaps (note 10)	106,656	173,054
Total Deferred Outflows of Resources	**$ 107,105**	**$ 173,189**

Schedule 3 (cont'd):

Housing Revenue Bond Program
Schedule of Net Position
October 31, 2021 and 2020 ($ in thousands)

	2021	2020
Liabilities		
Current Liabilities:		
Bonds payable (net)	$ 627,370	$ 401,430
Accrued interest payable	126,273	117,321
Restricted earnings on investments	48	47
Accounts and other payables	132,211	9,624
Total Current Liabilities	**885,902**	**528,422**
Noncurrent Liabilities:		
Bonds payable (net)	9,529,852	8,442,418
Payable to The City of New York:		
Loan participation agreements	460,969	464,890
Others	-	35
Payable to mortgagors	1,828	5,110
Derivative instrument - interest rate swaps	106,656	173,054
Unearned revenues and other liabilities	628,498	670,387
Due to the United States Government (note 16)	375	316
Total Noncurrent Liabilities	**10,728,178**	**9,756,210**
Total Liabilities	**11,614,080**	**10,284,632**
Net Position		
Restricted for bond obligations	2,421,647	2,117,599
Total Net Position	**$ 2,421,647**	**$ 2,117,599**

New York City Housing Development Corporation
Supplementary Information

Schedule 3 (cont'd):

Housing Revenue Bond Program
Schedule of Revenues, Expenses and Changes in Net Position
Fiscal Years ended October 31, 2021 and 2020 ($ in thousands)

	2021	2020
Operating Revenues		
Interest on loans	$ 344,456	$ 293,084
Fees and charges	69,776	32,381
Income on loan participation interests	4,710	21,709
Other	3,172	366
Total Operating Revenues	**422,114**	**347,540**
Operating Expenses		
Interest and amortization of bond premium and discount	262,375	254,682
Trustees' and other fees	976	486
Bond issuance costs	16,572	8,858
Total Operating Expenses	**279,923**	**264,026**
Operating Income	**142,191**	**83,514**
Non-operating Revenues (Expenses)		
Earnings on investments	32,175	49,436
Unrealized gains on investments	(22,513)	(2,840)
Other non-operating revenues (expenses), net	(108)	56
Total Non-operating Revenues	**9,554**	**46,652**
Income before Operating transfers to Corporate Services Fund	**151,745**	**130,166**
Operating transfers to Corporate Services Fund	(12,724)	(9,806)
Net Income	**139,021**	**120,360**
Capital transfers	165,027	196,473
Changes in Net Position	**304,048**	**316,833**
Total net position - beginning of year	2,117,599	1,800,766
Total Net Position - End of Year	**$ 2,421,647**	**$ 2,117,599**

Schedule 4:
The following schedule is being presented to provide detail information on a program basis for the owners of the Multi-Family Secured Mortgage Revenue Bonds

Multi-Family Secured Mortgage Revenue Bond Program
Schedule of Net Position
October 31, 2021 and 2020 ($ in thousands)

	2021	2020
Assets		
Current Assets:		
Cash and cash equivalents	$ 1,270	$ 23,631
Investments	936	-
Receivables:		
Mortgage loans	2,452	4,602
Accrued interest	316	598
Total Receivables	2,768	5,200
Total Current Assets	**4,974**	**28,831**
Noncurrent Assets:		
Restricted cash and cash equivalents	7	9
Restricted investments	2,688	5,714
Restricted receivables:		
Mortgage loans	71,921	138,375
Accrued interest	-	938
Total Restricted Receivables	71,921	139,313
Primary government/component unit receivable (payable)	-	(259)
Total Noncurrent Assets	**74,616**	**144,777**
Total Assets	**$ 79,590**	**$ 173,608**

Schedule 4 (cont'd):

Multi-Family Secured Mortgage Revenue Bond Program
Schedule of Net Position
October 31, 2021 and 2020 ($ in thousands)

	2021	2020
Liabilities		
Current Liabilities:		
Bonds payable (net)	$ 3,015	$ 6,955
Accrued interest payable	169	844
Total Current Liabilities	**3,184**	**7,799**
Noncurrent Liabilities:		
Bonds payable (net)	18,530	107,065
Total Noncurrent Liabilities	**18,530**	**107,065**
Total Liabilities	**21,714**	**114,864**
Net Position		
Restricted for bond obligations	57,876	58,744
Total Net Position	**$ 57,876**	**$ 58,744**

Schedule 4 (cont'd):

Multi-Family Secured Mortgage Revenue Bond Program
Schedule of Revenues, Expenses and Changes in Net Position
Fiscal Years ended October 31, 2021 and 2020 ($ in thousands)

	2021	2020
Operating Revenues		
Interest on loans	$ 5,382	$ 7,075
Total Operating Revenues	**5,382**	**7,075**
Operating Expenses		
Interest and amortization of bond premium and discount	1,708	3,865
Total Operating Expenses	**1,708**	**3,865**
Operating Income	**3,674**	**3,210**
Non-operating Revenues (Expenses)		
Earnings on investments	126	414
Total Non-operating Revenues	**126**	**414**
Net Income	**3,800**	**3,624**
Capital transfers	(4,668)	(370)
Changes in Net Position	**(868)**	**3,254**
Total net position - beginning of year	58,744	55,490
Total Net Position - End of Year	**$ 57,876**	**$ 58,744**

New York City Housing Development Corporation
Supplementary Information

Schedule 5:
The following schedule is being presented to provide detail information on a program basis for the owners of the Housing Impact Bond Program

Housing Impact Bond Program
Schedule of Net Position
October 31, 2021 and 2020 ($ in thousands)

	2021	2020
Assets		
Current Assets:		
Cash and cash equivalents	$ 9,948	$ 3,602
Receivables:		
Mortgage loans	2,237	-
Accrued interest	1,897	1,102
Total Receivables	4,134	1,102
Total Current Assets	**14,082**	**4,704**
Noncurrent Assets:		
Restricted cash and cash equivalents	188,368	4,544
Restricted investments	79,447	235,058
Restricted receivables:		
Mortgage loans	661,828	375,000
Total Restricted Receivables	661,828	375,000
Primary government/component unit receivable (payable)	1,083	514
Total Noncurrent Assets	**930,726**	**615,116**
Total Assets	**$ 944,808**	**$ 619,820**

New York City Housing Development Corporation
Supplementary Information

Schedule 5 (cont'd):

Housing Impact Bond Program
Schedule of Net Position
October 31, 2021 and 2020 ($ in thousands)

	2021	2020
Liabilities		
Current Liabilities:		
Bonds payable (net)	$ 1,355	$ -
Accrued interest payable	4,458	2,567
Total Current Liabilities	**5,813**	**2,567**
Noncurrent Liabilities:		
Bonds payable (net)	662,710	375,000
Payable to mortgagors	267,985	239,602
Unearned revenues and other liabilities	1,083	514
Total Noncurrent Liabilities	**931,778**	**615,116**
Total Liabilities	**937,591**	**617,683**
Net Position		
Net Position:		
Restricted for bond obligations	7,217	2,137
Total Net Position	**$ 7,217**	**$ 2,137**

New York City Housing Development Corporation
Supplementary Information

Schedule 5 (cont'd):

Housing Impact Bond Program
Schedule of Revenues, Expenses and Changes in Net Position
Fiscal Years ended October 31, 2021 and 2020 ($ in thousands)

	2021	2020
Operating Revenues		
Interest on loans	$ 21,993	$ 9,518
Fees and charges	3,706	4,572
Total Operating Revenues	**25,699**	**14,090**
Operating Expenses		
Interest and amortization of bond premium and discount	17,222	7,386
Bond issuance costs	2,532	3,258
Total Operating Expenses	**19,754**	**10,644**
Operating Income	**5,945**	**3,446**
Non-operating Revenues (Expenses)		
Earnings on investments	20	6
Unrealized gains on investments	(172)	-
Total Non-operating Revenues	**(152)**	**6**
Income before Operating transfers to Corporate Services Fund	**5,793**	**3,452**
Operating transfers to Corporate Services Fund	(2,168)	(2,203)
Net Income	**3,625**	**1,249**
Capital transfers	1,455	888
Changes in Net Position	**5,080**	**2,137**
Total net position - beginning of year	2,137	-
Total Net Position - End of Year	**$ 7,217**	**$ 2,137**