NYC HDC

Honorable Eric Adams
Mayor
The City of New York
City Hall
New York, New York 10007

April 7, 2025

Dear Mayor Adams:

The New York City Housing Development Corporation (the "Corporation" or "HDC") is submitting its Annual Investment Report (the "Report") for the Corporation and its subsidiaries pursuant to Section 2925 of the Public Authorities Law ("PAL") of New York State. The Report presents the Corporation's investment record for fiscal year 2024. As required by statute, the report includes:

1. The investment record of the Corporation, which is discussed in this letter
2. The Investment Guidelines as approved by the Audit Committee Members on January 28, 2025, and ratified by the Board Members on April 7, 2025
3. The results of the annual independent audit

This report also includes descriptive charts on HDC's investments and investing environment, and a Counterparty Credit Risk Exposure Summary.

The Corporation

The Corporation was established in 1971 under the provisions of the Private Housing Finance Law of the State of New York ("HDC Act"). It was created primarily to offer low-interest mortgage loans and thereby encourage the investment of private capital in providing safe and sanitary housing for those whose need for housing cannot be provided by unassisted private enterprise.

To accomplish its objectives, the Corporation finances new construction and rehabilitation of multi-family residential housing developments through the issuance of tax-exempt and taxable debt. The Corporation is not authorized to levy taxes and has never received operating assistance from New York City ("City") or New York State ("State"). HDC is authorized to provide construction and/or permanent financing with mortgage loans generally secured by first or second liens on the real estate financed. These loans may also be guaranteed or secured in a variety of ways such as with bank letters of credit, Fannie Mae or Freddie Mac guarantees and mortgage insurance provided by governmental agencies or private insurers.

To assist HDC in fulfilling its mandate, the State Legislature established four subsidiaries of HDC, two of which are currently active and have assets. The Housing Assistance Corporation ("HAC"), established in 1985, and the New York City Residential Mortgage Insurance Corporation ("REMIC"), established in 1993 are currently active. The Housing New York Corporation ("HNYC") was founded in 1986 and the NYC HDC Real Estate Owned Corporation ("REO") was established in 2004 under 654-a of the Act. Both of these subsidiaries are currently inactive.

Investment Guidelines

As an integral part of the internal controls established by the Corporation to safeguard its assets, management has set forth Investment Guidelines (the "Guidelines") which are annually reviewed and approved by the Members of the Corporation. The Corporation's investment options are set by the PAL and the HDC Act, and the Guidelines establish permitted investments within this statutory framework. The current Guidelines were approved by the Audit Committee Members on January 28, 2025, and ratified by the Board Members on April 7, 2025. A copy of which is attached for your review as **Attachment 1**.

The Guidelines require the Corporation and its subsidiaries to seek to diversify their investment holdings and to establish an Investment Committee. The primary goal of the Committee is to safeguard the Corporation's assets and maximize investment yield without undue risk. The Committee generally meets bi-weekly and authorizes purchases and sales of investments in accordance with the HDC Act, the various bond resolutions which govern the programs administered by the Corporation, and contractual obligations with other governmental agencies.

In addition to the Guidelines, HDC's Cash Management Department operates according to written policies and procedures that govern the receipt and disbursement of funds. These policies and procedures work together with the Guidelines to provide a framework for safeguarding the Corporation's investment assets.

Description of Monies Available for Investment

HDC invests funds from a variety of sources. Each time the Corporation issues bonds, the proceeds are invested until needed for mortgage advances, as well as the bond revenue and debt service reserve funds. The Corporation invests in permitted investments including demand deposits, certificates of deposit, repurchase agreements (all fully collateralized by letters of credit from the FHLB, U.S. Treasury or Agency securities), Guaranteed Investment Contracts ("GICs"), NYS/NYC municipal bonds, and direct purchases of U.S. Treasury and Agency obligations.

Most collections are pledged to the payment of bond principal and interest. These mortgage receipts are thus invested to the next debt service date. The applicable bond resolutions of the Corporation's housing programs, and the Investment Guidelines determine the types of securities that may be purchased with these monies.

HDC maintains substantial reserve funds as required by each program. Many HDC programs require the ability to liquidate securities at the original reserve amount at any time, regardless of market conditions. HDC enters into GICs for these restricted reserves, deposits funds in collateralized demand deposit accounts, or purchases U.S. Treasury or Agency obligations with maturity dates that target a one to six-year average life to provide this liquidity feature.

The Corporation also administers several types of escrow funds that are accumulated to pay certain expenses of the housing developments to protect the Corporation's mortgage liens. They include escrows for hazard insurance, real estate taxes, mortgage insurance premiums, water and sewer charges and working capital. These funds are generally outside the lien of the bond resolutions and are either held by the applicable trustee or a depository. They are invested on a short-term basis to coincide with the dates when the applicable payments must be made and are invested in U.S. Treasury or Agency obligations, collateralized demand deposit accounts, or repurchase agreements collateralized by U.S. Treasury or Agency securities.

A portion of the Corporation's mortgage portfolio is insured by the Federal Housing Administration ("FHA"), which requires developers to maintain a Reserve-for-Replacement Fund. These funds are invested in US Treasury bills and collateralized demand deposit accounts.

The Corporation is committed to assisting the City in implementing its affordable housing and community development strategy. Since 2003, unrestricted corporate funds in excess of $3.999 billion have been allocated for this purpose and are being used to provide 1% or low-interest loans. HDC also serves as a fee-based loan servicer for various City Department of Housing Preservation and Development ("HPD") housing loan programs. As such, the Corporation invests HPD loan funds that have not yet been advanced to the borrowers as well as project reserves. These funds are invested in short term repurchase agreements, collateralized demand deposits, or U.S. Treasury and Agency securities.

The Corporation has established the Corporate Services Fund as its operating fund. The cash and investments held in this fund are principally allocated to funding affordable housing programs and providing dedicated reserves to support the Corporation's "AA" rating. The HDC Act and the Guidelines determine the types of securities which may be purchased by this fund.

The Corporation administers the investments of its two active subsidiaries, HAC and REMIC. In July 2003 HAC approved the funding of a rental subsidy program for eligible tenants of the Ruppert /Yorkville ("RY Subsidy Program") development, which was leaving the Mitchell-Lama program. The RY Subsidy Program had been funded by loans from HDC to HAC, by HAC revenues, and by a pre-payment from two of the HAC mortgages. In October 2017, in order to continue to fund the RY Subsidy Program and repay HDC, the HAC Members authorized the sale of its remaining five loans with an aggregate outstanding balance of approximately $32 million to HDC. HDC securitized these loans raising $23.8 million for HAC. The loan sale proceeds were used to repay HDC its outstanding $9.05 million loan to HAC. The remaining sale proceeds, together with earnings on the proceeds, were used to provide funds for the RY Subsidy Program. In July 2024, the proceeds that were used to fund the RY Subsidy program were depleted. HDC's Board Members approved monthly fund transfers from the Corporation to HAC for an amount not to exceed $3,400,000 in total to cover the shortfall of payments required through December 2025. As of October 31, 2024, $463,000 has been transferred from the Corporation to HAC. As of October 31, 2024, there are no funds invested for the benefit of HAC since the Corporation is funding the RY Subsidy monthly on an as needed basis. HDC staff will work with the City of New

York to determine other potential resources to support the RY Subsidy Program in the intervening period.

REMIC insures mortgages and underwrites to a zero-loss standard. Therefore, liquidity is not a major concern and REMIC funds are invested in securities expected to be held to maturity. The portfolio as of October 31, 2024, consisted of fully collateralized demand deposits, repurchase agreements, municipal bonds, and US Treasury and Agency securities. Some earnings may be invested short term for a few months to accumulate or to aggregate with expected investment rollovers.

See Note 3 "Investment and Deposits" of the FY 2024 financial statements for further details.

Investment Results

Realized earnings on investments totaled $160.97 million in fiscal year 2024, an increase of $51.78 million from fiscal year 2023, due mainly to steady reinvestment rates and a greater amount of investment proceeds. The current yield curve environment and changing market conditions are factors to consider in the Corporation's ongoing investment strategy.

Because of the Corporation's commitments, the majority of investments must be held for the short term, which provides sufficient liquidity for the Corporation. **Chart A** summarizes HDC's investment earnings since 2020. **Charts B and C** in this report illustrate the level of short-term investment rates which had slightly declined during 2024. In response to the current interest rate environment, the Corporation continued to invest primarily in collateralized demand deposits, certificates of deposit, guaranteed investment contracts, and direct purchases of U.S. Treasury and Agency obligations to optimize yield. **Charts D and E** provide a breakdown of the pools of funds invested and the type of investments.

As required by GASB No. 31 the Corporation has recorded a fair value adjustment in its investment portfolio. The Corporation recorded a net appreciation of $147.65 million for fiscal year 2024. As part of the Corporation's investment policies, it looks to invest its bond and corporate related reserves in securities with the intent to hold the investment to maturity. As a result, any unrealized appreciation or depreciation is only reported as an accounting gain or loss at this time.

HDC funds under management increased approximately 33.12% from fiscal year-end 2023 to fiscal year-end 2024, from $4.1 billion to $5.5 billion. The Corporation had an 18.03% increase in net position over the last year due to an improved fair value adjustment in its investment portfolio as described above.

While consolidated investment income was $160.97 million, it is important to note that interest income accrues to the benefit of the bond issue or corporate fund from which it is derived. Earnings on bond proceeds are applied to pay interest expense on the related bonds. In fiscal year 2024, $104.01 million or 64.61% of the consolidated investment income was attributable to bond programs, and therefore was not available to the Corporation. An additional $4.090 million was earned by and retained within REMIC and HAC. The remaining $52.87 million of earnings is pledged to ongoing affordable housing programs of the Corporation.

Fees and Charges Paid

HDC manages its funds internally through the Cash Management Division. HDC has not incurred nor paid any fees, commissions or other charges for investment services.

Internal Controls

Principal guidance of the Corporation's investments is provided by the Investment Guidelines and Investment Committee, as described above, and daily activities are carried out in accordance with written policies and procedures. In addition, there are multiple forms of oversight and review of the Corporation's investment practices:

- HDC's Credit Risk Unit reviews the Corporation's investment portfolio on a regular basis and includes investments in its monthly Corporate Counterparty Risk Report. This report is presented to HDC's executive staff monthly and to the Audit Committee of the HDC Board at each meeting. A summary chart is included in this report as **Attachment 2**.

- An Investment Report is also presented at each Audit Committee meeting. This report details investments by type and pool and provides details on any significant developments.

- HDC's Internal Audit unit conducts a periodic audit of the Cash Management Division, including a review of its compliance with written policies and procedures. Findings are reported to the Audit Committee.

- HDC's external auditors, Ernst & Young LLP, conduct an annual examination of the Corporation's financial statements. The firm's annual audit included a review of the Corporation's investment practices, confirmation of outstanding investments, and determination of the market value of securities held by HDC. The Ernst & Young Report on Compliance with Investment Guidelines and Report on 2024 Financial Statements are both attached.

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Eric Enderlin
President

cc: Honorable Brad Lander
Honorable Thomas P. DiNapoli

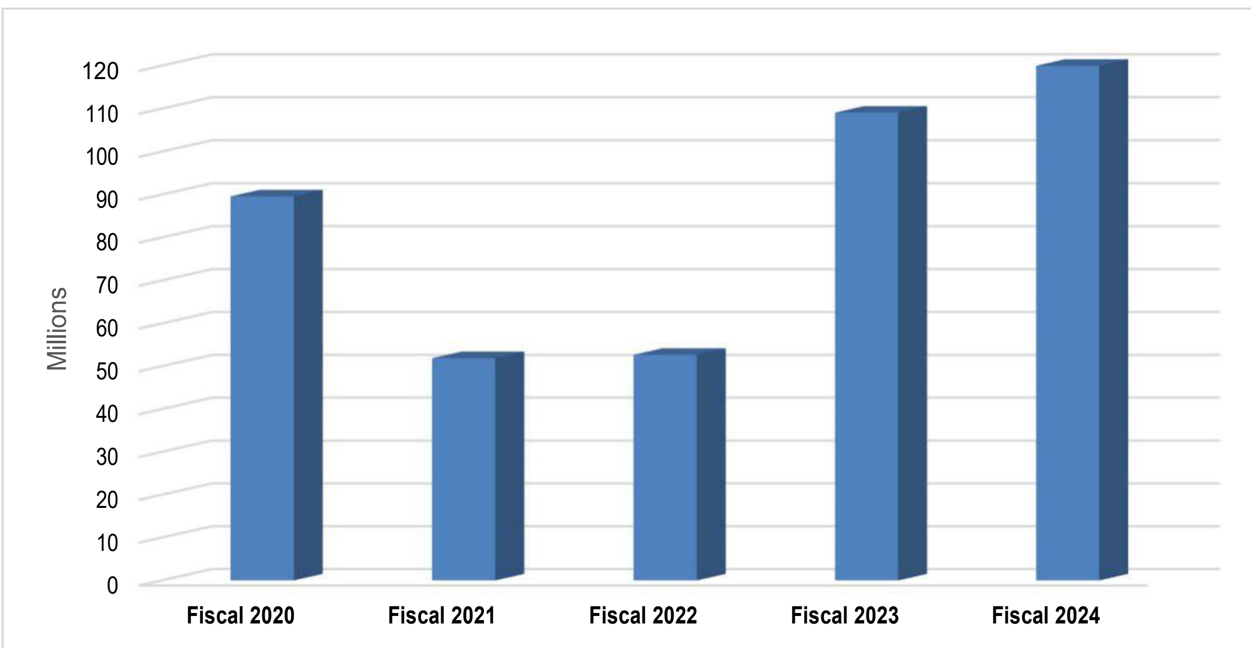
Chart A

New York City Housing Development Corporation And Subsidiaries

Summary of Investment Earnings

Fiscal Years 2020-2024

Fiscal Year	Amount in Millions
2020	89.6
2021	51.9
2022	52.7
2023	109.1
2024	160.9



Note: Investment earnings do not include any Fair Market Value adjustment.

Chart B

S ample Average Interest Rates for Fourth Quarter 2023 through Fourth Quarter 2024

Descriptions:	4th QTR 2023	1st QTR 2024	2nd QTR 2024	3rd QTR 2024	4th QTR 2024
Market yield on U.S. Treasury securities at 3-months	5.53	5.45	5.47	5.23	4.58
Market yield on U.S. Treasury securities at 6-months	5.46	5.28	5.39	4.93	4.40
Market yield on U.S. Treasury securities at 1-year	5.24	4.90	5.14	4.46	4.25
Market yield on U.S. Treasury securities at 2-years	4.83	4.48	4.83	4.04	4.15
Market yield on U.S. Treasury securities at 5-years	4.45	4.12	4.46	3.80	4.12
Market yield on U.S. Treasury securities at 10-years	4.47	4.16	4.45	3.95	4.28
90-Day AA Financial Commercial Paper Interest Rate	5.41	5.26	5.31	5.11	4.53

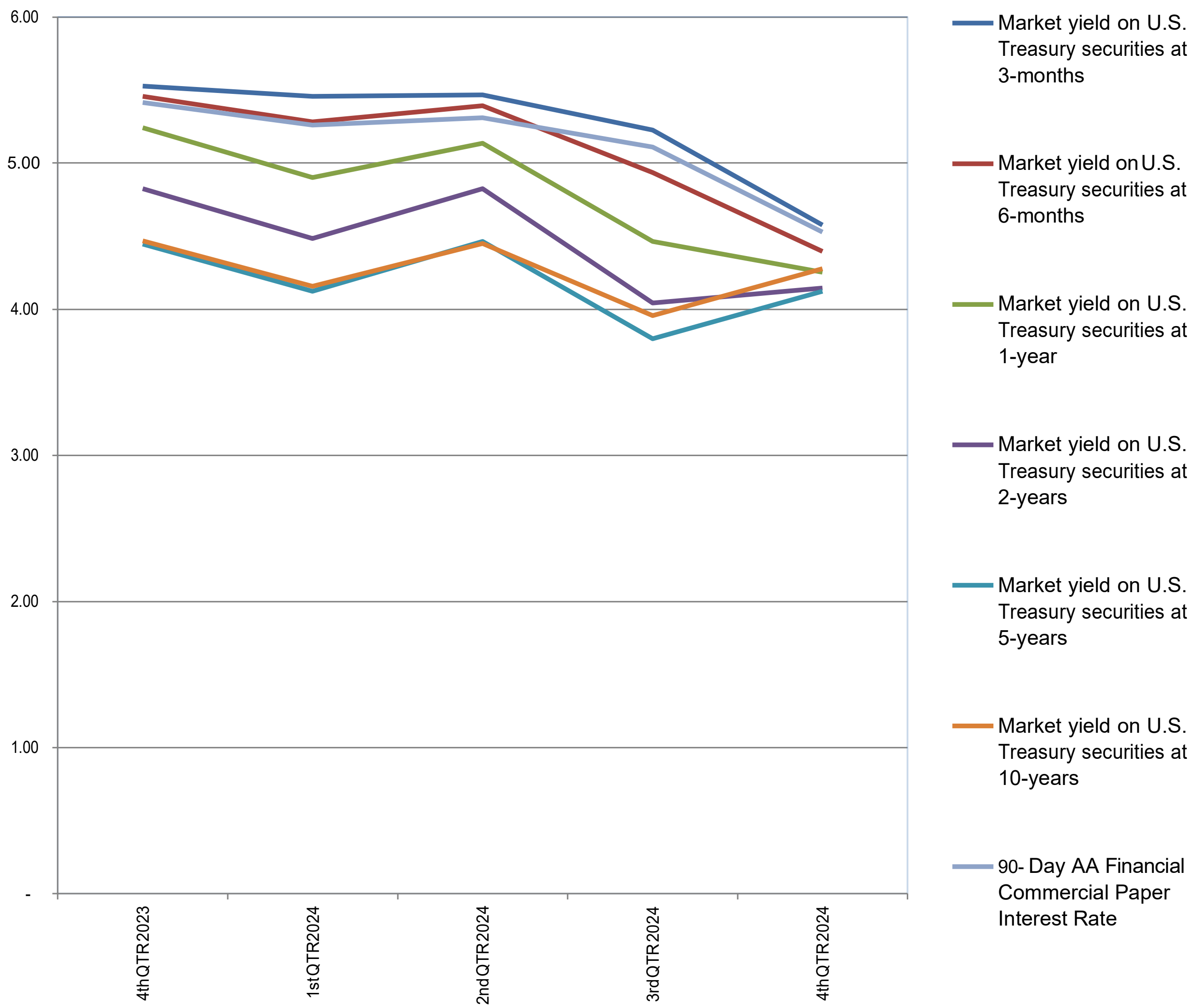
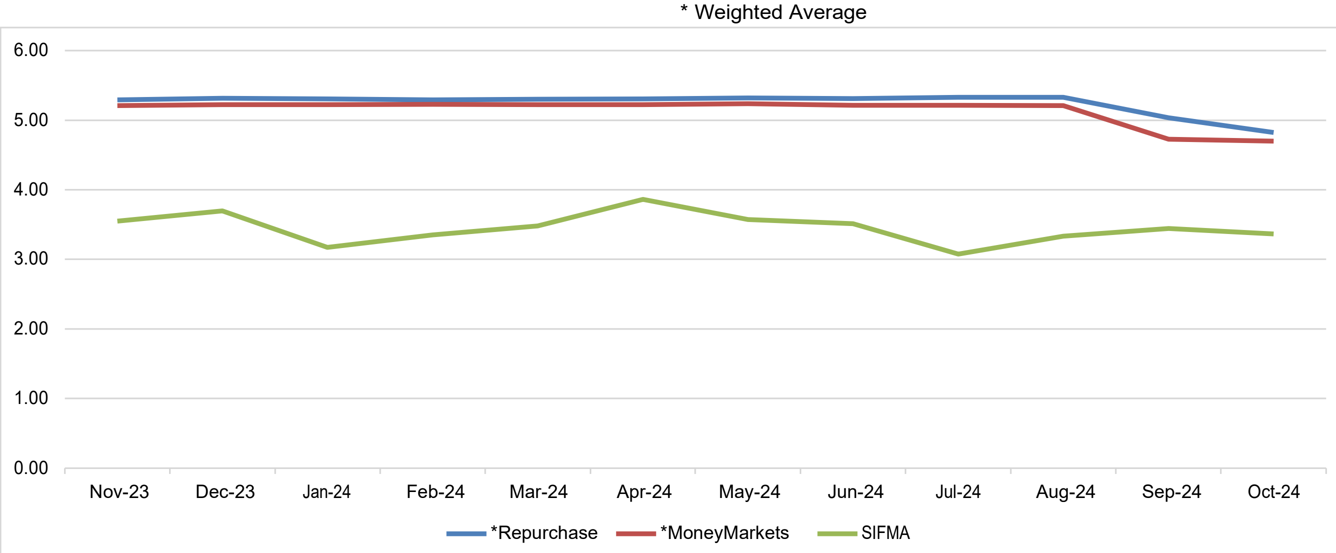


Chart C

N YCHDC Average Interest Rates from Fiscal First Quarter 2023 through Fiscal Fourth Quarter 2024

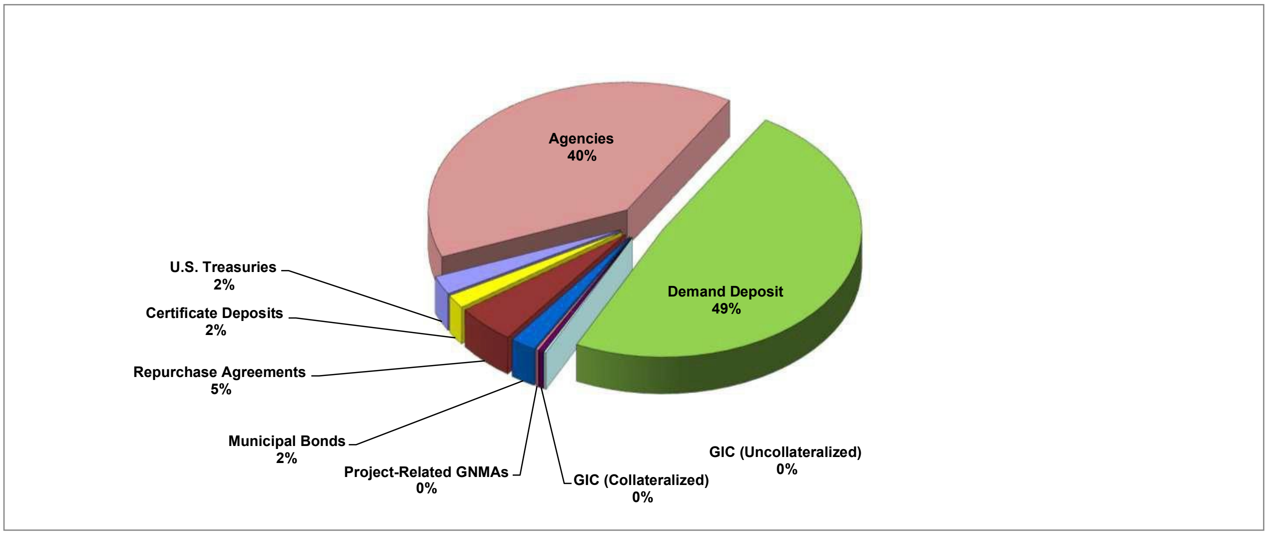
Month/Year	*Repurchase	*Money Markets	SIFMA
Nov-23	5.29	5.21	3.54
Dec-23	5.31	5.22	3.69
Jan-24	5.30	5.22	3.17
Feb-24	5.29	5.23	3.35
Mar-24	5.30	5.22	3.47
Apr-24	5.30	5.22	3.86
May-24	5.32	5.23	3.56
Jun-24	5.31	5.21	3.51
Jul-24	5.32	5.21	3.07
Aug-24	5.32	5.21	3.33
Sep-24	5.03	4.72	3.43
Oct-24	4.82	4.69	3.36

* Weighted Average



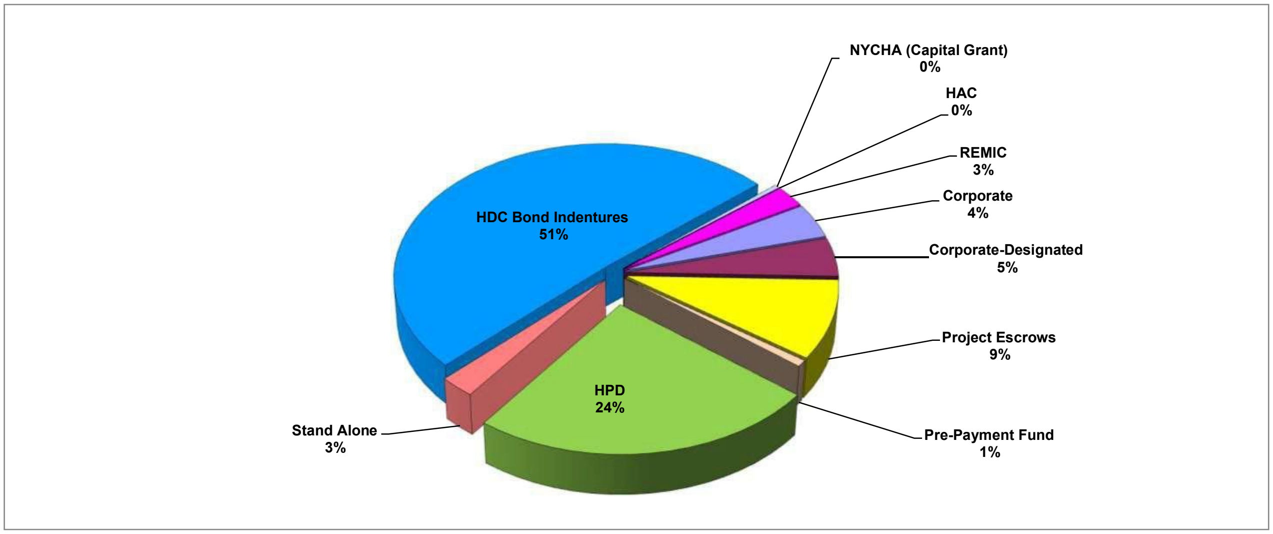
NYCHDC Outstanding Investments at Par by Type as of 10/31/2024

U.S. Treasuries	164,472,000.00	2.35%
Agencies	2,772,226,949.20	39.62%
Demand Deposit	3,394,646,631.08	48.51%
GIC (Uncollateralized)	13,102,451.03	0.19%
GIC (Collateralized)	29,048,497.70	0.42%
Project-Related GNMAs	16,048,896.78	0.23%
Municipal Bonds	146,460,000.00	2.09%
Repurchase Agreements	340,200,000.00	4.86%
Certificate Deposits	121,500,000.00	1.74%
	6,997,705,425.79	100.00%



NYCHDC Outstanding Investments at Par by Pool as of 10/31/2024

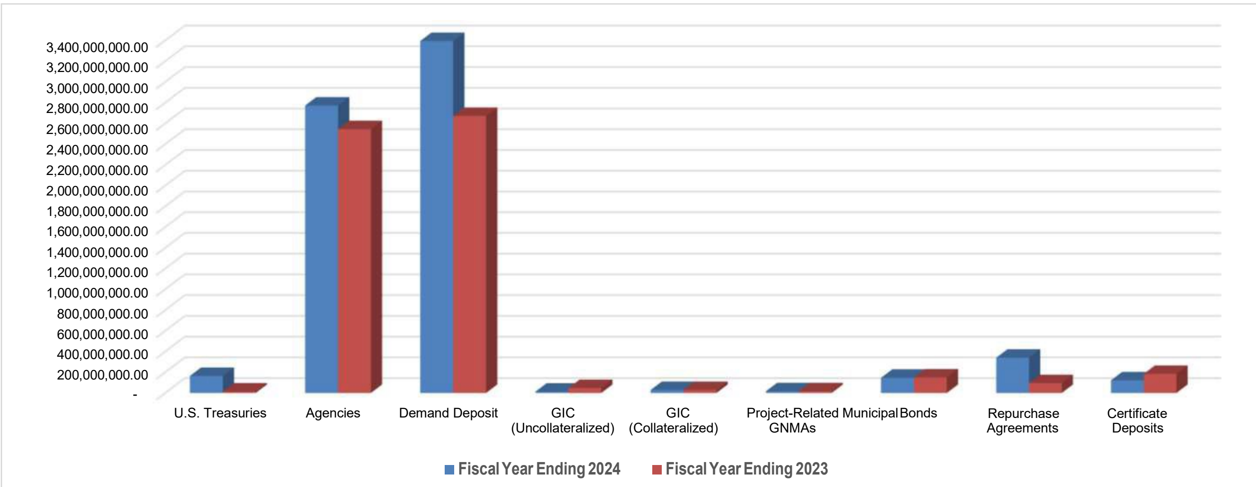
Corporate	290,243,290.04	4.15%
Corporate-Designated	324,940,430.87	4.64%
Project Escrows	663,456,714.82	9.48%
Pre-Payment Fund	52,557,623.48	0.75%
HPD	1,713,870,702.77	24.49%
Stand Alone	176,913,951.43	2.53%
HDC Bond Indentures	3,564,013,335.05	50.93%
NYCHA (Capital Grant)	30,694,897.70	0.44%
HAC	-	0.00%
REMIC	181,014,479.63	2.59%
	6,997,705,425.79	100.00%



Note: Figures are not inclusive of Fair Market Value.

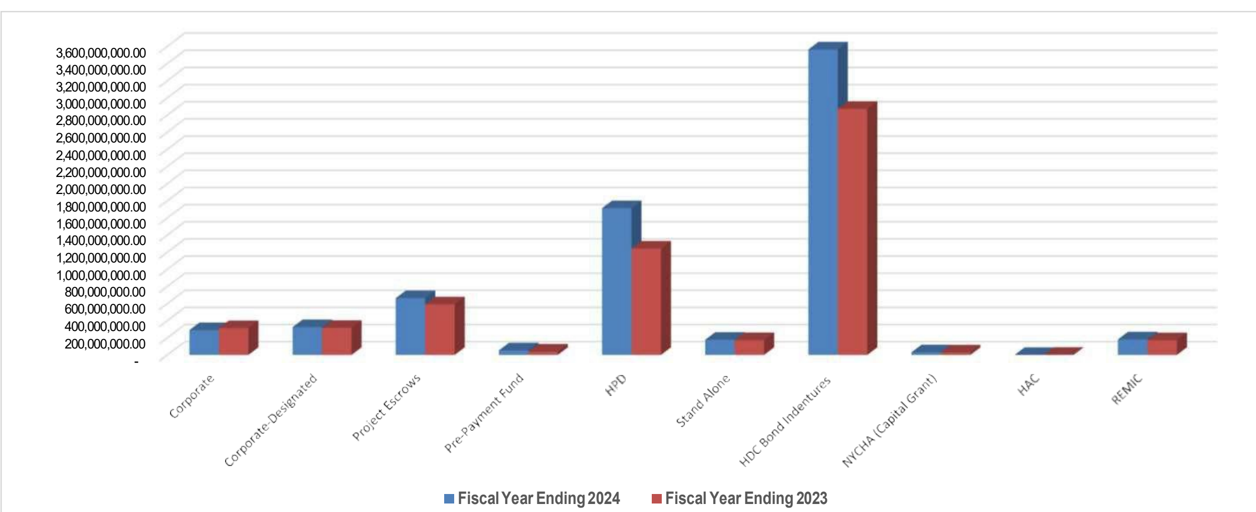
NYCHDC Outstanding Investments at Par by Type
as of Year End 2024 with Comparison to Fiscal Year End 2023

	Fiscal Year Ending 2024	Fiscal Year Ending 2023
U.S. Treasuries	164,472,000.00	13,645,000.00
Agencies	2,772,226,949.20	2,544,081,489.74
Demand Deposit	3,394,646,631.08	2,671,959,077.71
GIC (Uncollateralized)	13,102,451.03	47,399,860.02
GIC (Collateralized)	29,048,497.70	29,048,497.70
Project-Related GNMAs	16,048,896.78	16,549,948.33
Municipal Bonds	146,460,000.00	149,790,000.00
Repurchase Agreements	340,200,000.00	94,987,000.00
Certificate Deposits	121,500,000.00	184,000,000.00
	6,997,705,425.79	5,751,460,873.50



NYCHDC Outstanding Investments at Par by Pool
as of Year End 2024 with Comparison to Fiscal Year End 2023

	Fiscal Year Ending 2024	Fiscal Year Ending 2023
Corporate	290,243,290.04	313,790,385.79
Corporate-Designated	324,940,430.87	315,887,753.89
Project Escrows	663,456,714.82	591,571,369.84
Pre-Payment Fund	52,557,623.48	39,311,204.88
HPD	1,713,870,702.77	1,242,097,610.81
Stand Alone	176,913,951.43	173,580,120.77
HDC Bond Indentures	3,564,013,335.05	2,871,738,040.60
NYCHA (Capital Grant)	30,694,897.70	29,856,797.70
HAC	-	1,721,354.13
REMIC	181,014,479.63	171,906,235.09
	6,997,705,425.79	5,751,460,873.50



Note: Figures are not inclusive of Fair Market Value.

Attachment 1

NEW YORK CITY HOUSING DEVELOPMENT CORPORATION INVESTMENT GUIDELINES

Originally Adopted August 14, 1984
Approved: January 28, 2025
Ratified: April 7, 2025

I. Purpose

These "Investment Guidelines" (also referred to as the "Guidelines") are adopted pursuant to Section 2925 of the Public Authorities Law and, after adoption by the Members, shall be annually reviewed and approve d by the Corporation. These Investment Guidelines shall be effective with respect to all investments entered into by the Corporation after the date of their adoption.

II. Investment Committee

Investments of the Corporation shall be made and monitored by the Corporation's Investment Committee (the "Committee") under the chairmanship of the Executive Vice President for Capital Markets and Investments. In the absence of the Executive Vice President for Capital Markets and Investments, the Executive Vice President and Chief Financial Officer shall chair the Committee. The Committee's members shall also include the EVP & Chief Financial Officer, the SVP and Controller, the Managing Director for Cash Management and the Assistant Vice President(s) for Cash Management or Senior Cash Management Administrator. No person shall serve on the Committee who has not completed college level or higher courses in finance or two or more years of professional experience in investment activities. The Managing Director of Cash Management shall be responsible for daily supervision of investment activities.

The Committee shall meet on a regular basis to determine funds available for investment and the appropriate Investment Instruments (as hereinafter defined) for those funds based on market conditions, length of time the funds are available for investment purposes, investment restrictions imposed by related bond or note resolutions, and the diversification of the Corporation's investment portfolio. Any funds derived from the issuance of bonds will be invested pursuant to the related bond resolution, as approved by the Members. In addition, the Committee shall determine the Corporation's periodic need for funds, based on anticipated construction advances, dates of debt service payments on the Corporation's obligations, and other financial requirements.

III. Approved Investment Instruments

1. Any bonds, debentures, notes, participation certificates or other similar obligations under consideration for investment will be rated in one of the two highest rating categories of a nationally recognized rating service. Subject to the provisions of any bond or note resolution, the Committee may use only the following Investment Instruments to invest the funds of the Corporation or funds held by the Corporation:

A. direct obligations of or obligations guaranteed by the United States.

B. bonds, debentures, notes, participation certificates or other similar obligations issued by any one or combination of any of the following:

Government National Mortgage Association, Federal Land Banks, Federal Home Loan Banks, Federal Intermediate Credit Banks, Federal Farm Credit System Banks Consolidated Obligations, Banks for Cooperatives, Tennessee Valley Authority, Washington Metropolitan Area Transportation Authority, United States Postal Service, Farmers' Home Administration and Export-Import Bank of the United States.

C. bonds, debentures, notes, participation certificates or other similar obligations issued by any federal agency and backed by the full-faith and credit of the United States.

D. any other obligations of the United States or any federal agencies which may be purchased by New York State Savings Banks.

E. participation certificates of the Federal Home Loan Mortgage Corporation and mortgage-backed securities of the Federal National Mortgage Association rated in the highest rating category of a nationally recognized rating service.

F. short-term corporate obligations, known as Commercial Paper, with a maturity of up to ninety days which are issued by corporations that are deemed by a nationally recognized rating service to be in the highest short-term rating category of such rating service. **Concentration limits: not to exceed 60% of portfolio, or $50 million with any one issuer**.

G. deposits in interest-bearing time or demand deposits, certificates of deposit or other similar banking arrangements (i) secured by any of the obligations described in A through D above, or (ii) fully insured by the Federal Deposit Insurance Corporation, or (iii) made with banking institutions, or their parents which either (a) have unsecured debt rated in one of the two highest rating categories of

a nationally recognized rating service or (b) are deemed by a nationally recognized rating service to be an institution rated in one of the two highest rating categories of such rating service.
Concentration limits: not to exceed 60% of portfolio

H. obligations of the City and State of New York.

I. obligations of the New York City Municipal Water Finance Authority.

J. obligations, the principal and interest of which, are guaranteed by the City or State of New York.

K. obligations in which the Comptroller of the State of New York is authorized to invest in as specified in section ninety-eight of the State Finance Law.

2. Except for Investment Instruments in book-entry form, Investment Instruments above shall be physically delivered for retention by the Corporation or its agent. Any agent or custodian for the Corporation shall maintain such Investment Instruments in a segregated account and shall provide such confirmations of Investment Instruments and other information as may be required by the Corporation in order to supervise the Investment Instruments. In the case of book-entry Investment Instruments, the Corporation shall take such actions as may be necessary to obtain title or a perfected security interest in such Investment Instruments.

3. Repurchase Agreements

The Corporation may enter into repurchase agreements for the Investment Instruments described in Secs. III 1. A to D above, pursuant to the delivery requirements of Sec. III 2. The Investment Instruments shall be held by an agent of the Corporation, such agent shall not be an agent, with respect to the repurchase transaction, of the party with whom the Corporation has entered into the repurchase agreement and the agent shall not assert any claims against the Investment Instruments, based on claims it may have against said party.
Concentration limits: not to exceed 50% of portfolio.

A. Short Term Fixed Repurchase Agreements

All Short Term Fixed Repurchase Agreements (those repurchase agreements which do not exceed thirty-four days and require repurchase on a predetermined date) must be made with a financial institution meeting the qualifications of Sec. V.A. (iii) hereof. To the maximum extent possible, consistent with market practice, such Short Term Fixed Repurchase Agreements shall be pursuant to a written master agreement and, in the event no written agreement is feasible, shall be made, monitored and secured in a manner sufficient to protect the Corporation's interests.

The terms of such Short Term Fixed Repurchase Agreement must permit the Corporation to sell Investment Instruments if the other party to such agreement shall fail to promptly repurchase the Investment Instrument on the day required by the repurchase agreement. To assure such repurchase, the agreement shall require that there be maintained on an ongoing basis in such account Investment Instruments having a market value at least equal to 101% of the moneys held under overnight repurchase agreements and 102% of the moneys held under longer term repurchase agreements, which will be marked to market daily by the Corporation. At the option of the Corporation, repurchase agreements with the same party may be combined for the purpose of valuating the Investment Instruments to market.

B. Long Term Repurchase Agreements

All funds invested for more than thirty-four days through flexible or fixed repurchase agreements ("Long Term Repurchase Agreements") shall be pursuant to written agreements incorporating the provisions required above except that the Investment Instruments held shall be marked to market according to the negotiated terms of each agreement but in no event less than monthly. In addition, any institution or its parent with whom the Corporation enters into a Long Term Repurchase Agreement and which (a) does not have unsecured debt rated in one of the three highest rating categories of a nationally recognized rating service or (b) is not deemed by a nationally recognized rating service to be an institution rated in one of the three highest rating categories of such rating service, shall be required to provide Investment Instruments with a market value at least equal to 103% of the moneys held under the repurchase agreement, which Investment Instruments will be marked to market at least weekly. Additional Investment Instruments must be provided when the market value falls below 103% of money held under these Long Term Repurchase Agreements.

IV. Diversification

The Committee, in making its investment decisions based on these guidelines, shall seek to diversify both its investment holdings and the parties with whom it deals in making investment decisions.

Subject to the provisions of these Guidelines, the limitations set on the total percentage of the portfolio invested with any one party may be lower than the maximums permitted under the Guidelines and will be based on the financial review indicated in section V. C (below), with a maximum determined by the Committee under advisement from the Corporation's Credit Risk department.

The Corporation shall seek at least three bids, whenever feasible, in selecting offers for repurchase agreements, government securities or certificates of deposit. In awarding investment contracts, diversification of forms of Investment Instruments and trading partners shall be a major consideration.

V. Qualifications

A. Pursuant to the limitations established in the Investment Guidelines, the Corporation shall enter into investment transactions only with the following entities:

(i) Any member bank of the Federal Reserve System;

(ii) Any bank or trust company organized under the laws of any state or any national banking association;

(iii) any government bond dealer currently listed on the List of the Government Securities Dealers Reporting to the Market Reports Division of the Federal Reserve Bank of New York, or other substantial financial institution which itself or its parent either (a) has unsecured debt rated in one of the three highest rating categories of a nationally recognized rating service or (b) is deemed by a nationally recognized rating service to be an institution rated in one of the three highest rating categories of such rating service;

(iv) with regard to the purchasing and/or sale of government and municipal securities, other than repurchase agreements, any dealer that provides for simultaneous security transactions and payments.

B. Any agent or custodian of Investment Instruments for the Corporation must be a bank or trust company organized under the laws of any state or a national banking association. Any custodian of Investment Instruments for the Corporation will be rated in an investment grade category of a nationally recognized ratingservice.

C. The Credit Risk Department of the Corporation shall review the financial statements, level of capitalization, ratio of repurchase transactions to capitalization (for parties to repurchase agreements), its rating, and financial situation of any new bank, broker, securities dealer, investment advisor or agent and shall review such party's financial status periodically thereafter.

VI. Reporting

The Committee shall prepare a quarterly report for the Members on the investment activities of the Corporation and in addition shall prepare an annual report which shall include these Investment Guidelines, any amendments, an explanation of the guidelines and amendments, the results of the annual independent audit, the investment income record of the Corporation and a list of fees paid for investment services. This annual report, which may incorporate parts of the Corporation's annual report, shall be submitted to the Mayor, the Comptroller of the City of New York and the New York State Department of Audit and Control, and shall be available to the public upon reasonable request.

NEW YORK CITY HOUSING DEVELOPMENT CORPORATION
Investment Summary as of October 31, 2024
(UNAUDITED)

Investment Securities & Repo-By Rating:

Counterparty	Type	Amount	NRSRORating-October 31, 2024: AAA	AA	A	BBB*	BB or NR*
Bank OZK (FHLB MULOC)*	MM	$263,027,664			$263,027,664		
Bayerische Landesbank	GIC	$4,697,706		$4,697,706			
Citibank NA	FPA	$29,048,498			$29,048,498		
Citizens Bank (FHLB MULOC)*	MM	$108,525,990			$108,525,990		
Customers Bank (FHLB MULOC)*	MM	$399,339,437					$399,339,437
Daiwa Securities (TSY/AGCY)*	REPO	$122,450,000			$122,450,000		
Dime Community Bank/Bridgehampton Natl Bank(FHLBMULOC)*	MM	$498,963,170					$498,963,170
Dormitory Authority of the State of NY	MUNI	$31,440,000		$31,440,000			
East West Bank (FHLB MULOC)*	MM	$499,502,522				$499,502,522	
Flushing Bank (FHLB MULOC)*	MM	$173,434,435					$173,434,435
Hanover Bank (FHLB MULOC)*	MM	$129,508,757					$129,508,757
NYC GO	MUNI	$36,940,000		$36,940,000			
NYC TFA	MUNI	$49,950,000		$49,950,000			
NY Community Bank/Flagstar Bank (FHLB MULOC)*	MM	$493,977,390					$493,977,390
NYS HFA	MUNI	$7,880,000		$7,880,000			
NYS Urban Development Corp	MUNI	$20,000,000		$20,000,000			
PNC Bank	MM	$248,267,210			$248,267,210		
Promontory (FDIC-insured)	MM	$202,158,614					$202,158,614
Societe Generale	GIC	$787,783			$787,783		
SONYMA	MUNI	$250,000	$250,000				
TD Bank	GIC	$7,616,963			$7,616,963		
US Agency	US Agency	$2,801,680,846		$2,801,680,846			
US Bank NA	REPO	$217,750,000			$217,750,000		
US Treasury	US Treasury	$164,472,000		$164,472,000			
Webster Bank (formerly Sterling National Bank) (FHLB MULOC)*	MM	$499,441,441				$499,441,441	
		$7,011,110,426	$250,000	$3,117,060,552	$997,474,108	$998,943,963	$1,897,381,803
% of Total		*100.00%*	*0.00%*	*44.46%*	*14.23%*	*14.25%*	*27.06%*

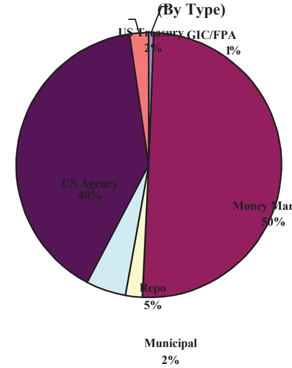
***Fully-collateralized by US Treasury/Agency securities and/or FHLB municipal letters-of-credit (MULOC)**

Weighted Average Maturity (Years): **1.84**

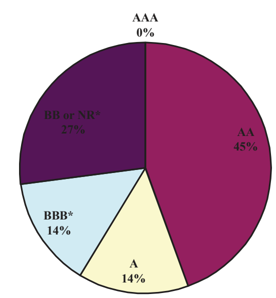
Investment Portfolio-By Type of Investment:

	% Total	Amount
GIC/FPA	0.60%	$42,150,950
Money Market	50.15%	$3,516,146,630
Municipal	2.09%	$146,460,000
Repo	4.85%	$340,200,000
US Agency	39.96%	$2,801,680,846
US Treasury	2.35%	$164,472,000
Total	**100.00%**	**$7,011,110,426**

INVESTMENT PORTFOLIO
(By Type)



INVESTMENT PORTFOLIO
(By Rating)



Schedule of Investments

New York City Housing Development Corporation
October 31, 2024
With Reports of Independent Auditors

Ernst & Young LLP

Building a better
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New York City Housing Development Corporation

Schedule of Investments

October 31, 2024

Contents

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Report of Independent Auditors

Management and the Members
New York City Housing Development Corporation

Report on the Audit of the Schedule

Opinion

We have audited the Schedule of Investments of New York City Housing Development Corporation (the "Corporation"), a component unit of the City of New York, as of October 31, 2024 and the related notes (the "Schedule").

In our opinion, the accompanying Schedule presents fairly, in all material respects, the investments of the Corporation at October 31, 2024, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Schedule section of our report. We are required to be independent of the Corporation, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Schedule

Management is responsible for the preparation and fair presentation of the Schedule in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Schedule that is free of material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Schedule

Our objectives are to obtain reasonable assurance about whether the Schedule as a whole is free of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the Schedule.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the Schedule, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the Schedule.

- Obtain an understanding of internal control relevant to the audit 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 Corporation's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the Schedule.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Report on Financial Statements as of October 31, 2024

We have audited, in accordance with GAAS and *Government Auditing Standards*, the financial statements of the Corporation as of and for the year ended October 31, 2024, and our report thereon, dated January 29, 2025, expressed an unmodified opinion on those financial statements.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we also have issued our report dated January 29, 2025, on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters with respect to the Schedule. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance with respect to the Schedule. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance with respect to the Schedule.

January 29, 2025

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

Management and the Members
New York City Housing Development Corporation

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States ("*Government Auditing Standards*"), the Schedule of Investments of New York City Housing Development Corporation (the " Corporation"), a component unit of the City of New York, as of October 31, 2024, and the related notes to the Schedule of Investments (collectively referred to as the "Schedule"), and have issued our report thereon dated January 29, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of This Report

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

January 29, 2025

New York City Housing Development Corporation

Schedule of Investments
(In Thousands of Dollars)

October 31, 2024

Purpose investments	$ 16,102
Restricted investments	2,320,154
Unrestricted investments	46,185
Total investments	$ 2,382,441

The accompanying notes are an integral part of this schedule.

New York City Housing Development Corporation

Notes to Schedule of Investments

October 31, 2024

1. Background and Organization

The accompanying Schedule of Investments (the "Schedule") includes the investments of the business-type activities and the aggregate remaining fund information of the New York City Housing Development Corporation (the "Corporation" or "HDC") and its component units, the New York City Housing Assistance Corporation ("HAC") and the New York City Residential Mortgage Insurance Corporation ("REMIC").

The Corporation 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.

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,

1. Background and Organization (continued)

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.

REMIC 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.

2. Summary of Significant Accounting Policies for Investments

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.

Purpose Investments

As part of its financing activities, HDC has made two 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.

2. Summary of Significant Accounting Policies for Investments (continued)

It is the Corporation's policy to record GNMA certificates at amortized cost, which amounted to $16,102,000 as of October 31, 2024. The fair value of these purpose investments amounted to $15,256,000 as of October 31, 2024.

3. Investments

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 fiscal year 2024, HDC continued investing in taxable municipal bonds of the State and the 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, 2024. 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.

3. Investments (continued)

All investment transactions are recorded on the trade date. Investments, other than purpose investments, which are reported at fair value as of October 31, 2024, were as follows:

	Investment Maturities as of October 31, 2024 (in Years)				
Investment Type	**2024**	**Less than 1**	**1-5**	**6-10**	**More than 10**
	(In Thousands)				
Money Market and NOW Accounts	$ 2,593,073	$ 2,593,073	$ –	$ –	$ –
FHLB Bonds	786,032	61,031	644,697	80,304	–
FFCB Bonds	618,083	–	604,894	13,189	–
FHLMC Bonds	586,263	14,904	530,584	40,775	–
Fixed Repurchase Agreements	273,540	273,540	–	–	–
U.S. Treasury (Bonds, Notes, Bills)	134,130	134,130	–	–	–
NYS/NYC Municipal Bonds *	124,933	26,454	98,479	–	–
FNMA Bonds	118,571	9,802	69,928	38,841	–
Total	5,234,625	3,112,934	1,948,582	173,109	–
Less amounts classified as cash equivalents	(3,000,776)	(3,000,776)	–	–	–
Total investments	$ 2,233,849	$ 112,158	$ 1,948,582	$ 173,109	$ –

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

Total investments recorded on the Schedule as of October 31, 2024 of $2,382,441,000 is made up of the following: (a) investments recorded at fair value of $2,233,849,000, (b) certificates of deposits in the amount of $121,990,000, (c) OTDs in the amount of $10,500,000 and (d) purpose investments of $16,102,000.

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.

3. Investments (continued)

The Corporation has the following recurring fair value measurements as of October 31, 2024:

- NYC/NYS Municipal securities of $124,933,000 are valued using quoted market prices (Level 1 inputs)

- U.S. Treasury securities of $134,130,000 are valued based on models using observable inputs (Level 2 inputs)

- U.S. Agency securities of $2,108,949,000 are valued based on models using observable inputs (Level 2 inputs)

Money Market and Now accounts of $2,593,073,000 are valued at cost. In addition to the investments identified above, as of October 31, 2024, the Corporation held $89,276,000 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, 2024, 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 long-term and short-term were AA+

3. Investments (continued)

and A-1+, respectively. Moody's long-term and short-term ratings for these Agencies were Aaa and P-1, respectively. Some investments were not rated. 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 in these Agencies were not rated by Fitch Ratings. Of the Agency investments that were rated by Fitch Ratings, they carried ratings of AA+ 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 municipal letters-of-credit provided by the Federal Home Loan Bank.

A small portion of HDC's investment portfolio consists of NYS/NYC municipal bonds. The Standard & Poor's ratings for those investments ranged from AAA to AA-; Moody's ratings ranged from Aa1 to Aa2 and Fitch Ratings Service ratings 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, these investments are substantially collateralized by U.S. Treasury and/or Agency securities or Federal Home Loan Bank municipal letters-of-credit.

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, 2024, repurchase agreements in the amount of $273,540,000, demand accounts in the amount of $2,593,073,000 and certificates of deposits in the amount of $121,990,000 were collateralized by high quality instruments. The collateral consisted of U.S. Treasury Notes, U.S. Treasury Bills, Agency investments, FHLB letters-of-credit and letters-of-credits held by the Corporation's agent in the name of the Corporation.

3. Investments (continued)

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 table shows issuers that represent 5% or more of the total investments as of October 31, 2024 *(in thousands)*:

Issuer		Dollar Amount	Percentage
FHLB Bonds	$	786,032	14.65%
FFCB Bonds		618,083	11.52
FHLMC Bonds		586,263	10.92
East West Bank (*)		492,831	9.18
Customers Bank (*)		400,911	7.47
Webster Bank (*)		395,129	7.36

**Note: Covered by FHLB municipal letters of credit collateral held by the Corporation.*

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Combined Financial Statements and Other Information

New York City Housing Development Corporation

0 cto b e r 3 1, 2024

New York City Housing Development Corporation

Combined Financial Statements and Additional Information

Year Ended October 31, 2024

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Report of Independent Auditors

Management and the Members
New York City Housing Development Corporation

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and the aggregate remaining fund infmmation of New York City Housing Development Corporation (the "Co1poration") , a component unit of the City of New York, as of and for the years ended October 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents (collectively refeITed to as the "financial statements").

In our opinion, the accompanying financial statements refeITed to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate remaining fund infmmation of the Corporation at October 31, 2024 and 2023 and the respective changes in financial position, and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of Ame1ica (G AAS). Our responsibilities under those standards are further described in the Auditor' s Responsibilities for the Audit of the Financial Statements section of our repmt. We are required to be independent of the Cmporation, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Other Matter

Report on Summarized Comparative Information

We have previously audited the Corporation's 2023 financial statements, and we expressed unmodified opinions on the respective financial statements of the business-type activities and the aggregate remaining fund information in our rep01t dated January 29, 2024. In our opinion, the summarized comparative infmmation presented herein as of and for the year ended October 31, 2023 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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 enor.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Co1poration's ability to continue as a going concern for 12 months beyond the financial statement date, including any cunently known info1mation that may raise substantial doubt sh01tly thereaBer.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of material misstatement , whether due to fraud or e1rn r, and to issue an audit or' s report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from en or, as fraud may involve collusion, forge1y, intentional omissions, misrepresentations, or the ovenide of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate they would influence the judgment made by a reasonable user based on the financial statements.

In perfmming an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the 1-isks of material misstatement of the financial statements, whether due to fraud or error, and design and perfmm audit procedures responsive to those 1-isks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit 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 Cmporation's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit , significant audit findings, and certain internal control-related matters that we identified during the audit.

Requh·ed Supplementary Information

Accounting principles generally accepted in the United States of America 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 financial statements. Such information is the responsibility of management and, although not a pa11 of the financial statement,s is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational , economic, or historical context. We have applied certain limited procedures to the required supplementary infmmation in accordance with GAAS, which consisted of inquiiies of management about the methods of preparing the infmmation and comparing the inforn1ation for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained dming our audit of the 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 fmancial statements that collectively comprise the Corporation's financial statements. The accompanying Schedules of Net Position for the Housing Revenue Bond Program Multi-Family Secured Mmtgage Revenue Bond Program, Housing Impact Bond Program and Conduit Debt Program as of October 31, 2024 and 2023 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 pait of the fmancial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepai·e the financial statements. The inforn1ation has been subjected to the auditing

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procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and otl1er additional procedures in accordance with GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Ernst & Young LLP

Januaiy 29, 2025

NEW YORK CITY HOUSING DEVELOPMENT CORPORATION
Management's Discussion and Analysis
Year Ended October 31, 2024

INTRODUCTION

The New York City Housing Development Corporation ("HDC" or the "Corporation") is a state public benefit corporation created pursuant to AI1icle 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 fmancially self-suppmi ing, also lends its own internally generated ftmds for these pmposes. All these activities are repo1ied in the financial statements under the heading "I ousing Development Corporation".

HDC cunently 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 pa1is: *management's discussion and analysis,* the *basicfinancial 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 M01tgage Revenue Bond Program, Housing Impact Bond Program and Conduit Debt Program. This follows directly after the notes to the financial statements.

This section of the Corporation's annual fmancial rep011 presents our discussion and analysis of the Corporation's financial performance during the fiscal year that ended on October 31, 2024. This period is also refened to as fiscal year (" FY") 2024. Reported amounts have been rounded to facilitate reading.

OVERVIEW OF THE FINANCIAL STATEIVIENTS

The Corporation is a self-supporting entity and follows enterprise ftmd repmiing. An ente1prise ftmd repmi s 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 suppo1ted 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-te1m financial infmmation about the Corporation's activities. While detailed sub-fund info1mation 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 Se1vices Fund. These sub-funds pe1mit 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 beha If of New York City's Department of Housing Preservation and Development ("HPD").

CORPORATE AND FINANCIAL IDGHLIGHTS

During this fiscal year, the Corporation had another successful year issuing bonds unimpeded by elevated interest rates. This resilience allowed the Corporation to effectively continue its mission, contli.buting significantly to the increase in affordable housing stock in New York City. The Cmporation, in continuation of its suppott of the City's housing plan, and the *Permanent Affordability Commitment Together* ("PACT") program, issued **$1.8** billion in bonds in FY 2024. The new bond issuances included fomieen series under the Housing Resolution Bond program for $1.4 billion, and five series of bonds under the Housing Impact Bond Resolution in the amount of $360.1 million. This brings the total bonds issued under the PACT resolution to $1.4 billion since its inception in February 2020.

The new bond issuances provided financing for new construction and rehabilitation loans, with $1.6 billion in commitlnents in the Open Resolution, and $360.1 million for four projects under the Housing Impact Resolution. The four projects include Frederick Samuels, Sack Wern, West Brighton and Boston Secor Boston Road Plaza, Middletown Plaza loans. HDC also committed $205.7 million for subsidy loans from a combination of c01porate reserves and bond proceeds. The Corporation's subsidy loan program provides 1% interest loans to complement the senior mortgage loan rates, reducing the bonowing cost, and increasing the affordability for the projects. The mo1igage pmtfolio, which totaled $22.1 billion, continues to perform well as loan repayments have remained relatively strong. The delinquency rate throughout the year averaged above 3% and there have been no material monetaiy defaults on any of the mmigages in the po1tfolio. HDC's Asset Management team continues to work with the few mo1tgagors facing tempora1y financial difficulties by offering workouts and refinancing opportunities so they can remain cmTent on their payments.

The Corporation's net position increased in FY 2024 by $740.0 million, compared to $416.4 million in FY 2023. This year's net income was increased by the recapture of a pmiion of unrealized loss on the investment pmtfolio. Operating revenues totaled $902.0 million, an increase of $143.6 million or 18.9% from the prior yeai· when it was $758.3 million. The increase was led by interest on loans, which grew by 19.9% from FY 2023 , as a result of a $3.0 billion net increase in the mmigage loan portfolio and higher interest rates charged on new mmigages to offset the increased cost ofbonowing. Operating expenses were $538.4 million, an increase of $76.1 million or 16.5% from FY 2023. The increase was primarily attributed to bond and other debt obligations' interest and amortization expense, increasing by $66.2 million due to the higher interest rate environment. Net operating income was $363.6 million , an increase from FY 2023 when it was $296.0 million.

CONDENSED STATEMENT OF NET POSITION

The condensed statement of net position presents the Corporation's total assets, defen-ed outflows of resources, liabilities, defeITed inflows of resources, and net position as of October 31, 2024, and 2023. The following table represents the changes in the Corporation's net position between October 31 2024, and 2023 and should be read in conjunction with the financial statements. *(Dollar amounts are in thousands):*

	2024	2023	Change	Percent Change
Assets				
Cash and Investments	$5,472,493	$4,111,080	$1,361,413	33.12%
Mmtgage Loans	16,870,329	15,200,661	1,669,668	10.98
Loan Housing Finance Flllld (Section 661)	5,212,571	3,927,243	1,285,328	32.73
Loan Paiticipation Receivable	451,550	450,908	642	0.14
Accrued Interest	462,817	355,176	107,641	30.31
Other Receivables	28,811	27,330	1,481	5.42
Leases and Other Capital Assets	55,471	74,382	(18,911)	(25.42)
Interest Rate Swaps	198,199	295,661	(97,462)	(32.96)
Other Assets	33,286	36,212	(2,926)	(8.08)
Total Assets	**28,785,527**	**24,478,653**	**4,306,874**	**17.59**
Deferred Outflows of Resources	**14,993**	**11,049**	**3,944**	**35.70**
Liabilities				
Bonds Payable & Debt Obligations, net	14,616,469	13,274 ,362	1,342,107	10.11
Interest Payable	199,015	169,739	29,276	17.25
Payable to The City of New York:				
Loan Participation Agreements	451,550	450,908	642	0.14
Housing Finance Fm1d (Section 661)	6,300,569	4,705,591	1,594,978	33.90
Other	159,183	164,258	(5,075)	(3.09)
Payable to Mortgagors	1,243,018	398,586	844,432	211.86
Restricted Earnings on Investments	283	271	12	4.43
Accmmts and Other Payables	149,813	246,404	(96,591)	(39.20)
Lease Liability	58,602	70,137	(I 1,535)	(16.45)
Net Pension Liability	10,729	11,809	(1,080)	(9.15)
Net OPEB Liability	2,442	1,659	783	47.20
Interest Rate Swaps	6,824	-	6,824	100.00
Unearned Revenues and Other Liabilities	545,227	580,207	(34,980)	(6.03)
Total Liabilities	**23,743,724**	**20,073,931**	**3,669,793**	**18.28**
Deferred Inflows of Resources	**212,035**	**310,980**	**(98,945)**	**(31.82)**
Net Position				
Net Investments in Capital Assets	55,471	74,382	(18 911)	(25.42)
Restricted for Insurance Requirements	132,061	111,461	20,600	18.48
Restricted for Bond Obligations	4,012,405	3,498,258	514,147	14.70
Unrestricted	644,824	420,690	224,134	53.28
Total Net Position	**$4,844,761**	**$4,104,791**	**$739,970**	**18.03%**

Enterprise Fund - Assets of the Corporation

Assets consist largely of the following: cash and investments from bond proceeds, debt se1vice and other rese1ves, funds designated for various housing programs, mmtgage loans, other assets, which include participation interests in cash flows from pools of mmtgage loans, and purpose investments. On October 31, 2024, HDC's total assets related to the Enterprise Fund were $28.8 billion, a net increase of $4.3 billion or 17.6% from FY 2023. The increase was primarily a result of the Corporation's mortgage lending and bond financing activities. In FY 2023, total assets were $24.5 billion.

Cash and Investments: The Corporation ended the fiscal year with $5.5 billion in cash and investments held under the Enterprise Fund. Other than collateralized and purpose investments, investments were recorded at fair value. Approximately $2.7 billion of that balance was un• advanced construction loan monies ah-eady committed to fund mmtgage loans that have ah·eady closed. Cash and investments increased by a net of$1.4 billion or 33.1% from FY 2023.

Mortgage Loans: Mo1tgage loans comprised 76.7% of the Corporation's total assets. The mmtgage loan po11folio at the end of the fiscal year was $22.1 billion, an increase of $3.0 billion or 15.5% from the previous year. On October 31, 2023, the mmtgage loan po1tfolio was $19.1 billion. Mortgage loans funded from the proceeds of conduit bonds have been excluded as a result of the adoption of GASB Statement No. 91 in FY 2022. During FY 2024, mortgage loan activities included advances of $3.4 billion and principal repayments were $501.3 million.

Loan Participation Receivable: Loan pa1ticipation receivable on October 31, 2024 was $451.6 million a $0.6 million increase from a year ago. The increase was due to defened interest accrnals, and there were no principal repayments in the Mitchell-Lama loan pa1ticipation portfolio during this pe1iod.

Accrued Interest: Interest receivable increased from $355.2 million on October 31, 2023 to $462.8 million on October 31 2024, an increase of$107.6 million or 30.3% from FY 2023. Interest receivable has increased comparable to the loan pmtfolio and the effect of higher interest rates on new loans closed dming the fiscal year. Interest on loans this fiscal year was $788.0 million, collections were $618.8 million, and $55.6 million of accrned interest was capitalized.

Other Receivables: Other receivables were $28..8 million on October 31, 2024, a slight increase from October 31, 2023 when it was $27.3 million. The increase is p1imarily related to se1vicing fees billed on loans serviced for the City of New York (the "City"), interest billed for other agencies, and asset management fees.

Leases and Other Capital Assets: In fiscal year 2024, the Corporation adjusted the lease liability and the related lease asset to reflect the cmTent te1ms of its lease agreement. As of October 31, 2024, the lease asset was $51.1 million and the related lease liability was $58.6 million. Other capital assets decreased by $1.5 million to $4.4 million. The decrease was primarily due to the amortization of office furniture, computer equipmen,t and software.

Interest Rate Swaps: The Corporation regularly enters into various interest rate swap contr·acts as a means of mitigating its exposure to its variable rate debt. In FY 2024, the Corporation entered into one additional interest rate swap agreement to manage the interest rate risk associated with its variable rate p01tfolio and further protect itself against rising interest rates. As interest rates change, it affects the underlying fair value on the interest rate swap instruments. At the end of the fiscal year, the assets and liabilities for swap fair value was a net asset at $191.4 million, a decrease of $104.3 million from October 31, 2023, when it was $295.7 million.

As of October 31, 2024 the Corporation had eighteen interest rate swap agreements outstanding, with five different counterpaities, for a total notional amount of $1.7 billion. The Corporation's variable rate bonds outstanding were $2.7 billion.

Other Assets: Other assets are p1imarily comprised of the unamortized purchase price of a residual interest in the 2014 Series B and the 2018 Series B m01tgage loan portfolios from a prior loan pa1ticipation agreement with the City. The net change included $1.6 million am01tization on the purchased residual interest and the balance was $33.3 million on October 31, 2024.

Deferred Outflows of Resources

Deferred outflows of resources ("deferred outflows") were $15.0 million on October 31, 2024, a net increase of $3.9 million from October 31, 2023 when defened outflows were $11.0 million. Defened outflows consist of (a) interest rate caps purchased to mitigate the Corporation 's exposure to its vaii.able rate bonds in its General Resolution, (b) defened outflows related to the pension plan liabili ty, (c) defened outflows related to the OPEB plan liability as calculated by the New York City Office of the Actuary ("NYCOA"), and (d) deferred outflows related to interest rate swaps. The increase was primarily due to $6.8 million in defened outflows related to interest rate swaps, which were paitially offset by a $1.2 million decrease in defened outflows related to pensions and a $1.2 million decrease in the outflows related to interest rate caps. There was a $0.5 million decrease in defened outflows related to OPEB in FY 2024.

Liabilities of the Corporation

Total liabilities related to the Ente1prise Fund were $23.7 billion on October 31 2024, an increase of $3.6 billion or 18.3%. On October 31 2023, total liabilities were $20.1 billion. Liabilities are grouped into three main categories. The largest are HDC Bonds Payable (net) and Debt Obligations, which were approximately $14.6 billion on October 31, 2024, and accounted for approximately 61.6% of total liabilities. The second largest category is Payable to The City ofNew York. This includes the return at maturity ofloans made by the C01poration with funds granted by the City acting through HPD under Section 661 of the PHFL. The last categ01y of liabilities includes Payable to Mortgagors and Accounts and Other Payables, which are mainly comp1i.sed of unadvanced loai1 proceeds, and unearned revenues.

Bonds Payable and Debt Obligations: Bonds and outstanding debt obligations under the Ente1prise Fund were $14.6 billion on October 31, 2024, an increase of $1.3 billion. On October 31, 2023, bonds and outstanding debt obligations were $13.3 billion. In FY 2024 HDC issued 19 new bond series for a total of $1.8 billion. Bond principal repayments this fiscal yeai· amounted to $385.1 million. The Corporation's scheduled debt service principal payments were $188.8 million, and redemptions were $196.3 million. In addition, debt obligation redemption and repayments totaled $57.0 million and principal repayments to the Federal Financing Bank ("FFB") were $6.5 million. (See Note 11: "Bonds Payable and Debt Obligations")

Interest Payable: Accrned interest payable increased by \$29.3 million to \$199.0 million on October 31, 2024 from \$169.7 million on October 31, 2023. This increase reflects the Corporation' s higher bond balances and elevated interest rates on the variable rate bonds.

Payable to The City of New York: Payable to The City of New York on October 31, 2024, was \$6.9 billion, a net increase of \$1.6 billion from FY 2023. Payable to the City of New York is grouped into three categories for repo11ing purposes: (1) HPD grant programs such as HPD Section 661 Grant Funds, (2) loan pa1ticipation agreemen ts, and (3) other. The HPD Section 661 Grant Funds had an outstanding balance of \$6.3 billion, a net increase of \$1.6 billion 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. This liability is directly offset by the loan receivable balance in the progran1 and the unadvanced grant funds held in investments. Loan pa11icipation agreements including the Mitchell-Lama pa1iicipation program, consist of a group of second mmigages originated by the City. HDC purchased a pa11icipating interest in the second m011gages. On October 31, 2024, the outstanding balance of the Mitchell Lama Restructuring Program ("MLRP") was \$451.6 million a net increase of \$0.6 million due to defened interest accrned during the fiscal year. There were no repayments of loans. The last categ01y, Other Payable to The City of New York, had a net decrease of \$5.1 million. This was primarily due to a decrease of\$ 7.2 million related to the Sh1yvesant Town loan made by HAC on behalf of the City in December 2015, a decrease of \$2.2 million due to subsidy payments made on behalf of the City to one development, and a \$2.0 million decrease related to Capacity Accelerator Program payment. These decreases were offset by an increase of \$5.9 million related to various swap agreements between HPD and the Corporation.

Payable to Mortgagors: Payable to m011gagors was \$1.2 billion on October 31, 2024 a net increase of \$844.4 million from \$398.6 million on October 31, 2023. The increase was primarily due to \$876.5 million of escrow funds received as unadvanced proceeds, pursuant to the Rehabilitation Escrow Building and Project Loan Agreements related to the Housing Impact Bond program ("HTB"). This was offset by \$125.8 million in advances during the fiscal year. Accumulated investment earnings on the unadvanced proceeds were \$5.7 million. Additionally, there was \$2.0 million in funds received for other escrows.

Accounts Payable: Accounts payable at fiscal year-end was \$149.8 million a decrease from \$246.4 million on October 31, 2023. The net decrease of \$96.6 million was primarily due to the decrease of \$118.5 million of collateral funds that were held on behalf of one development. The funds were used to redeem a po1iion of the related bonds at the pe1manent conversion of the project and was offset by receipts of \$17.9 million collateral for a new development sta1ted in FY 2024. There was a decrease of \$0.3 million due to funds received from NYCHA on a loan pa1iicipatio11 for the Harlem River PACT project. There was an increase of \$3.2 million in funds held and interest billed for other agencies. Additionally, there was a combined increase of \$0.5 million in bond issuance costs, mortgage insurance premiums payable, and salaries payable.

Restricted Earnings on Investments: Restricted earnings on investments represent cumulative amounts by which pass-through revenues exceed expenses. They represent accumulated earnings on investments that are credited to the mortgagors. This amount was \$0.3 million at FY 2024, a minimal increase from FY 2023.

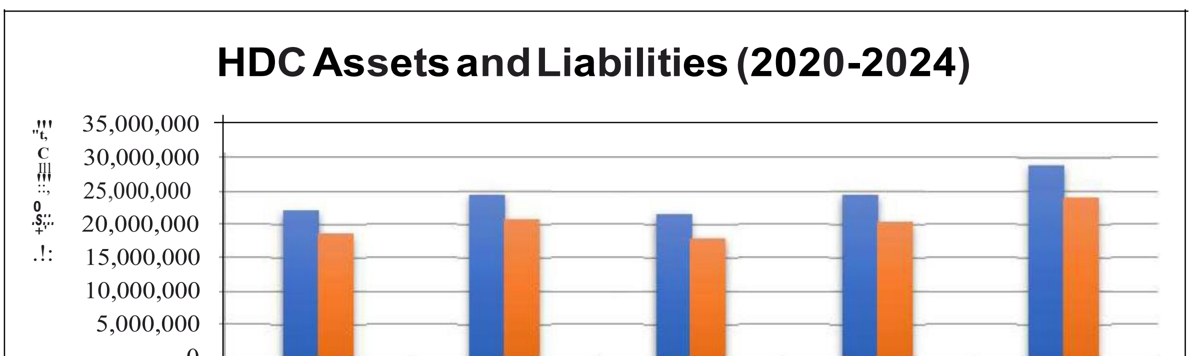
Net Pension and OPEB Liabilities : The accumulated amount of the Corporation's net pension liability as calculated by the NYCOA, amounted to $10.7 million as of October 31, 2024, a decrease of $1.1 million from 2023. The decrease in the net pension liability was a result of an increase in the pension plan net assets related to the investment income on the plan investments, as reported by New York City Employees'Retirement System ("NYCERS") . The Corporation 's annual net pension expense was $2.8 million, up from $2.6 million a year ago. The Corporation recorded a net OPEB liability of $2.4 million as of October 31, 2024, an increase of $0.7 million from $1.7 million in 2023. The net increase was due to a combination of higher total OPEB liability and a decrease in plan assets due to increased benefit payouts. The cuuent year's OPEB expense was $1.2 million but was offset by the amortization of prior year's deferred inflows.

Unearned Revenues and Other Liabilities: Unearned revenues and other liabilities were $545.2 million on October 31, 2024, a net decrease of $35.0 million from $580.2 million on October 31, 2023. The decrease included $20.8 million of earnings recognized on the defeITed 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 defened constmction financing fees, bond financing fees, and commitment fees of $17.0 million mainly due to lower defened constrnction financing fees earned in the fiscal year. There was a $3.6 million increase in the accrned rebate and yield restriction liability on the bond portfolio. There was am01tization of defened guaranty and regulat01y fees of $1.6 million.

Defernd Inflows of Resources

DefeITed inflows of resources decreased from $311.0 million to $212.0 million on October 31 , 2024. The net decrease of $99.0 million was mainly due to the decline in the positive trend of the interest rate swap po1tfolio, which settled at $198.2 million at the fiscal year end. Other decreases were $1.3 million related to changes in the valuation of the OPEB plan and $0.2 million related to the pension plan.

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



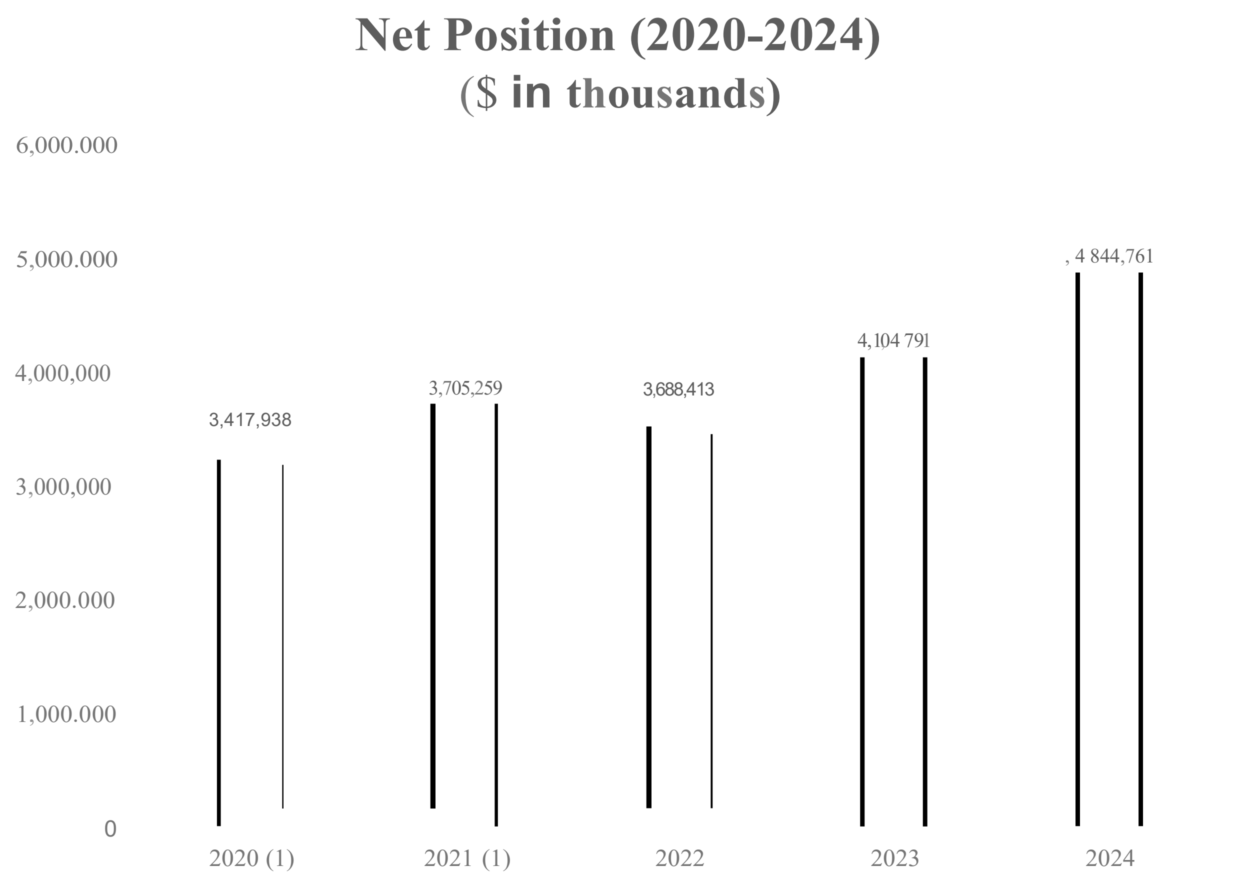
	2020 **(1)**	2021 **(1)**	2022	2023	2024
Assets	21,972,906	24,467,929	21,552,105	24,489,702	28,800,520
Liabilities	18,554,968	20,762,670	17,863,692	20,384,911	23,955,759

(1) These amounts do not reflect GASB 91, Conduit Debt Obligations

Net Position

Net position, the excess of assets and defened outflows of resources over liabilities and defened inflows of resources, totaled $4.8 billion as of October 31, 2024. This represents an increase of $740.0 million or 18.0% from the previous year. The increase was primarily due to recapturing a portion of unrealized loss on the fair market value of investments, which were mostly U.S. Agency securities, and the receipt of funds from Batte1y Park City Authority under a new agreement. In 2023 , net position increased by $416.4 million. Net position is classified as either restricted or umestricted, with restricted net position being committed by law or contract for specific purposes. HDC's most significant restricted net position includes debt service rese1ves for HDC bond issues and undisbursed bond proceeds held p1ior to constmction advances. Umestricted net position may be classified as designated or undesignated. Designated net positions are those allocated by act.ion or policy for specific purposes determined by HDC's Board Members, such as bond reserves (to support the Corporation' s general obligation rating), and specific housing loan programs to which the Corporation has committed resources under the City's housing plan. Viitually 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:



(1) These amounts do not reflect GASE 91, Conduit Debt Obligations

Condensed Statement of Revenues, Expenses and Changes in Net Position

The condensed Statement of Revenues Expenses and Changes in Net Position present the total revenues recognized in and expenses attributed to the fiscal year ended October 31, 2024. 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):*

	2024	2023	Chan2e	Percent Chan2e
Revenues				
Interest on Loans	$787,974	$657 ,412	$130,562	19.86%
Fees and Charges	89,138	75,642	13,496	17.84
Residual Interest Income	20,833	18,306	2,527	13.80
Income on Loan Participation Interests	93	5,101	(5,008)	(98.18)
Other Income	3,923	1,886	2,037	108.01
Total Operating Revenues	**901,961**	**758,347**	**143,614**	**18.94**
Expenses				
Bond Interest and Amortization	456,769	390,562	66207	16.95
Salaries and Related Expenses	40,322	35,371	4,951	14.00
Tmstees and Other Fees	16,263	14,617	1,646	11.26
Bond Issuance Costs	12,639	11,965	674	5.63
Corporate Operating Expenses	12,412	9,783	2,629	26.87
Total Operating Expenses	**538,405**	**462,298**	**76,107**	**16.46**
Operating Income	**363,556**	**296,049**	**67,507**	**22.80**
Non-Operating Revenues (Expenses)				
Earnings on Investments	160,975	109,198	51,777	47.42
Unrealized Gains on Investments	147,648	5,046	142,602	2826.04
Other Non-Operating Revenues (Expenses)	57,886	(1,703)	59,589	3499.06
Total Non-Operating Revenues (Exoenses), net	**366,509**	**112,541**	**253,968**	**225.67**
Operatin2 Transfers from Fiduciaries	9,905	7,788	2,117	27.18
Net Income	**739,970**	**416,378**	**323,592**	**77.72**
Change in Net Position	**739,970**	**416,378**	**323,592**	**77.72**
Net Position, Beginning of the Year	4,104,791	3,688 ,413	416,378	11.29
Net Position , End of the Year	**$4,844,761**	**$4,104,791**	**$739,970**	**18.03%**

Revenues of the C01poration are classified as operating and non-operating. Interest income from m01tgages represents the Corporation's major source of operating revenue. It also includes various loan and bond program fees such as commitment, bond financing, m01tgage insurance and servicing fees. The C01poration's non-operating revenues consist primarily of earnings on investments. Earnings on investments accrnes 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 84.8% of operating expenses in FY 2024. Other operating expenses include corporate expenses (salaries, overhead and depreciation) and fees.

RESULTS OF OPERATIONS

Revenues

The Corporation had total revenues of $1.3 billion, an increase of $399.6 million from a year ago. Operating revenues were $902.0 million in FY 2024 compared to $758.3 million in FY 2023 an increase of $143.6 million or 18.9%. Operating revenues were approximately 70.5% of total revenues in FY 2024. Net operating income for FY 2024 was $363.6 million. HDC recorded net non-operating revenues of $366.5 million, including the umealized gain on the fair market value of the investment p01tfolio in the amount of $147.6 million.

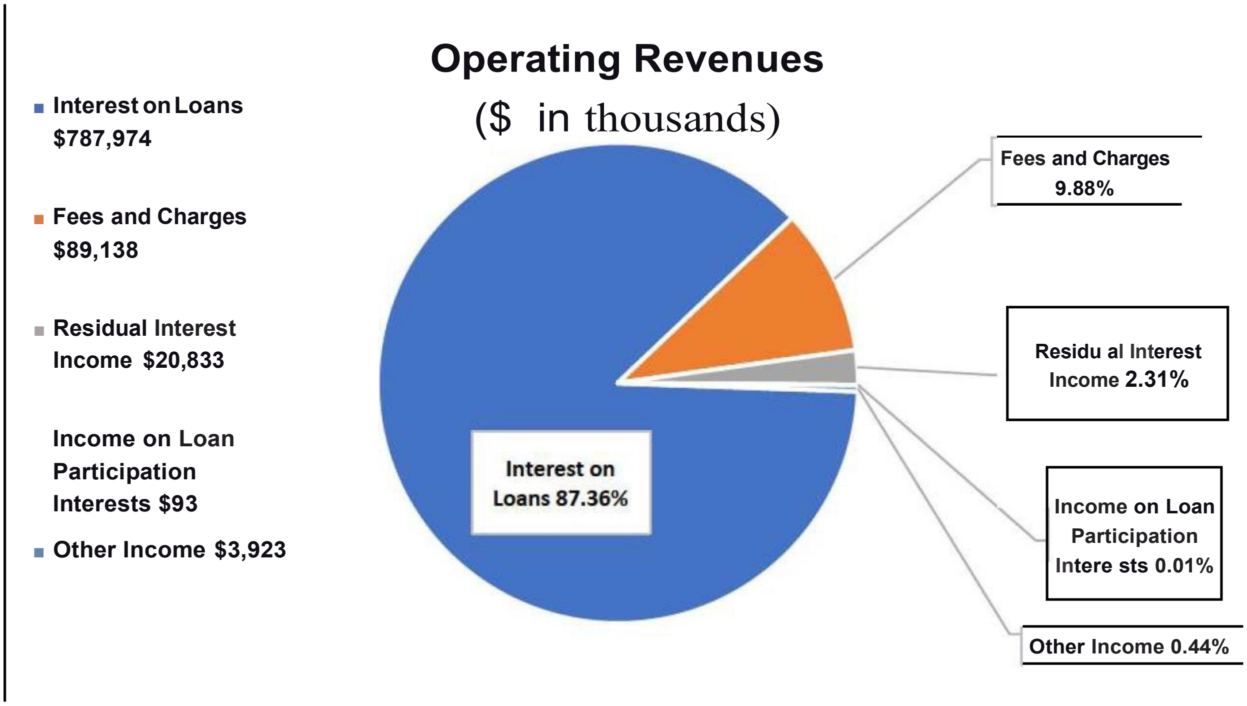
Interest on Loans: Interest on loans, the largest component of operating revenues, was $788.0 million, an increase of $130.6 million or 19.9% from FY 2023. In FY 2023, interest on loans was $657.4 million. The increase in FY 2024 was a result of higher m01tgage loans receivable balances consistent with an increase in the Corporation's m01tgage lend ing, changes in policy in how the Corporation charges the b01Tower on senior m01tgage loans and higher interest rates on new loans to offset the increase in the Corporation's borrowing costs.

Fees and Charges: Fees and charges were $89.1 million compared to $75.6 million a year ago. The $13.5 million increase was mainly due to the recognition of bond financing fees, standby LOC fees, commitment and financing fees, defeITed constmction financing fees, NYCHA PACT administration fee, and mortgage insurance premium earned. There was a net decrease of $1.5 million from bond issuance fees and loan satisfaction fees.

Residual Interest Income: Residual interest income is generated from the purchase of outstanding loan residuals from the City through HPD from a previous loan pa1ticipation agreement. Residual interest income is recognized from loan repayments that were previously distributed to the City through HPD. In FY 2024, HDC recognized $20.8 million compared to $18.3 million a year ago.

Income on Loan Participation Interests: Loan participation income in FY 2024 was $0.1 million, a decrease of$5.0 million compared to $5.1 million the previous year. Loan pa1ticipation income is driven by repayments or restructuring of the second mortgage loans in the :rvILRP. There were no repayments during this fiscal year.

Other Income: Other income in FY 2024 was $3.9 million compared to $1.9 million in FY 2023. Other income is mainly comprised of income on m01igage participations. The $2.0 million increase was mainly due to higher income on m01tgage pa1ticipation fees this year.



Expenses

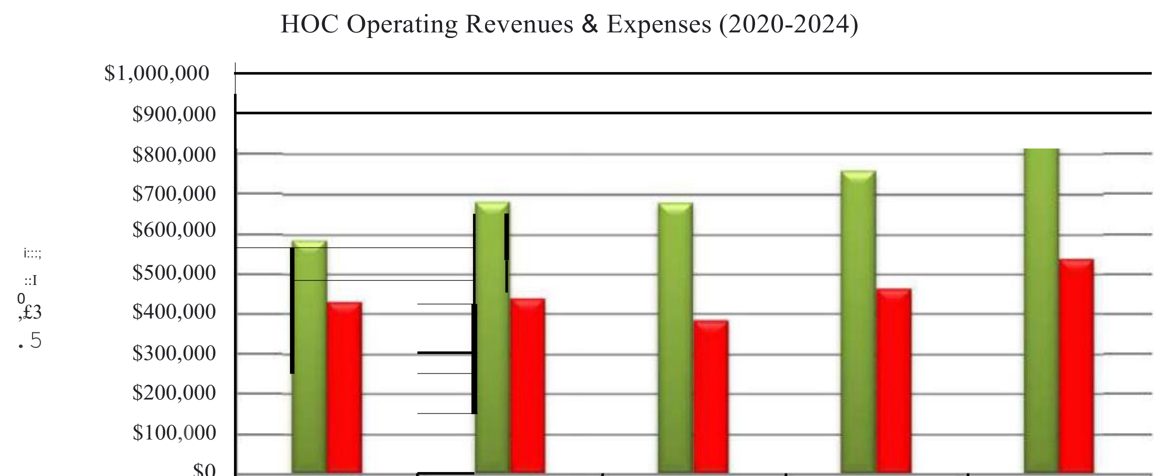
Operating Expenses: Operating expenses in FY 2024 were $538.4 million, an increase of $76.1 million or 16.5% compared to the previous year, when operating expenses amounted to $462.3 million.

Bond Interest and Amortization: Interest expense constituted 84.8% of the total operating expenses. Total bond interest, net of amortization, was $456.8 million, an increase of$66.2 million from FY 2023 when it was $390.6 million. This trend increase was aligned with a 10.1% increase in bonds outstanding, higher interest rates on the variable rate bonds po1tfolio and new boITowings in the current rate environment.

Salaries and Related Expenses: Salaries and related expenses were $40.3 million in FY 2024, an increase of $4.9 million from the $35.4 million in FY 2023. The increase was mainly attributable to an increase in wages and fiinge benefits as a result of new hires. The Corporation's commitment to the NYCHA PACT program has created a need for additional staff on both the financing side as well as asset management. The pension expense increased by $0.2 million and OPEB expense decreased by $1.4 million.

Bond Issuance and Other Expenses: Trustees' and other fees, mortgage insurance premiums, bond issuance costs and corporate operating expenses increased by a net of $4.9 million. Bond issuance costs increased slightly by $0.6 million to $12.6 million in FY 2024, compared to $12.0 million in FY 2023. Corporate operating expenses increased from $9.8 million in FY 2023 to $12.4 million in FY 2024, largely due to interest expense related to the lease liability at the current office space.

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



	2020 (1)	2021 (1)	2022	2023	2024
Operating Revenues	584 543	682 678	680.221	758,347	901,961
Operating Expenses	429 ,112	438 ,253	383,420	462,298	538,405

(1) These amounts do not reflect GASB 91, Conduit Debt Obligations

Non-Operating Revenues (Expenses)

The Corporation ended FY 2024 with $5.5 billion of investments and cash equivalents under management related to the Enterprise Fund. The Corporation diligently balances maintaining its liquidity needs while also maximizing returns by investing in short-te1m investments whose rates are higher. Realized investment income was $161.0 million, an increase of$51.8 million or 47.4% from a year ago.

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 gain of $308.6 million in FY 2024 compared with a net gain of $114.2 million in FY 2023. The increase was mainly due to higher interest rates, a larger investment po1fio lio, and the recapture of a pmiion of the unrealized loss on the fair market value on U.S. Agency securities, which comprised approximately 39.7% of the Corporation' s total investment portfolio. Realized investment earnings increased from $109.2 million to $161.0 million due to rising shmi te1m interest rates. As of October 31, 2024, 48.4% of the investment pmtfolio was in demand deposit accounts which are not subject to fair market value adjustments.

Other Non-Operating Revenues (Expenses): Other non-operating revenues were $57.9 million, compared to non-operating expenses of $1.7 million a year ago. The increase was mainly due to the receipt of funds from Battery Park City Authority (BPCA) under a new funding agreement entered into during this fiscal year. The 2024 Agreement stipulates that HDC will receive annual allocations of funding from BPCA, totaling up to $500 million. In fiscal year 2024, the Corporation received the first installment in the amount of $59.5 million. Additionally, there was $1.6 million amortization of the defened residual interest purchase price of the 2014 Series and 2018 Series loan portfolio. The ammtization related to the 2011 paiticipation interests purchased cash flow was completed in fiscal yeai· 2023. No fu1ther amo1tization expense will be recorded.

Change in Net Position

Change in net position for FY 2024 was $740.0 million an increase of $323.6 million from a year ago when it was $416.4 million. The increase aligns with the Co1poration's growth trend and was boosted by investment earnings, investment fair value appreciation, and the new BPCA funding allocation as mentioned above.

DEBT ADMINISTRATION

At year-end, the Co1poration had approximately $14.6 billion of bond principal and debt obligations outstanding in the Enterprise Fund, an increase of 10.1% over the prior year, net of discount and premium. The following table summarizes the changes in bonds payable and debt obligations between October 31, 2024, and October 31, 2023. *(Dollar amounts are in thousands):*

	2024	2023	Percentage increase FY 2023 to 2024
Bonds Payable & Debt Obligations	$14,616,469	$13,274,362	10.1%

In FY 2024, all variable rate demand obligation ("VRDO") bond series were successfully remarketed , and no bonds were tendered to become bank bonds. Additional infonnation about HDC's debt is presented in Note 11 to the financial statements.

NEW BUSINESS

In FY 2024 , the Corporation issued fomteen new Housing Revenue Bonds series totaling $1.4 billion and five series of Housing Impact Bonds for $360.1 million. Of the nineteen se1ies issued , fifteen series totaling $1.4 billion were tax-exempt bonds and fom se1ies were taxable bonds totaling $373.5 million. The C01poration also made low interest loans from its net position.

Subsequent to October 31, 2024, the C01poration issued $978,875,000 in bonds during its nonnal business activities: $428,875,000 under the Housing Revenue Bond resolution and $550,000,000 under the Conduit 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 repo1t or need additional financial infmmation , contact the Public Infonnation Officer, New York City Housing Development Co1poration, 120 Broadway, New York, NY 10271. The Corporation also maintains info1mation 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, 2024 (with comparativesummarizedfinancial information as a/October 31, 2023) ($ in thousands)

	HDC and Comoonent Units			Total	
	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New YorkCity Residential Mortgage Insu.rance Corporation	2024	2023
! Assets					
Current Assets:					
Cash and cash equivalents (note 3)	$ 68,8 359	$	$	$ 688,359	$ 63,4 675
Investments (note 3)	46,185			46,185	4, 7 990
Receivables :					
Mortgage loans (note 4)	64, 4 759			64,4 759	41,5 582
Accrued interest	11, 8 064			11,8 065	8,3 919
Other (note 7)	17,912			1, 7 912	1, 7 064
Total Receivables	78, 0 735			78,0 736	51,6 565
Leases and other capital assets (note 9)	1,656			, 1 656	3 ,118
Other assets	30			30	11
Total **Current** Assets	**1,516,965**	I		**1,516,966**	1,202,359
Noncurrent Assets:					
Restricted cash and cash equivalents (note 3)	2,32, 7 601		7,4 092	2,40,1 693	, 1 421,196
Restricted investments (note 3)	, 2 22, 0 878		9,9 276	, 2 320,154	1, 990 ,614
Purpose investments (note 2)	16,102			16,102	1, 6 605
Mortgage loans (note 4)	447,668			447,668	33, 7 006
Restricted receivables:					
Mortgage loans (note 4)	15,19, 5 389	8,6 332		15, 28,1 72 1	1,3 945, 052
Mortgage loan housing finance fund (Section 661) (note 4)	5,21, 2 571			5, 2 12 ,571	, 3 927 ,243
Mortgage loan participation - Federal Financing Bank (note 4)	496,181			496,181	503,021
Loan participation receivable - The City of NY (note 6)	45, 1 550			451 ,550	450 ,908
Accrued interest	34, 4 752			34,4 752	27,1 257
Other (note 7)	10,899			1, 0 899	10,266
Total Restricted Receivables	21,71, 1 342	8,6 332		21,797, 674	19,107, 747
Leases and other capital assets (note 9)	5, 3 815			53 ,815	71 ,264
Interest rate swaps (note I0)	198,199			198,199	29, 5 661
Other assets (note 8)	3, 3 775	(519)		33,256	3, 6 201
Total **Noncurrent** Assets	27,009,380	85,813	173,368	27,268,561	23,276,294
Total Assets	28,526,345	85,814	173,368	28,785,527	24,478,653
I Deferred Outflows of Resources					
Deferred outflows related to interest rate caps (note I0)	1,324			1,324	,2 566
Deferred outflows related lo pensions (note 14)	, 5 239			, 5 239	, 6 416
Deferred outflows related to interest rate swaps (note 10)	6,824			6,824	
Deferred outflows related to OPEB note 15)	1,606			1,606	, 2 067
Total Deferred Outflows of Resmu c.es	$ 14,993	$	$	$ 14,993	S 11,049

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, 2024 (with comparative summarized financial information as of October 31, 2023) ($ in thousands)

	HIX: and Comoonent Units			Total	
	New York City Housing De,,elopment Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	2024	2023
Li abilities					
Current Liabilities:					
Bonds payable (net) (note 11)	$ 22,7 202	$	$	$ 22,7 202	$ 224,362
Debt obligations payable (note 11)	, 1 095			, 1 095	1,050
Loan patticipation payable to Federal Financing Bank (note 11)	, 6 841			, 6 841	, 6 525
Accrued interest payable	199,015			19, 9 015	16,9 739
Restricted earnings on investments	283			283	271
Accounts and other payables	14, 9 813			14,9 813	2 46,404
Lease liabili!! (note 9					3,588
Total Cu1Tent Liabilitie s	584 249			**584 249**	651939
NoncurrentLiabiliti es:					
Bonds and debt obligations payable:					
Bonds payable (net) (note 11)	1, 3 798,130			1,3 798,130	1,2 39,5 369
Debt obligations payable (note 11)	87,047			8, 7 047	144,061
Loan patticipation payable to Federal Financing Banlc (note 11)	496,154			49, 6 1 54	50,2 995
Payable to The City of New YOlk:					
Loan patticipation agreements (note 13)	45, 1 550			45,1 550	450 ,908
Housing finance fund (Section 661) (note 13)	, 6 3 0, 0 569			, 6 30,0 569	4,705 591
Other (note 13)	73,369	85,814		159,183	164,258
Payable to mortgagors	, 1 24,3 0 18			, 1 24,3 018	39,8 586
Net pension liabilities (note 14)	1, 0 729			10 ,729	11 ,809
OPEB liability (note 15)	2,442			, 2 442	1,659
Interest rate swaps (note I0)	6,824			, 6 824	
Lease liability (note 9)	5, 8 602			5,8 602	66,549
Unearned revenues and other liabilities	536,746			536,746	57, 5 360
Due to the United States Government (note 16)	, 8 481			**, 8 48 1**	4,847
Tot.al Noncurrent Liabilities	23,073,661	**85,814**		**23,159,475**	**19,421,992**
Tot.al Li abilities	**23,657,910**	**85,814**		23,743,724	**20,073,931**
Deferred Inflows of Resources					
Deferred inflows related to pensions (note 14)	159			159	391
Deferred inflows related to OPEB (note 15)	1, 3 677			1,3 677	1,4 928
Deferred inflows related to interest rate swaps (note I0)	198,199			19, 8 199	29,5 661
Total Defe1Ted Inflows of Resorn·ces	**212,035**			**212,035**	**310,980**
Net Position					
Net investment in capital assets	55,471			55,471	74,382
Restricted for bond obligations (note 20)	4,01, 2 405			4 ,012 ,405	3 ,49,8 258
Restricted for insurance requirement and others			13, 2 061	132 ,061	11,1 461
Unrestricted (note 20)	60, 3 517		4,1 307	6 44,824	420,690
Total Net Position	**S 4,671,393**	$	$ **173,368**	**S 4,844,761**	**S** 4,104,791

See accompanying notes to the basic financial statements.

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

For the year ended October 31, 2024 (with comparative summarized financial information for the year ended October 31, 2023) ($ in thousands)

	HDC and Component Units				
	New York City Housing D,e, eJopment Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage InsUI"ance Corporation	Total 2024	Total 2023
Operating Revenues					
Interest on loans (note 4)	$ 787 964	$ 10	$	$ 787 974	$ 65,7 412
Fees and charges (note 7)	8, 3 446		5,692	89,138	7, 5 64 2
Residual interest income	20 833			20 83 3	18,306
Income on loan participation interests (note 6)	93			93	5,101
Other	, 3 923			3,923	1,886
Total Operating Revenues	**896,259**		5,692	**901,961**	758,347
Operating Expenses					
Interest and amortization ofbond premium and discount (note 11)	45, 6 769			456,769	390 56 2
Salaries and related expenses	40,322			4, 0 322	35 371
Trustees' and 01her fees	16,184		79	16 263	14,617
Bond issuance costs	1, 2 639			12 639	11,965
Corporate operating expenses (note 12)	1 2,412			12,412	, 9 783
Total Operating Expenses	538,326		79	538,405	462,298
Op er atin g Income	357,933		5,613	363,556	**296,049**
Non-operating Revenues (Expenses)					
Earnings on investments (note 3)	15, 6 884		, 4 091	16, 0 975	109,198
Umealized gains on investments (note 3)	136,665	239	10,744	14,7 648	, 5 046
Other non-operating (expenses) revenu,es net	,(1 5 64)			(1,564)	(1,703)
Grant pmceeds from BPCA (note 13)	59,450			59,450	
Payments from REMIC subsidiaiy to HDC	694		(694)		
Other	10	(10)			
Total Non-operatin g Revenues (-Expe.nses), net	352,139	229	14,141	366,509	112,541
Income before Transfe,·s from Custodial Funds	710,072	239	19,754	730,065	408,590
Transfers from Custodial Funds	9,905			9,905	, 7 788
Changes in Net Position	719,977	239	19,754	739,970	416,378
Total net position - beginning of year	, 3 9 51,416	(239)	153,614	4,104 791	, 3 688 ,413
Total Net Position - End of Year	$ 4,671,393	S	$ 173,368	$ 4,844,761	S 4,104,791

See accompan ying 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, 2024 (with comparative summarized financial information for the year ended October 31, 2023) ($ in thousand,J

	HDC and Coml!Q!!ent Units			Tota l	
	New York City Housing D,e,elop ment Cornoration	New **York** City Housing Assistanc.e Cornoration	New YorkCity Residential Mortgage In suranc.e Corp ora tion	2024	2023
Cash Flows From Operating Activities					
Mortgage loan repa)=ellts	$ 501,258	$	$	$ 501,258	$ 747 70 2
Mongage interest receipts	61, 8 77 3			61, 8 77 3	536 505
Receipts from fees and charges	63,365		40	63,405	57,108
Mortgage loan advances	(3,405,181)			(3,405,181)	,(2 91,8 038)
Pa}=ellts to employees	(40 58 2)			(40 58 2)	(33 924)
Pa}=ellts to suppliers for COIJ)Orate operating expenses	(4,754)			,(4 754)	,(7 068)
Project contribution and funds received from NYC	, 1 6 03,468			1,603,468	897,562
Advances and other payments for NYC	(10 608)			(1,0 6 08)	(17 6 13)
Bond cost of issuance	(15 245)			(15 245)	(13 819)
Funds received for HIB reserve	880 574			880,574	331,139
Other receipts	543,252			543,252	416,496
Other payments	(768,625)	(2,205)	(79)	(770 909)	(575,476)
Net Cash Used in Operating Activities	(34,305)	(2,205)	(39)	(36,549)	(579,426)
Cash Flows From Non Capital Financing Activities					
Proceeds from sale of bonds	, 1 79, 1 440			, 1 79, 1 440	, 1 97,5 675
Proceeds from debt obligations					54,905
R,,tirenent of bonds	(448,631)			(448,631)	(766,232)
Interest paid	(426,456)			(426,456)	(369,084)
Grant proceeds from BPCA	59,450			59,450	
Pa}=ellts from.Ito component units	, 1 851	463	4,940	7,254	5,574
Net Cash P.-o, ded by Non Capita l Financing Activities	977,654	**463**	**4,940**	**983,057**	**900,838**
Cash Flows From Capital and Related Financing Activities					
Purchase of capital assets	(282)			(282)	(2,859)
Net Cas h Used in Capital and Related Fin ancing Activities	**(282)**			**(282)**	**(2,859)**
Cash Flows From Investing Activities					
Sale of investments	20 452,257	6,887	276 952	20,736 096	16 986 ,87 0
Purchase of investments	(20 5 77 880)	(5,488)	(226.226)	(20 8 09 5 94)	(16 71 2,483)
Interest and dividends collected	157 341	21	, 4 091	161,453	108 9 55
Net Cash P.-o, ded by Investing Acm ties	**31,718**	1,420	**54,817**	87,955	**383,342**
Increase (Decrease) in cash and cash equivalents	974 785	(322)	5, 9 71 8	1,034,181	701 895
Cash and cash equivalents at beginning of year	, 2 041,175	322	1, 4 374	, 2 055,871	, 1 3 53,976
Cash and Cash Equivalents at End of Year	**$** 3,015,960	$	$ **74,092**	**$ 3,090,052**	**$** 2,055,871

See accompan ying 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, 2024 (with comparative summarized financial information for the year ended October 31, 2023) ($ in thousand,J

	HIX: and Component Units				
	New York City Housing Dm•elop ment Corporation	New York City Housing Assistance Corporation	New YorkCity Residential Mortgage Insurance Corporation	Total 2024	Total 2023
Reconciliation of Operating Income to Net Cash Used in Operating Acm ties:					
Operating Income	S 357,933	S 10	S 5,613	$ 363,556	S 296,049
Adjustments to Reconcile Operating Income to Net Cash Used in Operating Activities:					
Depreciation expense	, 2 908			2,908	, 1 737
Amortization of bond discount and premium	(703)			(703)	(737)
Non--0peratiug bond interest payment	426,456			426,456	36, 9 084
Changes in Assets & Liabilities:					
Mortgage loans	,(2 96 2,148)	7,152		,(2 95,4 996)	,(2 20,1 251)
Loan participation receivable - NYC					2,162
Accrued interest receivable	(10, 8 283)			(10, 8 283)	(8,6 380)
Other receivables	(1,481)			(1 ,48 1)	(1,1 016)
Primary government/component unit receivable (payable)	(9,1 560)		(,5 652)	(97,212)	1
Other assets	9,3 500			93,500	(11, 9 636)
Payable to The City of New YOlk	, 1 59,9 549	(9 ,367)		, 1 590,182	879,169
Payable to mortgagors	84,3 274			843,274	197 921
Accounts and other payables	(8,6 097)			(86,097)	(2, 4 814)
Restricted earnings on investments	(153)			(153)	(49)
Unearned revenues and other liabilities	(13, 6 776)			(13, 6 776)	9,1 235
Accrued interest payable	2,9 276			2,9 276	2,7 099
Net Cash Used in Ope,·ating Activities	S (34,305)	$ (2 ,205)	S (39)	S (36,549)	S (579,426)
Non Cash Investing Activities:					
Increase in fair value of investments	$ 13, 6 665	$ 239	$ 1, 0 744	$ 14, 7 648	$ 5,046

See accompanying notes to the basic financial statements.

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

At October 31, 2024 (with comparative summarizedfinanciol information as of October 31, 2023) ($ in thousands)

	Custodial Funds	Other Employee Benefit Trust Fund	Total 2024	Total 2023
Assets				
Cash and cash equivalents	$ 80,3 577	595	$ 804,172	$ 694,246
Investments at fair value:				
Bonds	34, 4 052	1, 1 706	35, 5 758	37,6 248
Total investments	344,052	1, 1 70 6	355 ,758	37,6 24 8
Receivables:				
Mortgage loans	70, 6 047		706 ,047	689,790
Accrued interest	4,7 818		47,818	4, 2 844
Other	2,6 278		2,6 278	23,445
Total Receivables	780,143		780,143	756,079
Primary government/component unit receivable	489		489	,(1 269)
Total Assets	**1 928,261**	**12,301**	1,940,562	**1,825,304**
Net Position				
Restricted for:				
Mortgagors	958,143		958,143	98, 3 688
The CityofNewYoik	96,9 902		96,9 902	829,683
Other entities	216		216	216
Postemplovment benefits other thao peosions		1, 2 301	12 ,301	1,1 7 17
Total Net Position	S 1,928,261	$ 12,301	S 1,940,562	$ 1,825,304

Ses accompallJ ing notes to the basic fina,rcial statemt1-nts.

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

For the year ended October 31, 2024 (with camparative summmizedfinancia/ infonnationfor the year ended October 31, 2023) ($ in thousands)

	Custodial Funds	Other Employee Benefit Trust Fund	Total 2024	Total 2023
Additions				
Interest on loans	$ 205	$	$ 205	$ 205
Investment earnings:				
Intere,st dividends and other	9,701	, 1 051	10,752	, 7 878
Total investment earnings	9,701	, 1 051	10,752	, 7 878
Mortgage escrow receipts - Mortgagors	484,266		484,266	522.728
Funds received for The City of **New York**	23,0 261		230 261	897 01
Total Additions	724 433	I 051	725 484	**620 512**
Deductions				
Benefit payments		467	467	467
Mortgage escrow disbursements - Mortgagors	509,811		509,811	350 617
Payments to The City ofNew York	90,043		90 043	6, 3 699
Transfers to Ente,prise Fund	9,905		9,905	, 7 787
Others				992
Total Deduc tions	609,759	467	**610,226**	**423,562**
Net In c.i·e ase in Fiduciary Net Position	114,674	**584**	115,258	**196,950**
Net position - beginning of year	, 1 813.587	11.717	1,82, 5 304	, 1 6 28,35
Net Position- **End** of **Year**	$ 1,928,261	$ 12,301	$ 1,940,562	$ 1,825 304

See accompanying notes to the baste financial statements.

New York City Housing Development Corporation
Notes to the Financial Statements
October 31, 2024

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 Cmporation was created to encourage the investment of private capital through low-interest mortgage loans in order to increase the supply of safe and sanita1y dwelling accommodations for families and persons whose need for housing accmmnodations cannot be provided by unassisted private ente1prise. To accomplish its objectives, the Cmporation is empowered to finance housing through new construction or rehabilitation and to provide pe1manent financing for multi-family residential housing. The Cmporation finances significant arnmmts of its activities through the issuance of bonds, notes, and debt obligations. The bonds notes, and debt obligations of the Cmporation 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.

<u>Primaiy Government Entity</u>

For the pmpose of these financial statements, the C01poration is the primaiy government entity. Financial activity in HDC's bond and loan prograins and in its Corporate Services Fund are aggregated and reported in the :financial statements m1der 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 ai·e 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 th at ai·e not pledged under or governed by a bond resolution are managed in the Corporate Services Fund. This fund accounts for (1) fees and earnings trai1sfe1Ted 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 cmporate funds.

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

<u>Component Units</u>

(A) New York City Housing Assistance Corporation

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

RAC 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 ordina1y operation of private enterprise cannot supply safe, sanitaiy and affordable housing accommodations. In order to accomplish this objective, RAC 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 subsidia1y of HDC. REMIC is the successor entity to the New York City Rehabilitation Mo1igage Insurance Corporation ("Old REMIC"), which was dissolved on January 27, 1993. REMIC has the authority to insure residential mmigage loans throughout the City in order to promote the preservation of neighborhoods which ai·e 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 , sanitaiy and affordable housing accommodations to persons and families for whom the ordinaiy operations of private enterprise cannot supply such accommodations.

REMIC cunently maintains two reserves, the Housing Insurance Fund and the Premium Rese1ve 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 pa1iicular date) is established by statute and must be in an amount equal to the aggregate of (i) one hundred percent of the insured ainounts 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 ai·e 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 , 2024 is $132 ,061 ,000 .

Any income or interest earned on the Housing Insurance Fund in excess of its respective requirements is transfened at least annually to the Premium Rese1ve Fund. The Premium Rese1ve 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 $41,307,000 as of October 31, 2024. REMIC is a blended component unit because HDC's Board Members comprise a controlling majority of the Board and HDC's staff provides all services for REMIC.

Inactive Component Units

(CJ Real Estate Owned C01poration

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 Subsidia1y Corporation has the power to hold property whenever, in the sole discretion of the Corporation, it has become necessa1y to acquire a project in the case of sale under foreclosure or in lieu of foreclosure to effech1ate the purposes of the Act. There was no activity unde1taken by this subsidiaiy during fiscal year 2024 and it did not have any assets or liabilities as of October 31, 2024. The REO Subsidia1y Corporation is treated as a blended component unit ofHDC.

(DJ Housing New York Corporation

The HNYC is a public benefit corporation established pursuant to Section 654-c of the Act as a subsidia1y 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 fimd the Housing New York Program.

Upon repayment of all the outstanding HNYC bonds on November 3, 2003 , HNYC became an inactive subsidia1y of the C01poration, and its remaining fimds were transfeITed out of HNYC. However, HNYC is not expected to be dissolved.

Note 2: Summary of Significant Accounting Policies

The Co1poration 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 ente1prise fimd repmting. Ce1tain individual funds are aggregated into larger categories for the pmpose of financial repmting. The accompanying fmancial statements are presented using the economic resources measurement focus and the accrual basis of accounting wherein revenues are recognized when earned and expenses when incmTed. In its accounting and fmancial reporting, the Co1poration 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 chai·ges associated with both financing and servicing mmtgages and loans, and other revenues that are received to cover the costs of raising capital. All other revenue, which is primaiily eainings 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 resolu tions, personnel expenses, c01porate operating expenses, bond issuance and financing costs, and depreciation expense. The C01poration repo1is all other expenses including distributions of first mmigage eai1lings to the City in connection with loan paiticipations and the payment, if necessary, of mortgage loan principal receipts on bond payments, as non-operating expenses. Expenses ai·e recognized as incurred.

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

B. Cash Equivalents and Investments

Sho1t-te1m bank deposits and investments with stated maturities of 90 days or less are reported as Cash and Cash Equivalents. All investments are repo11ed at fair value, except for ce1tificates of deposit and investment agreements. The Corporation's investment agreements, which can take the fmm of open time deposits or fixed repurchase agreements, ai·e repmted at an amount equal to principal and accrued interest.

Generally Accepted Accounting Principles ("GAAP") require that restricted assets be reported as non• cunent assets. In the case of cash equivalents and investments, this treatment generally causes restricted investments with maturities less than one yeai· to be reported as non-cunent. 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 $638,542,000 under cunent assets as of October 31, 2024, to cover the payment of bond principal and interest due in the following year.

C. Purpose Investments

As pai1 of its financing activities, HDC has made two housing development loans that ai·e secured by GNMA ce1tificates rather than mmtgages on the related properties. The GNMA ce1tificates provide payments at such times and in such amounts as to fully repay the respective HDC loans and are the only source ofrepayment for these loans. The GNMA ce1tificates are treated under U.S. Treasmy 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 ce1tificates is included in earnings on investments.

It is the Corporation' s policy to record GNMA certificates at amortized cost, which amounted to $16,102,000 as of October 31, 2024. The fair value of these pmpose investments amounted to $15,256,000 as of October 31, 2024.

D. Mortgage Loans

As part of the Corporation's major financing activities, mortgage loans are funded from bond and debt obligation proceeds and cmporate reserves. The mmtgage 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 se1vice on the related bonds and obligations. The loans funded from cmporate reserves ai·e not restricted but designated for a specific pmpose.

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 suppmis. Therefore, HDC believes that the likelihood of experiencing material credit losses relating to its bonded mortgage programs is remote. Management has dete1mined that cun.-ent charges against income are not required.

F. Summarized Financial Information

The basic financial statements include summarized comparative infonnation as of and for the year ended October 31, 2023 , in total but not by repo1iing tmit. Such info1mation does not include enough detail to constitute a presentation in confmmity with generally accepted accounting principles. Accordingly, such infmmation should be read in conjunction with the Corporation's financial statements for the year ended October 31, 2023, from which the summarized info1mation was derived (which are available from the Corporation and on its website).

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

The Statement of Fiducia1y Net Position and the Statement of Changes in Fiduciaiy 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 mmigagors and the City. These assets are derived from the servicing of the Corporation's pe1manent loans, and construction and pe1manent loans serviced on behalf of the New York City Depa1iment of Housing Preservation and Development ("HPD"), using funds provided by mortgagors and HPD. All such funds are the property of the mmtgagors and HPD and thus are reported as restricted net position for mmigagors and the City in the :fiduciaiy statement of net position. Investment earnings on monies held for the City, project reserves for replacement and ce1iain other project escrows ai·e repmied as additions to restricted net position in the Fiduciary Fund. The Other Employee Benefit Trnst Fund repmts resources that ai·e required to be held in trnst for the members and beneficiaries of the Corporation's OPEB plan.

H Recent and Upcoming Accounting Pronouncements

<u>Accounting Standards Issued and Adopted</u>

GASE Statement No. 99: Omnibus 2022 ("GASE 99"). GASB 99, addresses vaiious practice issues, including requirements related to derivatives, leases, public-p1ivate paitnerships (PPPs), and subscription• based information technology airnngements (SBITAs) that were identified during the implementation and application of ce1tain GASB statements. As pa1i of its business model, HDC utilizes derivative and hedging instrnments, which are repmted in compliance with GASB 99. The effective periods for this statement span multiple fiscal yeai·s. The Corporation adopted GASB 99 in fiscal year 2024 and it had no impact on the financial statements.

GASE Statement No. 100: Accounting Changes and Error Corrections ("GASE 100"). GASB 100, an amendment to GASB Statement No. 62, establishes accounting and financial reporting requirements for various types of accounting changes and the conection of enors. Dming the fiscal year ended October 31, 2024, HDC did not implement any accounting changes or corrections to previously issued financial statements. The Co1poration adopted GASB 100 in fiscal year 2024 and it had no impact on the financial statements.

Accounting Standards Issued and Not Yet Adopted

GASB Statement No.	GASB Acc.orn1ting Standard	Effective Fiscal Year
101	*Compensated Absences*	2025
102	*Cerlain Risk Disclosures*	2025
103	*Financial Revorlinf! Model Imvravements*	2026

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 Cmporation by the Board 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 Cmporation principally invests in securities of the United States and its agencies, open time deposits ("OTDs") in the form of investment agreements, demand acco unts, repurchase agreements, and ce1tificates of deposits. In fiscal year 2024 , HDC continued investing in taxable municipal bonds of the State and the City, consistent with the Corporation's enabling statute and investment guidelines. The Cmporation did not enter into any reverse repurchase agreements during the year ended October 31, 2024 . The Cmporation 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 repo1ied at fair value as of October 31, 2024, were as follows:

Ente1:12rise Fund- HDC and Comuonent Units

	Investment Maturities as of October 31. 2024 (in Years)				
Investment Type *(in thousands)*	2024	Less than 1	1-5	6-10	More than IO
Money Market and NOW Accounts	$2,593 073	$2,593 073	$	$	$
FliLB Bonds	786,032	61,031	644,697	80 304	
FFCB Bonds	618,083		604,894	13,189	
FHLMCBonds	586,263	14,904	530,584	40,775	
Fixed Repurchase Agreements	273 ,540	273,540			
U.S. Treasury (Bonds, Notes, Bills)	134,130	134,130			
NYS/NYC Municipal Bonds *	124,933	26,454	98,479		
FNMA Bonds	118,571	9,802	69,928	38,841	
Total	5,234,625	3,112,934	1,948,582	173,109	
Less amom1ts classified as cash equivalents	{3,000,776)	{3,000,776)			
Total investments	$2,233 849	$ 112 158	$1,948 582	$173 109	$

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

Fiduciaiy Funds

	Investment Maturities as of October 31, 2024 (in Years)				
Investment Type-Custodial Funds *(in thousands)*	2024	Less than 1	1-5	6-10	More than IO
Money Market and NOW Accounts	$800 233	$800,233	$	$	$
FHLB Bonds	102,201	2,390	98,131	1,680	
FHLMCBonds	99,232		94,896	4,336	
FFCB Bonds	92 791		88 752	4,039	
FNMA Bonds	36,868		31,345	5,523	
NYS/NYC Municipal Bonds *	10,282	2,002	8,280		
Fixed Repurchase Agreements	2,699	2,699			
Total	1,144,306	807,324	321,404	15,578	
Less amounts classified as cash equivalents	{802.933)	{802.933)			
Total investments	$341,373	$ 4,391	$321,404	$ 15,578	$

"' *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, 2024 of $2,366,339,000 is made up the following: (a) investments recorded at fair value of $2,233,849 000, (b) ce1iificates of deposits in the amount of $121,990,000, and (c) OTDs in the amount of $10,500,000.

Fiduciary Fund

Total custodial fund investments recorded on the Statement of Net Position as of October 31, 2024 of $344,052,000 is made up the following: (a) investments recorded at fair value of $341,373,000, and (b) OTDs in the amount of $2,679,000.

Enterprise Fund - HDC and Component Units

As required by GASB No. 31, the Corporation has recorded a fair value adjustment in its investment portfolio. HDC recorded a net appreciation of $147 648,000 for the year ended October 31, 2024.

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 obse1vable inputs , and Level 3 inputs are significant unobse1vable inputs. The Corporation does not hold any securities valued using Level 3 inputs as of October 31, 2024.

The Corporation has the following recurring fair value measurements as of October 31, 2024:

- NYC/NYS Municipal securities of $124,933,000 are valued using quoted market prices. (Level 1 inputs)
- U.S. Treasmy securities of $134,130,000 are valued based on models using obse1vable inputs. (Level 2 inputs)
- U.S. Agency securities of $2,108,949,000 are valued based on models using obse1vable inputs. (Level 2 inputs)

Money Market and NOW accounts of $2,593,073 000 are valued at cost. In addition to the investments identified above, as of October 31, 2024, the Corporation held $89,276,000 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-tenn 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 va1y according to the type of investment.

As of October 31, 2024, 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 long-te1m and sho1t-te1m ratings were AA+ and A-1+, respec tively. Moody's long-te1m and sh01t-te1m ratings for these Agencies were Aaa and P-1 respectively. Some investments were not rated. Investments in Fannie Mae, Freddie Mac, FHLB and FFCB are implicitly guaranteed by the U.S. government. They cany ratings equivalent to the credit ratings for the U.S. government. Some investments in these Agencies were not rated by Fitch Ratings. Of the Agency investments that were rated by Fitch Ratings, they canied ratings of AA+ for long-te1m and F1+ for short• te1m. Money market accounts and ce1tificates of deposits are either backed by collateral held by the provider or municipal letters-of-credit provided by the Federal Home Loan Bank.

A small p01tion of HDC' s investment portfolio consists ofNYS/NYC municipal bonds. Standard & Poor's ratings for those investments ranged from AAA to AA-; Moody's ratings ranged from Aal to Aa2 and Fitch ratings ranged from AAA to AA. Some investmen ts were not rated. Money market, open time deposits and repurchase agreements in the fo1m of OTDs are not rated; however, these investments are substantially collateralized by U.S. Treasrny and/or Agency secmities or Federal Home Loan Bank municipal letters-of-credit.

Custodial Credit Risk: For investments, custodial credit risk is the risk that in the event of the failure of the counterpa1ty , the C01poration will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party. Investment secrnities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the Co1poration, and are held by either the counterparty or the counterparty's trust department or agent but not in the name of the C01poration. The Co1poration 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 C01poration.

As of October 31, 2024, repurchase agreements in the amount of $273 540,000, demand accounts in the amount of $2,593,073,000 and ce1tificates of deposits in the amount of $121,990,000 were collateralized by high quality instmmments. The collateral consisted of U.S. Treasury Notes, U.S. Treasrny Bills, Agency investments , FHLB municipal letters-of-credit, and letters-of-credits held by the Corporation' s agent in the name of the C01poration.

For deposits, custodial credit 1isk 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 $93,145,000 as of October 31, 2024, of which $92,393,000 was uninsured by the Federal Deposit Insurance Corporation ("FDIC") and uncollateralized. Conespondingly, $89,168,000 was seemed in tmst accounts , which are protected under state law and $3,977,000 was held in demand deposit accounts ("DDA"). HDC limits its deposits to highly rated institutions, and such deposits are either in trust acco imts or pa1tially insured through the FDIC. The maximum coverage of $250,000 is available to depositors under the FDIC's general deposit insurance mies. 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 imit monitors concenu·ation 1isk amongst issuers and reports regularly to the Board Members of the Corporation's Audit Committee.

The following tables show issuers that represent 5% or more of total investments as of October 31, 2024 *(in thousands):*

Enterprise Fund - HDC and Component Units

Issuer	Dollar Amount	Percentage
FIILB	$786,032	14.65%
FFCB	618,083	11.52
FHLMC	586,263	10.92
East West Bank (*)	492,831	9.18
Customers Bank (*)	400,911	7.47
Webster Bank(*)	395,129	7.36

**Note: Covered by FHLB mumczpal letters of credit collateral held by the C01poratwn.*

Fiduciaiy Funds

Issuer	Dollar Amount	Percentage
Dime Community Bank (*)	$298.741	26.05%
Customers Bank (*)	188,321	16.42
Flagstar Bank (*)	109,061	9.51
Webster Bank(*)	106,261	9.26
FHLB	102,201	8.91
FIILMC	99,232	8.65
FFCB	92,791	8.09

**Note: Covered by FHLB municipal letters of credit collateral held by the Corporation.*

Note 4: Mortgage Loans

The Corporation had outstanding, under vai·ious loan programs , mmtgage loans of $25,409 939 000 as of October 31, 2024. Of the total loans outstanding above, $453,891,000 of loans funded from corporate rese1ves were not restricted assets as they were not pledged to any specific bonds or under any bond resolutions. However, they ai·e considered designated as defined under Note 20: "Net Position". The portion of mmtgage loans that have not yet been advanced is recorded as investments and amounted to $2,734,870,000 as of October 31, 2024 (see Note 17: "Commitments").

The Corporation issues bonds and notes to fund mortgage loans for multi-family residential developments. In a conduit bond financing, HDC assigns the mmtgage loan to the credit enhancer that provides security for the bonds. Therefore the developer is not liable to HDC for the m01tgage loan but to the letter of credit issuer. For repo1ting purposes under GAAP, HDC presents the conduit m01tgage loans in asepai·atesection.

Changes in M011gage Loans

TI1e changes in M01tgage Loans are as follows:						
(in thousands)	Total Mortgage Loans	Loan Paiticipation Receivable - The City of New York	M01tgage Loans (net)	Conduit Loans	Fiduciaiy Funds	Enterprise Flllld- Mortgage Loans Net of Conduit & Fiducia1y Funds
Mortgage Loans Outstanding at Beo-innino of the Year	$22,912,954	$432,591	$22,480 ,363	$2,662,669	$689,790	$19,127,904
Mortgage Advai1ces	3,405 ,181	-	3,405,181	-	-	3,405,181
Other Additions*	75,322	-	75,322	-	16,482	58,840
Principal Collections	(550,939)	-	(550,939)	(41,677)	(225)	(509,037)
Discount/Premiwn Am01tized	12	-	12	-	-	12
Mortgage Loans Outstai1ding at End of the Year	25 842,530	432,591	25 409,939	2,620 992	706,047	22,082,900
NYC Loan Pa1ticipation Interest Receivable	18,959	18,959	-	-	-	-
Total	$25,861,489	$451,550	$25,409,939	$2,620,992	$706,047	$22,082,900

**Loan assignments and capitalized interest.*

Of the mmtgage loans outstanding as of October 31, 2024, $706,047,000 was related to fiducia1y funds.

(A) New York City Housing Development Corporation

(i) The HDC mm1gage loans listed above were originally repayable over terms of 2 to 65 years and bear interest at rates from 0.15% to 10.36% per annum. Almost all mortgage loans receivable are collateralized by first or second mo11gages on the prope11y of the housing sponsors and contain exculpatmy 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 mmigages , which include a milita1y 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 a.re in the Mitchell-Lama programs held as of October 31, 2024 , 54.1% are first mortgages and 45.9% are subordinate loans.

(ii) Of the total $25,861,489 000 m01tgage loans reported above , $5 ,212 605,000 was related to m01tga.ge loans made with funds received from HPD under Section 661 of the PHFL. When HDC and HPD co-lend on a project, HPD grants funds to HDC to fund their subordinate loan. HDC then makes the subordinate loan in its name co-terminus with the senior HDC loan.

(iii) Under the FFB program , the Corporation acts as seivicer of the loans and receives the monthly mmtgage payments from the bonower as per the schedule of the Certificates of Pa.i1icipation. 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 $502,995,000 as of October 31, 2024. 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 constrnction and capitalized interest costs for eight affordable housing projects during the period of 1986 to 1990. TI1ese loans, funded by the City, accrne interest at the rate of O - 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.

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 p01tfolio 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. The sale proceeds were used to repay HDC for outstanding obligations and the remainder was used to provide funds for the RY Subsidy Program. In July 2024, the sale proceeds that were used to fund the RY Subsidy program were depleted. HDC's Board Members approved monthly fund transfers from the C01poration to HAC for an amount not to exceed $3,400,000 in total to cover the sho1tfall of payments required through December 2025. As of October 31, 2024 $463,000 has been transferred from the Co1poration to HAC.

In fiscal year 2016, the City requested that the Cmporation 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 Paiiicipation Agreement whereby HDC funded a $143,236,000 subordinate loan to the purchasers of Stuyvesant Town-Peter Cooper Village. The C01poration executed this transaction through its subsidiary HAC. Pursuant to a memorandum ofunderstaiiding with the City, HDC was to be reimbursed for this transaction and in fiscal yeai· 2022, HDC received its final reimbursement from the City and was made whole. Under the memorandum of understanding, this subordinate loan bears no interest and is forgiven at the rate of 1/20 per annum over its 20-yeai· te1m. Accordingly, $7 162,000 of the Stuyvesant Town-Peter Cooper Village loan was forgiven in fiscal year 2024. This reduced the m01igage loan balance to $85,941,000 as of October 31, 2024.

The total m01tgage loan outstanding balance in HAC was $86,332,000 as of October 31, 2024.

Note 5: Notes Receivable

HDC has loans outstanding that are secured by notes and pledged revenues. Milita1y 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 Indenhire. The interest rate on the m01tgage loan is a. blended rate of 6.32% which is equal to the bond interest rate. The interest on the mortgage is collected semi• annually on the debt service date. As of October 31, 2024, the outstanding Militaiy Housing notes receivable was $40,715,000.

During fiscal year 2022, notes receivable from NYCHA received in connection with the Corporation's 2013 Series A and the 2013 Series B Capital Fund Program Revenue Bonds were refunded upon the issuance of the 2022 Series A Capital Fund Prograin Revenue Bonds (the "2022 Series A Bonds") (see Note 11: Bonds Payable and Debt Obligations). As of October 31, 2024, the outstanding NYCHA notes receivable relating to the 2022 Series A Bonds was $307,060,000.

The 2022 Series A notes receivable is 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 com1ection with its housing activities. In addition, the Corporation entered into vai·ious 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 ea.ch of fiscal years 2002 and 2003 , HDC used bond proceeds from its Multi-Fainily 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% pa1iicipation interest in a portion of the cash flows from a pool of m01igage 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 Trnst II. In September 2005, the senior lien interests were satisfied and HDC became the primaiy beneficiary of the Sheridan Tmst 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 (the "2006 Series A Bonds"), 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-Fanlily 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 pmtfolio, which included the Sheridan Trnst II Class B Certificate. At that time, the Sheridan Trnst II had a balance of $57,372,000. The Sheridan Trnst II, along with the other remaining underlying loans under the 2006 Series A Bonds totaling $246,698,000, were transfened to the 2014 Se1ies B Bonds.

In April 2018, the Corporation issued its Multi-Family Housing Revenue Bonds, 2018 Se1ies B Bonds. The proceeds were used to purchase and securitize a 100 % paiiicipation interest in various pools of City mortgage loans totaling $671,611,000.

In October 2020, at the request of the City the Cmporation purchased the City's residual interest in the Loan Paiiicipation Receivable related to the 2014 Se1ies Band 2018 Series B Bonds mortgage portfolio including the She1idan Trnst II for a purchase price of $40,000,000. The Loan Paiiicipation agreement was am ended , and the amended agreement "eliminated the reversion of ownership of the mmigage 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, 2024, the balance included under "Loan Participation Receivable - The City of New York" totaled $451,550 000 is related to the Corporation's Mitchell-Lama loan pa1iicipating program. "Loan Paliicipation 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 ofNew York and M011gagors").

Note 7: Other Receivable s

Other receivables of $28,811,000 represents mmigage related fees servicing fees receivable, Corporate Services Fund loans not secured by mmtgages on the prope1ties, m01tgage interest related to NYS agencies , and servicing fees receivable on HPD loans serviced (but not owned) by HDC. There is $5,000,000 related to a NYC Shelter Acquisition Fund under a contract with the Department of Homeless Se1vices (DHS) to develop nonprofit owned shelters in NYC.

Under Fiduciaiy Funds, other receivables were $26,278,000 as of October 31 2024. This primai·ily consisted of defeITed interest receivable interest and mortgage se1vicing fees billed for HPD se1viced loans.

Note 8: Other Non-Current Assets

In October 2020, at the request of the City, the Cmporation purchased the residual interest in the 2014 Series B and the 2018 Series B loan paiticipation 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 ammtized on a straight -line basis accordingly. During fiscal yeai· 2024, $1,564,000 of the purchase price was amortized and recorded as a non-operating expense. The unammiized value of the DefeITed NYC Loan Participation Residual Interest was $33 746,000 as of October 31, 2024.

Note 9: Leases

Under GASB 87, *Leases,* the statement requires the present value oflease payments to be recognized as a lease liability and a right to use asset. As of October 31 2024 the balances of the lease asset and related lease liability were $51,120,000 and $58,602,000, respectively. The amortization of the lease asset was $1 232,000, and the interest expense on the lease liability was $4,750,000.

Leased Assets	Beginning Balance	Increases	Decreases	Ending Balance
Leased office space	$69,526,000	$ 150,000	($16,285,000)	$53,391,000
Less: accumulated amortization for leased office space	(1,039,000)	(1,232,000)	-	(2,271,000)
Leased assets , net	$68,487,000	($1,082,000)	($16,285,000)	$51,120,000

Future minimum lease payments by the Corporation for the next five years and thereafter are as follows:

Futme Minimum Lease Pavment			
Year Ending Oct. 31	Principal Pavments	Interest Pavments	Total
2025*	$61,000	$320,000	$381,000
2026	889,000	3,685,000	4,574,000
2027	1,164,000	3,410,000	4,574,000
2028	1,418,000	3,155,000	4,573,000
2029	1,654,000	2,920,000	4,574,000
2030 - 2034	12,364,000	12,734.000	25,098,000
2035 - 2039	18,243,000	9,586,000	27 829,000
2040 - 2044	23,414,000	7,146,000	30,560,000
2045 - 2049	28,006,000	5,285,000	33,291,000
2050 - 2054	32,140,000	3,882,000	36,022,000
2055 - 2055	6,124,000	572,000	6,696,000
Total	$125,477,000	$52,695,000	$178,172,000

**Partially covered under the rent-free period.*

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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, 2024, the fair values of all the interest rate caps were:

Trade Date	Bonds	Current Notional Amount	Countelllartv	Effective Date	Tennination Date	Cap Strike	Cap Ceili=	Fair Value at 10/31/24
11/29/2005	2008 Series K., as well as similar outstanding variable rate bonds	$2 900 000	Goldman Sachs	12/2/2005	5/1/2027	7-35%	14_85%	$66
11/29/2005	2008 Series K., as well as similar outstanding variable rate bonds	47 980 000	Goldman Sachs	12/2/2005	11/1/2032	7-35%	14_85%	124.518
10/23/2014	2014 Series B--2 , as well as similar outstanding variable rate bonds	50000 000	PNC	11/1/2014	11/1/2033	4_50%	7_5 0%	I 199 814
Total Caps		$100,880 000						$1 324,398

(B) Interest Rate Swaps

HDC has entered ce1tain interest rate swap contracts tomanage the risk associated with the variable rate bonds in its portfolio.

In October 2024, HDC executed a fo1ward starting interest rate swap agreement with Wells Fargo. The notional amount is $75,000,000. HDC will pay 3.620% and will receive 100% of Secured Overnight Financing Rate (SOFR). The effective date is October 30, 2024, and the tennination date is November 1, 2034.

As of October 31, 2024, the fair value balances of the interest rate swaps were recognized as assets and liabilities, offset by defened inflows and 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, 2024.

Trade Date	Counter Party	Description	Classification	Fair Value Ammmt	Classif-ication	Cunent Notional Amount
		Cash flow hedges:				
7/26/2016	Wells Fargo	Pay-Fixed interest rate swap	Defened Inflow	$11,166,000	Debt	$62,816,000
11/2/2016	PNC Bank	Pay-Fixed interest rate swap	Deferred Inflow	19,307,000	Debt	85,000,000
7/5/2017	Wells Fargo	Pay-Fixed interest rate swap	Defened Inflow	9,888,000	Debt	54,126,000
4/5/2018	PNC Bank	Pay-Fixed interest rate swap	Defened Inflow	10,339,000	Debt	100,000,000
8/10/2018	Wells Fargo	Pay-Fixed interest rate swap	Defened Inflow	5,231,000	Debt	65,275,000
8/10/2018	Wells Fargo	Pay-Fixed interest rate swap	Deferred Inflow	13,834,000	Debt	75,000,000
12/14/2018	Royal Bank Canada	Pay-Fixed interest rate swap	Defened Inflow	16,513,000	Debt	184,000,000
12/18/2018	Citibank	Pay-Fixed interest rate swap	Defened Inflow	13,482,000	Debt	98,895,000
12/19/2018	Citibank	Pay-Fixed interest rate swap	Defened Inflow	12,918.000	Debt	131,364,000
7/01/2021	Bank of New York Mellon	Pay-Fixed interest rate swan	Deferred Inflow	31,971 000	Debt	150,000,000
3/29/2022	PNC Bank	Pay-Fixed interest rate swan	Defened Inflow	23,050,000	Debt	100,000,000
6/6/2022	Bank of New York Mellon	Pay-Fixed interest rate swap	Deferred Inflow	4,165,000	Debt	50,000,000
6/7/2022	Royal Bank Canada	Pay-Fixed interest rate swap	Defened Inflow	15,306,000	Debt	150,000 000
12/7/2022	PNC Bank	Pay-Fixed interest rate swap	Deferred Inflow	5,701,000	Debt	78,720,000
6/8/2023	Bank of New York Mellon	Pay-Fixed interest rate swap	Defened Inflow	3,517,000	Debt	80,000,000
6/8/2023	PNC Bank	Pay-Fixed interest rate swap	Defened Inflow	1,811,000	Debt	50,000,000
10/27/2023	Wells Fargo	Pay-Fixed interest rate swap	Deferred Outflow	(6,613,000)	Debt	125,000,000
10/30/2024	Wells Fargo	Pay-Fixed interest rate swap	Defened Outflow	(211,000)	Debt	75 000,000
Total Swaps				$191,375,000		$1,715,196,000

As of October 31, 2024, the total fair value of the interest rate swaps amounted to $191,375,000 and were valued using other significant obse1vable inputs (Level 2 inputs).

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The following table displays the objectives and terms of HDC's interest rate swaps outstanding as of October 31, 2024.

Trade Date	Tvue	Obiective	Current Notional Ammmt	Counter-oartv	Term	Effective Date	Termination Date	Counter-party Rating Moody' s /S&P
7/26/2016	Pay-Fixed interest rate swao	Hedge of changes in cash flows for 2008-2018 Consolidated Series bond	$62 816 000	Wells Farno	Pay 2.0890%; receive 100% SOFR +-0.26161% CXL-8/1/2036 (1)	8/1/2019	5/1/2047	Aa2/A+
11 /2/2016	Pay-Fixed interest rate swao	Hedge of changes in cash flows for 2008-2018 Consolidated Series bond, as well as similar outstanding variable ratebonds	85.000 000	PNC Bank	Pay 1.9210%; receive 100% SOFR+-0.2 616 1 % Ceilin!! (2) (3)	5/112018	11 /1/2 042	AZIA
7/5/2017	Pay-Fixed interest rate swao	Hedge of changes in cash flows for 2008-2018 Consolidated Series bond	54.126 000	Wells Far!!O	Pay 2.6910%; receive 100% SOFR + 0.26161% CXL-11/1/2036 (4)	2/112021	5/1/2050	Aa2/A+
4/5/2018	Pay-Fixed interest rate swao	Hedge of changes in cash flows for 2008-2018 Consolidated Series bond	100000 000	PNC Bank	Pay 2.8909%; receive 100% SOFR +-0.26161%; CXL-2/1/2039 (5)	2/1/2019	5/1/2046	AZIA
8/10/2018	Pay-Fixed interest rate swao	Hedge of changes in cash flows for variable rate bonds	6, 5 275 000	Wells Fargo	Pay 3.0220%; receive 100% SOFR 0.26161%	2/1/2019	2/1/2036	Aa2/A+
8/10/2018	Pay-Fixed interest rate swao	Hedge of changes in cash flows for variable rate SIFMAindex bonds	7, 5 000 0 00	Wells Fargo	Pay 2.3670%; receive 100% SIFMA; CXL-8/1/2039 (6)	5/1/2019	5/1/2059	Aa2/A+
12/14/2018	Pay-Fixed interest rate swao	Hedge of changes in cash flow for outstanding variable rate bonds	184 000 000	Royal Bank Canada	Pay 2.2400%; receive 77.5% SOFR+.088722% CXL-12/1/2045 (7)	5/1/2024	5/1/2050	Aal/AA-
12/18/2018	Pay-Fixed interest rate swap	Hedge of changes in cash flows for outstanding variable rate bonds	9, 8 895 000	Citibank	Pay 2.1934%; receive 77.5% SOFR+.088722% CXL-12/1/2043 (8)	7/1/2022	5/1/2051	Aa3/A+
12/19/2018	Pay-F ix.ed interest rate swao	Hedge of changes in cash flows for outstanding variable rate bonds	131364000	Citibank	Pay 2.9563%; receive 100% SOFR+-0.2 6161 %	1 / 1/2 021	1 1/1/2038	Aa3/A+
7/1/2021	Pay-Fixed interest rate swao	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 I.7365% receive 100% SIFMA	7/1/2025	7/1/2045	Aal/AA-
3/29/2022	Pay-Fixed interest rate swap	Hedge future F11LB bonds or existing unhedged bonds	100,000 000	PNC Bank	Pay 1.9000%; receive 100% SOFR (9)	11/1/2024	5/1/2052	AZIA
6/6/2022	Pay-F ix.ed interest rate swap	Hedge of changes in cashflows for 2022 Series C-3 and other variable rate bonds	5, 0 000 0 00	Bank of New York Mellon	Pay 2.2260% receive 75% SOFR	12/1/2022	12/1/2042	Aal/AA-
6/7/2022	Pay-Fixed interest rate swao	Hedge of changes in cashflows for 2022 Series C-3 and 2022 Series D	150000 000	Royal Bank Canada	Pay 2.7670%; receive 100% SOFR (IO)	12/1/2022	11/1/2042	Aal/AA-

Trade Date	Type	Objective	Current Notional Amount	Counter-oartv	Term	Effective Date	Termination Date	Counter-party Rating Moody 's /S&P
12/7/2022	Pay-Fixed interest rate swap	Hedge of changes in cashflows for 2022 Series F-3	78,720 000	PNC Bank	Pay 2.3090%; receive 75% SOFR	12/15/2022	12/1/2042	A2JA
6/8/2023	Pay-Fixed interest rate swao	Hedge of changes in cash flows for 2023 Series A-3	80.000 000	PNC Bank	Pay 2.5885%; receive 70% SOFR	6/9/Z023	11/l!Z053	A2JA
6/8/2023	Pay-Fixed interest rate swap	Hedge of changes in cash flows for 2023 Series C	5, 0 000,000	Bank of New York Mellon	Pay 2.3992% receive 70% SOFR	6/Z0/2023	11/l!Z043	Aa l /AA-
10/27/2023	Pay-Fixed interest rate swap	Hedge of changes in cash flows for 2023 Series C	125 000 000	Well Fargo	Pay 4.3450% receive 100% SOFR (11)	10/27/2023	11/1/Z033	Aa2/A+
10/30/2024	Pay-Fixed interest rate swao	Hedge of changes in cash flows for 2024 Series E	75.000 000	WellF roo	Pay 3.6200% receive 100% SOFR.O2)	10/30/2024	11/l!Z034	Aa2/A+
Total Swaos			$1715.196000					

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 capcomponent).
3) Floating leg has 3M LIBOR rate ceiling of7.50% 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.
9) Floating leg has 100% SOFR rate ceiling of7.50% which expires on5/1/52.
10) Floating leghas 100% SOFR rateceiling of7.50% which expires on 11/1/2042.
11) Floating leg has 100% SOFR.rate ceiling of8.50% which expires on 11/1/2033.
12) Floating leg has 100% SOFR rateceiling of7.50% which expires on 11/1/2034.

Credit Risk: HDC is exposed to the credit risk of its counterpaities on hedging derivative instnnnents. To mitigate this risk, HDC requires collateral to be posted by the counterpaity if their credit rating falls below the threshold defined as Al/A+ for Baitlc of New York Mellon, Citibank, and PNC, as well as A2/A for RBC and Wells Fargo. Given the p01tfolio summary as of October 31, 2024, Citibank and PNC fell below this threshold, and therefore collateral was posted.

Termination Risk: HDC or the counte1pa1ty may terminate the swap if the other paity fails to perform under the terms of the contract. If at the time of tennination, the fair value of the swap is negative, HDC would be liable to the counte1paity for a payment equal to the fair value of the instrument. To mitigate termination risk, the swap agreement provides that the counterparty may only terminate the swap ifHDC's rating falls below investment grade, defined as Baa2/BBB for Bank of New York Mellon, RBC, and Wells Fai·go, as well as Baa3/BBB- for Citibank and PNC. HDC's current ratings remain above investment grade, at Aa2 (Moody's) and **AA (S&P),** ensuring the continuation of swap agreements without tennination concerns.

Interest Rate Risk: HDC is exposed to interest rate risk on the pay-fixed, receive -variable interest rate swaps. As the variable rate increases or decreases, HDC's net payments on such swaps change accordingly.

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 instrnments are on a rate other than rates HDC pays on its hedged variable-rate debt Under the te1ms 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 generally receives a variable rate on the swaps based on a percentage of SOFR plus basis points.

Rollover Risk: HDC is exposed to rollover risk on hedging derivative instruments should a te1mination event occur prior to the maturity of the hedged debt.

(CJ 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 incuned a loss in the amount of $8,958,000 which will be am01tized over the sho1ter of the life of the old bonds or the new bonds. As of October 31, 2024, the balance of the unam01tized deferred loss on early retirement of debt was $2,893,000. Since the adoption of GASB 91, this is now excluded from the Enterprise Fund financial statements and is pa1t of the conduit bond reporting.

(DJ Pension

As of October 31, 2024, the Corporation's pension contribution after the measurement date was $2,895,000. The Corporation recorded a net decrease in Defe1Ted Outflows of Resources in the amount of $1,177,000 (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 prop01tionate share and the net difference between projected and actual investment earnings on pension plan investments. The outstanding balance of Defe1Ted Outflows of Resources was $5,239,000 as of October 31, 2024.

The Corporation recorded a net decrease in Deferred Inflows of Resources related to pensions in the amount of $232,000. 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 hlflows of Resources was $159,000 as of October 31, 2024.

(E) OPEB

As of November 1, 2016 HDC adopted GASB Statement No. 75, *Accounting and Financial Reporting for Posternployment Benefits Other Than Pensions.* HDC rep01ted Defened Outflows of Resources of $1,606,000 and Defened Inflows of Resources of $13,677,000 related to OPEB as of October 31, 2024 (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 $19.0 billion, exclusive of refunding bonds or notes, and (ii) the maximum Capital Rese1ve Fund requirement may not exceed $85 million. No bonds are cunently subjected to the Capital Reserve Fund requirement. These limits may be changed from time to time through State legislation. Dming the year ended October 31, 2024, the statutmy debt limit on the aggregate principal amount outstanding remains unchanged at $19.0 billion.

Enterprise Fund Bond Programs

The Corporation issues bonds and notes to fund mmtgage loans for multi-family residential developments under the bond programs described below. In fiscal year 2022, the Corporation adopted GASB 91 and, as such, the Conduit Fund Bond Programs are now repmted separately. As of October 31, 2024, the Cmporation had bonds outstanding in the Enterprise Fund bond programs in the aggregate principal amount of $14,023,090,000.

All the bonds are separately seemed, except for the bonds issued under the General Resolution which are equally and ratably secured by the assets pledged under the General Resolution (see *"A. Housing Revenue Bond Program"* below). None of the bonds under the bond programs described in *" B. Pass-Through Revenue Bond Program "* and *" C. 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. 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 constmction loans (which pool contains FHA-insured mortgage loans, REJv1IC-insured mortgage loans, State of New York Mortgage Agency ("SONYMA") insured mortgage loans , GNMA mortgage-backed secmities, other mmtgage loans and participation interests in mortgage loans), the revenues received on account of all such loans and secmities, and other assets pledged under such resolution and any supplemental resolution for a particular series of bonds. Certain of the projects, which secme a pmi ion of the mortgage loans, receive the benefits of subsidy payments.

B. Pass-Through Revenue Bond Program Under this program, the Corporation has issued bonds to finance loans evidenced by a note and seemed by a mmtgage 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.

C. Housing Impact Bond Program Under this program, the Co1poration has issued bonds to finance mortgage loans for public housing developments under the City's "Pe1manent 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 conve1ted from public housing to Section 8 assisted housing. NYCHA leases the developments to for-profit and/or not-for-profit m01tgagors in order to provide for the ownership, financing, and rehabilitation of the developments.

Conduit Fund Bond Programs

HDC' s conduit debt is usually issued for a stand-alone development with a third paity guaranteeing the obligation. In a conduit bond program, the developer is not liable to HDC for the m01tgage loan but to a letter of credit issuer. HDC bears no direct risk on the bonds since most of the conduit debt is enhanced by a direct pay letter of credit, with Fannie Mae and Freddie Mac as the largest providers. Also included in HDC's conduit debt are the Military Housing Bonds and the NYCHA Capital Fund Bonds with their note payables secured by the pledged revenues of the development under a Master Trnst Indenture and the priority pledge of NYCHA's capital grant money provided by HUD, respec tively. For reporting purposes HDC presents the bonds payable in two separate sections the HDC Ente1prise Fund bonds and the Conduit bonds.

A. Multi-Familv Mortgage Revenue Bond Program The Corporation established its Multi-Family Program to develop privately-owned multi-family housing, all or a po1tion of which is rese1ved 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)** ai·e secured by a Direct Pay Credit Enhancement Instnnnent issued by Fannie Mae or (iii) are secured by a Direct Pay Credit Enhancement Agreement with 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 lendinginstitutions.

(3) Residential Housing; Credit Enhanced: The Corporation has issued bonds to provide financing for residential facilities for hospital staff and for post-seconda ry students, faculty and staff, which bonds are secured by letters of credit or bond insurance 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 ai·e 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 m01tgage-backed securities to refinance a multi-family housing development.

B. Milita111 Housing Revenue Bond Program Under this program, the Corporation has issued taxable obligations in order to fund a po1tion of the cost of the design, demolition, renovation, constrnction and operation of housing units in residential fainily housing areas located at Fort Hainilton.

C. Libertv 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".

D. 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 p01tfolio.

Changes in Enterprise Fund Bonds Payable:
(in thousands)

The summa1y of changes in Bonds Payable was as follows:

Bonds Payable outstanding at beginning of the year	$12,619,731
Bonds Issued	1,791,440
Bond Principal Retired	(385,136)
Net Premium/Discount on Bonds Payable	(703)
Bonds Payable outstanding at end of the year	$14,025,332

Details of changes in HDC bonds payable in the Enterprise Fund for the year ended October 31, 2024 were as follows:

Desc1iotion of Bonds as Issued	Balance at the beginning of the year	Issued	Retired	BaJance at the end of the year
(in thousands)				
HOUSING REVENUE BOND **PROGRAM:**				
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 Te1m Bondsdue 2030	**$100**	$-	$-	$100
1998 Se1ies B - 3.75% to 5.25% Fixed Rate Selia.I and Term Bonds due 2031	**100**	-	-	100
1999 Se1ies C (AMT) - 4.40% to 5.70% Fixed Rate Se1ial and Te1m Bonds due **2031**	85	-	(10)	75
1999 Se1ies E - 4.40% to 6.25% Fixed Rate Selia.I and Term Bonds due 2036	**100**	-	-	**100**

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2002 Se1ies C (Federally Taxable) - 5.64% to 5.79% Index Floating Rate Term Bonds due 2034	30,450	-	(1,920)	28 530
2003 Se1ies B-2 (AMT) - 2.00% to 4.60% Fixed Rate Se1ial and Term Bonds due 2036	100	-	-	100
2006 Se1ies J-1 - 3.50% Term Rate Tenn Bonds due 2046	99,030	-	(235)	98,795
2007 Se1ies A (Federally Taxable) - 5.26% to 5.52% Fixed Rate Tenn Bonds due 2041	20,380	-	(640)	19,740
2008 Se1ies E (Federally Taxable) - 5.64% to 5.79% Index Floating Rate Term Bonds due 2037	74,420	-	(2,980)	71,440
2008 Se1ies F (Federally Taxable) - 5.64% to 5.79% Index Floating Rate Tenn Bonds due 2041	64,025	-	(1,865)	62,160
2012 Se1ies L-2-A - 0.30% to 4.00% Fixed Rate Setial and Term Bonds due 2044	72,750	-	(1,670)	71,080
2012 Seties L-2-B (AMT) - 2.30% to 3.60% Fixed Rate Setial and Term Bonds due 2026	860	-	(290)	570
2012 Se1ies M-2 - 1.10% to 4.00% Fixed Rate Se1ial and Term Bonds due 2047	8,480	-	(220)	8,260
2012 Se1ies M-3 - 1.40% to 4.65% Fixed Rate Se1ial and Term Bonds due 2047	9,170	-	(235)	8,935
2013 Series B-1-A- 1.10% to 4.60% Fixed Rate Term Bonds due 2045	29,500	-	-	29,500
2013 Series B-1-B - 0.35% to 4.60% Fixed Rate Setial and Term Bonds due 2045	620	-	(410)	210

Desc1iption of Bonds as Issued	**Balance at thebeginning of the year**	**Issued**	**Retired**	**Balance at the end of the yeai·**
(in thousands)				
2013 Se1ies D-1 (Federally Taxable)- 0.70% to 3.78% Fixed Rate Se1ial and Tenn Bonds due 2028	17,120	-	(3,090)	14,030
2013 Se1ies E-1-C - 0.75% to 4.95% Fixed Rate Term Bonds due 2046	16,695	-	-	16,695
2013 Se1ies F-1 - 1.25% to 4.50% Fixed Rate Selial and Term Bonds due 2047	26,575	-	(485)	26,090
2014 Se1ies A - 0.20% to 4.35% Fixed Rate Selial and Term Bonds due 2044	6,130	-	(110)	6,020
2014 Se1ies C-1-A - 0.70% to 4.30% Fixed Rate Se1ial and Te1m Bonds due 2047	87,015	-	(2,085)	84 930
2014 Se1ies C-1-C - 1.10% to 4.00% Fixed Rate Se1ial and Term Bonds due 2047	11,175	-	(270)	10,905
2014 Se1ies **D-1** (Federally Taxab le) - 0.40% to 4.10% Fixed Rate Selial and Term Bonds due 2027	4,050	-	(2,685)	1,365
2014 Se1ies E - 2.90% to 3.75% Fixed Rate Selial and Te1m Bonds due 2035	27,195	-	-	27,195
2014 Se1ies G-1- 0.20% to 4.00% Fixed Rate Se1ial and Te1m Bonds due 2048	187,160	-	**(4,315)**	182,845
2014 Se1ies G-2 - 0.25% to 4.00% Fixed Rate Se1ial and Term Bonds due 2048	3,005	-	(75)	2 930
2014 Se1ies H-1 (Federally Taxable)- 0.76% to 4.32% Fixed Rate Se1ial and Tenn Bonds due 2035	22,860	-	(3,130)	19,730
2015 Series A-1 - 0.70% to 4.00% Fixed Rate Selial and Tenn Bonds due 2048	8,910	-	(150)	8,760

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2015 Se1ies A-2 - 2.25% to 3.75% Fixed Rate Se1ial and Tenn Bonds due 2035	2,050	-	(115)	1,935
2015 Se1ies B-1 (Federally Taxable)- 0.60% to 3.53% Fixed Rate Selial Bonds due 2027	8,665	-	(2,155)	6,510
2015 Se1ies D-1-A - 1.30% to 4.35% Fixed Rate Se1ial and Term Bonds due 2048	58,585	-	(1,220)	57,365
2015 Series D-1-B - 0.85% to 4.35% Fixed Rate Selial and Term Bonds due 2048	126,660	-	(2,470)	124,190
2015 Se1ies D-2 - 0.45% to 4.00% Fixed Rate Se1ial and Te1m Bonds due 2035	31,825	-	**(4,415)**	27,410
2015 Se1ies E-1 - 0.30% to 4.05% Fixed Rate Se1ial and Term Bonds due 2047	31,295	-	(710)	30,585
2015 Series E-2 - 0.30% to 3.75% Fixed Rate Selial and Term Bonds due 2035	2,195	-	(795)	1,400
2015 Se1ies G-1 (SNB) - 0.30% to 3.95% Fixed Rate Se1ial and Term Bonds due 2049	49,875	-	(1,190)	48,685
2015 Se1ies G-2 (SNB) - 1.45% to 3.95% Fixed Rate Selial and Term Bonds due 2049	30,535	-	(660)	29,875
2015 Se1ies H (SNB) - 2.95% Term Rate Tenn Bonds due 2026	136,470	-	-	136,470
2015 Se1ies I (SNB) - 2.95% Tenn Rate Tenn Bonds due 2026	60,860	-	-	60,860
2016 Se1ies A (SNB) - 0.35% to 3.75% Fixed Rate Se1ial and Tenn Bonds due 2047	34,050	-	(750)	33 300

Desc1iption of Bonds as Issued	Balance at the beginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2016 Se1ies D (SNB) - 0.50% to 3.75% Fixed Rate Selial and Term Bonds due 2047	44,620	-	(1,650)	42,970
2016 Se1ies C-1-A (SNB) - 1.20% to 3.45% Fixed Rate Se1ial and Term Bonds due 2050	78,190	-	(2,000)	76 190
2016 Se1ies C-1-B (SNB) - 1.38% to 3.40% Fixed Rate Tenn Bonds due 2047	20,520	-	-	20,520
2016 Se1ies E-1-A (SNB) - 0.40% to 5.00% Fixed Rate Selial and Tenn Bonds due 2047	42,760	-	(2,835)	39,925
2016 Series E-1-B (SNB) - 1.30% to 3.40% Fixed Rate Tenn Bonds due 2047	37,855	-	-	37,855
2016 Se1ies F-1-A (SNB) - 1.95% to 3.37% Fixed Rate Selial and Term Bonds due 2051	12,275	-	-	12,275
2016 Se1ies F-1-B (SNB) - 2.75% to 3.15% Fixed Rate Tenn Bonds due 2041	10,185	-	-	10,185
2016 Se1ies G-l(Federally Taxable) (SNB) - 0.85% to 2.82% Fixed Rate Selial Bonds due 2027	5,400	-	(1,100)	4,300
2016 Se1ies **I-1-A** (SNB) - 1.80% to 4.30% Fixed Rate Selial and Term Bonds due 2050	104,375	-	(2,510)	101,865
2016 Se1ies I-1-B (SNB) - 3.60% to 4.30% Fixed Rate Tenn Bonds due 2050	36,300	-	-	36 300
2016 Se1ies J-1 (Federally Taxable) (SDB) - 6.16% to 6.37% Index Floating Rate Tenn Bonds due 2052	158,000	-	(615)	157 385

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2017 Seties A-1-A (SNB) - 1.45% to 4.05% Fixed Rate Se1ial and Term Bonds due 2052	48,535	-	(1,060)	47,475
2017 Seties A-1-B (SNB) - 3.80% to 4.05% Fixed Rate Tenn Bonds due 2052	11,165	-	-	11,165
2017 Se1ies B-1 (Federally Taxable) (SNB) - 1.60% to 3.81% Fixed Rate Selial and Term Bonds due 2029	13,375	-	(2,205)	11,170
2017 Series C-1 (SNB) - 1.20% to 3.85% Fixed Rate Serial and Tem1 Bonds due 2057	135,075	-	(2,010)	133,065
2017 Se1ies E-1 (SNB) - 1.50% to 3.55% Fixed Rate Selial and Term Bonds due 2043	54,240	-	(4,590)	49,650
2017 Seties E-2 **(SNB)** - 1.20% to 3.35% Fixed Rate Se1ial and Tenn Bonds due 2036	1,310	-	-	**1,310**
2017 Series **G- 1** (SNB) - 1.15% to 3.85% Fixed Rate Serial and Tem1 Bonds due 2057	186,280	-	(3,535)	182,745
2018 Se1ies A-1 (SNB) - 1.55% to 3.90% Fixed Rate Se1ial and Term Bonds due 2048	46,845	-	(980)	45,865
2018 Se1ies B-1 (Federally Taxable) (SNB) - 2.32% to 3.65% Fixed Rate Serial Bonds due 2028	46,520	-	(12,990)	33,530
2018 Seties C-1-A (SNB) - 2.10% to 4.13% Fixed Rate Selial and Tenn Bonds due 2058	218 ,560	-	(6,370)	212,190
2018 Seties C-1-B (SNB) - 3.70% to 4.00% Fixed Rate Term Bonds due 2053	156,550	-	-	156,550

Desc1iption of Bonds as Issued	**Balance at thebeginning of the year**	**Issued**	**Retired**	**Balance at the end of the yeai·**
(in thousands)				
2018 Se1ies D (Federally Taxable) (SNB) - 3.26% to 4.10% Fixed Rate Serial and Term Bonds due 2038	50,355	-	(4,095)	46,260
2018 Se1ies E-1 (Draper Hall) - 1.25% to 4.00% Fixed Rate Serial and Te1m Bonds due 2048	15,220	-	(420)	14,800
2018 Seties F (SNB) - 3.20% to 3.80% Fixed Rate Se1ial and Term Bonds due 2047	11,060	-	-	11,060
2018 Seties E-2 (Stanley Commons) - 1.25% to 4.00% Fixed Rate Serial and Tenn Bonds due 2048	7,925	-	(220)	7,705
2018 Se1ies H (SNB) - 4.00% to 4.05% Fixed Rate Tenn Bonds due 2048	84,765	-	-	84 765
2018 Se1ies I (Federally Taxable) (SNB) - 3.22% to 4.48% Fixed Rate Serial and Tetm Bonds due 2038	20,805	-	(5,925)	14,880
2018 Seties N (Federally Taxable) (Avalon Morningside Apartments) - 3.95% Term Rate Te1m Bonds due 2046	12,500	-	-	12,500
2018 Se1ies E-3 (3475 Third Avenue - La Casa del Mundo) - 1.65% to 4.35% Fixed Rate Se1ial and Te1m Bonds due 2048	5,285	-	(115)	5,170
2018 Se1ies E-4 (MHANY) - 1.30% to 4.05% Fixed Rate Serial and Tenn Bonds due 2049	4,645	-	(100)	4,545
2018 Se1ies K (SNB) - 1.75% to 4.20% Fixed Rate Se1ial and Term Bonds due 2058	204 ,145	-	(2,610)	201,535
2018 Seties L-1 (SDB) - 1.93% to 4.58% Variable Rate Tenn Bonds due 2050	125,000	-	(9,000)	116,000

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2018 Se1ies L-2 (SNB) - 1.85% to 4.70% Va1iable Rate Term Bonds due 2050	58,100	-	-	58,100
2019 Se1ies A-1 (SNB) - 4.15% to 4.25% Fixed Rate Tenn Bonds due 2043	77,570	-	-	77,570
2019 Seties A-2 (SNB) - 3.90% Fixed Rate Te1m Bonds due 2033	22,820	-	-	22,820
2019 Seties A-3-A (SNB) - 1.50% to 3.95% Fixed Rate Se1ial and Tenn Bonds due 2049	85,155	-	(6,745)	78,410
2019 Seties A-3-B (SNB) - 3.90% to 4.05% Fixed Rate Term Bonds due 2054	35,100	-	-	35,100
2019 Se1ies A-4 (SNB) - 1.90% to 4.55% Valiable Rate Tenn Bonds due 2058	30,000	-	-	30,000
2019 Seties B-1-A (SNB) - 1.40% to 3.85% Fixed Rate Se1ial and Tenn Bonds due 2058	101,895	-	(1,820)	100,075
2019 Se1ies B-1-B (SNB) - 3.40% to 3.75% Fixed Rate Te1m Bonds due 2054	29,560	-	-	29,560
2019 Seties D-1 (Prospect Plaza III) - 1.30% to 3.80% Fixed Rate Selial and Term Bonds due 2049	6,890	-	(150)	6,740
2019 Se1ies E-1 (SNB) - 1.45% to 3.45% Fixed Rate Selial and Te1m Bonds due 2059	315,920	-	(1,760)	314,160
2019 Se1ies E-3 (SNB) - 2.00% to 4.52% Valiable Rate Te1m Bonds due 2059	45,000	-	-	45,000

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2019 Se1ies F (Federally Taxable) (SNB) - 2.02% to 3.77% Fixed Rate Serial and Term Bonds due 2044	152,440	-	(12,800)	139,640
2019 Seties G-1-A (SNB) - 1.10% to 2.25% Fixed Rate Setial Bonds due 2031	48,005	-	(9,880)	38,125
2019 Seties G-1-B (SNB) - 2.55% to 3.05% Fixed Rate Term Bonds due 2050	93,510	-	-	93,510
2019 Seties G-2 (AMT) (SNB) - 1.75% to 2.10% Fixed Rate Setial Bonds due 2027	8,460	-	(2,030)	6,430
2019 Se1ies J (SNB) - 1.25% to 3.35% Fixed Rate Se1ial and Term Bonds due 2065	214 ,840	-	(5,495)	209,345
2019 Series L (Federally Taxable) (SNB) - 1.83% to 3.74% Fixed Rate Serial and Term Bonds due 2055	66,585	-	(2,595)	63,990
2020 Seties A-1-A (SNB) - 0.75% to 2.90% Fixed Rate Setial and Term Bonds due 2059	16,365	-	(3,500)	12 865
2020 Se1ies A-2 (SNB) - 1.10% Fixed Rate Tenn Bonds due 2059	22,495	-	(22,495)	-
2020 Seties A-1-B (SNB) - 0.90% to 5.00% Fixed Rate Setial and Term Bonds due 2045	25,715	-	(200)	25 515
2020 Seties A-1-C (SNB) - 2.35% to 3.00% Fixed Rate Term Bonds due 2055	133,745	-	-	133,745
2020 Series A-3 (SNB) - 1.13% Fixed Rate Term Bonds due 2060	99,370	-	(99,370)	-
2020 Seties C (One Flushing) - 2.10% to 4.40% Fixed Rate Tenn Bonds due 2055	41,230	-	(655)	40,575

Desc1iption of Bonds as Issued	**Balance at thebeginning of the year**	**Issued**	**Retired**	**Balance at the end of the yeai·**
(in thousands)				
2020 Se1ies D-1-A (SNB) - 0.15% to 2.30% Fixed Rate Serial and Term Bonds due 2045	38,335	-	(2,330)	36,005
2020 Se1ies D-1-B (SNB) - 2.00% to 2.50% Fixed Rate Term Bonds due 2055	120,710	-	-	120 710
2020 Se1ies D-2 (SNB) - 0.70% Fixed Rate Te1m Bonds due 2060	25,000	-	(25,000)	-
2020 Series E (AMT) (SNB) - 2.03% to 4.55% Vaiiable Rate Te1m Bonds due 2050	**11,510**	-	-	11,510
2020 Se1ies F-1 (Federally Taxable) (SNB) - 1.45% to 3.10% Fixed Rate Serial and Te1m Bonds due 2045	72,500	-	-	72,500
2020 Series F-2 (Federally Taxable) **(SNB)** - 4.85% to 5.35% Va1iable Rate Term Bonds due 2060	38,490	-	-	38,490
2020 Se1ies H (SNB) - 1.85% to 2.75% Fixed Rate Se1ial and Tenn Bonds due 2060	64,035	-	-	64,035
2020 Se1ies I-1 (SDB) - 0.50% to 2.80% Fixed Rate Serial and Term Bonds due 2060	315,345	-	-	315,345
2020 Seties I-2 (SDB) - 0.70% Fixed Rate Te1m Bonds due 2060	137,605	-	-	137,605
2020 Se1ies I-3 (SDB) - 1.85% to 4.70% Va1iable Rate Te1m Bonds due 2060	80,000	-	-	80,000
2021 Seties **A-1** (SDB) - 0.90% to 2.45% Fixed Rate Se1ial and Te1m Bonds due 2041	90,955	-	-	90,955

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2021 Seties A-2 (AMT) (SDB) - 0.90% to 1.15% Fixed Rate Setial Bonds due 2026	9,190	-	-	9 190
2021 Se1ies B (Federally Taxable) (SDB) - 0.52% to 3.05% Fixed Rate Setial and Term Bonds due 2046	212,000	-	-	212,000
2021 Seties C-1 (SDB) - 0.37% to 2.65% Fixed Rate Setial and Term Bonds due 2060	124,395	-	-	124 395
2021 Seties C-2 (SDB) - 0.70% Fixed Rate Tenn Bonds due 2060	87,940	-	(33,890)	54,050
2021 Series D (Federally Taxable) (SDB) - 0.11% to 3.18% Fixed Rate Serial and Term Bonds due 2051	143,765	-	(5,210)	138,555
2021 Se1ies E (Federally Taxable) (SDB) - 5.88% to 6.08% Index Floating Rate Tenn Bonds due 2050	39,825	-	-	39,825
2021 Series F-1 (SDB) - 0.15% to 2.70% Fixed Rate Setial and Term Bonds due 2061	257 ,710	-	(1,205)	256,505
2021 Seties F-2 (SDB) - 0.60% Fixed Rate Tenn Bonds due 2061	237,600	-	-	237 600
2021 Seties F-3 (SDB) - 1.97% to 4.50% Va1iable Rate Tenn Bonds due 2061	100,000	-	-	100,000
2021 2008-2018CONSOLIDATED Series (Federally Taxable) (SDB) - 5.88% to 6.08% Index Floating Rate Term Bonds due 2050	646,515	-	-	646,515
2021 Series G (SDB) - 0.10% to 2.45% Fixed Rate Setial and Term Bonds due 2045	169,050	-	(6,145)	162,905

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2021 Se1ies J (Feder ally Taxable) (SDB) - 0.46% to 2.88% Fixed Rate Serial and Tenn Bonds due 2041	123,890	-	(2,435)	**121** 455
2021 Seties I (SDB) - 0.75% to 2.80% Fixed Rate Se1ial and Term Bonds due 2056	43,295	-	-	43,295
2021 Seties **K-1** (SDB) - 0.85% to 2.75% Fixed Rate Setial and Term Bonds due 2051	134,080	-	-	134 080
2021 Seties K-2 (SDB) - 0.90% Fixed Rate Tenn Bonds due 2060	185,105	-	-	185,105
2021 Series K-3 (SDB) - 1.97% to 4.50% Vatiable Rate Term Bonds due 2060	50,000	-	-	50,000
2021 Se1ies L (Federally Taxable) (SDB) - 5.89% to 6.09% Index Floating Rate Tenn Bonds due 2061	100,000	-	-	100,000
2022 Series A (SDB) - 0.90% to 3.50% Fixed Rate Setial and Term Bonds due 2057	176,270	-	(6,205)	170 ,065
2022 Seties B-1 (SDB) - 1.60% to 4.15% Fixed Rate Setial and Term Bonds due 2052	51,755	-	(230)	51,525
2022 Seties B-2 (SDB) - 2.25% to 4.90% Index Floating Rate Term Bonds due 2061	11,000	-	-	11,000
2022 Seties C-1 (SDB) - 2.60% to 4.30% Fixed Rate Setial and Term Bonds due 2057	115,705	-	-	115,705
2022 Series C-2-A (SDB) - 2.85% Fixed Rate Term Bonds due 2062	112,195	-	-	112,195
2022 Seties C-2-B (SDB) - 2.85% Fixed Rate Tenn Bonds due 2062	112,200	-	-	112,200

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2022 Seties C-3 (SDB) - **1.90%** to 4.70% Va1iable Rate Term Bonds due 2062	28,720	-	-	28720
2022 Se1ies D (Federally Taxable) (SDB) - 6.03% to 6.22% Index Floating Rate Te1m Bonds due 2062	150,000	-	-	150,000
2022 Seties E-1 (SDB) - 1.55% to 5.00% Fixed Rate Setial and Term Bonds due 2045	108,010	-	(4,105)	103 905
2022 Seties E-2 (SDB) - 4.00% to 4.30% Fixed Rate Term Bonds due 2045	41,330	-	-	41,330
2022 Se1ies F-1 (SDB) - 3.20% to 4.90% Fixed Rate Setial and Term Bonds due 2057	141,100	-	-	**141,100**
2022 Seties F-2-A (SDB) - 3.40% Fixed Rate Term Bonds due 2062	202 ,035	-	-	202,035
2022 Series F-2-B (SDB) - 3.40% Fixed Rate Te1m Bonds due 2062	152,035	-	-	152,035
2022 Seties F-3 (SDB) - 1.90% to 4.70% Va1iable Rate Term Bonds due 2062	100,000	-	-	100 000
2022 Seties G (SDB) - 3.20% to 4.95% Fixed Rate Se1ial and Te1m Bonds due 2058	53,645	-	-	53,645
2022 Seties H (SDB) - 3.63% Fixed Rate Te1m Bonds due 2029	47,675	-	(660)	47,015
2023 Seties A-1 (SDB) - 3.10% to 5.00% Fixed Rate Se1ial and Tetm Bonds due 2063	172,855	-	-	172,855
2023 Seties A-2 (SDB) - 3.70% to 3.73% Fixed Rate Tetm Bonds due 2063	419,870	-	-	419,870

Desc1iption of Bonds as Issued	**Balance at thebeginning of the year**	**Issued**	**Retired**	**Balance at the end of the yeai·**
(in thousands)				
2023 Seties A-3 (SDB) - 1.85% to 4.70% Va1iable Rate Term Bonds due 2063	50,000	-	-	50 000
2023 Seties B-1 (SDB) - 3.70% to 5.30% Fixed Rate Se1ial and Term Bonds due 2053	100,810	-	-	100,810
2023 Seties B-2 (SDB) - 2.05% to 4.55% Va1iable Rate Term Bonds due 2054	50,000	-	-	50 000
2023 Seties B-3 (SDB) - 2.50% to 4.00% Fixed Rate Setial and Tenn Bonds due 2048	40,020	-	(685)	39,335
2023 Se1ies C (Federally Taxable) (SDB) - 5.98% to 6.18% Index Floating Rate Tenn Bonds due 2063	125,000	-	-	125,000
2023 Se1ies D (SDB) - 4.30% Term Rate Tenn Bonds due 2063	-	121,500	-	121,500
2023 Series E-1 (SDB) - 3.30% to 5.00% Fixed Rate Setial and Term Bonds due 2063	-	198,030	-	198,030
2023 Seties E-2 (SDB) - 3.80% Fixed Rate Tenn Bonds due 2063	-	53,585	-	53 585
2023 Seties E-3 (SDB) - 1.93% to 4.58% Va1iable Rate Tenn Bonds due 2053	-	32,615	-	32,615
2023 Seties E-4 (SDB) - 2.50% to 4.00% Fixed Rate Setial and Term Bonds due 2048	-	20,205	(345)	19,860
2024 Seties A-1 (SDB) - 3.30% to 4.90% Fixed Rate Se1ial and Tenn Bonds due 2063	-	131,460	-	131,460
2024 Seties A-2 (SDB) - 3.63% Fixed Rate Term Bonds due 2063	-	190,835	-	190 ,835

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2024 Seties B-1-A (SDB) - 3.60% to 4.90% Fixed Rate Setial and Term Bonds due 2064	-	121,065	-	121 065
2024 Seties B-1-B (SDB) - 4.50% to 4.85% Fixed Rate Te1m Bonds due 2059	-	7,595	-	7,595
2024 Seties B-2 (SDB) - 3.70% Fixed Rate Term Bonds due 2064	-	311,725	-	311,725
2024 Se1ies C (Federally Taxable) (SDB) - 4.84% to 5.99% Fixed Rate Serial and Tenn Bonds due 2054	-	75,000	-	75,000
2024 Series D-1 (SDB) - 3.10% to 4.50% Fixed Rate Setial and Tetm Bonds due 2054	-	58,565	-	58,565
2024 Seties D-2 (SDB) - 4.45% to 4.50% Fixed Rate Tetm Bonds due 2054	-	34,195	-	34,195
2024 Series E (Federally Taxable) (SDB) - 5.81% Index Floating Rate Term Bonds due 2064	-	75,000	-	75,000
Multi-Family Secured Mortgage Revenue Bonds				
2017 Se1ies A-1 (Federally Taxable) (SNB) Secured Mmtgage Revenue Bonds - 1.37% to 3.48% Fixed Rate Setial Bonds due 2029	12,585	-	(12,585)	-
Federal New Issue Bond Program (NIBP)				
2009 Seties 1-5-A HRB (NIBP) - 2.47% Fixed Rate Term Bonds due 2048	87,130	-	-	87,130

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(in thousands)				
2009 Seties 1-5-B HRB (NIBP) (AMT) - 2.47% Fixed Rate Term Bonds due 2041	7,310	-	-	7 310
2009 Seties 2-5 HRB (NIBP) - 2.47% Fixed Rate Term Bonds due 2048	10,250	-	-	10,250
Total Housing Revenue Bond Program	11,480,885	1,431,375	(378,810)	12,533,450
Pass-ThrouKh Revenue Bond ProKram				
2014 Series A (Federally Taxable)- 3.05% Fixed Rate Tetm Bonds due 2036	3,601	-	(184)	3,417
2017 Se1ies A (Federally Taxable) (SNB) - 3.10% Fixed Rate Tetm Bonds due 2046	48,400	-	(1,032)	47 368
Total Pass-Through Revenue Bond Program	52,001	-	(1,216)	50,785
Housin f! Impact Bond Prow am				
2020 Seties A HIB NYCHA - 2.55% to 2.80% Fixed Rate Tetm Bonds due 2050	296,380	-	-	296 380
2020 Se1ies B (Federally Taxable) HIB NYCHA - 1.65% to 3.12% Fixed Rate Serial and Term Bonds due 2038	73,900	-	(3,525)	70,375
2020 Seties C HIB NYCHA - 2.15% to 2.75% Fixed Rate Tetm Bonds due 2052	257,535	-	-	257,535
2020 Se1ies D (Federally Taxable) HIB NYCHA - **1.10%** to 2.75% Fixed Rate Serial Bonds due 2033	31,530	-	(1,585)	29,945
2022 Seties A HIB NYCHA - 1.55% to 3.25% Fixed Rate Setial and Tetm Bonds due 2051	104,250	-	-	104,250

Desc1iption of Bonds as Issued	Balance at thebeginning of the year	Issued	Retired	Balance at the end of the yeai·
(i n thousand s)				
2023 Seties A HIB NYCHA - 4.45% to 4.80% Fixed Rate Term Bonds due 2053	290,725	-	-	290 725
2023 Se1ies B (Federally Taxable) HIB NYCHA - 5.13% to 5.44% Fixed Rate Serial and Term Bonds due 2039	29,580	-	-	29,580
2024 Seties A HIB NYCHA - 4.70% Fixed Rate Tenn Bonds due 2054	-	80,125	-	80,125
2024 Se1ies B (Federally Taxable) HIB NYCHA - 4.83% to 5.83% Fixed Rate Term Bonds due 2054	-	80,125	-	80,125
2024 Series C-1 HIB NYCHA - 4.50% Fixed Rate Term Bonds due 2054	-	36,425	-	36,425
2024 Seties C-2 HIB NYCHA - 4.50% Fixed Rate Tenn Bonds due 2054	-	20,000	-	20,000
2024 Se1ies D (Federally Taxable) HIB NYCHA - 4.17% to 5.45% Fixed Rate Serial and Tenn Bonds due 2054	-	143,390	-	143,390
Total Housing Impact Bond Program	1,083,900	360,065	(5,110)	1,438,855
Total Bonds Payable Prior to Net Premium Unamortized (Discount) on Bonds Payab les	12,616 ,786	1,791 ,440	(385,136)	14,023,090
Net Premium (Discount) on Bonds Payables	2,945	-	(703)	2,242
Total Bonds Payable (Net)	$12,619 ,731	$1 ,791,440	($385,839)	$14,025,332

Interest on the Co,poration 's variable rate debt is based on the SIFMA rate and is reset daily and/or weekly.

Changes in Conduit Bonds Payable:
{in thousands)

The summaiy of changes in Conduit Bonds Payable was as follows:

Conduit Bonds Payable outstanding at beginning ofthe yeai·	$3,058,903
Bonds Issued	
Bond Principal Retired	(88 440)
Net Premium/Discount on Bonds Payable	1
Conduit Bonds Payable outstanding at end ofthe year	$2 970,464

Details of changes in HDC's Conduit Bonds Payable for the year ended October 31, 2024 were as follows:

Desc1iption of Conduit Bonds as Issued	Balance at the beginning of the yeal'	Issued	Retired	Balance at the end of the veal'
(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) B1ittany Development Project- 1.80% to 4.46% Vaiiable Rate Bonds due upon demand throu!!h2029	$47 600	$-	($3,600)	$44,000
2000 Seties A (AMT) Related West 89th Street Development - 2.25% to 4.60% Vaiiable Rate Bonds due upon demand through 2029	53,000	-	-	53,000
2002 Se1ies A (AMT) The Foundty - 1.80% to 4.46% Vmiable Rate Bonds due uoon demand through 2032	54,600	-	(2,400)	52,200
2003 Series A (AMT) Related-Sie1Ta Development - 1.80% to 4.46% Variable Rate Bonds due upon demand through 2033	56,000	-	-	56,000
2004 Se1ies A (AMT) Related-Westpmt Development - 1.80% to 4.46% Variable Rate Bonds due upon demand through 2034	110,000	-	-	110,000

Desc1iption of Conduit Bonds as Issued	Balance at the beginning of the year	Issued	Retil'ed	Balance at the end of the yeal'
{in thousands)				
2004 Se1ies B (Federally Taxable) Related-Westp011 Development - 4.82% to 5.35% Vatiable Rate Bonds due upon demand through 2034	4,600	-	(1,700)	2,900
2005 Se1ies A Royal Cha1 1er Properties - 1.75% to 4.41% Vatiable Rate Bonds due upon demand through 2035	75,500	-	(3,600)	71,900
2005 Se1ies A (AMT) Atlantic Corn1 Apat1ments - 1.80% to 4.46% Vatiable Rate Bonds due upon demand tlu·ough 2035	83,700	-	-	83,700
2005 Se1ies A The Nicole - 3.42% Fixed Rate Tetm Bonds due 2035	54,600	-	-	54,600
2007 Se1ies A (AMT) Ocean Gate Development - 1.76% to 4.87% Variable Rate Bonds due upon demand tlu·ough 2040	8,345	-	(100)	8,245
2007 Se1ies B (AMT) Ocean Gate Development - 4.80% to 5.35% Fixed Rate Tetm Bonds due 2025	2,715	-	(1,320)	1,395
2007 Series A (AMT) 155 West 21st Street Apat1ments - 2.25% to 4.60% Vatiable Rate Bonds due upon demand tlu-ou!!h2037	37,900	-	-	37,900
2007 Seties B (Federally Taxable) 155 West 21st Street Apa1 1ments - 4.80% to 5.33% Vatiable Rate Bonds due upon demand thromi:h 2037	3,600	-	(1,400)	2,200
2008 Seties A (AMT) Linden Plaza - 1.76% to 4.87% Vru-iable Rate Bonds due upon demand tlu·ough 2043	48,015	-	(1,445)	46,570
2009 Series A The Balton - 1.85% to 4.65% Variable Rate Bonds due upon demand thromi:h 2049	29,750	-	-	29,750

Desc1iption of Conduit Bonds as Issued	**Balance at the beginning of the year**	**Issued**	**Retil'ed**	**Balance at the end of the yeal'**
{in thousands)				
2014 Se1ies A-1 NYCHA Ttiborough Preservation Development- 0.55% to 3.95% Fixed Rate Setial and Tenn Bonds due2044	205 ,645	-	(3,990)	201,655
2019 Se1ies A (Federally Taxable) The Nicole - 3.90% Fixed Rate Term Bonds due 2035	4,400	-	-	4,400
Multi-Family Mortgage Rm enue Bonds - Rental Project; Fannie Mae or Freddie Mac Enhanced				
2004 Se1ies A (AMT) State Renaissance Comt - 1.76% to 4.87% Vatiable Rate Bonds due upon demand throu!!h 2037	27,500	-	-	27,500
2004 Se1ies A (AMT) Ogden Avenue Apattments - 2.94% to 3.85% Vatiable Rate Bonds due upon demand tlu·ough 2038	4,460	-	(4,460)	-
2004 Se1ies A (AMT) Nagle Comtyard Apattm ents - 2.94% to 3.85% Vatiable Rate Bonds due upon demand through 2038	3,900	-	(3,900)	-
2005 Se1ies A (AMT) 89 Mmrny Street Development- 1.80% to 4.46% Vat"iable Rate Bonds due upon demand through 2039	49,800	-	(700)	**49,100**
2006 Series A (AMT) Linden Boulevmd Apattments - 3.90% to 4.75% Fixed Rate Serial and Term Bonds due 2039	9,970	-	(410)	9,560
2006 Se1ies A (AMT) Markham Garden Apattm ents - 1.80% to 4.46% Vatiable Rate Bonds due upon demand through 2040	**16,000**	-	-	**16,000**
2008 Se1ies A 245 East 124th Street - 2.10% Fixed Rate Tenn Bonds due 2046	35,400	-	-	35,400

Desc1iption of Conduit Bonds as Issued	**Balance at the beginning of the year**	**Issued**	**Retil'ed**	**Balance at the end of the yeal'**
{in thousands)				
2008 Se1ies A Bruckner by the Bridge - 1.73% to 4.84% Variable Rate Bonds due upon demand through 2048	36,800	-	-	36,800
2008 Se1ies A Hewitt House Apartments - 2.00% to 4.60% Va1iable Rate Bonds due upon demand through 2048	4,100	-	-	4,100
2010 Seties A Elliot Chelsea Development - 1.88% to 4.89% Variable Rate Bonds due upon demand through 2043	40,750	-	-	40,750
2011 Se1ies A (AMT) West 26th Street Development - 1.95% to 4.65% Variable Rate Bonds due upon demand through 2041	25,000	-	(1,400)	23,600
2011 Series B West 26th Street Development - 1.90% to 4.62% Variable Rate Bonds due upon demand through 2045	8 470	-	-	8,470
2012 Se1ies A West 26th Street Development - 1.90% to 4.62% Variable Rate Bonds due upon demand through 2045	41,530	-	-	41,530
Multi-Family Mortgage Rm enue Bonds - Rental Project; Letter of Credit Enhanced				
2003 Series A (AMT) Related-Upper East - 2.25% to 4.67% Vatiable Rate Bonds due upon demand throu!!h 2036	67,000	-	-	67,000
2003 Se1ies B (FederallyTaxable) Related-Upper East - 4.90% to 5.50% Va1iable Rate Bonds due upon demand throm!h 2036	3,000	-	-	3,000

Desc1iption of Conduit Bonds as Issued	Balance at the beginning of the year	Issued	Retil'ed	Balance at the end of the yeal'
{in thousands)				
2004 Se1ies A (AMT) Manhattan Colllt Development - 1.74% to 4.85% Variable Rate Bonds due upon demand through 2036	17,500	-	-	17,500
2005 Se1ies A (AMT) 2007 LaFontaine Avenue Apartments - 1.74% to 4.85% Vaiiable Rate Bonds due upon demand through 2037	3,325	-	(100)	3,225
2005 Seties A (AMT) La Casa del Sol Apattm ents - 2.05% to 4.80% Vatiable Rate Bonds due upon demand through 2037	3,550	-	(200)	3,350
2005 Se1ies A (AMT) 15 East Clarke Place Apattments - 2.35% to 4.70% Vatiable Rate Bonds due upon demand throu!ili2037	3,630	-	-	3,630
2005 Se1ies A (AMT) Urban Hotizons II Development- 2.05% to 4.80% Variable Rate Bonds due upon demand through 2038	4,165	-	-	4,165
2006 Se1ies A (AMT) Granville Payne Apattments - 1.74% to 4.85% Vruiable Rate Bonds due upon demand through 2039	5,160	-	(200)	4,960
2006 Se1ies A (AMT) Beacon Mews Development- 2.25% to 4.60% Vru"iable Rate Bonds due upon demand through 2039	18 200	-	-	18,200
2006 Se1ies A (AMT) Granite Te1rnce Aprutm e nts - 1.74% to 4.85% Vruiable Rate Bonds due upon demand through 2038	3,760	-	(100)	3,660
2006 Se1ies A (AMT) Intervale Gardens Apattments - 1.74% to 4.85% Vatiable Rate Bonds due upon demand tlu·ough 2038	2,915	-	(100)	2,815

Desc1iption of Conduit Bonds as Issued	Balance at the beginning of the year	Issued	Retil'ed	Balance at the end of the yeal'
{in thousands)				
2006 Se1ies A (AMT) 1405 Fifth Avenue Apartments - 1.74% to 4.85% Vruiable Rate Bonds due upon demand through 2039	**13,090**	-	-	**13,090**
2007 Series A (AMT) Susan's Court - 1.80% to 4.46% Vruiable Rate Bonds due upon demand through 2039	24,000	-	-	24,000
2007 Seties A (AMT) The Dorado Apartments - 1.82% to 4.48% Vruiable Rate Bonds due upon demand tlu·ough 2040	3,370	-	-	3,370
2007 Se1ies A (AMT) Boricua Village Aprutments Site A-2 - 2.25% to 4.60% Vruia:ble Rate Bonds due upon demand throucll 2042	4,250	-	-	4,250
2007 Se1ies A (AMT) Cook Street Aprutments - 1.82% to 4.48% Vruiable Rate Bonds due upon demand through 2040	3,580	-	**(100)**	3,480
2008 Se1ies A (AMT) Las Casas Development - 1.74% to 4.85% Vru"iable Rate Bonds due upon demand through 2040	19 200	-	(300)	**18,900**
Residential Revenue Bonds - Residential Housin f!; 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	58,230	-	(1,590)	56,640
Multi-Family Mortgage Revenue Bonds - Rental Pro ject ; Not Rated				
2007 Se1ies A Queens Family Comthouse Aprutm ents - 5.41% Fixed Rate Te1m Bonds due 2047	**40,000**	-	-	**40,000**

Desc1iption of Conduit Bonds as Issued	**Balance at the beginning of the year**	**Issued**	**Retil'ed**	**Balance at the end of the yeal'**
{in thousands)				
2010 Seties A 101 Avenue D Apartments - 3.21% to 5.86% Variable Rate Bonds due upon demand through 2043	22,700	-	-	22,700
2016 Se1ies A (Federally Taxable) Queens Family Courthouse Apartments - 5.97% Fixed Rate Tenn Bonds due 2047	15,000	-	-	15,000
2019 Se1ies A 535 Carlton Avenue - 4.08% to 6.35% Tetm Rate Tetm Bonds due 2027	73,000	-	-	73,000
2020 Se1ies A 38 Sixth Avenue- 4.38% Term Rate Term Bonds due 2059	83,240	-	-	83,240
Multi -Family Commercial Mortgage-Backed Securities				
2014 Se1ies A, Band C - 8 Sprnce Street (Federally Taxable)- 3.71% to 3.93% Fixed Rate Tenn Bonds due 2048	346,100	-	-	346,100
Total Multi-FamilyM011gage Revenue Bonds	2,021,615	-	(33,115)	1,988,500
J\IITLITARY HOUSING REVENUE BOND PROGRAM:				
2004 Se1ies A (Federally Taxable) Class I & II Fot1 Hamilton Housing LLC Project - 5.60% to 6.72% Fixed Rate Term Bonds due 2049	41,350	-	(635)	40,715
Total Milita1y Housing Revenue Bond Program	41,350	-	(635)	40,715
LIBERTY BOND PROGRAM:				
Multi-Family Mortf!af!e Revenue Bonds				
2005 Se1ies A 90 Washington Street - 1.73% to 4.84% Variable Rate Bonds due upon demand thrornili 2035	74,800	-	-	74,800

Desc1iption of Conduit Bonds as Issued	Balance at the beginning of the year	Issued	Retil'ed	Balance at the end of the yeal'
{in thousands)				
2006 Se1ies A 90 West Sti-eet - 2.20% to 4.55% Va1iable Rate Bonds due upon demand through 2036	**104 ,000**	-	-	104,000
2006 Se1ies B (Federally Taxable) 90 West Street - 4.83% to 5.33% Vaiiable Rate Bonds due upon demand through 2036	3,900	-	(900)	3,000
2006 Se1ies A - 2 Gold Sti-eet - 1.93% to 4.70% Va1iable Rate Bonds due upon demand through 2036	**162,000**	-	-	162,000
2006 Se1ies B (Federally Taxable) - 2 Gold St:reet - 4.84% to 5.36% Va1iable Rate Bonds due upon demand through 2036	**12,100**	-	(6,300)	5,800
2006 Series A 201 Pearl Street - 1.93% to 4.70% Vaiiable Rate Bonds due upon demand thromili 2041	65,000	-	-	65,000
2006 Se1ies B (FederallyTaxable) 201 Peai·1 Sti-eet - 4.84 % to 5.36% Vaiiable Rate Bonds due upon demand through 2041	17,000	-	(1,300)	15,700
2014 Se1ies Classes D, E and F (8 Sprnce Street) - 3.00% to 4.50% Fixed Rate Term Bonds due 2048	203 ,900	-	-	203,900
Total Libe1ty Bond Program	642,700	-	(8,500)	634,200
CAPTIALFUNDPROGRAM REVENUE BONDS (New York City Housing Authority **('N YCHA'))**				
2022 Se1ies A (Federally Taxable) (SDB) Capital Fund Program - 2.32% to 4.10% Fixed Rate Se1ial Bonds due 2033	353,250	-	(46,190)	307,060
Total Capital Fund Program Revenue Bonds	353 250	-	(46,190)	307,060

Desc1iption of Conduit Bonds as Issued	Balance at the beginning of the year	Issued	Retil'ed	Balance at the end of the yeal'
{in thousands)				
Total Bonds Payable Prior to Net Premium Unam01tized (Discount) on Bonds Payables	3 058 915	-	(88,440)	2,970,475
Net Premium (Discount) on Bonds Payables	(12)	-	1	(11)
Total Bonds Payable (Net)	$3,058,903	$-	($88,439)	$2,970,464

Int erest on the Corporation's variable rate debt is based on the SJFMA rate and is reset daily and/or weekly.

<u>Bonds Issued in Fiscal Year 2024</u>

On November 21, 2023, the te1m rate Multi-Family Housing Revenue Bonds, 2023 Series D, were issued in an amount of $121,500,000. The bonds were issued to finance the mortgage loan for a multi-family residential development located in the Borough of Queens, New York, and to pay for other related costs.

On December 14, 2023, three Multi-Family Housing Revenue Bonds series were issued in an amount totaling $284,230,000. The fixed rate 2023 Series E-1 Bonds were issued in the amount of $198,030,000, the fixed rate 2023 Series E-2 Bonds were issued in the amount of $53,585,000, and the variable rate 2023 Series E-3 Bonds were issued in the amount of $32,615,000. The bonds were issued and combined with other available monies to finance constrnction and pennanent mo1igage loans for ce1iain developments and to finance other corporate purposes of the Corporation.

On December 14, 2023, the fixed rate Multi-Family Housing Revenue Bonds, 2023 Series E-4, were issued in an amotmt of $20,205,000. The bonds were issued to refund a portion of the Multi-Family Mo1igage Revenue Debt Obligations (Caton Flats) and to provide pe1manent financing for a pmi ion of the facility as the project converted to permanent status in December 2023.

On April 11, 2024, two Multi-Family Housing Revenue Bonds series were issued in an ammmt totaling $322,295,000. The fixed rate 2024 Series A-1 Bonds were issued in the amount of $131,460,000, and the fixed rate 2024 Series A-2 Bonds were issued in the amount of $190,835,000. The bonds were issued and combined with other available monies to finance construction and pe1manent moli.gage loans for certain developments and to pay for other related costs.

On June 20, 2024, four Multi-Family Housing Revenue Bonds series were issued in an amount totaling $515,385,000. The fixed rate 2024 Series B-1-A Bonds were issued in the amount of $121,065,000 the fixed rate 2024 Series B-1-B Bonds were issued in the amount of $7,595,000, the fixed rate 2024 Series B-2 Bonds were issued in the amount of $311,725,000, and the fixed rate 2024 Series C (Federally Taxable) Bonds were issued in the amount of $75,000,000. The bonds were issued and combined with other available monies to finance constrnction and pennanent mmigage loans for ce1tain developments and to fmance other corporate purposes of the Corporation.

On June 26, 2024, two Housing Impact Bonds series were issued in an amount totaling $160,250,000. The fixed rate 2024 Series A Bonds were issued in the amount of $80,125,000, and the fixed rate 2024 Series B (Federally Taxable) Bonds were issued in the amount of $80,125 000. The bonds were issued to finance m01tgage loans to the bonowers for the purpose of paying a portion of the costs of acquiring, rehabilitating, and equipping fifteen public housing buildings located in the Boroughs of the Bronx and Staten Island, New York, and to pay for ce1tain other related costs.

On September 26, 2024 , three Housing Impact Bonds series were issued in an amount totaling $199 815,000. The fixed rate 2024 Series C-1 Bonds were issued in the amount of $36,425,000, the fixed rate 2024 Series C-2 Bonds were issued in the amount of $20 000 000 and the fixed rate 2024 Series D (Federally Taxable) Bonds were issued in the amount of $143,390,000. The bonds were issued to finance mortgage loans to the bmrnwers for the purpose of paying a po1tion of the costs of acquiring , rehabi litating, and equipping forty-six public housing buildings located in the Boroughs of the Bronx and Manhattan, New York, and to pay for ce1iain other related costs.

On October 17, 2024, three Multi-Fanlily Housing Revenue Bonds series were issued in an a.mount totaling $167,760,000. The fixed rate 2024 Series D-1 Bonds were issued in the amount of $58,565,000 the fixed rate 2024 Series D-2 Bonds were issued in the amount of $34,195,000, and the indexed floating rate 2024 Series E (Federally Taxable) Bonds were issued in the amount of $75,000,000. The bonds were issued and combined with other available monies to finance constrnction and pennanent m01tgage loans for certain developments and to finance other corporate 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. Depaitment of the Treasmy, as part of the Housing Finance Agency ("HFA") initiative used authority provided to it pursuant to the Housing and Economic Recove1y Act of 2008 ("HERA") to help expand resources to provide affordable mortgages for low- and middle-income households, and to suppo1t 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 vai·iable rate 2009 Housing Revenue Bonds Series 1 (Federally Taxable) Bonds were issued in the a.mount 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 Jm1e 2010 and December 2011, all the principal amount of the 2009 Series 1 (NIBP) Bonds and the 2009 Series 2 (NIBP) Bonds were conve1ted to fixed rate tax exempt bonds. These bonds were designated as the "Converted Bonds". As of October 31, 2024, po1tions of the NIBP Conve1ted Bonds in the amount of $395,310,000 were redeemed and $104,690,000 remain outstanding.

Debt Obligations Program

The Corporation entered into funding loan agreements with Citibank and Jones Lang LaSalle to fmauce mortgage loans 1mder its Multi-Family Mmtgage 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-Ba.ck" .

Changes in Debt Obligations Payable:
(in thousands)

The summa1y of changes in Debt Obligations Payable was as follows:

Debt Obligations Payable outstanding at beginning ofthe year	$145,111
Debt Obligations Issued	
Debt Obligations Principal Retired	(56 969)
Debt Obligations Payable outstanding at end ofthe year	$88,142

Details of changes in HDC debt obligations for the year ended October 31, 2024 were as follows:

Desc1iption of Debt Obligations as Issued	**Balance at the beginning of the vea1·**	**Issued**	**Retind**	**Balance at the end of the year**
(in thousands)				
MFMR Debt Obligations (Harlem Dowling Residential) - 2.49% to 5.21% Fixed Rate due 2047	$4,551	$ -	($125)	$4,426
MFMR Debt Obligations(1133 Manhatt an) - 3.86% Fixed Rate due 2027	45,600	-	-	45,600
MFMR Debt Obligations (1133 Manhattan) (Federally Taxable) - 3.86% Fixed Rate due 2027	13,240	-	(924)	12,316
MFMR Debt Obliga tions (Far Rockaway) - 3.65% Fixed Rate due 2058	25,800	-	-	25,800
MFMR Debt Obligations (Caton Flats) - 4.95% to 5.67% Fixed Rate due 2053	55,920	-	(55,920)	-
Total Debt Obligations Payable	$145 ,111	$ -	($56 ,969)	$88,142

Federal Financing Bank Loan Pa1ticipation Ce1lificates Payable

In fiscal year 2014, the Co1poration 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 mmigage insurance. The Corporation was selected to be the first housing fmance 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 mmtgage loans that the Cmporation 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 bonower will be used to pay the interest due to the FFB as well as principal payments reflected on the m011gage schedule.

The aggregate FFB Loan Participation Certificates Payable balance as of October 31, 2024 was $502,995,000 (see Note 4: "Mortgage Loans').

Changes in FFB Loan Pa1iicipation Ce1iificates Payable:
(in thousands)

The summaiy of changes in FFB Loan Pa1iicipation Certificates Payable was as follows:

FFB Loan Pa1ticipation Ce1tificates payable outstanding at beginning of the year	$509 ,520
FFB Loan Pa1ticipation Proceeds	
Repayments to FFB	(6,525)
FFB Loan Paiticipation Ce1tificates payable outstanding at end ofthe year	$502,995

Details of changes in FFB loan paiticipation certificates payable for the year ended October 31, 2024 were as follows:

Desc1iption of FFB Loan Participation as Issued	Balance at the begilllling of the year	Issued	Retired	Balance at end of the year
(in thousands)				
FFB Loan Paiticipation - Arveme View Apt - 3.32% Fixed Rate Ce1tificate Pass-Throu!!h due 2049	$64,891	$-	**($1,064)**	$63 ,827
FFB Loan Paiticipation - 2629 Sedgwick Avenue- 3.28% Fixed Rate Certificate Pass-Through due 2051	2,587	-	(51)	2,536
FFB Loan Patticipation - Marseilles Apartments - 2.85% Fixed Rate Ce1ti ficate Pass-Through due 2051	**16 ,209**	-	(332)	15 ,877
FFB Loan Paiticipation - Sons of Italy Apartments - 2.76% Fixed Rate Certificate Pass-Through due 2051	7,398	-	(147)	7,251
FFB Loan Pa1ticipation - Stevenson Commons - 2.96% Fixed Rate Ce1tificate Pass-Throue:h due 2057	97,455	-	(1,085)	96,370
FFB Loan Paiticipation - Independence House - 3.04% Fixed Rate Ce1tificate Pass-Throue:h due 2057	**6,818**	-	(88)	6,730

Desc1iption of FFB Loan PaJ'ticipation as Issued	**Balance at the beginning of the year**	**Issued**	**Retired**	**Balance at end of the yeai·**
{in thousands)				
FFB Loan Participation - Carol Gardens - 3.02% Fixed Rate Ce1tificate Pass-Throu!!h due 2058	20,765	-	(225)	20,540
FFB Loan Participation - La Cabana Houses - 3.35% Fixed Rate Cettificate Pass-Throu!!h due 2053	52,888	-	(695)	52,193
FFB Loan Paiticipation - Alvista Towers - 2.57% Fixed Rate Certificate Pass-Throu!!h due 2059	63,319	-	(674)	62,645
FFB Loan Participation - Baychester Murphy - 3.37% Fixed Rate Ce1tificate Pass-Throu!!h due 2061	**131,132**	-	(1,780)	129,352
FFB Loan Pa1ticipation - Lexington Garden II - 3.07% Fixed Rate Ce1tificate Pass-Through due 2062	46,058	-	(384)	45.674
Total FFB Loan Paiticipation Certificates Payables	$509,520	$-	($6,525)	$502 ,995

Future Debt Service:

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

Enterprise Fund

Year Ending October 31, *(in thousands)*	Principal	Interest	Total
2025.....	$227,202	$497,097	$724 299
2026.....	200,450	498,691	699,141
2027.........	201,840	493,042	694,882
2028..........................	230,140	487,879	718,019
2029..........................	219,415	481,013	700,428
2030 - 2034....	1,287,525	2 286 ,675	3,574,200
2035 - 2039..............	1 660,585	2,034,320	3,694,905
2040 - 2044..............	1,946,580	1,691,652	3 638 232
2045 - 2049	2,195,568	1,273 ,498	3,469,066
2050 - 2054..............	2,369,680	830,392	3,200 ,072
2055 - 2059..............	742,490	488,986	1,231,476
2060 - 2064..............	2,734,030	289,044	3 023 074
2065 - 2069..............	7,585	207	7,792
Total	$14 023 090	$11,352,496	$25,375,586

Conduit Debt

Year Ending October 31, *(in thousands }*	Principal	Interest	Total
2025.....	$57,420	$107,766	$165 186
2026....	37,230	106,309	143,539
2027..........................	38 625	105,019	143,644
2028....	113,120	99,858	212,978
2029.....	85,725	96,897	182,622
2030 - 2034......	472,135	438,495	910,630
2035 - 2039..	899,890	297,762	1,197,652
2040 - 2044....	330 ,475	208,147	538,622
2045 - 2049..............	852 615	112,924	965,539
2050 - 2054......		18,230	18,230
2055 - 2059..	83,240	17,014	100,254
Total	$2,970,475	$1,608 ,421	$4,578,896

Changes in Liabilities:

Liability activities for the year ended October 31, 2024 are as follows:

Enterprise Fund

Desc1iptions	Balance at Beginning of the Year	Additions	Deductions	Balance at End of the Year	Due Within 1 Year
(in thousand s)					
Bonds Payable, (net)	$12 ,619,731	$1,791 ,440	($385 ,839)	$14,025,332	$227,202
Debt Obligations	**145, 111**		(56,969)	88,142	1,095
Payable to FFB - Loan Participation	509,520		(6,525)	502,995	6,841
Payable to City of New York	5,320,757	1,604,881	(14,336)	6,911,302	
Payable to M01tgagors & Restiicted Earnings on Investments	398,857	1,118,932	(274,488)	1,243,301	283
Others	1,079,955	635,549	(742,852)	972,652	348,828
Total	$20 073,931	$5,150,802	($1 ,481 ,009)	$23 ,743 ,724	$584 ,249

Conduit Debt

Descliptions	Balance at Beginning of the Year	Additions	Deductions	Balance at End of the Year	Due Within 1 Year
{in thousands)					
Bonds Payable, (net)	$3,058 ,903	$	($88 ,439)	$2,970,464	$57,420
Payable to M01tgagors & Restlicted Earnings on Investments	174,171	121,417	(111,935)	183,653	31,102
Others	35,018	111,240	(112,453)	33,805	15,366
Total	$3,268,092	$232,657	($312,827)	$3 ,187,922	$103,888

Note 12: Consultants' Fees

The fees paid by the Corporation for legal, accounting and consulting services in fiscal year 2024 for HDC include: $87,618 to Venable LLP; $11,108 to NYC Law Department ; $9,985 to Hawkins Delafield & Wood LLP; $8,494 to Seyfarth Shaw LLP and $2,449 to Epstein, Becker & Green, P.C. Auditing fees of $289,800 were paid to Ernst & Young LLP.

The Corporation paid other consulting fees in the amount of $319,886 to Oracle America, Inc.; $185 ,250 to New York City Economic Development Corporation; $162,500 to National Strategies Group,LLC; $97 000 to Ga1tner, Inc; $47,500 to Buck Global, LLC- $18 669 to Novogradac & Company, LLP; $16,844 to Gold Enterprises , LLC; $11,981 to NYSTEC; $1,800 to Insurance Advisors LLC and $1,250 to HR Strategies Solutions.

The Corporation also paid $27,265 to GreyBox Creative; $13,500 to 3rd Edge Communica tions, Inc.; $1,814 to MJB Home Ente1tainment, LLC- $564 to Webflow, Inc. and $400 to CityHeadshots for concept, design and layout of the 2023 HDC Annual Repo1t.

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: $259,908 to Hawkins, Delafield & Wood LLP; $50,000 to Mohanty Gargiulo, LLC; $7,483 to Potter Anderson & Corroon, LLP and $6,500 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, 2024, the total payable to the City relating to this MOU was $6 300,569 000.

The Co1poration 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 m01tgage loans as well as the acquisition of paiticipation interests in City• owned second mortgages and associated cash flows. As long as any Mitchell-Lama Restruchtring 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 mmtgages reve11 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 Restruchliing Bonds are retired. As of October 31, 2024, the Corporation's payable to the City under the MLRP was $451550000.

On December 18, 2015 at the request of the City the C01poration 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. As of October 31, 2024 the fund has been fully reimbursed to HDC by the City.

From time to time, HPD and HDC jointly engage in other programs under which both HPD and HDC provide construction and permanent financing for affordable housing projects wherein HPD and HDC are pa1ticipating in construction loans and will swap funds. As of October 31, 2024 the C01poration has an outstanding balance of $38,141,000 under this program.

The Corporation also has an outstanding payable of $35,228,000, 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 reve1i to the City. As of October 31, 2024, total resources payable to the City amounted to $85 814,000 of which $85,941 340 was related to the funding of Stuyvesant Town-Peter Cooper Village. As of July 2024, the funds allocated in HAC for the RY Subsidy Program have been depleted. As there are no longer assets available in HAC to support the RY Subsidy Program, HDC is authorized to transfer in monthly increments an estimated not to exceed amount of $3,400,000 from its corporate reserves to fund the RY Subsidy Program through December 2025.

(C) Fiduciary Funds

Under n01mal HDC unde1writing guidelines all subordinate loans must be cotenninous to the senior loan in order to avoid scenarios where the payment of subordinate loan is made before the senior loan. Until recent legislation due to HPD statuto1y authority limits HPD could not make a loan longer than a thilty• year te1m. 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 f01m 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, 2024, the assets that HDC held on behalf of HPD consisted of cash and investments, m01igage and other receivables in the amounts of $7,065,000 and $753,848,000, respectively.

The Co1poration also administers construction and pe1manent loans on behalf of HPD, using funds provided by HPD as well as funds received from Battery Park City Authority ("BPCA") on HPD' s behalf. All such funds are the prope1ty of HPD and thus are rep01ted as restricted net position for the City in the Fiduciary Funds financial statements. As of October 31, 2024, the assets held and restricted for the City amounted to $208,988 ,000.

fu FY 2024, the City and BPCA entered into an agreement for BPCA to provide an annual funding totaling up to $500 Inillion total to au Affordable Housing Fund to be adininistered by HDC. This funding aims to assist in creating more affordable housing in NYC. Under a separate MOU between HPD and HDC, the BPCA funds will be administered by HDC and allocated between the two entities. HPD' s p01tion is broken out into two funds: a m01tgage loan fund and a tech fund, which will be up to 10% of the total, and is used for related technology improvements. HDC will administer and se1vice the HPD po1tion. For financial statement rep01ting pmposes, the HPD portion qualifies as fiducia1y activities under GASB 84, *Fiduciary Activities,* and is rep01ted accordingly . HDC's portion is recorded under the Ente1prise Fund. fu FY 2024, HDC received a total of $140,400,000 from BPCA, with $80,950,000 repo1ted under the Fiducia1y Funds and $59,450 000 under the Enterprise Fund.

Under HDC's normal loan servicing function, the Corporation is in possession of escrow and reserve funds held on behalf of its m01tgagors. The funds are used to pay taxes on the underlying mortgage prope1ty, held as rese1ve 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 conesponding restricted net position for m01tgagors. The balance as of October 31, 2024, was $958,143,000.

Note 14: Retirement Programs

(A) NYCERS

The Corporation is a pa1ticipating employer in NYCERS, a cost sharing multi-employer plan, of which 112 current employees of the Corporation are members. NYCERS provides defined benefit pension benefits to 180,000 active municipal employees and 170,000 pensioners through its plan that has $86.9 billion in net position. City employees who receive pe1manent appointment to a competitive position and have completed six months of se1vice 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, ordinaiy disability retirements (non-job-related disabilities) and accident disability retirements Gob-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 yeai·s 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 fmal average salaiy times the number of years of membership service.

Contribution requirements of the active employees and the paiticipating New York City agencies ai·e established and may be amended by the NYCERS Board. Emp loyees' 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 yeai·.

Copies ofNYCERS' 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, defeITed outflows of resources and defeITed inflows of resources related to pensions, and pension expense, information about the :fiduciary net position of NYCERS and additions to/deductions from NYCERS' :fiducia1y 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 te1m. Investments are recorded at fair value.

As of October 31, 2024, the Corporation reported a liability of $10,729,000 for its proportionate shai·e of NYC ERS' net pension liability . The net pension liability was measured as of June 30, 2024 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-t.e1m sh ai·e of contributions to the pension plan relative to the projected contributions of all part ic ipatingemployees, actuaiially detennined. On June 30, 2024, the Corporation's proportionate shai·e was 0.07%.

As of October 31, 2024, the Corporation repo1ted deferred outflows of resources and defened inflows of resources related to pensions from the following sources:

	Defe1Ted Outflows of Resources	Defened Inflows of Resources
Net difference between projected and actual investment earnings on pension plan investments	$140 ,000	$ -
Differences between expected and actual experience	1,512 ,000	34 ,000
Changes in propmtion and differences between Corporation's contributions and proportionate share of contributions	692,000	30,000
Changes in assumptions	-	95 000
Sub-Total	2,344 ,000	159 ,000
Corporation contributions subsequent to the measurement date	2,895 ,000	-
Total	$5,239,000	$159 ,000

Of the defened outflows of resources related to pensions, $2,895,000 was a contribution that the C01poration 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, 2024.

Other amounts repo1ted as defened outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

2025	$ 437,000
2026	437 000
2027	437 000
2028	437,000
2029	437,000
Total	$2,185,000

The C01poration recorded pension expense for fiscal year ending October 31, 2024 in the amount of $2 814,000.

Actuarial assumptions

The total pension liability in the June 30, 2024 actuarial valuation was detennined using the following actuarial ass umptions, applied to all periods included in the measurement:

fuvestment Rate of Return	7% per ann um, net of investment expenses
Sala1y fucreases	fu 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 m01ta1ity tables for beneficiaries were developed from an expe1ience review. Periodically the New York City Office of the Actua1y (NYCOA) conducts a full review of the actuarial assumptions and methods used to fund the NYCERS. These reviews lead to fonnalized recommendations that are then presented to each of the NYCERS Boards. Electronic versions are available on the NYCOA website (www.nvc.gov/actuaiy) under Assumptions and Methods.

Pursuant to Section 96 of the New York City Chart e r, studies of the actuarial assumptions used to value liabilities of the five actuarially funded NYCERS are conducted eve1y two years.

Expected Rat.e of Return on Investments

The long-te1m expected rate of return on pension plan investments was dete1mined 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) ai·e developed for each major asset class. These ranges are combined to produce the long-te1m 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	23.50%	6.80%	1.60%
Developed Public Market Equities	11.60%	7.20%	0.84%
Emerging Public Market Equities	4.90%	8.60%	0.42%
Fixed Income	31.00%	3.30%	1.02%
Public Markets (Alternative Investments):			
Private Equities	10.00%	11.60%	1.16%
Private Real Estate	8.00%	7.00%	0.56%
Infrastructure	4.50%	6.30%	0.28%
Opo01tunistic Fixed Income	6.50%	8.50%	0.55%

Management of the pension plan has determined its expected rate of return on investments to be 7.0%. This is based upon the weighted average rate of return from investments of 6.4% and a long-te1m Consumer Price Inflation assumption of2.5% per year which is offset by investment related expenses.

Discount Rate

The discmmt rate used to measure the total pension liability as of June 30, 2024, was 7.0% per annum. The projection of cash flows used to determine the discoimt rate assumed that employee contributions will be made at the rates applicable to the ClllTent tie r for each member and that employer contributions will be made based on rates dete1mined by the Actua1y. 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-te1m expected rate of return on NYCERS investments was applied to all periods of projected benefit payments to dete1mine the total pension liability.

The following presents the Corporation's proportionate share of the net pension liabi lity 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 ClllTent rate.

Sensitivity Analysis			
	1% decrease (6%)	Discount rate (7%)	1% increase (8%)
HDC' s proportionate share of the net pension liability	$18,218,000	$10,729,000	$4,402,000

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 pruticipating in a Tax-Sheltered Annuity Plan managed by Principal as an alternate or supplemental retirement plru1 under Section 403(b) of the futernal Revenue Code. The futernal 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 pa1ticipate 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 ru·e classified into two groups as either NYCERS members or Non-NYCERS members. NYCERS members are those who have service of at least 10 years at the time of their retirement. Non-NYCERS members are those who have se1vice of at least 10 years and retired struting at age 59 1/2. For NYCERS members, the Corporation provides retiree health cru·e coverage and prescription drng coverage through the New York City Health Benefit Program ("NYCHBP"). For Non-NYCERS members, the Corporation provides retiree health cru·e coverage and prescription dtug coverage through the Empire Plan offered by the New York State Health fusurauce Program ("NYSHIP").

Benefits provided. The Corporation provides comprehensive health care ru1d prescription drng 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 Board Members and there is no statut01y requirement for HDC to continue this plru1 for future HDC employees. The plan is cmTently a non-contribut01y 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 detenniued in accordance with the pru·ameters of GASB Statement No. 75. The covered-employee payroll (annual payroll of active employees covered by the plan) was $27,314,000 and the ratio of the net OPEB liability to the covered-employee payroll was 8.94%. 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 shru·ing benefit costs between HDC and the plan members to that point.

Employees covered by benefit tenns. As of October 31, 2023, the measurement date, the following employees were covered by the benefit tern1s:

Membership Status as ofNovember 1, 2023	Count
Inactive employees or beneficiaries cunently receiving benefit payments	35
Inactive employees entitled to but not yet receiving benefit payments	6
Active plan employees	192
Total	233

Net OPEB Liability

As of the reporting date, October 31, 2024, HDC's total OPEB liability was $14,207,000 and the net OPEB liability was $2,442,000 as reported by the Corporation's consultants' report prepared by Buck Global The measurement date of October 31, 2023 was used to calculate the net OPEB liability, which was determined by an actuarial valuation as of that date. Therefore, all the following infmmation reflects fiscal year 2023 plan data unless otherwise noted.

Changes in the Net OPEB Liability

	Total OPEB Liability	Plan Fiduciaiy Net Position	NetOPEB Liability
Net OPEB liabilitv at beginning of the year	$13.601,000	$11 942,000	$1659000
Changes for the year:			
Se1vice cost	864,000	-	864,000
Interest	698,000	-	698,000
Difference between expected and actual exoe1ience	(88,000)	-	(88,000)
Changes of assumotions	(405.000)	-	(405.000)
Net investment income	-	291 000	(291,000)
Benefit payments	(463,000)	(463,000)	-
Administrative expense	-	(5,000)	5,000
Net changes	606,000	(177,000)	783 000
Net OPEB liability at end of the year	$14,207,000	$11,765,000	$2,442,000

OPEB Plan Fiduciary Net Position

Since establishing an inevocable OPEB tmst in fiscal yeai· 2012 , the Corporation has funded a total of $13 000,000 to date, with the most recent being a $5,000 000 contribution in fiscal year 2022. All OPEB plan assets are held in a separate t:rnst: 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.

New York City Housing Development Corporation
Notes to the Financial Statements
October 31, 2024

All investment trnnsactions are recorded on the trade date. As of October 31, 2024, the fair value of OPEB trust investments was $12,261,000.

		Investment Matmities as of October 31. 2024			
Investment Type	2024	Less than 1	1-5	6-10	More than 10
(in thousands)					
FFCB Bonds	$7,542	$	$4,522	$3,020	$
FHLB Bonds	4 164		767	3,397	
U.S. Treasuries	555	555			
Total	12,261	555	5,289	6,417	
Less amounts classified as cash equivalents	(555)	(555)			
Total investments	$11,706	$ -	$5,289	$6,417	$

The Corporation has the following recurring fair value measurements as of October 31, 2024:

- U.S. Agency securities of $11,706,000 are valued based on models using observable inputs. (Level 2 inputs)
- U.S. Treasury securities of $555,000 are valued based on models using observable inputs. (Level 2 inputs)

As of October 31, 2024 the OPEB plan asset held $40 000 in cash.

As a means oflimiting its exposure to fair value losses arising from rising interest rates, the Corporation' s Investment Guidelines charge the Investment Committee with " ... determining appropriate investment instr uments... 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 cany 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 ofr atings, collateral and diversification requirements that vaiy according to the type ofinvestment.

As of October 31, 2024, investments in Federal Home Loan Bank ("FHLB") and Federal Faim Credit Bank (" FFCB") were rated by Standard & Poor's and/or Moody' s Investors Service (FHLB and FFCB are collectively referred to as "Agency"). Standard & Poor's ratings for long-te1m and sh01t-te1m were AA+ and A-1+, respectively. Moody's long-term ai1d short-te1mratings were Aaa and P-1, respectively. Investments in FHLB and FFCB are implicitly guai·anteed by the U.S. government. They cai1y 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 canied ratings of AA+ for long-term and Fl+ for sh01t-te1m.

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 Board Members of the Corporation's Audit Committee.

The following table shows issuers that represent 5% or more of total investments as of October 31, 2024:

Issuer	Dollar Amount	Percentage
FFCB	$7,542,000	61.51%
FIILB	$4,164,000	33.96%

For the year ended October 31, 2024, the annual money-weighted rate of return on investments, net of investment expense, was 3.16%. The money-weighted rate ofretum expresses investment pe1fo rmance, net of investment expense, adjusted for the changing amounts invested.

For the year ended October 31, 2024 HDC's **OPEB** expense was offset by the amortization of prior year's defened inflows.

As of October 31, 2024, HDC reported OPEB related defened outflows of resources and deferred inflows of resources from the following sources:

	Defe1Ted Outflows of Resources	Defe1Ted Inflows of Resources
Defe1Ted Outflows/Inflows as of November **1**, 2023	$2,067,000	$14,928,000
Changes for the year		
Difference between expected and actual experience	-	88,000
Change in assumptions	-	405,000
Difference between projected and actual investment earnings	60,000	-
RecoITTiition of defened outflows/inflows in FY 2024	(521,000)	(1,744,000)
Defened Outflows/Inflows as of October 31. 2024	$1.606,000	$13,677.000

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

FY 2025	($1,277,000)
FY2026	(1,226,000)
FY2027	(1,234 000)
FY2028	(1,572 000)
FY2029	(1,584,000)
Thereafter	($5,178,000)

Actuarial assumptions. TI1e total OPEB liability as of October 31, 2023 used the Ent1y 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	3.0%
Healthcare cost trend rates	7.0% grading down to a rate of 4.5%

Mortality. The post-retirement m01tality rates were based on the actual experience of the NYCERS population and the application of the m01tality improvement scale (MP-2020). The moitality 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, 2023 valuation were based on the results of an actuarial experience study from 2006 to 2020.

Long-Term Expected Rate of Return. The long-te1m 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 rehnn s, 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 fuhu-e real rates of rehnn by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of rehnn for ea.ch major asset class are summarized in the following table:

Asset Class	Target Allocation	RealRehnn Arithmetic Basis
U.S. Fixed Income	100.00%	3.00%

Discount Rate. The long term expected rate of return on plan assets is 3.00% per year, net of investment expenses. The weighted average discount rate is 5.12% in 2023. The projection of cash flows used to detennine the discount rate assumed that the Corporation would continue to make payments for future benefits payments based on ClllTently 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 2035. There fore, the long-te1m expected rate of return on OPEB plan investments was applied until 2034 and the 20-year S&P bond index rate was applied for all years after 2034.

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 !• percentage-point lower or I-percentage-point higher than the ClllTent discount rate and healthcare cost trend rate.

Sensitivity of the net OPEB liability to changes in the discount rate	1% Decrease (4.12%)	Discount Rate (5.12%)	1% Increase (6.12%)
Net OPEB liability	$4,420,000	$2,442,000	$790,000

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	$282,000	$2,442,000	$5,216,000

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 Januaiy 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 eained 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 const:rnction funds, debt se1vice 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 se1vice 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, 2024 , the Corporation had an accmed rebate liability of $8,481,000.

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 ai·e invested p1ior to being advanced, as described in Note 3: "Investments and Deposits" and are reported as restricted assets.

(ii) The po1tion of closed const:rnction loans that had not yet been advanced as of October 31, 2024 is as follows: *(in thousands)*

Programs:	
Multi-Family Bond Programs	
Housing Revenue	$1 442,074
Corporate Se1vices Fund Loans	111,818
HPD Grant Funds	1 180 978
Unadvanced Construction Loans (closed loans)	$2,734,870

As of October 31, 2024, the Corporation has executed commitments to provide funding for six bonded senior m01tgage loans in the amount of$476,470 000 and subordinate loans in the amount of $70,325 000. The timing and amount will be detennined at the time of loan closing.

(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 detennined. The programmatic commitment is as follows:

- On June 6 2016, the Corporation entered into an MOU with HPD, which was amended on December 15, 2016 and amended again on June 24, 2019, that outlines the Corporation's obligations to use corporate reserves to fund constrnction loans for projects eligible under the Green Housing Preservation Program ("GHPP"). Under the GHPP, HPD extends construction and pe1manent loans to projects specifically to finance energy efficiency and water conse1vation improvements, as well as moderate rehabilitation to improve building conditions reduce greenhouse gas emissions and preserve affordability. HDC has set aside $13,361,000of its rese1ves for this purpose. The total amount advanced as of October 31, 2024 was $9,388,000.

- On June 13, 2023, the Corporation entered into an MOU with HPD, to disburse funds from the Capacity Accelerator Program Account at HPD's direction to pay for temporary staffing, outside counsel and consultants for development work on multi-family affordable housing transactions, legal servi ces, the training ofHPD staff and reviewing processes to improve work on multi-family housing transactions. The aggregate amount of HDC cmporate reservesdeposited in the Capacity Accelerator Program Account will in no event exceed $7,668,000. The total amount advanced as of October 31, 2024 was $1,982,000.

- On June 27 2023 the Corporation entered into an MOU with HPD, to be used for HPD Special Initiatives loans (green loans , aging in place loans and year 15 reserve loans). From time to time, HDC will use corporate reserves to make loans for HPD Special Initiatives Projects. Theaggregate amount shall not exceed $25,000,000. As of October 31 2024, HDC has set aside $13,300,000 of its reserves for this purpose and the total amount advanced as of October 31, 2024 was$3,301,000.

(BJ New York City Residential Mortgage Insurance Corporation

As of October 31, 2024, REJvfIC insmed loans with coverage amounts totaling $475,259,000 and had outstanding commitments to insure loans with a maximum insurance coverage amount of $185,045,000.

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 Cmporation 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 telmi nated, 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 incuned 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 Public Housing Prese1vation I, LLC 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-1 will detennine 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 tennination 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 tennination date, the C01poration 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 rese1ves and guaranties in order to ensure timely completion of rehabilitation which has in fact proceeded on time and within budget. As of October 31, 2024 , the unamortized guaranty fee was $4 556,000 and the C01poration has designated $10,100,000 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 pe1iod, which is 15 years.

On September 23, 2024, with the consent of HDC, Wells Fargo transfe1Ted its interest in NYCHA LLC-1 to NYCHA I Housing Development Fund Co1poration. HDC reaffi1med its obligation under the original transaction to Wells Fargo which continues past the tax credit compliance periods to allow for certain potential catch-up allocations related to Wells Fargo's tax calculation. It is a condition in HDC's consent letter that NYCHA continues to hold the $15,000,000 rese1ve which is expected to be used first before HDC' s obligation takes effect. This places HDC in a favorable position, and the exit of Wells Fargo has no material impact on HDC's related guaranty rese1ve.

(B) Co-op City Guaranty

On November 28, 2012, and extended on March 3, 2022, the Corporation entered into a Credit Suppo1t Agreement with Wells Fargo Bank National Association ("Wells Fargo Bank"), HUD and SONYMA. Wells Fargo Bank agreed to make a m01tgage in the ammmt 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 p01tion 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 Co1poration 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, 2024, the Corporation has designated $15,000,000 as a financial guaranty rese1ve (see Note 19: "Contingencies").

(CJ Federal Housing Administration Risk Sharing Program

In November 2011, the Corporation entered an amended risk shaiing agreement with HUD. HDC pa1ticipates in the Risk Sha1ing 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 conve1is to pe1manent financing.

In fiscal yeai· 2014, the Corporation entered into a second risk-sharing agreement with HUD specifically for loans in the FFB program, which largely minors the te1ms of the existing an1ended Risk-Shai·ing Agreement but requires HDC to assume 50% of the loss. HDC has established a guaranty reserve for risk shaiing obligations to FHA if there is a loss on a mmtgage loan.

As of October 31, 2024, the required guaranty fee was $5,316,000 and the Corporation has designated the same amount as a financial guai·anty rese1ve under the FHA risk-shai·ing mmtgage insurance program for fifty-three participating projects (see Note 19: "Contingencies").

(DJ NYCHA PACT Program

In support of the NYCHA Permanent Affordability Commitment Together ("PACT") program, the Corporation issued the 2020 Series A and B, the 2020 Series C and D Bonds, the 2022 Series A Bonds, the 2023 Series A and B Bonds and the 2024 Series A, B, C-1, C-2 and D Housing Impact Bonds to finance mortgage loans to help rehabilitate and preserve developments in the NYCHA portfolio. HDC entered into various risk shaiing agreements as follows:

(i) PACT Brooklyn Bundle II Program *(2020* Series A and B)

On Febrnaiy 1, 2020, the C01poration 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 guai-anty is $37,500,000, which is 10% of $375,000 ,000 of the mmtgage loans. As of October 31, 2024, there were no defau lts, and no collateral was required.

(ii) PACT Manhattan Bundle Program *(2020* Series C and D)

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 guaranteed amount is $28,900,000. Additionally, under a rese1ve agreement , HDC is required to post collateral with a collateral custodian if its long-tenn issuer rating falls below AA-. The collateral is used to reimburse Fannie Mae in the event of a loss. As of October 31, 2024, HDC's long term issuer rating was AA by S&P and Aa2 by Moody's; there fore, no collateral was required.

(iii) PACT Harlem River I and II Program *(2022* Series A)

On Febrnary 17, 2022, the Corporation entered into a funding agreement that guaranties the top loss of the PACT Harlem River loan in the event of a default by the bo1rnwer. The maximum amount of this guai·antee is $10,425,000, which is 10% of $104,250,000 of the m01tgage loan. As of October 31, 2024, there were no defaults, and no collateral was required.

(4) PACT Edenwald Program (2023 Series A and B)

On June 27, 2023 , the Corporation entered into Loss Share Agreement with Federal Home Loan Mortgage Corporation that guaranties the top loss of the PACT Edenwald loan in the event of a default by the bonower. The maximum amount of this guarantee is $32,030 ,500, which is 10% of $320,305,000 of the mortgage loans. Additionally, under a rese1ve agreement, HDC is required to post collateral with a collateral custodian if its long-te1m issuer rating falls below AA-. The collateral is used to reimburse the Federal Home Loan Mortgage Corporation in the event of a loss. As of October 31, 2024, HDC' s long term issuer rating was AA by S&P and Aa2 by Moody's; therefore, no collateral was required.

(5) PACT Sack Wern (2024 Series A and B)

On June 26, 2024, the Corporation entered into a funding agreement that guaranties the top 10% loss of the PACT Sack Wern loan in the event of a default by the borrower. The maximum amount ofthis guaranty is $7,210,000 which is 10% of $72,100,000 of the m01tgage loans. As of October 31 2024 there were no defaults, and no collateral was required.

(6) PACT West Brighton (2024 Series A and B)

On June 26 2024, the Corporation entered into a funding agreement that guaranties the top 10% loss of the PACT West Brighton loan in the event of a default by the borrower. The maximum amount of this guaranty is $8,815,000 which is 10% of $88,150 000 of the m011gage loans. As of October 31, 2024, there were no defaults, and no collateral was required.

(7) Boston Secor, Boston Road Plaza, Middletown Plaza (2024 Series C-1 and D)

On September 26, 2024 , the Corporation entered into a funding agreement that guaranties the top 10% loss of the PACT BBM loan in the event of a default by the bonower. The maximum amollllt of this guaranty is $12,920,000, which is approximately 10% of $129,185,000 of the mortgage loans. As of October 31, 2024, there were no defaults, and no collateral was required.

(8) PACT Frederick Samuels (2024 Series C-2 and D)

On September 26, 2024, the Corporation entered into a funding agreement that guaranties the top 10% loss of the PACT Frederick Samuels loan in the event of a default by the borTower. The maximum amount of this guaranty is $7,063,000, which is 10% of $70,630,000 of the mortgage loans. As of October 31, 2024, there were no defaults and 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 ce1tain 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, 2024 Rese1ve Amounts
NYCHA Tax Credit Guaranty	$4,556,000
Co-op City Guaranty	15,000,000
FHA Risk Sharing	5,316 000
Total	$24,872,000

Note 20: Net Position

The Corporation's Net Position represents the excess of assets and deferred outflows of resources over liabilities and defeITed inflows of resources and consists largely of mmtgage 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 te1ms 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 remammg net pos1t0n, 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.

New York City Housing Development Corporation
Notes to the Financial Statements
October 31, 2024

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	$3,609,719	$495,072	$4,104,791
Income	576,894	163,076	739,970
Transfers	(42,147)	42,147	
Net position at end of the year	$4144 466	$700 295	$4 844 761

Summaiy of Restricted Net Position *(in thousands)*	2024
Multi-Family Bond Programs	$3,776,920
BPCAFunds	226,308
Corporate Debt Service Reserve 2014 Series Band 2018 Series B	9 177
REMIC Insurance Reserve	132,061
Total Restricted Net Position	$4,144,466

Of the total Unrestricted Net Position listed below, $453 ,891 000 is for existing m01igages and other loans. An additional fund of $40,628,000 has been designated by senior management of the Corporation for future m01tgage advances pursuant to housing programs established by the Corporation. The Co1poration also has $55 471 000 in leases and other capital assets.

Summa1y ofUnrest:ricted Net Position *(in thousands)*	2024
Designated Net Position:	
Existing M01tgages	$453,891
Housing Programs and Commitments	40,628
Working Capital	34,234
Bond Reserve	200,000
Unrealized Investment Gains (Losses)	(150,108)
Financial Guaranty Reserves (Notes 18 and 19)	24,872
REMIC Insurance Reserves	41,307
Total Designated Net Position	$644,824
Net Investment in Capital Assets:	
Capital Assets, net	$55,471
Total Net Investment in Capital Assets	$55,471

In fiscal year 2024 , net position transfened from restricted to unrestricted was a net amount of $42,147,000. The amount represents transfer of mo11gage 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 rese1ve requirement.

Note 21: Subsequent Events

Subsequent to October 31, 2024, bonds issued in the course of the Corporation's normal business activities were $978,875,000.

Although the interest rates and inflation have decreased from their peaks, they continue to negatively impact some renters and housing operating costs. HDC is diligently monitoring the mortgage p011folio and providing prompt assistance to bonowers to ensure projects remain on solid footing. As in previous years, the Corporation continues its business of issuing bonds at a healthy pace and maintains strong financial performance.

Schedule la:

Schedule. of Changes in the Net OPEB Liability and Related Ra tios
($ in thousands)

	2024	2023	2022	2021	2020
Total OPEB liability					
Service cost	$ 864	$ 1,434	$ 1,572	$ 1,401	$ 1,308
Interest	698	489	421	689	*651*
Changes of benefit terms		793			
Difference between expected and actual experience	**(88)**	(1,753)	(116)	(,1 689)	(255)
Changes of assumptions	*(405)*	(6,101)	(846)	*513*	*165*
Benefit payments	(463L	(202L	(214)	(97)	(140)
Net change in total OPEB liability	606	(5,340)	817	817	1,735
Total OPEB liability - beginning	13,601	18,'941	18,124	1,7 307	15,572
Total OPEB liability - ending (a)	$ 14,207	$ 13,601	$ 18941	$ 18 124	$ 17 307
Pllln fiduciary netposition					
Contribution-employer			, 5 000		
Ne t investment income	291	(1,530)	1	*251*	471
Benefit payment	(463)	(202)	(214)	(97)	(140)
Administrative expense	(52	(4)	(4)	(4)	(42
Net change in plan fiduciary net position	(177)	(1,736)	4,783	150	327
Plan fiduciary net position - beginning	11,942	13,678	8,895	8,745	8,418
Plan fiduciary net position - ending (b)	$ *11 165*	$ 11 ,942	$ 1,3 678	$,8 895	$,8 745
Ne t **OPEB** liability - ending (a) - (b)	$ 2,442	$ *1,659*	$ 5,263	$,9 229	$,8 562
Plan fiduciary net position as a percentage of the total OPEB liability	82.81%	87.80%	72.21%	49.08%	*50.53%*
Covered payroll	$27,314	$22,618	$21,152	$19,711	$18,572
Net OPEB liability as a percentage of covered payroll	8.94%	7.33%	24.88%	46.82%	46.10%

	2019	2018	2017
Toial OPEB liability			
Service cost	$ 1,500	$ 1,389	$ 1,346
Interest	803	*159*	683
Changes of benefit terms			
Difference between expected and actual experience	(,1 285)	(154)	
Changes of assumptions	*(1,568)*	(716)	,1 007
Benefit payments	(102)	(! OZ}	*(95)*
Net change in total OPEB liability	(,6 652)	1,171	2,941
Total OPEB liability - beginning	22 224	21 053	18 112
Total OPEB liability - ending (a)	$ *15 572*	$ 22,224	$ 21053
Plan fiduciary net position			
Contribution-employer			
Net investment income			113
Benefit payment			(95)
Administrative expense			
Net change in plan fiduciary net position	16	20	18
Plan fiduciary net position - beginning	,8 402	8,382	8,364
Plan fiduciary net position - ending (b)	$ **8,418**	$ 8,402	$ 8,382
Net **OPEB** liability - ending (a) - (b)	$ *1,154*	$ 13,822	$ 1,2 671
Plan fiduciary net position as a percentage of the total OPEB liability	*54.06%*	37.81%	39.81%
Covered payroll	$17,487	$16,535	*$15,511*
Net OPEB liability as a percentage of covered payroll	40.91%	83.59%	81.66%

Noles lo Sr.bedule:

Changes of assumptions:

In fiscal year 2024, the projection of cash flows used to detem:iine the discount assumed that HOC willcontinue to make payments for futurebenefits payments based on cmrently available assets and investment rerurns and will oot make any additional contributions to the Trust

In fiscal year 2024 , the tem:iination, dis ability, and retirement rates were updated to be consistent with those in the 2024 NYCERS Assumptions and Methods Report.

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

Schedule lb:

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

	2024	2023	2022	2021	2020
Actuarially detennined contribution	$ 1 660	$ 1 806	$ 2,006	$ 1,919	$ 1 560
Contributions in relation to the actuarially detennined contribution (funded from trust assets)	1,660	1,806	2,006	1,919	1,560
Contribution deficiency (excess)	$	$	$	$	$
HOC covered payroll	$27,314	$22,618	$ 21 152	$ 19,711	$ 18,572
Contributions as a percentage of covered payroll	6%	8%	9%	10%	8%

	2019	2018	2017	2016	2015
Actuarially detennined contribution	$ 1 555	$ 1 607	$ 1,617	$ 2,132	$ 1.723
Contributions in relation to the actuarially detennined contribution	1 555	1 607	1 617	2 132	1,723
Contribution deficiency (excess)	$	$	$	$	$
HOC covered employee payroll	$ 17 487	$ 16,535	$ 15,517	$ 16,165	$ 14 967
Contributions as a percentage ofcovered payroll	9%	10%	10%	13%	12%

Notes to Schedule:

Changes in benefit tenns: None

Changes in assumptions: Yes

In 2023 the healthcare cost trend rates changed to "7.0% grading down to a rate of 4.5%" from previous yeru· of "6.1% grading down to a rate of 4.5%".

In the 2023 actuarial valuation, assumed life expectancies were adjusted based on the actual experience of the NYCERS population and the application of the MP-2020 mo11ality improvement scale.

Valuation date:

Actuaiially detennined contributions rates are calculated as of October 31, one year prior to the end of the fiscal year in which contributions are repol1ed.

Actua1·ial cost method	Entry age nonnal
Amortization method	Level percentage of payroll closed
Amortization period	30 years
Asset valuation method	5-year amortization mai·ket
Inflation	2.5 percent
Salai-y increases	3.0%, average, including inflation
Investment rate of return	3.0%, net ofOPEB plan investment expense
Retirement age	In the 2023 actuarial valuation, expected retirement ages of general employees were updated to be consistent with those in the 2023 NYCERS Assumptions and Methods Rep011.

New York City Housing Development Corporation
Required Supplementary Information
Octo b er 31, 2024

Schedule k:

Schedule of the CoI'poI'ation's OPEB Investment Retum ($ in thousands)

	2024	2023	2022	2021	2020
Annual money-weighted rate of return., net of investment expense	3.16%	2.72%	2.08%	2.19%	2.19%

	2019	2018	2017	2016
Annual money-weighted rate of return., net of investment expense	2.19%	2.32%	1.17%	1.71%

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

Schedule 2a:

TI1e following schedule 2a is being presented to provide infonnation on the Corporation's proportionate share of the Net Pension Liability.

Schedule of the Cor·poration's Proportionate Share of the Nl't Pension Liability

	2024	**2023**	**2022**	**2021**	**2020**
HDC's proportion of the net pension liability	0.065%	0.066%	0.067%	0.060%	0.057%
HDC's propo1tionate sha1·e of the net pension liability	$ 10 728 631	$ 11 808,751	$ 12 203 762	$ 3.840,210	$ 11 921 719
HDC's covered payroll	15,191,946	12,798,635	8,842 ,746	9,879 ,152	9,582,832
HDC's prop01tionate sh are of the net pension liability as a percentage of its covered payroll	71%	92%	138%	39%	124%
Plan fiduciary net position as a percentage of the total pensio n liability	84.25%	82.22%	81.28%	93.14%	76.93%

	2019	**2018**	**2017**	**2016**	**2015**
HDC's propo1tion of the net pension liability	0.054%	0.051%	0.053%	0.053%	0.053%
HDC's proportionate share of the net pension liability	$ 10 048 926	$ 9.325,396	$ 10,991,263	$ 12 877,315	$ 10 907 802
HDC's covered payroll	9,696,963	9,283,052	10,244,624	10,045,598	10,158,437
HDC's propo1tionate sha1·e of the net pension liability as a percentage of its covered payroll	104%	100%	107%	128%	107%
Plan fiduciary net position as a percentage of the total pension liability	78.84%	78.87%	74.84%	69.67%	73.16%

Notes to Schedule

Changes in benefit terms: None

Changes in assump tions: Yes

TI1e current fiscal year post-retirement m01tality tables used were adopted by the Board of Trustees du.ring fiscal year 2020.

New York City Housing Development Corporation
Required Supplementary Information
October 31, 2024

Schedule 2b:

TI1e following schedule 2b is being presented to provide infonnation on the Corporation's Pension Contributions

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

	2024	2023	2022	2021	2020
Contrach1ally required contribution	$ 2 330	$ 2.288	$ 2 583	$ 2 253	$ 2 108
Contributions in relation to the contrachially required contribution	2,330	2,288	2,583	2,253	2,108
Contribution deficiency (excess)	$	$	$	$	$
HDC covered payroll	$ 15,192	$ 12,799	$ 8,843	$ 9,879	$ 9,583
Contributions as a percentage of covered payroll	15%	18%	29%	23%	22%

	2019	2018	2017	2016	2015
Contracmally **required** contribution	$ 2,003	$ 1,724	$ 1,779	$ 1,784	$ 1,675
Contributions in relation to the cont:rach1ally required contTibution	2 003	1 724	1,779	1,784	1,675
Contribution deficiency (excess)	$	$	$	$	$
HDC covered payroll	$ 9,697	$ 9,283	$ 10,245	$ 10,046	$ 10,158
Contributions as a percentage of covered payroll	21%	19%	17%	18%	16%

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

Housing Revenue Bond Pl'Ogram
Sc.hedule of Net Position
October 31, 2024 and 2023 (Sin thousands)

	2024	
!Assets		
Cul'l'ent Assets:		
Cash and cash equival ents	$ 575,783	$ 515,275
Investments	24.274	30 891
Receiv-ables:		
Mmtgage loans	625,125	382,205
Accrued interest	93.113	66.905
Other	5,376	5,545
Total Receivables	723,614	454,655
Total Cun-en! Assets	**1,323,671**	**1,000,821**
Noncurrent Assets:		
Restricted cash and cash equivalents	913,048	820,265
Restricted investments	848.313	987.307
Pmpose investments (note 2)	16,102	16,605
Restricted receivables:		
Mmtgage loans	13,409,148	12,300 ,176
Loan paiticipation receivable - The City of NY	437.189	436,547
Accrued interest	91,821	77,056
Total Restricted Receiv-ables	13 938.158	12.813.779
Prima1y governmen t/component uuit receivable (payable)	27,848	30,896
Defe1red inflows related to interest rate swaps fair value (note 9)	198.199	295,661
Total Noncum:nt Assets	**15,941,668**	**14,964,513**
Total Assets	**17,265,339**	**15,965,334**
I Deferred Outflows of Resources		
Interest rate cap (note 10)	1,324	2,565
Defe1red outflows related to interest rate swaps (note 10)	6,824	
Total Deferred Outflows of Resom·ces	$ **8,148**	$ **2,565**

Schedule 3 (cont'd):

Housing Revenue Bond P1·ogram
Schedule of Net Position
October 31, 2024 and 2023 ($ in thousands)

	2024	
Liabilities		
Cunent Liabilities:		
Bonds payable (net)	$ 217,195	$ 216,970
Accrued interest payable	185.287	157,267
Restricted earnings on investments	3	3
Acconnts and0 th.er payables	17.904	118,473
Total Current Liabilities	**420,389**	**492,713**
Noncurrent Liabilities:		
Bonds payable (net)	12,318,497	11,254,274
Payable to TI1e City of New York:		
Loan pa1ticipation agreements	437.189	436.547
Payable to mortgagors	1,361	1,639
Derivative instrument- interestrate swaps	6,824	
Unearned revenues and other liabilities	523,130	564,204
Due to the United States Government (note 16)	8,042	4,848
Total Noncurrent Liabilities	**13,295,043**	**12,261,512**
Total Liabilities	**13,715,432**	**12,754,225**
Deferred Inflows of Resources		
Inte1·est rate swaps fair value	198,199	295,661
Total Deferred Inflows of Resources	**198,199**	**295,661**
Net Position		
Restricted for bond obligations	3.359.856	2,918.013
Total Net Position	**$ 3,359,856**	**$ 2,918,013**

Schedule 3 (cont'd):

Housing Revenue Bond Program
Schl'dule of Revenues, Expenses and Changes in et Position
Fiscal Years ended October 31, 2024 and 2023 ($ in thousands)

	2024	2023
Operating Revenues		
Interest on loans	$ 544,472	$ 460,643
Fees and charges	38,388	37,975
Residual interest income	20,833	18,306
Incollll: on loan patticipation i.nte1-ests	93	5,101
Other	1,119	808
Total Opl'1·ating Re v enues	**604,905**	**522,833**
Operating Expenses		
Interest and atll01tization of bond premium and discount	396,553	336,608
Trnstees' and other fees	2,550	1,783
Bond issuance costs	9,730	9,183
Total Opl'1·ating Expenses	**408,833**	**347,574**
Operating Income	**196,072**	**175,259**
Non-operating Revenues (Expenses)		
Earnings on investllll:nts	82.367	73.749
Unrealized gains on investments	85,186	23,806
Other non-operating revenues (expenses), net		(141)
Total Non-opernting Revenues (Expenses)	**167,553**	**97,414**
Income before Operating transfers to Corpo1·ate Services Fund	**363,625**	**272,673**
Operating transfers to C01porate Services Fund	(13,024)	(14,195)
Net Income	**350,601**	**258,478**
Capital transfers	91,242	43,900
Changes in Net Position	**441,843**	**302,378**
Total net position - beginning of year	2,918,013	2,615,635
Total Net Position - End of Year	**$ 3,359,856**	**$ 2,918,013**

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

Multi-Family Secured Mortgage Revenue Bond Program
Sc.hedule of Net Position
October 31, 2024 and 2023 (S in thousands)

	2024	
!Assets		
Cul'l'ent Assets:		
Cash and cash equ.i'1111lents	$ 581	$ 6,147
Investments		333
Recei'l11 1b le s :		
M01tgage loans		2,441
Accrued interest		274
Total Receivables		2,715
Total CmTent Assets	**581**	**9,195**
Noncurrent Assets:		
Restricted investments		1,292
Restricted receivables:		
M01tgage loans		66,068
Total Restricted Recei'l11 1b le s		66068
Total NoncurreutAssets		**67,360**
Total Assets	$ **581**	$ **76,555**

Schedule 4 (cont'd):

Multi-Family Secured Mortgage Revenue Bond Program
Schedule of Net Position
October 31, 2024 and 2023 ($ in thousands)

	2024	
Liabilities		
Cul'l'ent Liabilities:		
Bonds payable (net)	$	$ 2,015
Accrued interest payable		100
Total Cu1Tent Liabilities		**2,115**
Noncurrent Liabilities:		
Bonds payable (net)		10,570
Total Noncnrrent Liabilities		**10,570**
Total Liabilities		**12,685**
Net Position		
Restricted for bond obligations	581	63,870
Total Net Position	**$ 581**	**$ 63,870**

Schedule 4 (cont'd):

Multi-Family Secured Mortgage Revenue Bond Program
Schedule of Revenues, Expenses and Changes in et Position
Fiscal Years ended Octobe1· 31, 2024 and 2023 ($ in thousands)

	2024	
Operating Revenues		
Interest on loans	$ 2,653	$ 3,233
Total Opernting Revenues	**2,653**	**3,233**
Operating Expenses		
Interest and amortization of bond premium and discount	345	426
Total Opernting Expenses	**345**	**426**
Operating Income	**2,308**	**2,807**
Non-operating Revenues (Expenses)		
Earnings on investments	427	225
Total Non-ope1·ating Revenues	**427**	**225**
Net Income	**2,735**	**3,032**
Capital transfers	(66,024)	
Changes in **Net Position**	**(63,289)**	**3,032**
Total net position - beginning of year	63.870	60.838
Total et Position - End of Year	$ **581**	$ **63,870**

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

Housing Impact Bond Program
Sc.hedule of Net Position
October 31, 2024 and 2023 (Sin thousands)

	2024	
!Assets		
Cul'l'ent Assets:		
Cash and cash equivalents	$ 37,284	$ 27,638
Re.cei,mb les:		
M01tgage loans	6,654	5,919
Accrued interest	5,397	1,880
Total Receivables	12,051	7,799
Total Cun-en! Assets	**49,335**	**35,437**
Noncurrent Assets:		
Restricted cash and cash equivalents	3	1,704
Restricted investments	449.381	273.533
Restricted receivables:		
M01tgage loans	1,430,390	1.076,979
Total Restricted Receivables	1,430,390	1,076,979
Prima1y govemment/component unit receivable	3.789	1,574
Total NonclllTent Assets	**1,883,563**	**1,353,790**
Total Assets	**$ 1,932,898**	**$ 1,389,227**

Schedule 5 (cout'd):

Housiug Impact Bond Program
Schedule of Net Position
October 31, 2024 and 2023 (Sin thousands)

	2024	
Liabilities		
Current Liabilities:		
Bonds payable (net)	$ 6,500	$ 5,110
Accrued interest payab le	12.161	10,554
Total Cm·rent Liabilities	**18,661**	**15,664**
Noncurrent Liabilities:		
Bonds payable (net)	1,432,355	1.078,790
Payable to mmtgagors	449,363	276 668
Unearned revenues and other liabilities	3,789	1,576
Due to the United States Government (note 16)	439	
Total oncmTent Liabilities	**1,885,946**	**1,357,034**
Total Liabilities	**1,904,607**	**1,372,698**
Net Position		
et Position:		
Restricted for bond obli!rations	28,291	16,529
Total et Position	**S 28,291**	**$ 16,529**

Schedule 5 (cont'd):

Housing Impact Bond P1·ogram
Schl'dule of Revenues, Expenses and Changes in et Position
Fiscal Years ended October 31, 2024 and 2023 ($ in thousands)

	2024	2023
Operating Revenues		
Interest on loans	$ 47 ,042	$ 31,877
Fees and charges	5,542	2,599
Total Opernting Revenues	**52,584**	**34,476**
Operating Expenses		
Interest and amortization of bond premium and discount	40.247	26 303
Bond issuance costs	2,842	2,600
Total Opernting Expenses	**43,089**	**28,903**
Operating Income	**9,495**	**5,573**
Non-operating Revenues (Expenses)		
Eaming s on investments	11,716	4,965
Unrealized gains (losses) on investm ents	(6,751)	(6,691)
Total Non-opernting Revenues (Expenses)	**4,965**	**(1,726)**
Income before Operating transfers to Corpornte Sl'l"Vices Fund	**14,460**	**3,847**
Operating transfers to C01porate Services Fund	(2,700)	
Net Income	**11,760**	**3,847**
Capital transfers	2	
Changes in Net Position	**11,762**	**3,847**
Total net position - beginning of year	16.529	12,682
Total et Position - End of Year	**$ 28,291**	**$ 16,529**

Schedule 6:
The following schedule is being presented to provide detail infonnation on a program basis for the owners of Conduit Debt

Conduit Debt Program
Sc.hedule of Net Position
October 31, 2024 and 2023 (Sin thousands)

	2024	
!Assets		
Cul'l'ent Assets:		
Cash and cash equivalents	$ 104,125	$ 77,489
Investments	66.774	83 435
Recei..-ables:		
Mmtgage loans	7,256	5,642
Accrued interest	11.594	12.166
Notes Receivable	48,275	46,825
Total Receivables	67.125	64,633
Total Cull"ent Assets	**238,024**	**225,557**
Nonrurrent Assets:		
Restricted cash and cash equivalents	4,459	4,640
Restricted investments	29,310	29,310
Restricted receivables:		
Mmtgage loans	2,613,736	2,657,027
otes	299,500	347,775
Total Restricted Recei..-ables	2.913 236	3 004.802
Prima1y governmen t/component unit receivable		378
Total Noncull"ent Assets	2,947,005	3,039,130
Total A sets	**3,185,029**	**3,264,687**
Deferred Outflows of Resources		
Defell"ed loss on early retirement of debt (note 10)	2,893	3,405
Total Deferred Outflows of Resom·ces	**$ 2,893**	**$ 3,405**

Schedule *6* (cont'd):

Conduit Debt Program
Schedule of Net Position
October 31, 2024 and 2023 ($ in thousands)

	2024	
Liabilities		
Cunent Liabilities:		
Bonds payable (net)(note 11)	$ 57,420	$ 56,680
Accrued interest payable	15.366	16,200
Restricted earnings on investments	31,102	26,824
Total CmTent Liabilities	**103,888**	**99,704**
Noncurrent Liabilities:		
Bonds payable (net)(nole 11)	2,913.044	3 002 223
Payable to mortgagors	152,551	147,347
Unearned revenues and other liabilities	18,439	18.818
Total Noncun ent Liabilities	**3,084,034**	**3,168,388**
Total Liabilities	**3,187,922**	**3,268,092**
Net Position		
Restricted for bond obligations		
Total Net Position	$	$

Schedule *6* (cont'd):

Conduit Debt Pt·ogram
Sch l'dule of Revenues, Expenses and Changes in et Position
Fiscal Years Ended October 31, 2024 and 2023 ($ **in thousands)**

	2024	2023
Operating Revenues		
Interest on loans	$ 1 11,224	$ 110,903
Fees and charges		5
Other	512	529
Total Opl'1·ating Revenues	**111,736**	**111,437**
Operating Expenses		
Interest and amortization of bond premium and discount	111.241	110.913
Bond issuance costs	512	534
Total Opel'ating Expensl's	**111.753**	**111.447**
Operating Income	(17)	**(10)**
Non-operating Revenues (Expenses)		
Earnings on investments	17	10
Total Non-opel'ating Revenues	**17**	
Income before Operating fl•ansfers to Corpornte Services Fund		
Operating transfers to Cmporate Services Fund		
Net Income		
Capita! transfers		
Changes in **Net Position**		
Total net position - beginning of year		
Total l'f Position - End of Year	**$**	$