

2021 Annual Report

# Financials



# Statement of Net Position

## Proprietary Fund Type - Enterprise Fund

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

### HDC And Component Units

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

### Deferred Outflows of Resources

Interest rate caps (note 10)	449	-	-	449	136
Deferred loss on early retirement of debt (note 10)	3,328	-	-	3,328	4,143
Deferred outflows related to pensions (note 14)	4,161	-	-	4,161	4,839
Deferred outflows related to interest rate swaps (note 10)	106,656	-	-	106,656	173,054
Deferred outflows related to OPEB (note 15)	1,138	-	-	1,138	928
<b>Total Deferred Outflows of Resources</b>	<b>\$ 115,732</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,732</b>	<b>\$ 183,100</b>

[Click here to see accompanying notes to the basic financial statements.](#)

# Statement of Net Position (continued)

## Proprietary Fund Type - Enterprise Fund

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

### HDC And Component Units

	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	Total	
				2021	2020
<b>Liabilities</b>					
<b>Current Liabilities:</b>					
Bonds payable (net) (note 11)	\$ 680,287	\$ -	\$ -	\$ 680,287	\$ 455,099
Debt obligations payable	966	-	-	966	725
Loan participation payable to Federal Financing Bank	5,592	-	-	5,592	3,728
Accrued interest payable	148,531	-	-	148,531	138,888
Restricted earnings on investments	22,386	-	-	22,386	22,632
Accounts and other payables	222,163	-	-	222,163	62,397
Lease liability (note 9)	2,027	-	-	2,027	-
<b>Total Current Liabilities</b>	<b>1,081,952</b>	<b>-</b>	<b>-</b>	<b>1,081,952</b>	<b>683,469</b>
<b>Noncurrent Liabilities:</b>					
Bonds and debt obligations payable:					
Bonds payable (net) (note 11)	13,617,832	-	-	13,617,832	12,468,640
Debt obligations payable	221,644	-	-	221,644	174,280
Loan participation payable to Federal Financing Bank	469,331	-	-	469,331	340,408
Payable to The City of New York:					
Loan participation agreements (note 13)	460,969	-	-	460,969	464,890
Housing finance fund (Section 661)	3,546,395	-	-	3,546,395	3,011,639
Other	19,001	113,071	-	132,072	105,727
Payable to mortgagors	435,739	-	-	435,739	399,646
Net pension liabilities (note 14)	3,840	-	-	3,840	11,922
OPEB liability (note 15)	9,229	-	-	9,229	8,562
Derivative instrument - interest rate swaps (note 10)	106,656	-	-	106,656	173,054
Lease liability (note 9)	178	-	-	178	-
Unearned revenues and other liabilities	660,765	-	-	660,765	703,202
Due to the United States Government (note 16)	375	-	-	375	316
<b>Total Noncurrent Liabilities</b>	<b>19,551,954</b>	<b>113,071</b>	<b>-</b>	<b>19,665,025</b>	<b>17,862,286</b>
<b>Total Liabilities</b>	<b>20,633,906</b>	<b>113,071</b>	<b>-</b>	<b>20,746,977</b>	<b>18,545,755</b>

### Deferred Inflows of Resources

Deferred inflows related to pensions (note 14)	6,665	-	-	6,665	917
Resources Deferred inflows related to OPEB (note 15)	9,028	-	-	9,028	8,296
<b>Total Deferred Inflows of Resources</b>	<b>15,693</b>	<b>-</b>	<b>-</b>	<b>15,693</b>	<b>9,213</b>

### Net Position

Net investment in capital assets	2,987	-	-	2,987	1,003
Restricted for bond obligations (note 20)	2,966,647	(83)	-	2,966,564	2,602,573
Restricted for insurance requirement and others	-	-	101,092	101,092	98,310
Unrestricted (note 20)	577,821	-	56,795	634,616	716,052
<b>Total Net Position</b>	<b>\$ 3,547,455</b>	<b>\$ (83)</b>	<b>\$ 157,887</b>	<b>\$ 3,705,259</b>	<b>\$ 3,417,938</b>

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# Statement of Revenues, Expenses and Changes in Net Position

## Proprietary Fund Type - Enterprise Fund

For the Year ended October 31, 2020 (with comparative summarized financial information  
for the year ended October 31, 2019) (\$ in thousands)

### HDC And Component Units

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

[Click here to see accompanying notes to the basic financial statements.](#)

# Statement of Cash Flows

## Proprietary Fund Type - Enterprise Fund

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

### HDC And Component Units

	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	Total	
				2021	2020
<b>Cash Flows From Operating Activities</b>					
Mortgage loan repayments	\$ 804,046	\$ -	\$ -	\$ 804,046	\$ 639,327
Mortgage interest receipts	461,448	-	-	461,448	413,457
Note repayments	62,834	-	-	62,834	62,818
Receipts from fees and charges	65,975	-	98	66,073	64,416
Mortgage escrow receipts	-	-	-	-	800
Reserve for replacement receipts	-	-	-	-	93
Mortgage loan advances	(2,930,134)	(25)	-	(2,930,159)	(2,889,786)
Escrow disbursements	-	-	-	-	(974)
Reserve for replacement disbursements	-	-	-	-	(7)
Payments to employees	(28,913)	-	-	(28,913)	(27,801)
Payments to suppliers for corporate operating expenses	(5,434)	-	-	(5,434)	(6,593)
Project contributions and funds received from NYC	525,930	-	-	525,930	486,225
Advances and other payments for NYC	(2,217)	-	-	(2,217)	(1,050)
Bond cost of issuance	(20,192)	-	-	(20,192)	(17,249)
Other receipts	665,591	-	3	665,594	562,450
Other payments	(475,688)	(2,219)	(53)	(477,960)	(358,963)
<b>Net Cash (Used in) Provided by Operating Activities</b>	<b>(876,754)</b>	<b>(2,244)</b>	<b>48</b>	<b>(878,950)</b>	<b>(1,072,837)</b>

### Cash Flows From Non Capital Financing Activities

Proceeds from sale of bonds	2,644,120	-	-	2,644,120	1,823,968
Proceeds from loan participation - FFB	135,460	-	-	135,460	65,630
Proceeds from debt obligations	48,330	-	-	48,330	17,151
Retirement of bonds	(1,271,350)	-	-	(1,271,350)	(1,170,319)
Interest paid	(366,126)	-	-	(366,126)	(365,726)
Grant proceeds from BPCA	44,723	-	-	44,723	41,323
Payments from/to component units	(1,251)	-	3,454	2,203	(1,755)
<b>Net Cash Provided by Non Capital Financing Activities</b>	<b>1,233,906</b>	<b>-</b>	<b>3,454</b>	<b>1,237,360</b>	<b>410,272</b>

### Cash Flows From Capital and Related Financing Activities

Purchase of capital assets	(326)	-	-	(326)	237
<b>Net Cash (Used in) Provided by Capital and Related Financing Activities</b>	<b>(326)</b>	<b>-</b>	<b>-</b>	<b>(326)</b>	<b>237</b>

### Cash Flows From Investing Activities

Sale of investments	14,144,540	14,309	47,997	14,206,846	17,885,807
Purchase of investments	(14,549,937)	(13,409)	(56,895)	(14,620,241)	(17,457,232)
Interest and dividends collected	53,211	115	3,661	56,987	98,358
<b>Net Cash (Used in) Provided by Investing Activities</b>	<b>(352,186)</b>	<b>1,015</b>	<b>(5,237)</b>	<b>(356,408)</b>	<b>526,933</b>
Increase (Decrease) in cash and cash equivalents	4,640	(1,229)	(1,735)	1,676	(135,395)
Cash and cash equivalents at beginning of year	1,976,213	1,539	12,867	1,990,619	2,126,014
<b>Cash and Cash Equivalents at End of Year</b>	<b>\$ 1,980,853</b>	<b>\$ 310</b>	<b>\$ 11,132</b>	<b>\$ 1,992,295</b>	<b>\$ 1,990,619</b>

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# Statement of Cash Flows (continued)

## Proprietary Fund Type - Enterprise Fund

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

### HDC And Component Units

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

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# Statement of Fiduciary Net Position

## Fiduciary Funds

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

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

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# Statement of Changes in Fiduciary Net Position

## Fiduciary Funds

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

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

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