

**HFA, SONYMA, MBBA & TSFC
Fiscal Year 2019
Financial Statements Presentation**

January 30, 2020



**Homes and
Community Renewal**

Agenda

Introduction (Sheila Robinson– Senior Vice President / CFO)

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Program and Portfolio Information (Sherri Eckles – Senior Vice President)

Mortgage Insurance Fund (Michael Friedman – Senior Vice President MIF)

Liquidity and Swaps (James McIntyre – Vice President, Debt Issuance)

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2019 Production (James McIntyre – Vice President, Debt Issuance

Myles Monahan – Assistant Vice President, Multifamily Finance)

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Financial Highlights (Sonya Kinckle)

Ernst & Young Presentation (Danielle Hurlburt, Managing Director)

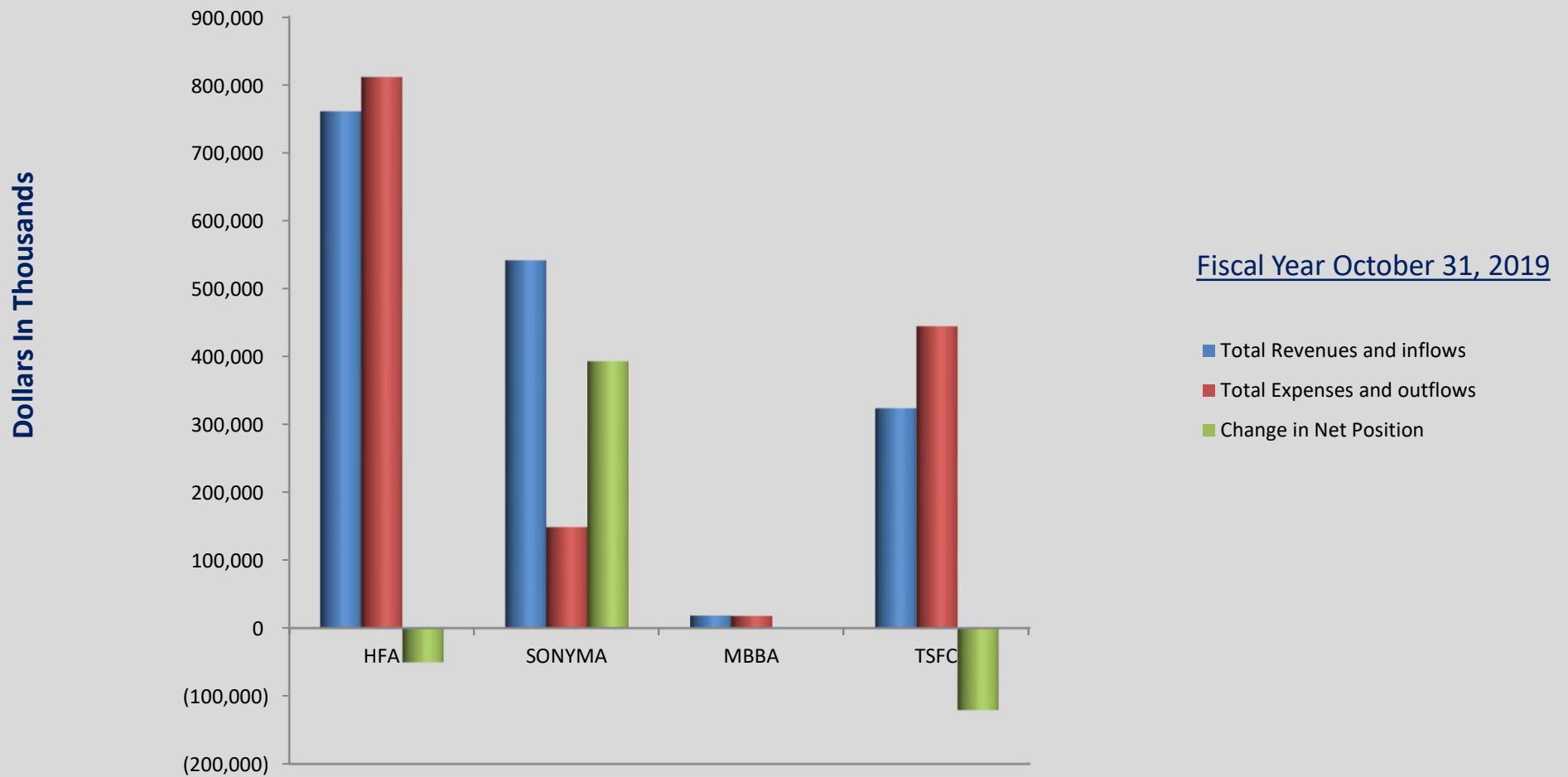
Required Communications

Management Letter / Investment Letter / Audit Results Book

FINANCIAL STATEMENTS OVERVIEW

Comparison: HFA, SONYMA, MBBA & TSFC

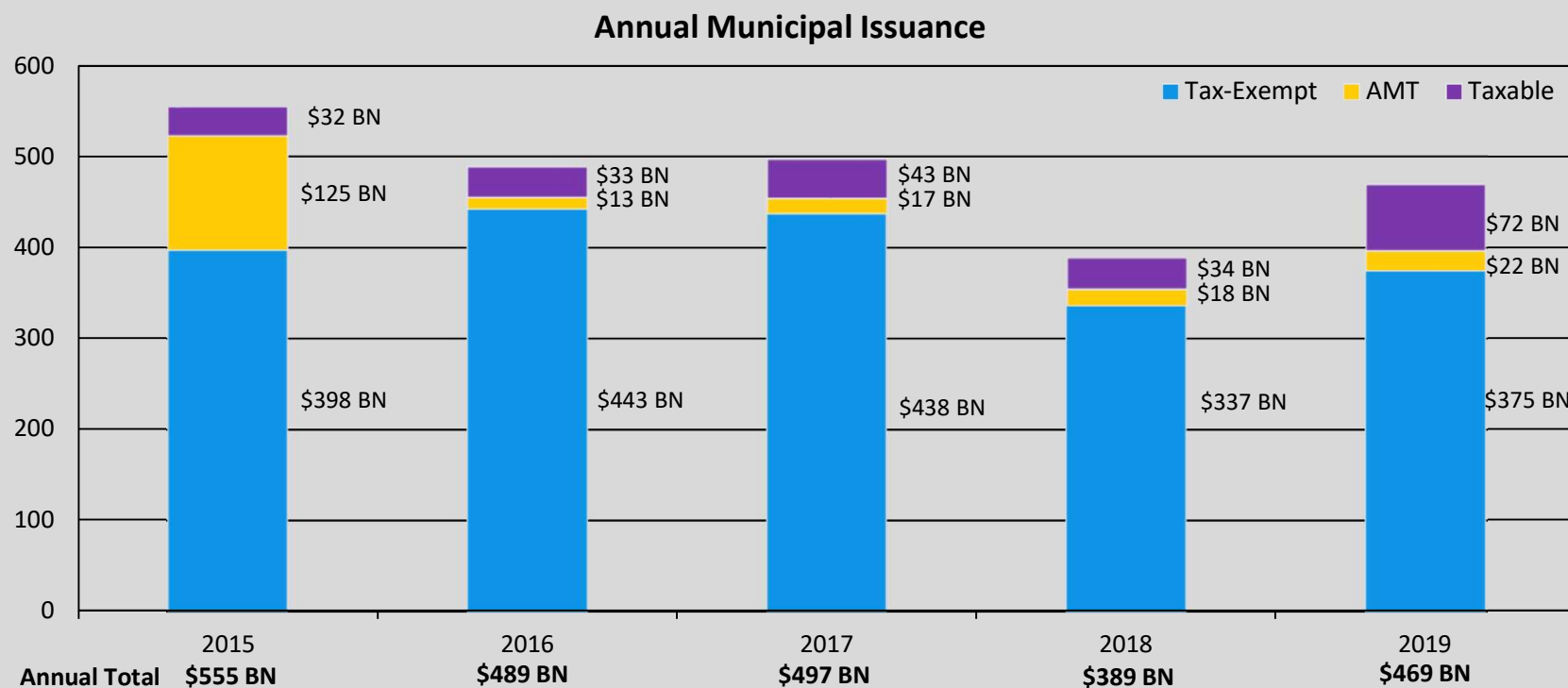
Revenues, Expenses and Change in Annual Net Position



MUNICIPAL MARKET

Municipal Volume Year Over Year

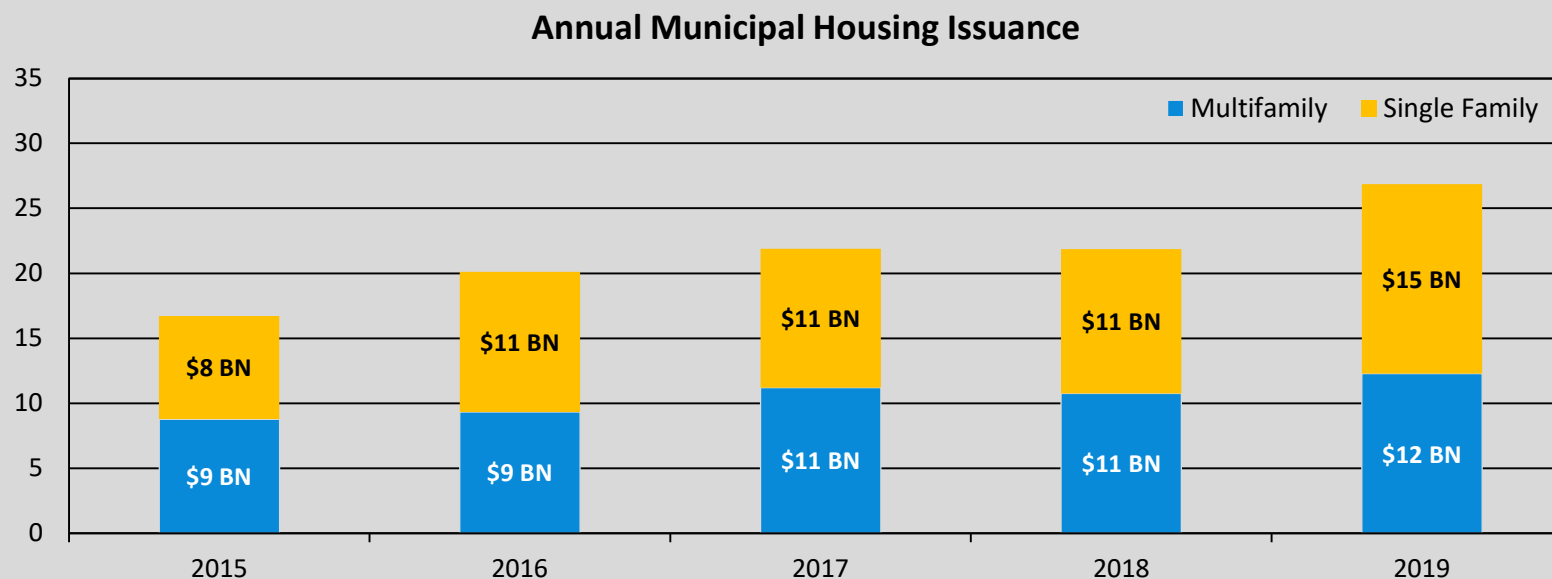
- 2019 Municipal Issuance increased by 20.7% year over year
- Significant growth in the taxable market, up over 111% year over year



Municipal Housing Issuance in Calendar Year 2019

- **Key 2019 Housing Facts:**

- NYSHCR is the **#1 housing issuer in the nation**, comprising 8.7% of the sector and issuing approximately \$500 million more than the second issuer
- Housing issuance increased by 22.9% YoY
- Single family issuance increased by 31.2% YoY
- Multifamily issuance increased by 14.3% YoY

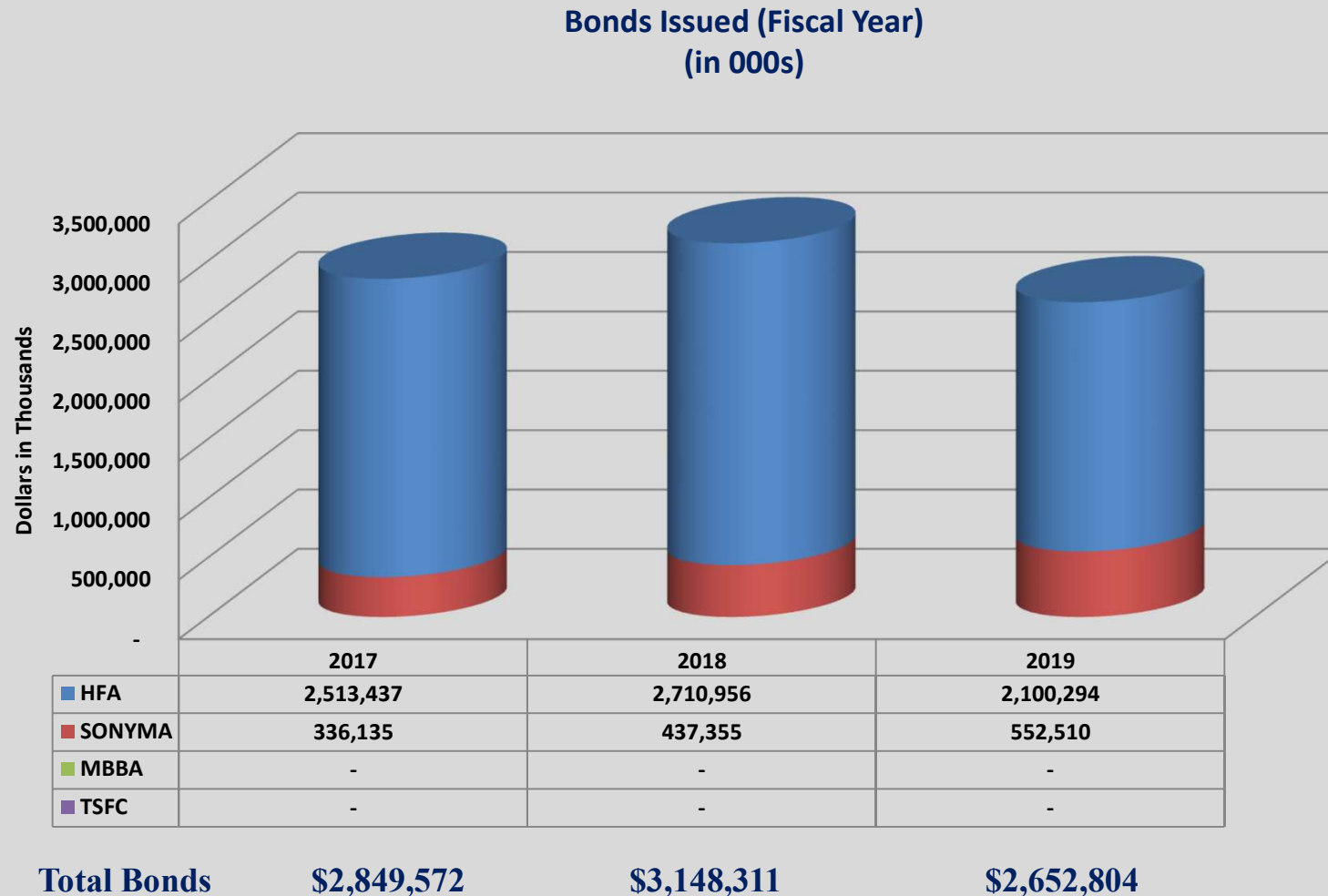


Bond Program Accomplishments

Calendar Year 2019

- **HFA**
 - Largest affordable housing transaction ever completed by the Agency
 - AHRB 2019 Series PQR: \$444 million of bonds for 17 projects
 - Maximized volume cap through resolution amendments and the Agency's first COB issuance
 - Preserved over \$211 million of volume cap using recycled bonds
 - Sold sustainability bonds for the first time, becoming the first US muni issuer to align issuance with ICMA guidelines and map proceeds to the UN's Sustainable Development Goals
 - Utilized a SONYMA risk-share program with Freddie Mac to improve transaction execution
- **SONYMA**
 - Restructuring SONYMA MRB indenture, including NIBP
 - Repositioned variable rate portfolio
 - Preserved over \$91 million of volume cap with replacement refundings
 - Created greater counterparty diversity
- **HFA & SONYMA**
 - Preserved over \$302 million of volume cap
 - Redesigned Official Statements and launched investor website to improve the Agencies' transparency
 - Conducted an RFI for continuing disclosure services to ensure ongoing regulatory compliance

Three Year Comparison: HFA, SONYMA, MBBA & TSFC



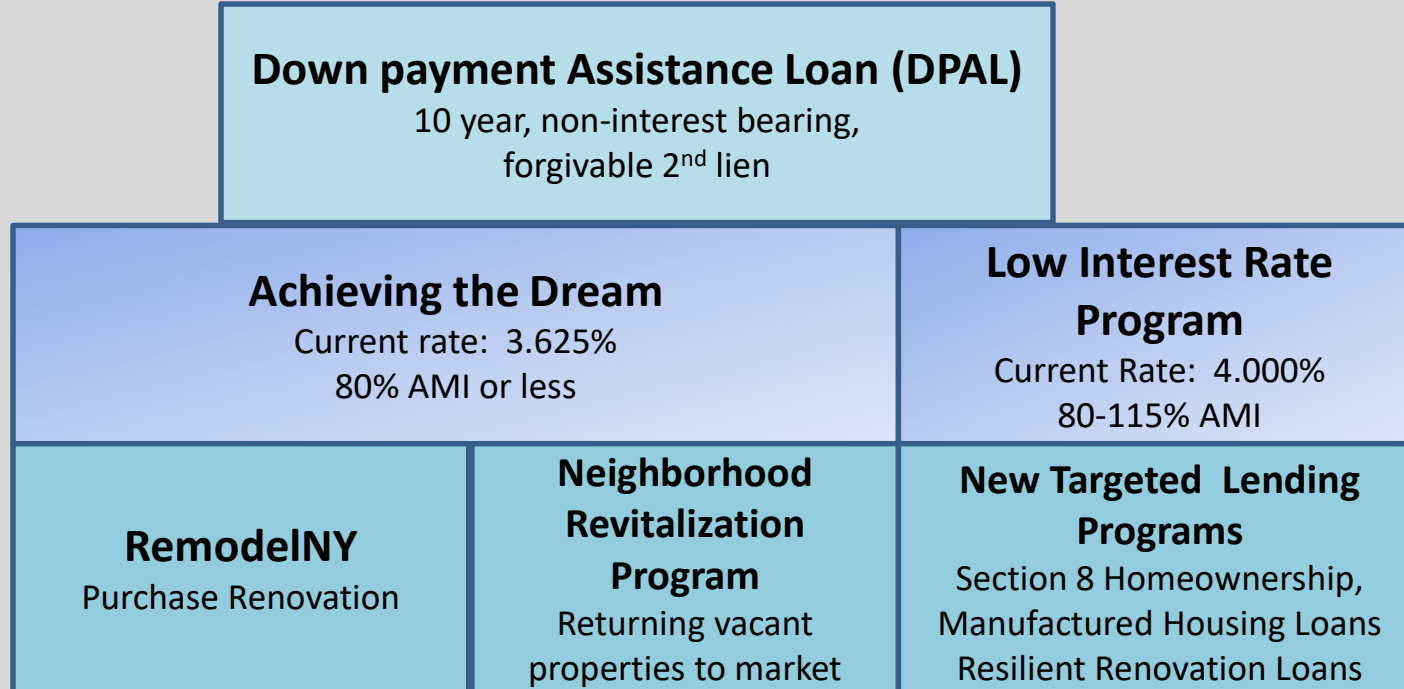
The Agencies have a total of \$21.1 Billion bonds outstanding as of Oct 31, 2019.
HFA \$18.0 billion, SONYMA \$ 2.8 billion, MBBA \$301 million, TSFC \$ 0.



STATE OF NEW YORK MORTGAGE AGENCY

2019 Bond Program Production (Calendar Year)

- Purchased 1,512 loans, down slightly from 1,813 in 2018
- \$318.1M in purchased loans, down slightly from \$370.8M in 2018
- 60% of our borrowers received Down Payment Assistance worth \$6.7 Million
- 97.75% of SONYMA loans are current (2.4% better than the NY State average)

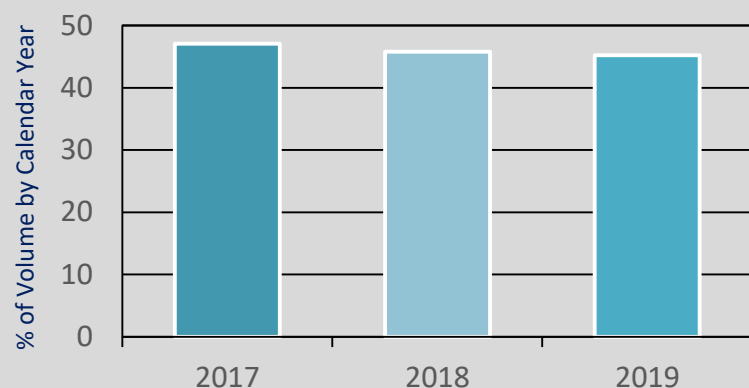


NOTE: Annual volume can vary as a result of a number of factors, including, among other factors, market interest rates, municipal bond market rates, state volume cap availability, and the Agency's ability to internally subsidize rates.

SONYMA Priorities

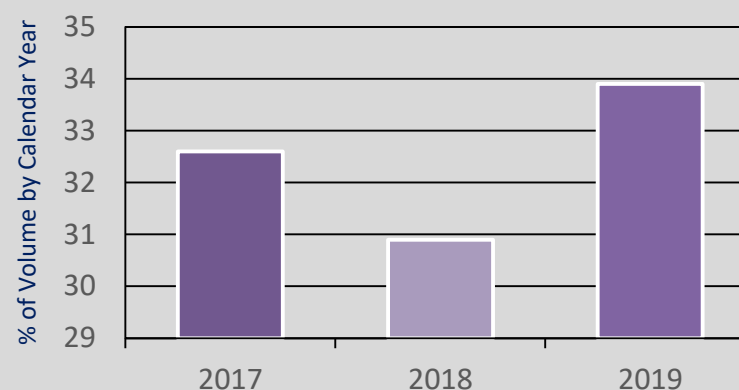
Putting Low Income Families into Homeownership:

SONYMA is committed to helping low- and moderate-income families build for the future by realizing homeownership.



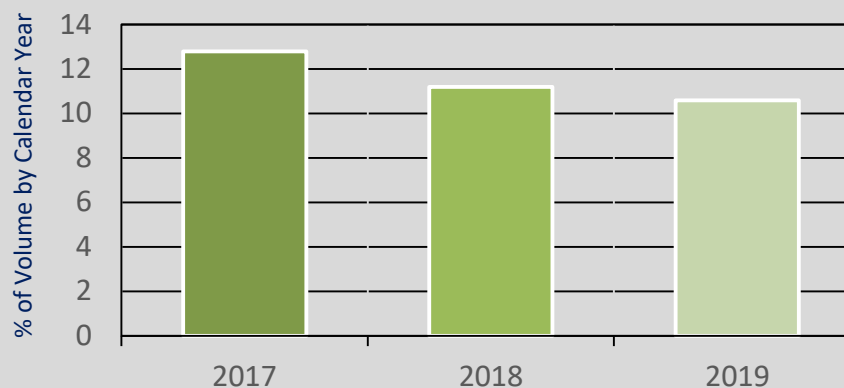
Serving Minority Homebuyers:

In 2019 we continued to increase our outreach and support for partners who serve minority majority communities.



Assisting Federally Designated High Poverty Areas

SONYMA targets its homeownership lending to communities that are struggling to combat poverty.



Community Restoration Fund (CRF)

SONYMA launched a highly innovative program to acquire distressed mortgages from private banks and federal agencies in order to provide relief to NY homeowners struggling to avoid foreclosure.

The program has been successful, and we anticipate expanding this program over the next several years. To date we have:

- Acquired 570 non-performing notes located across New York State
- Modified 181 notes so far. This is more than 40% of the original 570 properties that were owner-occupied, exceeding original projections.
- Leveraged equity and private capital to turn \$10 Million in HCR subsidy into more than a \$112 Million fund.
- Anticipated ROI is \$5.6mm expected in Q4 2020. We intend to roll those funds into additional distressed mortgage acquisition.

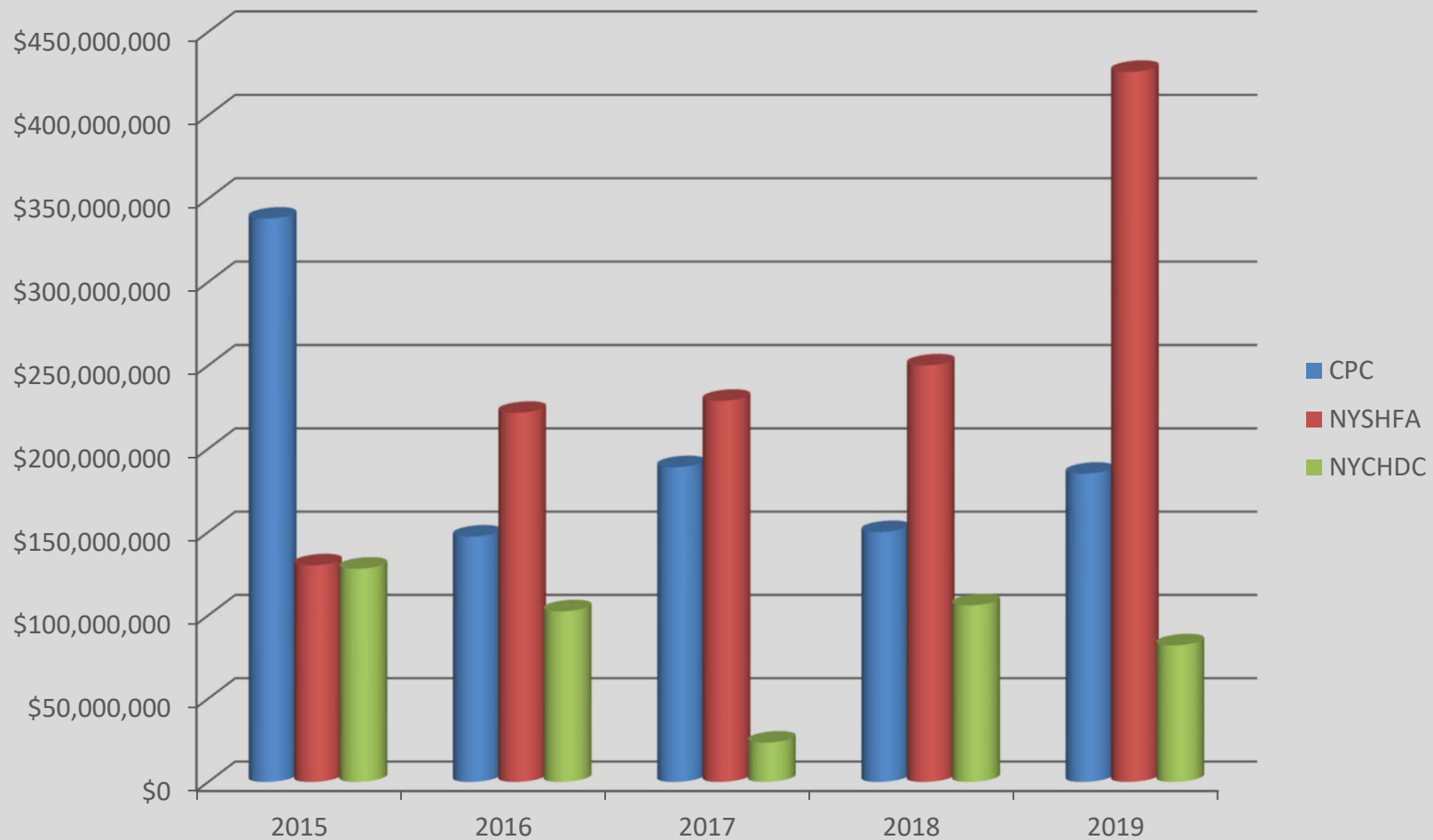


STATE OF NEW YORK MORTGAGE AGENCY: MORTGAGE INSURANCE FUND

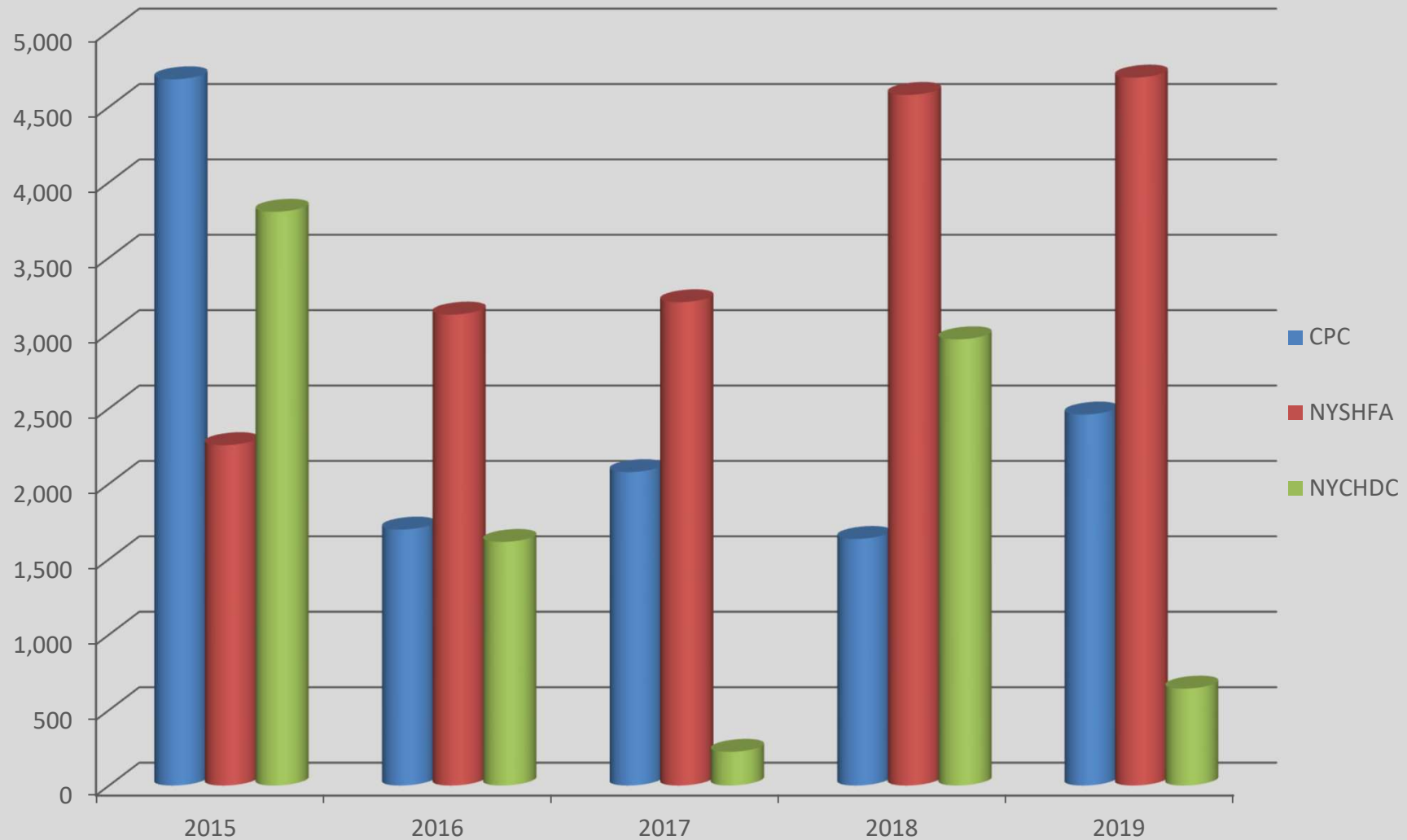
MIF Monthly Tax Surcharge Collections

	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>
November	18,164,653	15,587,053	13,724,429	12,655,270	15,245,991
December	12,521,936	12,878,094	12,790,858	14,856,067	14,025,534
January	18,682,230	16,825,804	17,266,262	12,109,417	19,453,950
February	13,973,759	14,296,102	12,849,160	14,500,598	17,866,899
March	14,104,376	16,713,273	11,541,353	10,096,336	8,779,860
April	14,929,005	16,207,059	12,001,748	10,958,241	10,486,711
May	15,485,556	13,779,184	11,386,952	12,946,879	14,748,529
June	15,262,485	16,130,790	14,776,248	15,263,668	11,118,053
July	14,296,831	14,497,561	15,369,418	10,732,726	16,141,038
August	18,209,286	13,824,339	11,916,775	15,694,913	12,227,462
September	14,904,865	13,374,255	14,875,845	12,323,278	12,808,580
October	19,580,090	16,717,693	12,010,982	9,901,062	14,861,366
Totals:	190,115,072	180,831,207	160,510,030	152,038,455	167,763,973

MIF Project Commitments By Loan Amount



MIF Project Commitments By Units





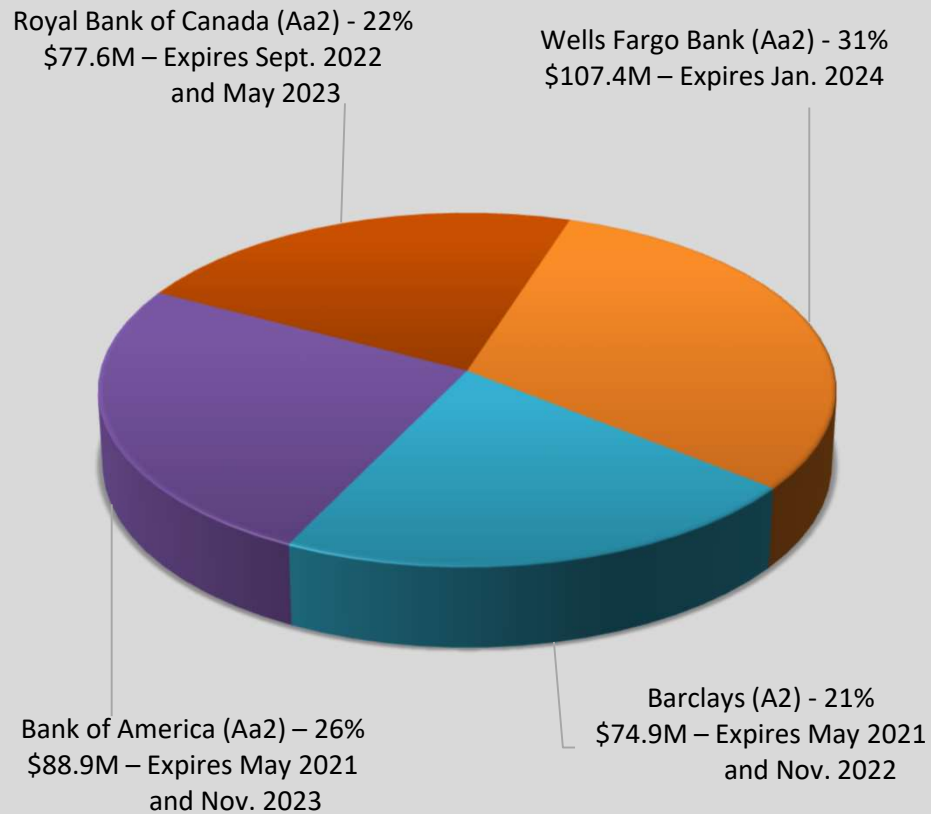
STATE OF NEW YORK MORTGAGE AGENCY: LIQUIDITY AND SWAPS

SONYMA Variable Rate Debt

\$348,840,000 Outstanding as of 10/31/19

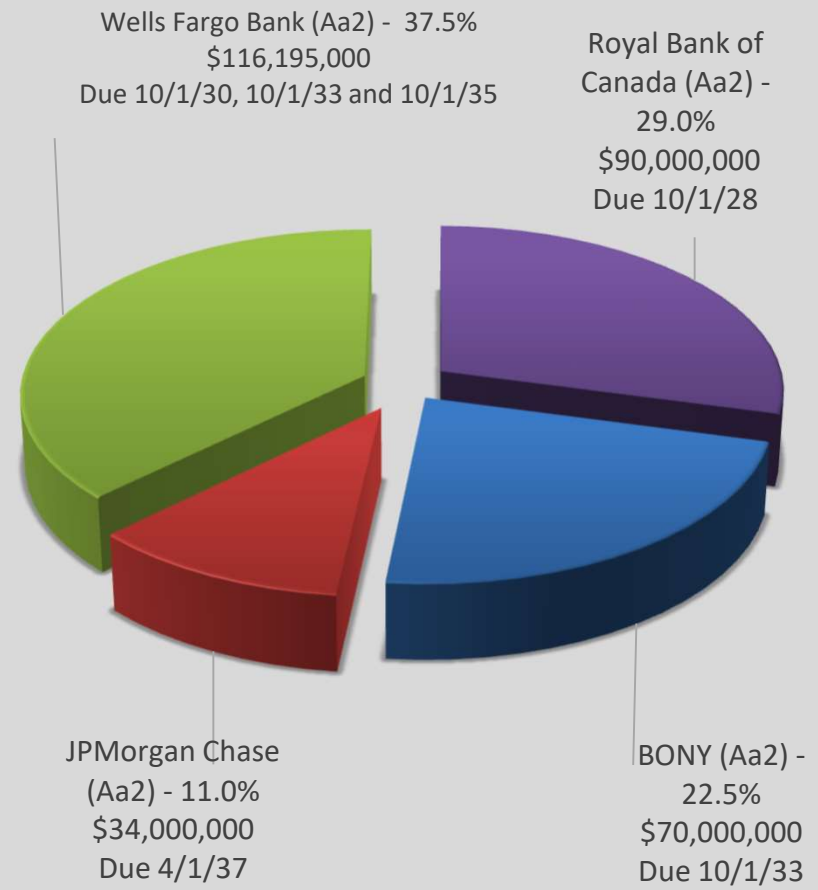


Liquidity Providers



Total Liquidity Principal Outstanding: \$348,840,000

Swap Providers



Total SWAP Notional Amount: \$310,195,000



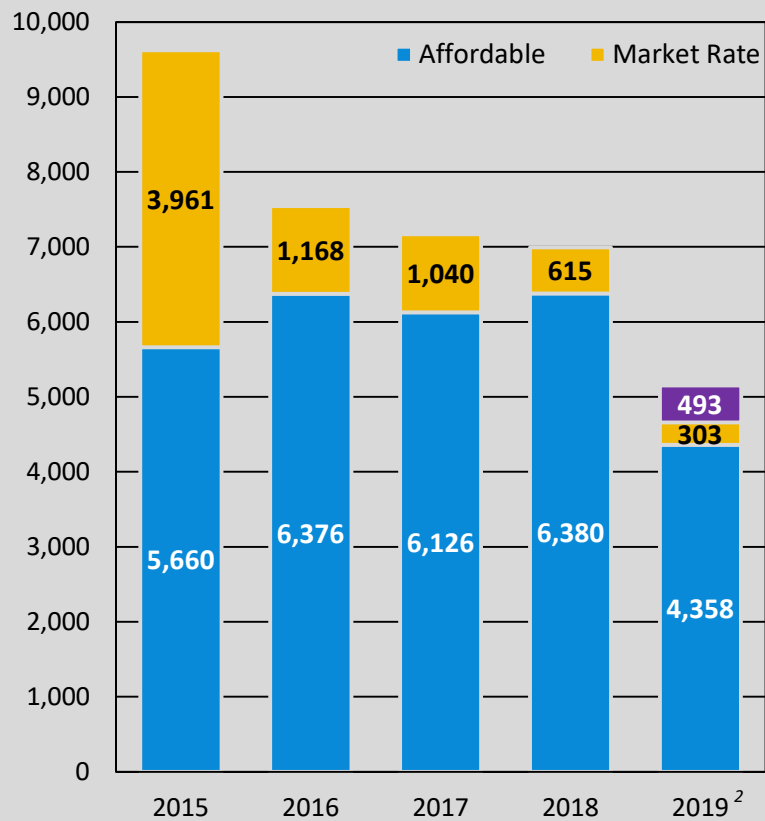
**Homes and
Community Renewal**

**Housing
Finance Agency**

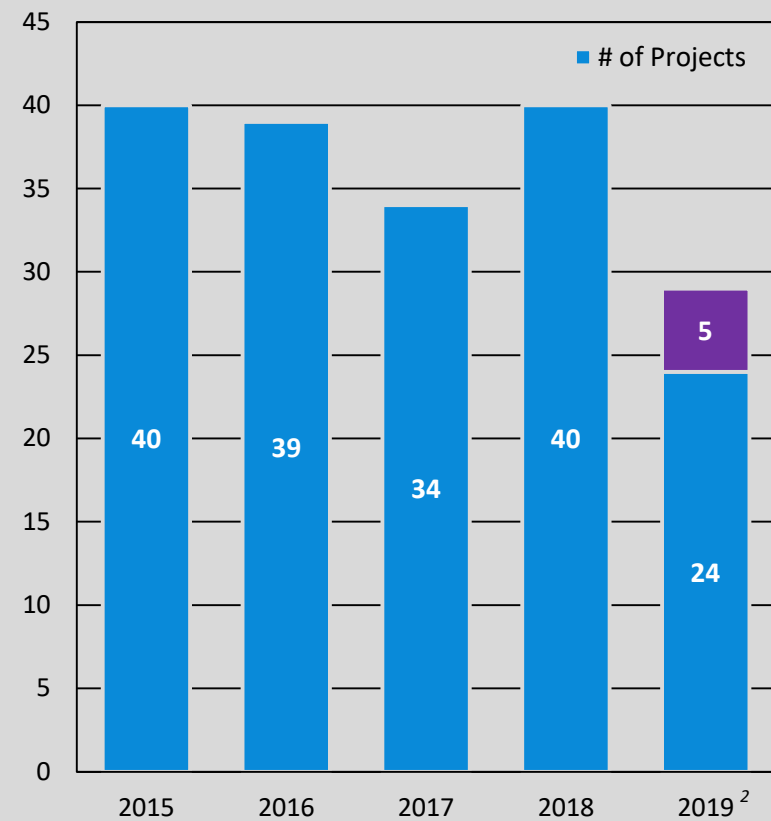
NEW YORK STATE HOUSING FINANCE AGENCY

Units and Projects Financed with Bonds

Units Financed by Fiscal Year^{1,2}



Projects Financed by Fiscal Year^{1,2}



¹ Includes new AHRB, 80/20, and back-to-back transactions

² Includes 493 affordable units and 5 projects financed on November 6, 2019 (beyond Fiscal Year)



Additional 2019 HFA Financings

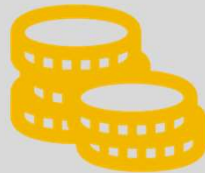
- In December 2019, HFA completed the largest Open Resolution transaction in its history, including 2,231 affordable units in 17 projects.
- HFA increasingly utilizes capital subsidies or alternative strategies to finance preservation projects without the use of bonds in order to conserve limited volume cap.
- In FY 2019, HFA financed 6 projects without HFA volume cap, totaling 1,174 units of affordable housing.
- Combined with bond-financed projects, HFA financed a total of 30 projects in FY 2019 that created and preserved over 5,500 affordable units.

HFA FY2019 Open Resolution Snapshot

Majority of HFA bond transactions are done in the Open Resolution



22 Projects
Financed

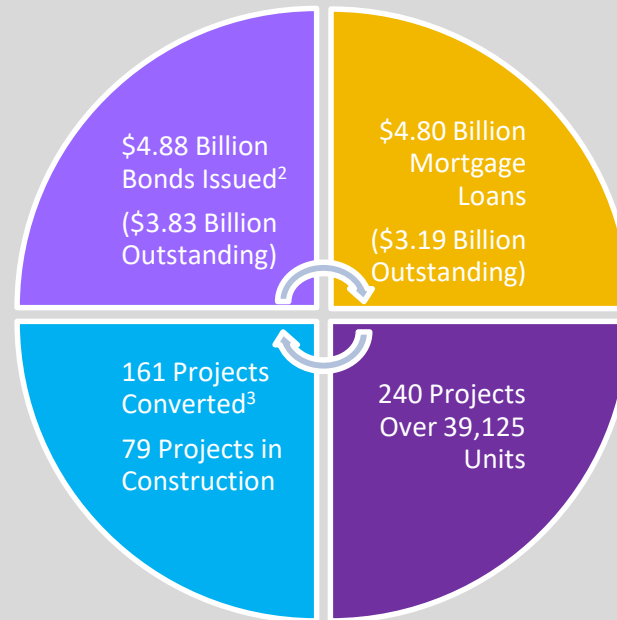


Approx. \$656
Million Bonds
Issued¹



Over 3,300 Units
Financed

Portfolio Snapshot



¹ Excludes previously financed back-to-back refunding transactions

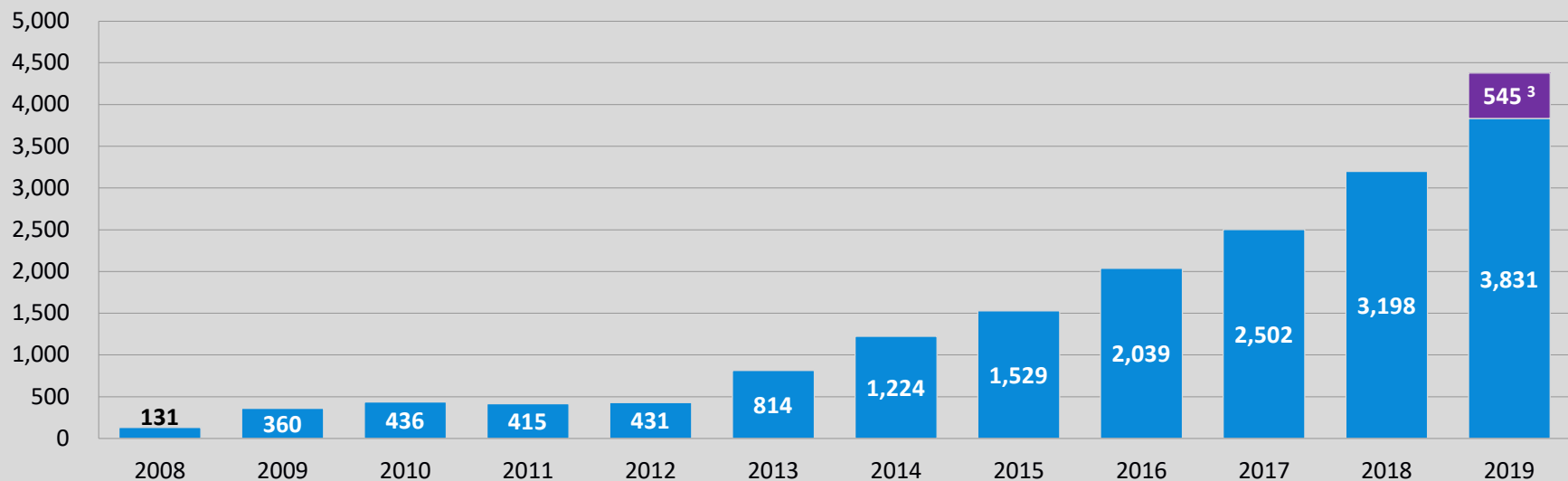
² Excludes \$207.785 million of Refunding Bonds issued for AHRB 2019 Series A, B, and C

³ Includes 9 projects that never had a long-term component (back-to-back refunding transactions)

AHRB Overview

- AHRB serves as the primary financing vehicle for the Agency's affordable multifamily housing program
- Aa2 rated parity resolution was established in 2007
 - Special revenue obligations are payable from Program Assets, which include Mortgage Loans financed with bond proceeds and Supplemental Security insuring or securing against default losses on the Mortgage Loans
- Currently \$4,376,245,000 of outstanding AHRBs⁽¹⁾⁽²⁾

AHRBs Outstanding by Fiscal Year (\$MM)



¹ Does not include NIBP Bonds

² As of December 31, 2019

³ Denotes amounts issued in 2019 Series NO and PQR subsequent to October 31, 2019

Sources: Official Statement; Audited Annual Financial Statements

HFA FY2019 Financial Statement Highlights

- Bonds Outstanding of \$18.0 Billion
 - New Bonds Issued - \$2.1 Billion
 - Financing 24 new projects
 - 4,661 units, of which 4,358 are affordable housing units
- Mortgage Loan Receivables of \$17.0 Billion
 - Increase of 1% from prior year
- Issuance and related fees totaled \$70.5 Million
 - Decrease of 6% from prior year



**Homes and
Community Renewal**

**Municipal Bond
Bank Agency**

STATE OF NEW YORK MUNICIPAL BOND BANK AGENCY



MBBA 2019 Financial Statement Highlights

- Bonds Outstanding of \$301.4 Million
 - No bond issuances during fiscal 2019
- Fees and Charges totaled \$182,000, used for debt service



**Homes and
Community Renewal**

**Tobacco Settlement
Financing Corporation**

TOBACCO SETTLEMENT FINANCING CORPORATION

TSFC 2019 Financial Statement Highlights

- All outstanding bonds were redeemed in fiscal 2017.
- Tobacco Settlement Revenue (“TSR”) payments continue to be due to the Corporation.
- In fiscal 2019, TSR payments were received in the amount of \$315.2 Million.

HFA, SONYMA, MBBA & TSFC

Fiscal Year 2019



**Homes and
Community Renewal**