

Annual Report for New York State Housing Finance Agency
Fiscal Year Ending:10/31/2016

Run Date: 01/26/2017
Status: CERTIFIED

Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	Yes
2. If yes, has the Authority issued any debt during the reporting period?	Yes

New Debt Issuances List by Type of Debt and Program

Type Of Debt: Authority Debt - Revenue

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
AFFORDABLE HSG. REV. BONDS, 2015 SERIES F	Refunding 0.00 New 13,050,000.00 Total 13,050,000.00	64987B GQ5	12/10/2015	Tax Exempt	Negotiated	3.29	Fixed	3	0.00	15-HF-584	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing16-FIN.pdf
AFFORDABLE HSG. REV. BONDS, 2015 SERIES E	Refunding 0.00 New 53,880,000.00 Total 53,880,000.00	64987B GK8	11/18/2015	Tax Exempt	Negotiated	3.53	Fixed	33	1,393,698.25	15-HF-589,596,597,577	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing13-FIN151118.pdf
AFFORDABLE HSG. REV. BONDS, 2015 SERIES G	Refunding 0.00 New 50,245,000.00 Total 50,245,000.00	64987B HT8	12/10/2015	Tax Exempt	Negotiated	3.29	Fixed	33	1,730,471.46	15-HF-591,601,603,604	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing16-FIN.pdf
AFFORDABLE HSG. REV. BONDS, 2016 SERIES A	Refunding 0.00 New 68,420,000.00 Total 68,420,000.00	64987B KB3	01/28/2016	Tax Exempt	Negotiated	3.3	Fixed	35	1,879,958.95	15-HF-598,600	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing01-FINv2.pdf
AFFORDABLE HSG. REV. BONDS, 2016 SERIES B	Refunding 0.00 New 105,215,000.00 Total 105,215,000.00	64987B LX4	05/19/2016	Tax Exempt	Negotiated	2.91	Fixed	33	2,598,669.85	16-HF-607,608,612,611, 15-HF-599,605	http://www.nyshcr.org/AboutUs/Investor/docs/2016B-OS.pdf
AFFORDABLE HSG. REV. BONDS,	Refunding 0.00 New 302,690,000.00 Total 302,690,000.00	64987B NU8	06/30/2016	Tax Exempt	Negotiated	3.02	Fixed	33	8,143,170.66	16-HF-620,621,622,623,624,628	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing06-FIN.PDF

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AFFORDABLE HSG. REV. BONDS, 2016 SERIES E	Refunding 0.00 New 62,255,000.00 Total 62,255,000.00	64987B RY6	09/22/2016	Tax Exempt	Negotiated	2.92	Fixed	33	1,710,539.78	16-HF-632,626,627,631	http://www.nyshcr.org/AboutUs/Investor/docs/NYSHFA-AHRB-2016E-OS.PDF
Affordable Housing Rev. Bonds, 2016 Series D	Refunding 0.00 New 55,000,000.00 Total 55,000,000.00	64987B QH4	07/28/2016	Tax Exempt	Negotiated	3.11	Fixed	30	1,538,956.78	16-HF-619	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing08-FIN.PDF

Type Of Debt: Conduit Debt

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
7 WEST 21ST STREET HRB, 2016 SERIES B-1	Refunding 0.00 New 250,000.00 Total 250,000.00	64987B KK3	03/16/2016	Taxable	Negotiated	2.44	Variable	34	0.00	15-HF-573	
111 East 172nd Street Housing Rev. Debt Obligation	Refunding 0.00 New 20,350,000.00 Total 20,350,000.00	0	10/31/2016	Tax Exempt	Negotiated	5.1	Variable	32	1,105,000.20	16-HF-625	
125 METROPOLITAN AVE HRB, 2015 SERIES B	Refunding 0.00 New 10,173,425.20 Total 10,173,425.20		10/31/2016	Taxable	Negotiated	2.21	Variable	35	0.00	15-HF-586	

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Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
149 KENT AVENUE HRB, 2013 SERIES A	Refunding	64986U H26	10/31/2016	Tax Exempt	Negotiated	2.66	Variable	34	0.00	13-HF-517	
	New										
	Total										
149 KENT AVENUE HRB, 2013 SERIES B	Refunding	64986U H34	10/31/2016	Taxable	Negotiated	2.66	Variable	34	0.00	13-HF-517	
	New										
	Total										
15 Hudson Yards Housing Rev. Debt Obligation	Refunding		10/31/2016	Tax Exempt	Negotiated	3.01	Variable	32	3,348,960.00	15-HF-590	
	New										
	Total										
158 AST 126TH ST. HRB, 2016 SERIES A	Refunding	64987B QQ4	09/09/2016	Tax Exempt	Negotiated	5.11	Variable	15	881,744.00	16-HF-615	
	New										
	Total										
19 INDIA STREET HRB, 2016 SERIES A	Refunding	64987B MC9	05/24/2016	Tax Exempt	Negotiated	.42	Variable	35	1,102,111.00	16-HF-614	http://www.nyscr.org/AboutUs/Investor/docs/NYHousing04a-OS-160524.pdf
	New										
	Total										
210 LIVINGSTON AVENUE HRB, 2015 SERIES A-1	Refunding		10/31/2016	Tax Exempt	Negotiated	2.03	Variable	35	2,725,099.25	15-HF-594	
	New										
	Total										
210 LIVINGSTON STREET	Refunding		10/31/2016	Tax Exempt	Negotiated	2.03	Variable	35	0.00	15-HF-594	
	New										
	Total										

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210 LIVINGSTON STREET HRB, 2015 SERIES A-3	Refunding 0.00 New 5,484,248.50 Total 5,484,248.50		10/31/2016	Tax Exempt	Negotiated	2.03	Variable	35	0.00	15-HF-594	
210 LIVINGSTON STREET HRB, 2015 SERIES B-1	Refunding 0.00 New 274,170.55 Total 274,170.55		10/31/2016	Taxable	Negotiated	2.11	Variable	35	0.00	15-HF-594	
210 LIVINGSTON STREET HRB, 2015 SERIES B-2	Refunding 0.00 New 105,433.13 Total 105,433.13		10/31/2016	Taxable	Negotiated	2.11	Variable	35	0.00	15-HF-594	
210 LIVINGSTON STREET HRB, 2015 SERIES B-3	Refunding 0.00 New 175,745.94 Total 175,745.94		10/31/2016	Taxable	Negotiated	2.11	Variable	35	0.00	15-HF-594	
222 EAST 44TH STREET HRB, 2016 SERIES A	Refunding 0.00 New 23,300,000.00 Total 23,300,000.00	64987B NZ7	07/13/2016	Tax Exempt	Competitive	.48	Variable	34	1,213,404.00	15-HF-571	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing07a-OS.pdf

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222 EAST 44TH STREET HRB, 2016 SERIES B	Refunding 0.00 New 90,000,000.00 Total 90,000,000.00	64987B PB8	07/13/2016	Taxable	Negotiated	.8	Variable	34	0.00	15-HF-571	http://www.nyschr.org/AboutUs/Investor/docs/NYHousing07a-OS.pdf
325 KENT AVENUE HRB, 2015 SERIES A-1	Refunding 0.00 New 10,144,749.11 Total 10,144,749.11		10/31/2016	Tax Exempt	Negotiated	2.07	Variable	35	2,263,140.00	15-HF-587	
325 KENT AVENUE HRB, 2015 SERIES A-2	Refunding 0.00 New 10,144,749.11 Total 10,144,749.11	64987B FC7	10/31/2016	Tax Exempt	Negotiated	2.07	Variable	35	0.00	15-HF-587	
325 KENT AVENUE HRB, 2015 SERIES A-3	Refunding 0.00 New 7,803,134.20 Total 7,803,134.20		10/31/2016	Tax Exempt	Negotiated	2.07	Variable	35	0.00	15-HF-587	
325 KENT AVENUE HRB, 2016 SERIES A-1	Refunding 0.00 New 18,055,500.00 Total 18,055,500.00		09/22/2016	Tax Exempt	Negotiated	2.21	Variable	34	693,000.00	15-HF-587	
325 KENT AVENUE HRB, 2016 SERIES A-2	Refunding 0.00 New 18,055,500.00 Total 18,055,500.00	64987B SA7	09/22/2016	Tax Exempt	Negotiated	2.21	Variable	34	0.00	15-HF-587	
325 KENT AVENUE HRB, 2016	Refunding 0.00 New 13,889,000.00 Total 13,889,000.00		09/22/2016	Tax Exempt	Negotiated	2.21	Variable	34	0.00	15-HF-587	

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33 BOND STREET HRB, 2016 SERIES A	Refunding 0.00 New 35,000,000.00 Total 35,000,000.00	64987B PC6	09/22/2016	Tax Exempt	Negotiated	.78	Variable	33	850,500.00	14-HF-545	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing11a-OS-160914.pdf
345 EAST 94TH ST. HRB, 2016 SERIES A	Refunding 43,600,000.00 New 0.00 Total 43,600,000.00	64987B QR2	09/14/2016	Tax Exempt	Negotiated	1.45	Variable	14	1,176,613.00	16-HF-207B	
345 EAST 94TH ST. HRB, 2016 SERIES B	Refunding 0.00 New 10,900,000.00 Total 10,900,000.00	64987B QS0	09/14/2016	Taxable	Negotiated	2.99	Variable	14	0.00	16-HF-207B	
43-25 HUNTER STREET HRB, 2015 SERIES A-1	Refunding 0.00 New 1,996,296.30 Total 1,996,296.30	64987B BU1	12/23/2015	Tax Exempt	Negotiated	2.19	Variable	35	0.00	15-HF-569	
43-25 HUNTER STREET HRB, 2015 SERIES A-2	Refunding 0.00 New 1,542,592.50 Total 1,542,592.50		12/23/2015	Tax Exempt	Negotiated	2.19	Variable	35	0.00	15-HF-569	
43-25 HUNTER STREET HRB, 2015 SERIES A-3	Refunding 0.00 New 1,361,111.20 Total 1,361,111.20		12/23/2015	Tax Exempt	Negotiated	2.19	Variable	35	0.00	15-HF-569	
43-25 HUNTER STREET HRB,	Refunding 0.00 New 10,760,791.14 Total 10,760,791.14	64987B BV9	10/31/2016	Taxable	Negotiated	2.25	Variable	35	0.00	15-HF-569	

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43-25 HUNTER STREET HRB, 2015 SERIES B-2	Refunding 0.00 New 8,315,156.80 Total 8,315,156.80		10/31/2016	Taxable	Negotiated	2.25	Variable	35	0.00	15-HF-569	
43-25 HUNTER STREET HRB, 2015 SERIES B-3	Refunding 0.00 New 7,336,903.06 Total 7,336,903.06		10/31/2016	Taxable	Negotiated	2.25	Variable	35	0.00	15-HF-569	
43-25 HUNTER STREET HRB, 2016 SERIES A-1	Refunding 0.00 New 19,771,478.22 Total 19,771,478.22	64987B ME5	10/31/2016	Tax Exempt	Negotiated	2.29	Variable	34	1,653,000.00	15-HF-569	
43-25 HUNTER STREET HRB, 2016 SERIES A-2	Refunding 0.00 New 15,277,959.84 Total 15,277,959.84		10/31/2016	Tax Exempt	Negotiated	2.29	Variable	34	0.00	15-HF-569	
43-25 HUNTER STREET HRB, 2016 SERIES A-3	Refunding 0.00 New 13,480,553.11 Total 13,480,553.11		10/31/2016	Tax Exempt	Negotiated	2.29	Variable	34	0.00	15-HF-569	
43-25 HUNTER STREET HRB, 2016	Refunding 0.00 New 40,740.70 Total 40,740.70	64987B MH8	05/18/2016	Taxable	Negotiated	2.43	Variable	34	0.00	15-HF-569	

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43-25 HUNTER STREET HRB, 2016 SERIES B-2	Refunding 0.00 New 31,481.50 Total 31,481.50		05/18/2016	Taxable	Negotiated	2.43	Variable	34	0.00	15-HF-569	
43-25 HUNTER STREET HRB, 2016 SERIES B-3	Refunding 0.00 New 27,777.80 Total 27,777.80		05/18/2016	Taxable	Negotiated	2.43	Variable	34	0.00	15-HF-569	
435 EAST 13TH STREET HRB, 2016 SERIES A	Refunding 0.00 New 1,655,000.00 Total 1,655,000.00	64987B KE7	01/27/2016	Tax Exempt	Competitive	1.97	Variable	34	1,063,132.00	15-HF-572	
435 EAST 13TH STREET HRB, 2016 SERIES B	Refunding 0.00 New 100,000.00 Total 100,000.00	64987B KP4	01/27/2016	Taxable	Negotiated	2.38	Variable	34	0.00	15-HF-572	
44TH DRIVE APTS HRB, 2013 SERIES A	Refunding 0.00 New 8,410,000.00 Total 8,410,000.00	64986U WH6	10/31/2016	Tax Exempt	Negotiated	4.83	Variable	33	0.00	13-HF-505	
509 WEST 38TH STREET HRB, 2015 SERIES A	Refunding 0.00 New 7,111,262.71 Total 7,111,262.71	64986U 5Y9	10/31/2016	Tax Exempt	Negotiated	2.14	Variable	32	0.00	14-HF-553	

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509 WEST 38TH STREET HRB, 2015 SERIES B	Refunding 0.00 New 45,515,993.70 Total 45,515,993.70	64986U 526	10/31/2016	Taxable	Negotiated	2.29	Variable	32	0.00	14-HF-553	
525 WEST 52ND STREET HRB, 2015 SERIES A-1/A-2/A-3	Refunding 0.00 New 9,411,764.71 Total 9,411,764.71		10/31/2016	Tax Exempt	Negotiated	2.32	Variable	35	0.00	14-HF-552	
525 WEST 52ND STREET HRB, 2015 SERIES B-1/B-2/B-3	Refunding 0.00 New 28,838,297.87 Total 28,838,297.87		10/31/2016	Taxable	Negotiated	2.38	Variable	35	0.00	14-HF-552	
525 WEST 52ND STREET HRB, 2016 SERIES A-1/A-2/A-3	Refunding 0.00 New 55,500,000.02 Total 55,500,000.02		10/31/2016	Tax Exempt	Negotiated	2.44	Variable	34	1,490,000.00	14-HF-552	
525 WEST 52ND STREET HRB, 2016 SERIES B-1	Refunding 0.00 New 250,000.00 Total 250,000.00	64987B KT4	04/21/2016	Taxable	Negotiated	2.58	Variable	34	0.00	14-HF-552	
525 WEST 52ND STREET	Refunding 0.00 New 191,176.47 Total 191,176.47		04/21/2016	Taxable	Negotiated	2.58	Variable	34	0.00	14-HF-552	

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525 WEST 52ND STREET HRB, 2016 SERIES B-3	Refunding 0.00 New 147,058.82 Total 147,058.82		04/21/2016	Taxable	Negotiated	2.58	Variable	34	0.00	14-HF-552	
555 TENTH AVENUE HRB, 2016 SERIES A	Refunding 0.00 New 140,000,000.00 Total 140,000,000.00	64987B KN7	04/05/2016	Taxable	Negotiated	.45	Variable	33	1,045,000.00	14-HF-544	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing02a-OS.pdf
605 WEST 42ND STREET HRB, 2015 SERIES A	Refunding 0.00 New 80,000,000.00 Total 80,000,000.00	64987B FD5	12/08/2015	Tax Exempt	Negotiated	.01	Variable	33	1,729,596.00	14-HF-530	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing15-OS.PDF
606 WEST 57TH ST. HRB, 2016 SERIES A	Refunding 0.00 New 71,000,000.00 Total 71,000,000.00	64987B PE2	09/27/2016	Tax Exempt	Negotiated	.82	Variable	33	1,612,279.00	14-HF-546	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing12a-OS-160920.pdf
625 WEST 57TH STREET HRB, 2016 SERIES A	Refunding 0.00 New 107,000,000.00 Total 107,000,000.00	64987B ML9	05/26/2016	Taxable	Negotiated	.4	Variable	33	2,255,600.00	14-HF-537	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing05-OS-160524.PDF
626 FLATBUSH HRB 2013 SERIES B	Refunding 0.00 New 30,000.00 Total 30,000.00	64986U XP7	10/31/2016	Taxable	Negotiated	3.62	Variable	33	0.00	13-HF-513	
626 FLATBUSH HRB, 2013 SERIES A	Refunding 0.00 New 1,340,000.00 Total 1,340,000.00	64986U XN2	10/31/2016	Tax Exempt	Negotiated	2.57	Variable	33	0.00	13-HF-513	

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626 FLATBUSH HRB, 2014 SERIES A	Refunding 0.00 New 9,800,000.00 Total 9,800,000.00	64986U R41	10/31/2016	Tax Exempt	Negotiated	2.57	Variable	32	0.00	13-HF-513	
7 WEST 21ST STREET HRB, 2015 SERIES B-1/B- 2/B-3	Refunding 0.00 New 67,727,607.12 Total 67,727,607.12		10/31/2016	Taxable	Negotiated	2.24	Variable	35	0.00	15-HF-573	
7 WEST 21ST STREET HRB, 2016 SERIES A-1/A- 2/A-3	Refunding 0.00 New 31,399,999.00 Total 31,399,999.00		10/31/2016	Tax Exempt	Negotiated	2.29	Variable	34	823,260.00	15-HF-573	
7 WEST 21ST STREET HRB, 2016 SERIES B-2	Refunding 0.00 New 102,499.81 Total 102,499.81	64987B KL1	03/16/2016	Taxable	Negotiated	2.44	Variable	34	0.00	15-HF-573	
7 WEST 21ST STREET HRB, 2016 SERIES B-3	Refunding 0.00 New 102,499.81 Total 102,499.81	64987B KM9	03/16/2016	Taxable	Negotiated	2.44	Variable	34	0.00	15-HF-573	
79 AVENUE D HOUSING REVENUE BONDS,	Refunding 0.00 New 7,475,000.00 Total 7,475,000.00		10/28/2016	Tax Exempt	Negotiated	2.14	Variable	33	837,291.00	16-HF-635	

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79 AVENUE D HOUSING REVENUE BONDS, 2016 SERIES B	Refunding 0.00 New 488,118.40 Total 488,118.40		10/28/2016	Taxable	Negotiated	3.04	Variable	33	0.00	16-HF-635	
BAM SOUTH HRB, 2015 SERIES A	Refunding 0.00 New 100,000,000.00 Total 100,000,000.00	64987B FK9	11/17/2015	Taxable	Negotiated	.15	Variable	33	862,040.00	14-HF-551	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing14a-OS.pdf
Chappaqua Commons Housing Rev. Debt Obligati on	Refunding 0.00 New 1,118,000.00 Total 1,118,000.00		10/31/2016	Tax Exempt	Negotiated	5.65	Variable	32	702,549.70	16-HF-630	
Chappaqua Commons Housing Rev. Debt Obligati on	Refunding 0.00 New 8,100,000.00 Total 8,100,000.00		10/31/2016	Taxable	Negotiated	2.39	Variable	32	0.00	16-HF-630	
Copiague Commons Housing Rev. Debt Obligati on	Refunding 0.00 New 9,140,000.00 Total 9,140,000.00		10/31/2016	Tax Exempt	Negotiated	6	Variable	32	726,861.96	15-HF-602	
Harris Park Housing Rev. Debt	Refunding 0.00 New 7,090,000.00 Total 7,090,000.00		10/31/2016	Tax Exempt	Negotiated	4.75	Variable	32	0.00	14-HF-563	

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Hemlock Ridge Apts. Housing Rev. Debt Obligation	Refunding 0.00 New 8,822,000.00 Total 8,822,000.00		10/31/2016	Tax Exempt	Negotiated	4.75	Variable	32	0.00	14-HF-567	
Historic Pastures Housing Rev. Debt Obligation	Refunding 0.00 New 19,191,000.00 Total 19,191,000.00		10/31/2016	Tax Exempt	Negotiated	4.75	Variable	32	0.00	14-HF-564	
MANHATTA N WEST HRB, 2016 SERIES A	Refunding 0.00 New 30,000,000.00 Total 30,000,000.00	64987B QJ0	08/03/2016	Tax Exempt	Negotiated	.46	Variable	33	2,030,155.00	14-HF-550	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing09-OS.PDF
MANHATTA N WEST HRB, 2016 SERIES B-1	Refunding 0.00 New 100,000,000.00 Total 100,000,000.00	64987B QL5	08/03/2016	Taxable	Negotiated	.9	Variable	33	0.00	14-HF-550	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing09-OS.PDF
MANHATTA N WEST HRB, 2016 SERIES B-2	Refunding 0.00 New 94,500,000.00 Total 94,500,000.00	64987B QN1	08/03/2016	Taxable	Negotiated	.9	Variable	33	0.00	14-HF-550	http://www.nyshcr.org/AboutUs/Investor/docs/NYHousing09-OS.PDF
Marcus Garvey Apts. Housing Rev. Deb Obligation	Refunding 0.00 New 87,804,000.00 Total 87,804,000.00		10/31/2016	Tax Exempt	Negotiated	4.75	Variable	32	0.00	14-HF-565	

Annual Report for New York State Housing Finance Agency
Fiscal Year Ending:10/31/2016

Run Date: 01/26/2017
Status: CERTIFIED

Type Of Debt: Conduit Debt

Program:

Project	Amounts	CUSIP Number	Bond Closing Date	Taxable Status	Issue Process	True Interest Cost	Interest Type	Term	Cost of Issuance (\$)	PACB Project	URL
Marien Heim Housing Rev. Debt Obligation	Refunding 0.00 New 24,564,000.00 Total 24,564,000.00		10/31/2016	Tax Exempt	Negotiated	4.75	Variable	32	0.00	14-HF-549	
New Settlement Apts. Housing Rev. Debt Obligation	Refunding 0.00 New 29,439,000.00 Total 29,439,000.00		10/31/2016	Tax Exempt	Negotiated	3.44	Variable	32	2,795,130.40	16-HF-629	

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
HFA HOUSING CAPITAL PROGRAMS	4,697,474,000.00	523,880,000.00	0.00	179,455,000.00	344,425,000.00
State Contingent Obligation					
State Moral Obligation					
HFA NON-PROFIT HOUSING	0.00	2,210,000.00	0.00	530,000.00	1,680,000.00
Other State Funded					
Authority Obligation					
General Obligation					
Revenue	0.00	1,782,990,000.00	710,755,000.00	215,060,000.00	2,278,685,000.00
Other Non-State Funded					
Conduit					
Conduit Debt	0.00	11,335,346,877.60	1,679,927,375.49	193,679,539.94	12,821,594,713.15
Conduit Debt - Pilot Increment Financing					