

NEW YORK STATE HOUSING FINANCE AGENCY

LIST OF MEASUREMENTS FOR CALENDAR YEAR 2024

The New York State Housing Finance Agency’s (“HFA”) mission is to create and preserve high quality affordable multifamily rental housing that serves communities across the State of New York.

HFA is required to conduct an annual review of the agency’s performance in meeting its mission and must provide that information for the Public Authorities Reporting Information System (“PARIS”) annual filing. That information is presented here.

1. Number of low to moderate income units financed:

HFA created and preserved 5,554 affordable housing units in 2024 compared to 4,970 in 2023, 5,073 in 2022 and 4,577 units in 2021.

HFA financed a total of 27 projects, including 19 new construction projects that created 4,094 affordable units, 7 preservation projects that preserved 1,220 affordable units and 1 project that included both the new construction of 40 units and the preservation of 200 units. These projects include the creation or preservation of 908 units of supportive housing and 935 units of senior housing across the state and units responsive to each of the State’s housing goals.

2. Regional representation of projects financed—this would include the number of cities, counties and the distribution between upstate and downstate:

In 2024, 5,554 affordable units created or preserved across 15 counties.

- 2,361 (43%) were located in New York City;
- 525 (9%) were located in Westchester and Long Island; and
- 2,668 (48%) were located in the remainder of New York State.

3. Fiscal Health:

The state of the State of the New York State Housing Finance Agency’s fiscal health is set forth in attachment A.

4. The Agencies’ accomplishments in connection with their mandated and aspirational MWBE goals and in promoting the participation of underrepresented stakeholders in procurements:

HFA plays a key role in meeting the Agency’s MWBE and SDVOB utilization goals in the category of construction. Working with HCR’s Department of Empowerment, Compliance, and Opportunity (“DECO”), HFA sets MWBE and SDVOB utilization goals for every project financed. DECO supplies a list of available certified contractors to project sponsors

and monitors compliance throughout the course of construction. Failure to comply may result in a requirement to pay liquidated damages. HFA is reflecting MWBE participation in development teams in its materials submitted to the HFA board. For FY 2023-2024, HFA achieved a 27.42% MWBE utilization rate.

5. & 6. Effectiveness in HFA’s use of volume cap resources and other resources, with an emphasis on maximizing the use of volume cap for affordable housing units within HFA projects, and productive or creative use of financing mechanisms that provide the most efficient capital market executions:

HFA utilized \$1,195,295,000 of volume cap and Personal Income Tax (“PIT”) bonds to finance the creation and preservation of affordable and supportive housing by issuing bonds and administering State and Federal appropriations which complemented low-income housing tax credits and private and public investments. In addition, to maximize the use of volume cap resources, HFA implemented the use of recycled bonds and 501c3 bonds and preserved \$45,875,000 of volume cap.

7. Maximizing Green initiatives in its projects, leveraging federal, state and local funds available to Green projects, providing evidence of environmental sustainability and furthering its ability to green all its financing transactions

HFA continues its efforts to ensure that the affordable housing it finances is sustainable and aligned with the States Climate Leadership and Community Protection Act goals of decarbonization. Multifamily projects supported by HFA financings mandate the use of Sustainability guidelines that promote the use of national standards for energy efficiency, including, but not limited to, Energy Star, Enterprise Green Communities and NYSERDA programs in new construction or preservation of affordable housing.

The below subsections outline HFA’s programs and efforts addressing the above measurement.

HFA New Construction

HFA bonds for new construction projects were first certified by the Climate Bond Initiative (“CBI”) in December of 2016. CBI is an international not-for-profit organization supporting financing for projects around the world that help reduce the impact of climate change and their strict standards engenders the confidence of investors. In 2019, the Agency became the first United States municipal bond issuer to utilize the Sustainable Bond Guidelines (“SBGs”) developed by the International Capital Markets Association. The Agency also became the first issuer to link its financings to the Sustainable Development Goals. Utilization of the SBGs allows the Agency to highlight the social benefits in addition to environmental elements, for its new construction financing program, incorporating the CBI certification as a capital market’s equivalency of the Agency’s Energy and Green Building Requirements and corresponding carbon reduction goals. HFA is a national and international leader in issuing certified green and sustainability bonds for affordable housing. As of 2023, projects under our new construction programs must design their projects to meet the State’s all-electric design

requirements and participate in the benchmarking of utility usage during the years of their HFA regulatory period.

In 2024, HFA issued \$977.6 million of Sustainability Bonds to fund 19 projects for the creation of 3,759 units. Over \$3.9 billion in CBI certified bonds have been issued since the inception of the NYS HFA program.

HFA Preservation

All HFA preservation projects must comply with the Existing Building Sustainability Guidelines, released by the State in June 2022, which list three construction categories for Preservation; Adaptive Reuse, Substantial Rehabilitation, and Moderate Rehabilitation. The target goal for Adaptive Reuse is aligned with the new construction standards listed above, Substantial rehabilitation targets a 20% energy reduction while also achieving a national efficiency standard. The target goal for moderate rehabilitation of existing buildings being preserved as affordable housing is a reduction of energy use by 20%. Currently, rehabilitation projects are not eligible for CBI certification, with the exception of Adaptive Reuse projects. The Agency has utilized the Sustainable Bond Guidelines for the financing of certain rehabilitation projects, again, highlighting the social benefits of the projects alongside the minimum Energy and Green Building Requirements of the Agency for rehabilitation projects. As part of the HFA application process, a combined physical needs assessment and an energy audit are required for substantial rehabilitation and moderate rehabilitation. This tool is the Integrated Physical Needs Assessment (IPNA) and is used to evaluate the proposed scope for projects along with the historical energy usage data. Even if energy efficiency measures identified by the IPNA cannot be included in the project scope due to cost, the projects must comply with the Sustainability Guidelines baseline requirements for their construction type that are in place for all projects to adhere to.

In 2024, HFA issued \$198.8 million of bonds to fund 4 projects for the creation of 944 units that were required to provide 20% reduction in energy use.

Construction

HFA increased its efforts to promote and support creative solutions for housing including modular construction, structural timber construction, emerging green building technologies and emerging electrification technologies. This was achieved by educating HCR staff on these emerging techniques/technologies through training webinars, connecting with industry professional to understand the challenges with these emerging techniques/technologies and working to create guidelines for their implementation in HFA projects. While some of these technologies have been slow to infiltrate the market due to the learning curve for developers, designers, and contractors, HFA continues to prepare by developing a thorough understanding of these emerging trends and developing the tools to properly assess them in proposed projects.

Emerging green building and electrification technologies have been at the forefront of these efforts, and as part of the Agency's Clean Energy Initiative (CEI) funding, we have

implemented dedicated support for development teams. Every CEI awarded project is assigned a Technical Assistance Provider (TAP) who are industry specialists in energy efficiency and electrification, at no additional cost. TAPs guide the development teams through the program and provide additional support as teams navigate high-performance building design and construction. This model helps to ensure that the market continues to knowledge share and train up to implement emerging technologies and techniques.

8. Evidence of the advancement of the Agencies' Fair Housing Goals

See Fair Housing Section Below.

9. Expansion of efforts to promote and build diversity within the development community while furthering MWBE goals.

Working with DECO, HFA sets MWBE and SDVOB utilization goals for the construction of every project financed. In addition, HFA collects information on the MWBE status of development partners, and reports that to the HFA board.

10. Support and Funding of Transit Oriented Development

HFA prioritizes the development of projects that adhere to the principles of transit-oriented development (TOD). This approach integrates land use and transportation planning to create vibrant, sustainable communities centered around accessible and efficient transit options. The Agency's projects exemplify this commitment, as all 2024 projects were transit-oriented developments with access to public transportation. Each project's access to public transportation is included in the "Location" section of the Board memos, which cite information about the transit-oriented nature of the Agency's projects. Furthermore, HFA is a Covered Agency under the New York State Smart Growth and Public Infrastructure Act (the "Act"), which requires that HFA review proposed projects under the criteria specified in the Act when there is the acquisition, construction, expansion of infrastructure related to the HFA project. The HFA Smart Growth Advisory Committee ensures compliance by reviewing the relevant HFA project based on the Act's criteria which aims to limit urban sprawl and environmental degradation and encourage the use of existing infrastructure, including transportation infrastructure. For projects that do not abide by the criteria in the Act, HFA requires the project comply with mitigating factors for it to proceed. By emphasizing TOD, HFA aims to enhance connectivity, reduce reliance on private vehicles, and promote a more environmentally friendly urban landscape across New York State.

STATE OF NEW YORK MORTGAGE AGENCY

LIST OF MEASUREMENTS FOR CALENDAR YEAR 2024

The State of New York Mortgage Agency’s (“SONYMA”) mission is to provide: (1) capital to promote affordable homeownership opportunities for low- to moderate- income citizens of New York State and (2) mortgage insurance to lower the cost of borrowing for both eligible homebuyers and owners of affordable multifamily buildings.

SONYMA is required to conduct an annual review of the agency’s performance in meeting its mission and must provide that information for the Public Authorities Reporting Information System (“PARIS”) annual filing. That information is presented here.

1. The number of mortgages purchased, and the incomes served.

For the calendar year of 2024, the State of New York Mortgage Agency achieved the following, in accordance with the measurements outlined in the mission statement for the year.

The Agency purchased 1,694 mortgages in 2024, compared to 1,701 in 2023, and 1,953 in 2022, serving the following income ranges:

Income Ranges	Distribution of Purchases		
	<u>2022</u>	<u>2023</u>	<u>2024</u>
>100% of AMI	24.47%	27.45%	26.98%
80% to 100% of AMI	25.42%	27.60%	22.26%
60% to 80% of AMI	27.21%	26.15%	28.69%
50% to 60% of AMI	12.25%	10.08%	13.70%
<=50% of AMI	10.65%	8.72%	8.38%

2. The geographic diversity of mortgages purchased as well as number and geographic diversity of participating originators.

SONYMA has continued to expand its impact with continued industry outreach. The agency also benefits from the 2021 bill that was passed in New York State that makes it easier for SONYMA to on-board Community Development Financial Institutions, including Credit Unions, who may share the same goals as SONYMA and who operate at a local level.

[remainder of page is intentionally left blank]

SONYMA participating lenders cover the entire state, and loans were purchased in accordance with the following geographic breakdown:

<u>Region</u>	% of Loans Purchased		
	<u>2022</u>	<u>2023</u>	<u>2024</u>
1 - Buffalo	17.61%	17.99%	18.00%
2 - Rochester	14.44%	10.93%	17.06%
3 - Syracuse	3.84%	3.82%	3.66%
4 - Binghamton	3.02%	2.47%	2.89%
5 - Mid-Hudson	5.22%	3.88%	4.49%
6 - Capital	7.93%	5.11%	5.19%
7 - Mohawk Valley	1.74%	1.06%	2.60%
8 - Downstate	8.60%	11.17%	8.62%
9 - Long Island	20.63%	25.16%	17.89%
10 - NY City	16.94%	18.40%	19.60%

3. The number of mortgage loans made to African American, Hispanic and other ethnic populations that have been historically underrepresented as homeowners in the State.

In 2024, 41.15% (697) of loans were made to minority households, an increase from 38.51% in 2023 and 35.13% in 2022.

In 2024, SONYMA continued the Give Us Credit pilot program aimed at increasing homeownership in targeted communities using reimagined metrics and standards to evaluate credit worthiness. The program, based on SONYMA’s data analysis of rejection rates for mortgage applicants of color, utilized nuanced underwriting criteria to avoid practices which tend to disadvantage communities of color due to historic economic and lending practices. These alternative underwriting protocols extend beyond credit history or credit score in determining who is credit worthy, including things like paying rent on time, non- traditional savings practices and non- traditional sources of income.

Building on prior initiatives, SONYMA launched the Credit is Due program to support Participating Lenders who developed a Special Purpose Credit Program (SPCP) to address racial disparities in mortgage lending. SPCP’s were established by Regulation B of the Equal Credit Opportunity Act to allow for targeted credit assistance for special social needs. SONYMA’s program provides enhanced Down Payment Assistance up to \$30,000; an interest rate reduction up to 2% off prevailing rates, as needed to qualify; and Give Us Credit alternative underwriting for applicants who need it to qualify. As of December 31, 2024, eight lenders were actively participating in the Credit is Due program with additional lenders undergoing the onboarding process.

Race	Hispanic/Latino	Non-Hispanic	Did Not Respond	Grand Total
Black/African American	49	185	45	279
Asian				
Asian-General	5	61	15	81
Asian-Other	2	37	3	42
Chinese	2	17	0	19
Filipino	3	8	0	11
Indian	1	24	0	25
Japanese	0	4	0	4
Korean	0	3	0	3
Vietnamese	0	3	0	3
Native American/Pacific Islander				
Guamanian	0	0	1	1
Hawaiian	1	0	0	1
Native American	3	10	1	14
Other Pacific Islander	1	0	0	1
Two or More Races	1	0	0	1
White	137			137
Did Not Respond	75			75
Grand Total	280	352	65	697

In 2024, 1,351 of the Agency’s mortgages were originated through this program, an increase from 1,274 in 2023 but a decrease from 1,769 in 2022. Overall, 1,237 of the mortgages purchased were made to low-income homebuyers (80% of area median income or less), an increase from 1,017 in 2023, and 1,090 in 2022; and 697 loans SONYMA purchased statewide were made to minority households, an increase from 655 in 2023, and 451 in 2022.

4. The performance of the loan portfolio.

As of October 31, 2024, SONYMA’s loan portfolio had a delinquency rate of 2.51%. This rate is significantly better than the state average of 3.40% and close to the national average of 2.29%. As of November 30, 2024, there were 23,759 loans in the portfolio.

5. Fiscal Health

The state of SONYMA’s fiscal health is set forth in Attachment B.

6. Introduction of innovative programs and products that accomplish the program goals:

- a. **Focus on Low-Income Homebuyers:** During 2024, the Agency continued to direct its energies towards providing mortgage loans to those individuals and families for whom SONYMA mortgages make the difference in achieving sustainable homeownership.

The Agency focused mortgage financing activities on the Achieving the Dream Program, which assists lower-income homebuyers. In 2024, 1,351 of the Agency's mortgages were originated through this program, an increase from 1,274 in 2023 but a decrease from 1,769 in 2022. Overall, 1,237 of the mortgages purchased were made to low-income homebuyers (80% of area median income or less), an increase from 1,017 in 2023, and 1,090 in 2022; and 697 loans SONYMA purchased statewide were made to minority households, an increase from 655 in 2023, and 451 in 2022.

In September 2023, the Agency launched DPAL Plus offering up \$30k in down payment assistance to households under 60% AMI utilizing the Achieve the Dream program. As of December 31, 2024, the Agency funded \$13.8 million in Down Payment Assistance under the program which supported 495 mortgages totaling \$69 million in total principal.

Also in August 2022, the Agency launched a limited DPAL Plus program targeted to residents of the East Buffalo region. Under this program, 79 mortgages totaling \$11.3 million in total principal and \$2.7 million in Down Payment Assistance were originated thru December 31, 2024.

- b. **Focus on Increasing Homeownership in Communities of Color:** As stated in section 3, SONYMA has made significant strides in serving applicants of color due in part to the Credit is Due program. Since launching this program, the agency has increased its lending to minority borrowers from 36.70% in 2020 to 41.15% in 2024.
- c. **Continuing efforts to educate and inform major stakeholders on key SONYMA programs:** In 2024, SONYMA continued outreach efforts online, with over 125 virtual and in-person events. The agency expanded its direct community engagement with faith-based groups, colleges/universities, veteran's groups, civic organizations, and others across the State of New York through collaborative virtual and in-person events. These events have deepened the Agency's relationships with its partners in the housing community and provided additional opportunities to promote SONYMA products and services.
- d. **Manufactured Home Loan Program:** SONYMA is among the first HFAs in the nation to launch a non-mortgage home loan program for buyers of manufactured homes who plan to site the home in a manufactured home community. This product is critical to low-income homebuyers, particularly in rural communities, who are otherwise limited to high cost, often predatory chattel loans. SONYMA has onboarded three lending partners for this new program, which includes Down Payment Assistance and industry standard loss mitigation options. Since launching the program in November of 2024 more than 400 potential low-income homebuyers have reached out to start the loan application process.

- e. **Community Land Trusts:** SONYMA is one of only a small number of residential lending programs which will finance Leasehold mortgages to homebuyers on third- party owned Community Land Trusts (“CLTs”). CLTs are one of the few ways to achieve permanent affordability in the homeownership market which is of critical importance in high-cost areas. The agency has recently authorized 21 leasehold mortgages on a CLT in NYC and 5 loans for a new CLT in East Hampton.

- f. **Continued Outreach Efforts to Industry Partners:** In 2024, SONYMA continued outreach efforts online, with over 125 web-based first-time homebuyer summits and realtor trainings. Additionally, SONYMA expanded the number of webinars offered through SONYMA University, developing content on topics that reflect the feedback and educational needs of attendees and other SONYMA partners. Since launching the effort in 2014, more than 6,500 attendees from our lender, nonprofit and realtor partners have participated in web-based training on SONYMA programs. Additionally, SONYMA offered a continuing education course accredited through the New York State Association of Realtors to approximately 200 realtors state-wide in virtual and in-person events during 2024. SONYMA expanded participation in online events and hosted a series of seminars to promote program rollouts and engage external partners. Agency outreach efforts have gained 6 new Participating Lenders in 2024.

Also in the 2021 legislative session, a bill was passed in NY State that makes it easier for SONYMA to on-board Community Development Financial Institutions, including Credit Unions, who may share the same goals as SONYMA and who operate at a local level. Since the passage of the legislation, SONYMA has sustained outreach and trainings to targeted community- based lenders and continued to on-board these lenders as SONYMA Participating Lenders in 2024.

7. SONYMA’s accomplishments as they relate to MWBE goals

The agency has continued to contract with MWBE vendors whenever possible for advertising and promotional materials. Also, the Agency is initiating a program to provide greater exposure of MWBE certified renovation contractors to borrowers utilizing the RemodelNY program. This pilot program will launch in 2025.

**STATE OF NEW YORK MORTGAGE AGENCY
MORTGAGE INSURANCE FUND**

LIST OF MEASUREMENTS FOR CALENDAR YEAR 2024

The New York State Mortgage Insurance Fund (“MIF”) is a component of SONYMA and its mission is to promote the preservation and revitalization of communities across the State of New York by providing insurance on mortgage loans that encourages investment of capital by commercial and public lenders.

The MIF is required to conduct an annual review of the agency’s performance in meeting its mission and must provide that information for the PARIS annual filing. That information is presented here.

For the year ending December 31, 2024, the MIF achieved the following, in accordance with the measurements outlined in the mission statement for that year.

1. & 2. Number of loans, units and dollar amount of new commitments to insure both Single Family and Multifamily and the amount of new policies and commitments for insurance

The MIF declared primary insurance effective for 22 single family loans with 26 units for a total loan amount of \$3,718,125. The MIF issued new commitments to insure 54 single family loans with 57 units with a total loan amount of \$10,695,054. The MIF provided pool insurance for 1,694 single family loans purchased by SONYMA with a loan amount of \$401,702,876.

The MIF also issued new commitments to insure 35 project loans with 4,362 multifamily affordable units for a total of \$328,989,420 in loan amount. This was a 54% decrease from the \$612,090,481 in loan amount in 2023. The decrease in the loan amount was due principally to increased construction costs and high interest rates.

[remainder of page intentionally left blank]

3. The MIF's Fiscal Health

Moody's rating of the MIF's Project Pool Insurance Account remained unchanged at Aa1. Moody's rating for the Single-Family Insurance Account remained unchanged at Aa1.

Policies in Force and Commitments				
	<u>As of 12/31/21</u>	<u>As of 12/31/2022</u>	<u>As of 12/31/23</u>	<u>As of 12/31/24</u>
<u>Policies in Force (PIF)</u>				
No. of loans	1,036	1,049	1,053	1,058
Loan Amount	\$4,363,879,978	\$4,677,935,513	\$5,080,596,278	\$5,311,968,568
Units	109,432	112,571	115,679	103,498
<u>Commitments</u>				
No. of loans	266	274	246	213
Loan Amount	\$2,274,882,845	\$2,320,415,967	\$2,075,772,942	\$1,955,126,453
Units	31,131	46,867	29,472	28,111
	<u>For the 12 months ended 12/31/21</u>	<u>For the 12 months ended 12/31/22</u>	<u>For the 12 months ended 12/31/23</u>	<u>For the 12 months ended 12/31/24</u>
<u>New PIF</u>				
No. of loans	50	92	65	48
Loan Amount	\$406,729,718	\$624,742,441	\$559,571,710	\$373,314,052
Units	5,323	22,494	6,420	4,887
<u>New Commitments</u>				
No. of loans	64	61	59	35
Loan Amount	\$516,730,288	\$470,898,834	\$612,090,481	\$328,729,420
Units	6,130	20,673	6,769	4,362

4. Introduction Of Innovative Programs and Products.

The MIF amended its pool policy and committed to provide mortgage insurance for SONYMA's non-mortgage home loan program for buyers of manufactured homes seeking to site their home in a manufactured home community. This program launched in November 2024.

5. The MIF's Accomplishments as They Relate to its MWBE Goals.

The MIF insures loans for HFA and HDC which are subject to the MWBE requirements established by those Agencies. The MIF began reflecting MWBE participation, where available, for insured loans in its materials submitted to the SONYMA board.

**NEW YORK STATE AFFORDABLE HOUSING CORPORATION
LIST OF MEASUREMENTS FOR CALENDAR YEAR 2024**

The Affordable Housing Corporation (“AHC”) is a subsidiary of HFA. AHC’s mission is to create and preserve affordable home ownership opportunities for low and- moderate income New Yorkers.

AHC is required by law to conduct an annual review of the agency’s performance in meeting its mission and must provide that information for the Public Authorities Reporting Information System (“PARIS”) annual filing.

***Please note:** AHC shares the same Mission Statement and Measurements as HFA (above). Accordingly, some measurements are HFA-specific. AHC has provided relevant information for AHC-specific measurements where possible.*

1. Number of Low to Moderate Income Units & Amount Financed by year.

AHC assisted in creating or preserving 1,277 affordable housing units in 2024 compared to 1,191 in 2023, and 1,320 in 2022.

<i>Year</i>	<i>Units</i>	<i>Amount Granted</i>
2024	1,277	\$39,937,948
2023	1,191	\$37,107,500
2022	1,320	\$38,443,538

2. Regional Representation of Projects Financed.

In 2024, AHC awarded projects in all but one of the geographic regions of New York State, covering 38 of the State’s 62 counties.

Approximately 26% of AHC’s 2024 grants were awarded to projects located within New York City. 74% of AHC’s grants were awarded throughout the rest of the state.

[remainder of page intentionally left blank]

Awards Made in 2024		
<i>Region</i>	<i>Units Awarded</i>	<i>Amount Awarded</i>
<i>Western NY (Region 1)</i>	<i>305</i>	<i>\$6,872,500</i>
<i>Finger Lakes (Region 2)</i>	<i>86</i>	<i>\$2,982,000</i>
<i>Central NY (Region 3)</i>	<i>116</i>	<i>\$2,833,000</i>
<i>Southern Tier (Region 4)</i>	<i>158</i>	<i>\$4,187,948</i>
<i>Mohawk Valley (Region 5)</i>	<i>0</i>	<i>\$0</i>
<i>Capital (Region 6)</i>	<i>40</i>	<i>\$1,090,000</i>
<i>North Country (Region 7)</i>	<i>15</i>	<i>\$720,000</i>
<i>Mid-Hudson (Region 8)</i>	<i>239</i>	<i>\$5,875,000</i>
<i>Long Island (Region 9)</i>	<i>124</i>	<i>\$5,100,000</i>
<i>New York City (Region 10)</i>	<i>194</i>	<i>\$10,277,500</i>
<i>Totals</i>	<i>1,277</i>	<i>\$39,937,948</i>

Please note: Depending on when the applications were received, the awards were made from current and previous fiscal year allocations and/or repayment funds.

3. AHC’s Fiscal Health

AHC received a total allocation of \$26,000,000 in State funds for its Affordable Home Ownership Development Program for FY 2024-2025. As in previous years, no more than 50% of that amount will be awarded in one municipality.

4. The Agencies’ accomplishments in connection with their mandated and aspirational MWBE goals and in promoting the participation of underrepresented stakeholders in procurements.

Please see MWBE Performance Measures section below. AHC did not issue any procurements in CY 2024.

5. Effectiveness in HFA’s use of volume cap resources and other resources, with an emphasis on maximizing the use of volume cap for affordable housing units within HFA projects.

This measurement does not apply to AHC.

6. Productive or creative use of financing mechanisms that provide the most efficient capital market executions.

This measurement does not apply to AHC.

7. Maximizing Green initiatives in its projects, leveraging federal, state and local funds available to Green projects, providing evidence of environmental sustainability and furthering its ability to green all its financing transactions.

This measurement does not apply to AHC.

8. Evidence of the advancement of the Agencies’ Fair Housing Goals.

See below Fair Housing Goals section.

9. Expansion of efforts to promote and build diversity within the development community while furthering MWBE goals.

While nearly 50% of AHC funds are used to cover MWBE exempt costs (administrative fees, acquisition, down payment and closing cost assistance), AHC worked with DECO to emphasize the importance of compliance with Article 15a and Article 3 to grantees and curated a list of available certified contractors to share with homeowners in the program.

10. Support and funding of transit-oriented developments.

This measurement does not apply to AHC.

Evidence of Advancement of Fair Housing Goals

In 2024, HCR published its Assessment of Fair Housing called Fair Housing Matters NY following a public comment period. The report sets 8 fair housing goals, outlined below along with accomplishments undertaken in 2024 that meet these goals.

Goal 1: Build upon opportunities for wealth creation through affordable home ownership.

Affordable homeownership is a cornerstone to New York's approach to helping families create and maintain generational wealth. As part of goal, the following are underway:

- Deed Theft Protections: In April 2024, with substantial assistance from HCR, New York passed legislation that further protects vulnerable New Yorkers from deed theft, a criminal scam that robs families of their homes and livelihoods.
- Homeowner Repair Fund in Neighborhoods with Housing Distress: In March 2024, HCR announced \$50 million in Targeted Housing Investment Program (THIP) grant awards to fund critical repairs for homeowners in communities with housing distress that have high rates of homeownership owned by households of color. This is an effort to preserve the value of assets that create generational wealth for New York families.
- In addition, HCR continues to develop and grow development and financing programs that help New Yorkers obtain affordable homeownership. These include:
 1. The Block-by-Block Program to Build Affordable Homeownership Opportunities in Upstate Cities. In December 2024, Governor Hochul announced the Block-by-Block program that will make \$40 million available to nonprofit organizations who will develop new homes on vacant or underutilized lots. The program is expected to create new single- and two-family homes in Albany, Binghamton, Buffalo, Rochester and Syracuse that will be affordable to low-income New Yorkers who earn up to 60 percent of the Area Median Income.
 2. Downpayment Assistance for Low-Income Families. Accruing enough assets to close on a new home is one of the largest barriers to homeownership. To address that need, HCR's State of New York Mortgage Agency (SONYMA) provides up to \$30,000 in assistance for lower-income borrowers who earn at or below 60% AMI through the DPAL Plus Program, launched in September 2023. The loan is forgiven after 10 years of borrower occupancy in the home. As of December 31, 2024, the Agency funded 495 mortgages that include \$13.8 million in Down Payment Assistance.
 3. Give Us Credit Expanded Underwriting Standards. GUC underwriting standards expand the criteria used to evaluate responsible financial management, increasing eligibility to families and individuals who rely on non-traditional savings and sources of income, and by offering greater flexibility for potential borrowers who have overcome past financial hardships.
 4. Supporting local Special Purpose Credit Programs (SPCPs). SPCPs are established by participating lenders and designed to address historical and current disparities in access to home loans experienced by groups in New York. Launched in November 2023, enhancements for the SPCPs in the Credit is Due

Program include: access to enhanced downpayment assistance up to \$30,000, expanded GUC underwriting, and an interest rate reduction of up to 2%. The eight participating lenders supported an increase in total lending volume to applicants of color from 655 loans totaling \$165.7 million in 2023 to 697 loans totaling \$182.6 million in 2024. Additional participating lenders with SPCPS are currently undergoing the onboarding process.

Goal 2: Increase access to suitable affordable housing for those with disabilities.

Updates towards this goal for 2024 include the following efforts:

- Developing New York State Affordable Housing Search and Application Portal Filterable by Accessibility Features. HCR is currently developing and expects to launch in Spring of 2025 an updated portal for searching and applying for state-financed affordable housing. The portal will allow individuals with certain accessibility needs to search and filter by feature. In addition, HCR clarified its tenant admissions policies that require waiting lists for accessible units to remain open even after lotteries have occurred, and to restrict the granting of waivers for housing individuals in these units who do not require the accessibility features, except for in very limited and temporary circumstances.
- Changing Design Guidelines and LIHTC Incentives to Require a Minimum Number of Accessible Units Across all Projects. HCR is currently in the process of implementing more stringent requirements and further incentivizing additional accessible units above the minimum in all projects.
- Creation of More Supportive Housing: As part of the FY23 Enacted Budget, the Governor announced a five-year, \$25 billion Housing Plan to create or preserve 100,000 affordable homes statewide, including 10,000 with support services for vulnerable populations. HCR is working alongside its partner agencies in the Empire State Supportive Housing Initiative (ESSHI), and with the Office for People with Developmental Disabilities, and has so far financed over 5,400 ESSHI-supported units, the majority of which are reserved for populations with disabling conditions. In 2024 alone, 1,637 supportive housing units were created, including 1,098 ESSHI-supported units. HCR is working with the ESSHI working group to expand the ESSHI target populations to include more individuals with physical disabilities.
- Increased Program Flexibility and Administrative Fees for Housing Accessibility Modifications. In July 2024, Governor Hochul signed a bill which will bring enhanced flexibility to homeowners seeking to make home repairs related to habitability along with accessibility modifications under the Access to Home and Access to Home for Heroes programs administered by HCR. In addition, the administrative fees for nonprofits running these programs were increased to ensure effective delivery of the funds for these programs.
- Conduct Fair Housing Testing and Training based on Accessibility Protections and Construction Requirements. HCR funded 6 fair housing organizations to conduct fair housing testing, which often includes testing based on suspected disability discrimination. As part of this effort, HCR funded 2 training sessions for design and construction professionals on federal and state accessibility requirements where continuing education credits were offered.

Goal 3: Create more affordable housing with avenues for community supports

HCR has continued to implement place-based community development efforts, as well as mobility-based initiatives, ensuring that New Yorkers have meaningful access to community resources and supports across neighborhoods. In addition to the supportive housing efforts, listed above, other recent efforts aligned with Goal 3 are the following:

- Development of a Neighborhood Resource Index: As part of HCR’s efforts to provide more housing opportunities in well-resourced areas, in 2024 HCR created the “Neighborhood Resource Index” (NRI) that will replace the binary (in/out) categorization previously used by the agency. Instead of 2 metrics (poverty rate and school performance), the NRI combines 24 metrics across 4 domains, which include demographics, employment and income, education and housing amenities. This tool will be implemented in 2025 to set new goals and housing creation targets for HCR’s housing construction and Section 8 voucher poverty de-concentration efforts.
- Rural and Community Investment Fund. In its 2024 Request for Proposals for its Multifamily Housing Program, HCR allotted \$10 million for projects that have a component that either preserve affordable housing and/or provides community facilities that serve critical unmet needs of residents in an affordable housing project or the strategic investment/development initiatives of the locality. Community resources for this funding can and have included: childcare centers, healthcare facilities, grocery stores or supermarkets, youth services, job training organizations and/or other community facilities.

Goal 4: Remove barriers to housing by addressing redlining and disinvestment in neighborhoods

Efforts in 2024 toward this goal include:

- Supporting Local Landbank Initiatives to Return Vacant, Abandoned and/or Tax-Delinquent Properties to Productive Use. NYS Fiscal Year 2022, 2023 and 2024 NYS Budgets allocated a combined \$110 million for the services and expenses of Land Banks. Land Bank nonprofit organizations partner with government entities to strengthen communities by acquiring, stabilizing, and facilitating the redevelopment of blighted and abandoned properties, returning them to productive use, and growing local property tax bases. HCR currently offers an open funding opportunity allowing any of the 32 approved Land Banks to request up to \$2 million to support projects including: project predevelopment, acquisition, demolition and building stabilization, rehabilitation and development.
- Focusing Homeownership Initiatives in Underinvested Neighborhoods. As described under Goal 1, HCR has various homeownership assistance efforts that focus on areas that are experiencing housing distress, vacancy or underutilization, or that assist Special Purpose Credit Programs that were established to address homeownership disparities experienced by certain underserved communities. These initiatives bring critical resources and investment to neighborhoods that experience the longtail effects of redlining and other forms of disinvestment.
- Prohibiting Insurance Discrimination Based on Existence of Affordable/Subsidized Dwelling Units. In order to confront disproportionately rising insurances costs to property

owners of affordable and subsidized housing, Governor Hochul, with assistance from HCR policy attorneys, signed legislations as part of the FY 2025 Budget to prohibit discrimination in insurance based on tenants' source of income or the existence of affordable dwelling units within the building.

- Continuation of State Housing Goals and Funding Set-Asides that Focus on Creating Community Impact and Increasing Access to Community Resources. As part of the Governor's \$25 billion 5-year housing plan, HCR has set forth State Housing Goals and funding set-asides to prioritize housing projects that seek to eliminate disparities and service critical housing needs of vulnerable New Yorkers. These Housing Goals include, but are not limited to:
 1. Community Renewal and Revitalization Projects, which advance local community planning needs.
 2. Housing with Built-in Support Services for targeted populations which include youth aging out of foster care, homeless individuals, those with developmental or intellectual disabilities, those reentering after incarceration, among other groups.
 3. Projects in Well-Resourced Areas: These are multifamily projects that provide the geographic environment for families to be closer to local community resources like educational opportunities.
 4. Public Housing Redevelopment Projects: Projects that address the needs of public housing units outside and/or assist Public Housing Authorities in completing their restructuring plans.
 5. Senior Housing: HCR provides financing to develop new multifamily rental housing so that New York State's low-income seniors (62+) may age in place and live independently in their own homes and communities.

Goal 5: Increase access to affordable housing by addressing barriers to housing choice

Efforts made in 2024 to advance the goal of increasing access to affordable housing by addressing barriers to housing choice include:

- Establishment of the Source of Income Early Intervention and Enforcement Unit. HCR and the New York Division of Human Rights are in the process of establishing this joint Unit, which will be an expedited intervention when a person looking for rental housing experiences housing barriers because of their housing voucher. The Unit will conduct direct outreach to landlords to inform them of the law and commence investigations/enforcement actions where necessary, with the primary goal being accessing the home for the renter.
- Expansion of the Making Moves Section 8 Mobility Program: Mobility counseling programs, such as HCR's Making Moves, provide Section 8 voucher holders a variety of counseling, incentives, and assistance to families in overcoming barriers they may face in accessing well-resourced neighborhood's that meet their families' needs. Studies have shown that although Housing Choice Vouchers nationally and in New York are concentrated in areas of poverty, interventions and assistance such as those provided in the mobility programs result in families moving out of areas of concentrated poverty at rates much higher than those without such assistance. In 2024, HCR rolled out its newly

expanded Making Moves programs in Ithaca and Newburgh, adding to the Long Island, Westchester and Buffalo programs already established, and, through its partnership with Enterprise Community Partners, opened an application process for further expansion in other cities.

- Increasing Searchability of State-Financed Affordable Housing Opportunities. HCR is heavily investing and currently developing a housing search and application portal that will consolidate all of HCR’s financed portfolio in one search portal across the state and allow for online applications and lotteries. This portal will make searching and finding affordable housing opportunities more accessible for more New Yorkers.
- Removing Housing Barriers for People with Criminal Legal System Backgrounds. Since the establishment of its individualized assessment policy for applicants in 2017, HCR’s policy has been recognized and used as a model by the New York City Department of Housing Preservation and Development, Maryland Department of Housing and Community Development, Chicago Department of Housing and others. The policy also received recognition by HUD, in the text accompanying its April 2024 proposed rule, “Reducing Barriers to HUD-Assisted Housing”, where it highlighted HCR’s policy among state and local initiatives that serve as examples for the policy changes sought.
- Incentivizing Development in Neighborhoods with High Levels of Community Resources. A main barrier to housing choice is the lack of available affordable units in neighborhoods with many community resources. As described above, HCR has recently developed the “Neighborhood Resource Index” which it will use to incentivize affordable housing development in areas with higher community resources like parks, good schools and access to job opportunities. This effort complements and replaces the “Well-Resourced Area” tracts that were previously used for development incentives. The 2024 RFP for multifamily financing contained a \$3 million set-aside of 9% low-income housing tax credits for projects located in these areas.
- Disparate Impact Review of Occupancy Policies. HCR continued careful scrutinization of requests for local community occupancy preferences and age-restrictions in State-funded projects to ensure that New Yorkers can access affordable housing opportunities on equal footing regardless of their race/ethnicity or other protected status.

Goal 6: Increase access to affordable housing through fair housing education and enforcement

Efforts made in 2024 to advance the goal of increasing access to affordable housing through fair housing education and enforcement include:

- Increasing Funding for Fair Housing Testing and Training: In 2024, HCR released a notice of funding availability for its fair housing testing and training program, doubling the previous year’s amount from \$2.2 million to \$4.2 million. In the contract year ending in 2024, the 6 organizations that received funding for the Fair Housing Testing and Training Program conducted 89 fair housing training events reaching over 2,400 attendees, which included realtors, housing providers, municipal officials and the general public. These organizations also conducted 810 fair housing tests for suspected discrimination based on domestic violence status, disability, race/color, source of income, among other protected statuses.

HCR's Fair and Equitable Housing Office conducted training on fair housing issues to an additional 630 New Yorkers ranging from homeless shelter service providers, local public assistance administrators, community-based organization working with those exiting incarceration and the general public.

- Establishment of the Source of Income Early Intervention and Enforcement Unit. A joint effort by HCR and the New York Division of Human Rights, as described more fully under Goal 5.
- Extension of the Statute of Limitations for Housing Discrimination. With input from HCR policy counsel, the statute of limitations for housing discrimination that occurs after February 15, 2024, was increased to 3 years from 1 in the New York Human Rights Law.

Goal 7: Promote development of affordable housing in areas where land use and development regulations provide barriers

Efforts made in 2024 to further this goal include the following:

- Plus One ADU Program. In May 2024, HCR announced \$59 million awarded in the first two rounds of the state's \$85 million ADU Plus One program, which increases housing supply by providing resources for low- and middle-income homeowners to build or improve an accessory dwelling unit on their property.
- Further Incentivizing Pro-Housing Communities. Last year, Governor Hochul established the Pro-Housing Community Program, in which HCR certifies localities as "Pro-Housing Communities" (generally by achieving housing growth targets) in order to be eligible and receive priority for certain state funding like the Downtown Revitalization Initiative. In 2024, an additional \$40 million in capital improvements grants was announced specifically for Pro-Housing Communities certified by HCR.
- Incentivizing Affordable Housing Development in Neighborhoods with High Levels of Community Resources. As described further in goals 3 and 5, HCR incentivizes through competitive allocation of funds affordable housing family projects that are sited in neighborhoods with high levels of local community resources.

GOAL 8: Implement environmental justice principles in State-funded housing in response to climate change

Efforts made in 2024 to further this goal include the following:

- Implementing Minimum and Stretch Sustainability Goals. HCR's Sustainability Guidelines, which have been published since 2022, require all New Construction projects funded through any of our multifamily Finance & Development programs (4%, 9%, stand alone, and CIF residential) to be designed to high performance all-electric standards. Whereas existing buildings such as adaptive reuse, moderate rehabilitation, and substantial rehabs, must, depending on their proposed scope, meet various energy reduction and electrification minimum standards. Projects can receive further incentives/competitive points for committing to stretch goals.
- Clean Energy Initiative Program. A partnership between HCR and NYSERDA, \$100 million has been made available for the Clean Energy Initiative for existing affordable housing developments that receive HCR financing and commit to highly efficient all-

electric retrofits. To date, 68 projects have been awarded funding constituting 6,367 units using \$60 million of funding. The remaining funds will be committed to HCR projects by December 31, 2025.

- Climate Friendly Homes Fund. As part of the Governor Hochul's \$25 billion 5-year Housing Plan, \$250 million was allocated over 5 years to electrify 10,000 homes. The Climate Friendly Homes Fund uses this funding to provide 5 to 10-unit buildings that are either in low-moderate income census tracts or in disadvantaged communities funding to successfully electrify their heating systems, domestic hot water and make upgrades to their existing building envelope and ventilation system. To date HCR has closed/awarded 19 projects, totaling 267 units, awarding just over \$7 million in funds. The Community Preservation Corporation, the administrator of the Fund, has an additional 3,600 units in the closing pipeline and final scope development process.

2024 MWBE Performance Measurements and Accomplishments

Department of Empowerment, Compliance and Opportunities (DECO)

DECO has worked diligently to further the mission of ensuring that Minority and Woman-Owned Business Enterprise (MWBE) and Service-Disabled Veteran-Owned Business (SDVOB) firms are engaged to the greatest extent feasible. DECO achieves this through the following actions:

1. analyzing the agencies' expenditures to identify areas for MWBE and SDVOB opportunities,
2. working with all relevant internal departments to create procurement strategies that prioritize the identification and inclusion of prequalified MWBE and SDVOB service providers,
3. participating as a member on all RFP/RFQ selection committees to advocate for MWBE and SDVOB participation in prime contract and subcontracting opportunities, and
4. identifying barriers the Agencies may face in achieving the overall annual goals.

DECO is also responsible for monitoring compliance and quarterly reporting to the Empire State Development Corporation and the Office of General Services, in addition to the Executive Chamber.

After strengthening the department's construction and procurement compliance teams, DECO devoted more time in 2024 to reinvigorate its engagement efforts. DECO established an Engagement Committee comprised of 6 staff members inclusive of DECO and the Community Relations Unit from Buffalo, Albany, and the Lexington offices to:

- a) evaluate the effectiveness and benefits of events;
- b) identify and engage with affordable housing trade associations;
- c) seek new audiences, forums, panels to share HCR's opportunities for MWBE and SDVOB owners, builders, and professional service providers; and
- d) participate in local discourse regarding community impact like Syracuse Livable Communities Forum (Feb 2024) hosted by the City of Syracuse and Syracuse University and the annual Diversity in Commercial Real Estate Conference (DCRE) at Columbia University (July 2024).

DCRE has a national platform that brings emerging and established BIPOC developers, investors, and government to NYC for topics like:

1. expanding access to affordable housing;
2. facilitating access to capital;
3. development underwriting assumptions; and
4. real estate and development.

In 2024, DECO improved capacity to evaluate the barriers that prevent MWBEs and SDVOBs from participating in opportunities at HCR. We were more proactive, delving deeper into utilization plans to identify trends or gaps in construction trades on projects and sought better data to understand what kind of projects MWBE firms are developing so we can better align our financing tools and resources. The Agency convened a MWBE Working Group led by

the senior leadership of Multifamily Finance & Development and DECO to increase collaboration between these units and to evaluate our internal policies and scoring mechanisms.

For 2025, DECO is exploring IT solutions that are GIS compatible to identify right-sized opportunities for MWBEs on all new projects by region, municipality, and political district. The department will also launch a pilot program to co-host pre-bid conferences with project partners virtually and in-person. This partnership will allow DECO staff to follow through with good faith efforts toward increased utilization.

To effectively monitor MWBE utilization, expenditures are divided into three categories: procurement, development, and bond-related costs.

In Calendar Year 2024, the Agencies' MWBE utilization was:

Overall	33%
Procurement	71%
Construction	33%
Bond Related Activities	30%

In the same period, the Agencies' SDVOB utilization was 9%

*Data reflects January 1 – September 30, 2024, for HFA/AHC/SONYMA/TSFC/MBBA Only. Quarterly expenditure reports for October 1 – December 31, 2024, currently under review for submission January 15th.

Attachment A

Fiscal Health of the New York State Housing Finance Agency

Attachment B

Fiscal Health of the State of New York Mortgage Agency