

FINANCIALS

////// BUILDING ON SUCCESS //////////////////////////////////////

A solid yellow horizontal bar at the bottom of the page.

STATEMENTS OF NET POSITION

At October 31, 2017 (with comparative summarized financial information as of October 31, 2016) (\$ in thousands)

	HDC AND COMPONENT UNITS			Total	
	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	2017	2016
ASSETS					
Current Assets:					
Cash and cash equivalents (note 3)	\$ 607,232	\$ -	\$ -	\$ 607,232	\$ 732,710
Investments (note 3)	116,134	-	-	116,134	258,255
Receivables:					
Mortgage loans (note 4)	120,215	-	-	120,215	102,338
Accrued interest	33,811	(145)	-	33,666	45,706
Notes (note 5)	36,208	-	-	36,208	30,760
Other (note 7)	11,977	-	-	11,977	12,715
Total Receivables	202,211	(145)	-	202,066	191,519
Other assets	17	-	-	17	5
Total Current Assets	925,594	(145)	-	925,449	1,182,489
Noncurrent Assets:					
Restricted cash and cash equivalents (note 3)	1,179,923	14,952	2,107	1,196,982	873,209
Restricted investments (note 3)	2,134,850	-	120,209	2,255,059	1,547,500
Purpose investments (note 2)	29,783	-	-	29,783	30,452
Mortgage loans (note 4)	476,779	-	-	476,779	363,423
Restricted receivables:					
Mortgage loans (note 4)	9,919,747	136,083	-	10,055,830	9,330,904
Mortgage loan participation - Federal Financing Bank (note 4)	199,988	-	-	199,988	100,163
Loan participation receivable - The City of NY (note 6)	595,743	-	-	595,743	604,529
Accrued interest	24,476	-	-	24,476	2,904
Notes (note 5)	589,990	-	-	589,990	593,611
Other (note 7)	21,190	-	-	21,190	57,189
Total restricted receivables	11,351,134	136,083	-	11,487,217	10,689,300
Primary government/component unit receivable (payable)	19	-	(19)	-	-
Capital assets	2,338	-	-	2,338	2,473
Interest rate swaps (note 9)	8,519	-	-	8,519	-
Other assets (note 8)	4,968	-	-	4,968	5,571
Total Noncurrent Assets	15,188,313	151,035	122,297	15,461,645	13,511,928
Total Assets	16,113,907	150,890	122,297	16,387,094	14,694,417
DEFERRED OUTFLOWS OF RESOURCES					
Interest rate caps (note 9)	1,262	-	-	1,262	1,066
Deferred loss on early retirement of debt (note 9)	6,366	-	-	6,366	7,039
Deferred outflows related to pension plan (note 13)	2,241	-	-	2,241	3,608
Deferred outflows related to OPEB plan (note 14)	1,062	-	-	1,062	-
Total Deferred Outflows of Resources	\$ 10,931	\$ -	\$ -	\$ 10,931	\$ 11,713

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

STATEMENTS OF NET POSITION (continued)

At October 31, 2017 (with comparative summarized financial information as of October 31, 2016) (\$ in thousands)

	HDC AND COMPONENT UNITS			Total	
	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	2017	2016
LIABILITIES					
Current Liabilities:					
Bonds payable (net) (note 10)	\$ 296,575	\$ -	\$ -	\$ 296,575	\$ 327,642
Debt obligations payable	66	-	-	66	-
Loan participation payable to Federal Financing Bank	1,954	-	-	1,954	-
Accrued interest payable	104,916	-	-	104,916	97,531
Payable to mortgagors	162,992	-	-	162,992	149,438
Restricted earnings on investments	17,740	43	-	17,783	16,306
Accounts and other payables	23,401	-	-	23,401	169,222
Total Current Liabilities	607,644	43	-	607,687	760,139
Noncurrent Liabilities:					
Bonds and debt obligations payable:					
Bonds payable (net) (note 10)	10,075,122	-	-	10,075,122	9,529,494
Debt obligations payable	307,730	-	-	307,730	154,687
Loan participation payable to Federal Financing Bank	200,010	-	-	200,010	100,163
Payable to The City of New York:					
Loan participation agreements (note 12)	595,743	-	-	595,743	604,529
Housing finance fund (Section 661)	803,119	-	-	803,119	286,865
Other	357,937	150,703	-	508,640	343,328
Payable to mortgagors	589,698	144	-	589,842	446,708
Net pension liabilities (note 13)	10,991	-	-	10,991	12,877
OPEB liability (note 14)	12,671	-	-	12,671	11,051
Unearned revenues and other liabilities	93,042	-	-	93,042	79,971
Total Noncurrent Liabilities	13,046,063	150,847	-	13,196,910	11,569,673
Total Liabilities	13,653,707	150,890	-	13,804,597	12,329,812
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows from pensions (note 13)	743	-	-	743	1,631
Interest rate swap fair value (note 9)	8,519	-	-	8,519	-
Total Deferred Inflows of Resources	9,262	-	-	9,262	1,631
NET POSITION					
Net investment in capital assets	2,338	-	-	2,338	2,473
Restricted for bond obligations (note 19)	1,537,607	-	-	1,537,607	1,395,994
Restricted for insurance requirement and others	-	-	71,192	71,192	68,293
Unrestricted (note 19)	921,924	-	51,105	973,029	907,927
Total Net Position	\$ 2,461,869	\$ -	\$ 122,297	\$ 2,584,166	\$ 2,374,687

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

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Year ended October 31, 2017 (with comparative summarized financial information for the year ended October 31, 2016) (\$ in thousands)

	HDC AND COMPONENT UNITS			Total	
	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	2017	2016
OPERATING REVENUES					
Interest on loans (note 4)	\$ 342,577	\$ -	\$ -	\$ 342,577	\$ 306,193
Fees and charges (note 7)	67,633	-	3,055	70,688	68,246
Income on loan participation interests (note 6)	8,996	-	-	8,996	21,735
Other	2,426	-	-	2,426	5,399
Total Operating Revenues	421,632	-	3,055	424,687	401,573
OPERATING EXPENSES					
Interest and amortization of bond premium and discount (note 10)	274,545	-	-	274,545	239,755
Salaries and related expenses	23,145	-	-	23,145	25,644
Trustees' and other fees	7,966	-	-	7,966	12,701
Bond issuance costs	9,696	-	-	9,696	9,922
Corporate operating expenses (note 11)	6,290	-	-	6,290	5,206
Total Operating Expenses	321,642	-	-	321,642	293,228
Operating Income	99,990	-	3,055	103,045	108,345
NON-OPERATING REVENUES (EXPENSES)					
Earnings on investments (note 3)	31,854	-	1,741	33,595	25,007
Unrealized (losses) gains on investments (note 3)	(6,984)	(1)	444	(6,541)	2,497
Other non-operating revenues, net (note 7)	79,380	-	-	79,380	(2,742)
Payments from REMIC Subsidiary to HDC	515	-	(515)	-	-
Total Non-operating Revenues, net	104,765	(1)	1,670	106,434	24,762
Change in Net Position	204,755	(1)	4,725	209,479	133,107
Total net position - beginning of year	2,257,114	1	117,572	2,374,687	2,241,580
Total Net Position - End of Year	\$ 2,461,869	\$ -	\$ 122,297	\$ 2,584,166	\$ 2,374,687

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

STATEMENTS OF CASH FLOWS

Year ended October 31, 2017 (with comparative summarized financial information for the year ended October 31, 2016) (\$ in thousands)

	HDC AND COMPONENT UNITS			Total	
	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES					
Mortgage loan repayments	\$ 958,446	\$ 369	\$ -	\$ 958,815	\$ 1,315,198
Note repayments	61,506	-	-	61,506	55,657
Receipts from fees and charges	79,238	-	149	79,387	49,934
Mortgage escrow receipts	196,643	-	-	196,643	162,917
Reserve for replacement receipts	93,883	-	-	93,883	28,794
Mortgage loan advances	(1,528,905)	(10)	-	(1,528,915)	(1,213,123)
Note advances	(36,776)	-	-	(36,776)	(207,594)
Escrow disbursements	(180,144)	-	-	(180,144)	(144,364)
Reserve for replacement disbursements	(22,484)	-	-	(22,484)	(19,519)
Payments to employees	(24,111)	-	-	(24,111)	(23,442)
Payments to suppliers for corporate operating expenses	(5,640)	-	-	(5,640)	(4,696)
Project contributions and funds received from NYC	762,730	335	-	763,065	187,509
Advances and other payments for NYC	(162,360)	-	-	(162,360)	(37,598)
Bond cost of issuance	(9,511)	-	-	(9,511)	(9,344)
Other receipts	243,399	-	-	243,399	422,615
Other payments	(300,705)	(2,513)	-	(303,218)	(435,221)
Net Cash Provided by (Used in) Operating Activities	125,209	(1,819)	149	123,539	127,723
CASH FLOWS FROM NON CAPITAL FINANCING ACTIVITIES					
Proceeds from sale of bonds	1,475,379	-	-	1,475,379	1,205,404
Proceeds from loan participation - FFB	103,030	-	-	103,030	29,540
Proceeds from debt obligations	160,784	-	-	160,784	120,028
Retirement of bonds	(965,502)	-	-	(965,502)	(1,446,077)
Interest paid	(270,903)	-	-	(270,903)	(234,221)
Grant proceeds from BPCA	79,364	-	-	79,364	-
Hunters Point Cost Share savings and DOJ funds	27,447	-	-	27,447	-
Payments to component units	(18,154)	15,763	2,391	-	-
Net Cash Provided by (Used in) Non Capital Financing Activities	591,445	15,763	2,391	609,599	(325,326)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Purchase of capital assets	(515)	-	-	(515)	(1,201)
Net Cash (Used in) Capital and Related Financing Activities	(515)	-	-	(515)	(1,201)
CASH FLOWS FROM INVESTING ACTIVITIES					
Sale of investments	24,874,561	52,452	225,016	25,152,029	21,047,457
Purchase of investments	(25,403,783)	(51,743)	(267,885)	(25,723,411)	(21,181,550)
Interest and dividends collected	35,276	9	1,769	37,054	28,181
Net Cash (Used in) Provided by Investing Activities	(493,946)	718	(41,100)	(534,328)	(105,912)
Increase (decrease) in cash and cash equivalents	222,193	14,662	(38,560)	198,295	(304,716)
Cash and cash equivalents at beginning of year	1,564,962	290	40,667	1,605,919	1,910,635
Cash and Cash Equivalents at End of Year	\$ 1,787,155	\$ 14,952	\$ 2,107	\$ 1,804,214	\$ 1,605,919

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

STATEMENTS OF CASH FLOWS (continued)

Year ended October 31, 2017 (with comparative summarized financial information for the year ended October 31, 2016) (\$ in thousands)

	HDC AND COMPONENT UNITS			Total	
	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	2017	2016
Reconciliation of Operating Income to Net Cash Provided by Operating Activities:					
Operating Income	\$ 99,990	\$ -	\$ 3,055	\$ 103,045	\$ 108,345
Adjustments to reconcile Operating Income to Net Cash Provided by (Used in) Operating Activities:					
Depreciation expense	651	-	-	651	523
Amortization of bond discount and premium	(4,220)	-	-	(4,220)	(4,363)
Amortization of deferred loss on early retirement of debt	673	-	-	673	646
Nonoperating bond interest payment	270,903	-	-	270,903	234,221
Changes in Assets & Liabilities:					
Mortgage loans	(988,912)	35,757	-	(953,155)	(212,026)
Loan participation receivable - NYC	6,633	-	-	6,633	-
Accrued interest receivable	(11,723)	1,469	-	(10,254)	(687)
Notes receivables	(1,827)	-	-	(1,827)	(173,843)
Other receivables	(453)	-	-	(453)	5,158
Primary government/component unit receivable (payable)	32,870	(29,964)	(2,906)	-	-
Other assets	(8,422)	-	-	(8,422)	-
Payable to The City of New York	693,469	(9,081)	-	684,388	212,781
Payable to mortgagors	154,640	-	-	154,640	(3,524)
Accounts and other payables	(145,958)	-	-	(145,958)	(41,871)
Restricted earnings on investments	(1,056)	-	-	(1,056)	(1,869)
Unearned revenues and other liabilities	20,702	-	-	20,702	(3,858)
Accrued interest payable	7,249	-	-	7,249	8,090
Net Cash Provided by (Used in) Operating Activities	\$ 125,209	\$ (1,819)	\$ 149	\$ 123,539	\$ 127,723
Non Cash Investing Activities:					
(Decrease) increase in fair value of investments	\$ (6,984)	\$ (1)	\$ 444	\$ (6,541)	\$ 2,497

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

To view our full 2017 online annual report
please visit us at:

NYCHDC2017Annual.com



NEW YORK CITY
HOUSING DEVELOPMENT
CORPORATION

110 William Street, New York, NY 10038 | www.nychdc.com