



Homes and
Community Renewal

2024

Fiscal Year

Financial Statements

New York State Affordable Housing Corporation
(A Component Unit of the State of New York)

NEW YORK STATE AFFORDABLE HOUSING CORPORATION

(A Component Unit of the State of New York)

Financial Statements

Fiscal Years Ended March 31, 2024 and 2023

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RESPONSIBILITY FOR FINANCIAL REPORTING

The financial statements of the New York State Affordable Housing Corporation (the “Corporation”), for the fiscal years ended March 31, 2024 and 2023, are the responsibility of management. The financial statements were prepared in accordance with U.S. generally accepted accounting principles.

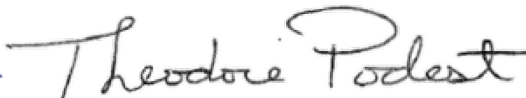
The Corporation maintains a system of internal control. The objectives of an internal control system are to provide reasonable assurance as to the protection of, and accountability for, assets; compliance with applicable laws and regulations; proper authorization and recording of transactions; and the reliability of financial records for preparing financial statements. The system of internal control is subject to periodic review by management and the internal audit staff.

The Corporation’s annual financial statements have been audited by Ernst & Young LLP, independent auditors appointed by the Members of the Corporation. Management has made available to Ernst & Young LLP all the financial records and related data of the Corporation and has provided access to all the minutes of the meetings of the Members of the Corporation. The independent auditors periodically meet with the Members of the Corporation to provide engagement related updates and communications.

The independent auditors conducted their audit in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America. Those standards require that they plan and perform the audit to obtain reasonable assurance about whether the respective financial statements are free of material misstatement. The audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation’s internal control over financial reporting. Accordingly, the independent auditors do not express an opinion on the effectiveness of the Corporation’s internal control over financial reporting. The audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the respective financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. The independent auditors’ unmodified report expresses that the financial statements are presented, in all material respects, in accordance with U.S. generally accepted accounting principles.



RuthAnne Visnauskas
Commissioner/Chief Executive Officer



Theodore Podest
Chief Financial Officer

June 28, 2024



Report of Independent Auditors

Management and Members of the Board

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the New York State Affordable Housing Corporation (the Corporation), a component unit of the State of New York, as of and for the years ended March 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Corporation’s basic financial statements as listed in the table of contents (collectively referred to as the “basic financial statements”).

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Corporation at March 31, 2024 and 2023, and the changes in financial position, and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation’s ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements.

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

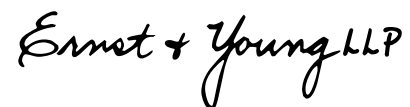
Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2024 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.



June 28, 2024

NEW YORK STATE AFFORDABLE HOUSING CORPORATION

(A Component Unit of the State of New York)

MANAGEMENT'S DISCUSSION AND ANALYSIS

Fiscal Years ended March 31, 2024, and 2023

Overview of the Financial Statements-The following is a narrative overview of the financial performance of the New York State Affordable Housing Corporation (the "Corporation") for the fiscal years ended March 31, 2024 ("fiscal 2024") and 2023 ("fiscal 2023") with selected comparative information for the fiscal year ended March 31, 2022 ("fiscal 2022"). Please read in conjunction with the financial statements.

The annual financial statements consist of three parts: (1) management's discussion and analysis (this section); (2) the financial statements; and (3) the notes to the financial statements.

Management's Discussion and Analysis

- This section of the Corporation's financial statements, Management's Discussion and Analysis ("MD&A"), presents an overview of the Corporation's financial performance during fiscal 2024 compared to fiscal 2023 and fiscal 2022. The MD&A provides a discussion of financial highlights and an assessment of how the Corporation's financial position has changed from past years. It also identifies the factors that, in management's view, significantly affected the Corporation's overall financial position. It may contain opinions, assumptions or conclusions by the Corporation's management that should not be considered a replacement for, and must be read in conjunction with, the financial statements described below.

The Financial Statements

- The Statement of Net Position provides information about the liquidity and solvency of the Corporation by indicating the assets, liabilities, and net position.
- The Statement of Revenues, Expenses and Changes in Net Position accounts for all of the current year's revenues and expenses in order to measure the results of the Corporation's operations over the past year. It can be used to determine how the Corporation has funded its costs. By presenting the financial performance of the Corporation, the change in net position is similar to net profit or loss for a business.
- The Statement of Cash Flows is presented on the direct method of reporting. It provides information about the Corporation's cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities. Cash collections and payments are presented in this statement to arrive at the net increases or decreases in cash for each year.

The Notes to the Financial Statements

- The notes provide information that is essential to understanding the financial statements, such as the Corporation's accounting methods, and policies as well as providing information about the content of the financial statements.
- Details include contractual obligations, future commitments, and contingencies of the Corporation.
- Information is given regarding any other events or developing situations that could materially affect the Corporation's financial position.

General Introduction

The Corporation is a public benefit Corporation of the State of New York (the "State") and is a subsidiary of the New York State Housing Finance Agency (the "Agency"). The Corporation administers the Affordable Home Ownership Development Program (the "Program"). The Program was designed to make home ownership affordable to low and moderate income families and individuals for whom there are no other reasonable and affordable home ownership alternatives in the private market. The Corporation's goal is to provide financial assistance, in conjunction with other public and private investments, for new construction, acquisition/rehabilitation, and home improvement of owner-occupied housing. The Corporation's assistance also promotes development, stabilization and preservation of neighborhoods and communities.

Financial Highlights

State Appropriations

On an annual basis, the Governor and the State Legislature appropriate an amount which is available to the Corporation to fund housing grants. The annual State Appropriation was approved in the amount of \$40.5 million for fiscal 2024 and \$36 million for 2023.

Grant Awards

In fiscal 2024, using the funds appropriated in the State Budget, the Corporation approved awards totaling approximately \$45.4 million to create or renovate 1,435 units of affordable housing for low-and moderate-income households. The fiscal 2024 awards were made in all ten of the Regions of the State. They were made possible by combining the Corporation's current and previous year's annual budgeted appropriation along with available repayments and recaptured funds from previous grants that were not used.

Grants are typically used to subsidize the purchase price of a new home, co-op or condominium, or for needed repairs. Subsidies range up to \$50,000 per home. The grants generally help households with incomes up to 90% of the local "Area Median Income". The Corporation offers three types of grant programs: Home Improvement, New Construction and Acquisition/ Rehabilitation.

As noted above, the Corporation approved awards totaling approximately \$45.4 million in fiscal 2024 as compared to \$33.7 million in fiscal 2023, an increase of approximately \$11.7 million or 35%. The increase in fiscal 2024 was primarily attributable to the increase in appropriation and timing differences between appropriation approval and award year.

<u>Region</u>	<u>Fiscal Year 2024</u>		<u>Fiscal Year 2023</u>	
	<u>Units</u>	<u>Awards</u>	<u>Units</u>	<u>Awards</u>
New York City	277	\$10,407,500	122	\$4,585,000
Finger Lakes	223	6,747,000	77	2,154,667
Western New York	331	11,158,000	529	14,365,538
Central New York	203	3,403,000	74	2,108,000
Long Island	4	545,000	171	5,920,000
Southern Tier	201	4,452,000	62	1,201,933
North Country	28	1,185,000	0	-
Mid-Hudson	160	7,090,000	68	1,859,000
Capital Region	4	230,000	60	1,378,400
Mohawk Valley	4	140,000	4	140,000
Total	1,435	\$45,357,500	1,167	\$33,712,538

The Lake Ontario Homeowner Recovery Assistance Program

The Lake Ontario Homeowner Recovery Assistance Program (the “Flood Relief Program”) is administered by the Corporation. Pursuant to legislation in June 2017, the State has made available \$45 million in relief for communities impacted by flooding along Lake Ontario and The St. Lawrence River.

Through the end of the 2024 fiscal year, \$95.3 million has been set aside and \$95.1 million expended for the Flood Relief Program. This was comprised of \$88.3 million funded by the State, combined with \$7 million in accumulated repayment funds held by the Corporation.

The Buffalo Emergency Repair Program (BEHIP)

The Buffalo Emergency Repair Program (BEHIP) awarded the Corporation funding to eligible applicants currently operating in the East Side of the City of Buffalo. BEHIP will comply with applicable governing statute and the regulations of the Affordable Home Ownership Development Program. Under BEHIP, eligible applicants include local governments, nonprofits, and for-profit entities partnering with either a local government or nonprofit. Applicants operating in this area of Buffalo can request the Corporation funds to provide emergency home repair to improve existing owner-occupied homes in those areas. These are the communities in Buffalo with the highest housing distress indicators and the highest concentrations of homeowners who have historically been subjected to housing discrimination.

Condensed Financial Information
New York State Affordable Housing Corporation
Condensed Statements of Net Position
(in thousands)

	March 31,			% Change	
	<u>2024</u>	<u>2023</u>	<u>2022</u>	2024-23	2023-22
Assets:					
Cash and Cash Equivalents	\$ 6,549	\$ 16,186	\$ 4,383	(60%)	269%
Liabilities:					
Payable/receivable to the New York State Housing Finance Agency, Housing Grants Payable, and Accrued Expenses	3,130	2,115	2,190	48%	(3%)
Total Restricted Net Position	\$ 3,419	\$ 14,071	\$ 2,193		

Assets

Cash and cash equivalents

As of March 31, 2024, and 2023, cash and cash equivalents held amounted to approximately \$6.5 million and \$16.2 million, respectively, representing a decrease of approximately \$9.6 million, or 60%. This decrease is due to timing differences between receipt and disbursement of grant funds. As of March 31, 2023, and 2022, cash held amounted to approximately \$16.2 million and \$4.4 million, respectively, representing an increase of approximately \$11.8 million, or 269%. This increase is due to an increase in state appropriation as well as timing differences between receipt and disbursement of grant funds.

Liabilities

Payable/receivable to the New York State Housing Finance Agency

The payable to the Agency increased from \$2.1 million in fiscal 2023 to \$3.1 million in fiscal 2024, an increase of approximately \$1 million. This compares with an increase from \$1.3 million in fiscal 2022 to \$2.1 million in fiscal 2023, an increase of approximately \$800 thousand. Pursuant to the service agreement with the Agency, expenses of the Corporation are paid by the Agency and a corresponding payable is established in the Corporation's books. In addition, funds are advanced by the Agency to fund the Corporation's payroll. The Corporation does not have sufficient funds to reimburse the Agency. Since the Corporation is a subsidiary of the Agency, the Agency transferred the amounts of \$3.2 million and \$2 million, respectively, during fiscal 2024 and fiscal 2023, to the Corporation to cover a portion of the accumulated payable.

New York State Affordable Housing Corporation
Condensed Statements of Revenues, Expenses and Changes in Net Position
(in thousands)

	Fiscal Year Ended March 31,			% Change	
	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2024-23</u>	<u>2023-22</u>
Operating Revenues:					
State Appropriation funds received for Housing Grants and Administrative Fees	\$ 19,367	\$ 26,935	\$ 17,307	(28%)	55%
State funds received for Flood Relief Program	-	-	5,045	-	(100%)
State funds received for BEHIP Repayment and Recaptured Funds Received from Homeowners and Grantees	-	5,000	-	(100%)	100%
Transfer from the New York State Housing Finance Agency	2,484	4,109	4,177	(40%)	(2%)
Investment Income	3,212	2,063	1,752	56%	18%
	210	31	1	577%	3000%
Operating Expenses:					
Housing Grants	(26,210)	(21,568)	(20,892)	22%	3%
Flood Relief Program	-	-	(4,873)	-	(100%)
BEHIP Program	(5,467)	(1,500)	-	264%	100%
Salaries and Other Operating Expenses	(4,248)	(3,192)	(2,956)	33%	8%
Change in Net Position	\$(10,652)	\$11,878	\$(439)		

Operating Revenues

State Appropriation funds received for Housing Grants and Administrative Fees

The Corporation draws down State Appropriation funds at the time such funds are required to be disbursed to grantees. Appropriation funds drawn down from the State decreased from \$26.9 million in fiscal 2023 to \$19.4 million in fiscal 2024, a decrease of approximately \$7.5 million or 28%, primarily as a result of timing of disbursements to grantees. This compares with an increase from \$17.3 million in fiscal 2022 to \$26.9 million in fiscal 2023, an increase of approximately \$9.6 million or 55%.

State Appropriation funds received for Flood Relief Program

During the current fiscal year, there were no flood relief funds received and disbursed to service the Lake Ontario Homeowner Recovery Assistance Program.

Repayment Funds Received from Homeowners and Grantees

Homeowners receiving a grant from the Corporation to assist in the purchase of their home are required to occupy the home as their principal place of residence for the period specified under the terms and conditions of the Corporation's Note and Mortgage. If the home is not occupied for the specified period, the grant funds received by the homeowner towards the purchase or improvement of their home are required to be repaid. The repayment amount due is based on a formula established by the Corporation. The amount of the repayment due to the Corporation declines during the term of the Note and Mortgage. Once the homeowner occupies the home as their principal place of residence for the period specified, repayment is no longer required.

In addition, when homeowners borrow funds against the equity in their home, a repayment may be required.

Repayment funds received from homeowners and grantees decreased from \$4.1 million in fiscal 2023 to \$2.5 million in fiscal 2024, a decrease of approximately \$1.6 million or 40%. This compares with a decrease from \$4.2 million in fiscal 2022 to \$4.1 million in fiscal 2023, a decrease of approximately \$100 thousand or 2%.

Transfer from the New York State Housing Finance Agency

During fiscal 2024, a payable has accumulated from the Corporation to the Agency representing the funds the Agency has advanced to the Corporation to cover expenses. The Corporation does not have sufficient funds to repay the accumulated amount due to the Agency. Since the Corporation is a subsidiary of the Agency, the Agency transferred funds in the amount of \$3.2 million and \$2.1 million in fiscal years 2024 and 2023, respectively. This represents an increase of approximately \$1.1 million or 56%. This compares with an increase from \$1.8 million as of 2022 to \$2.1 million as of 2023, an increase of approximately \$311 thousand or 18%. The increase is primarily due to an increase in salary and administrative expenses.

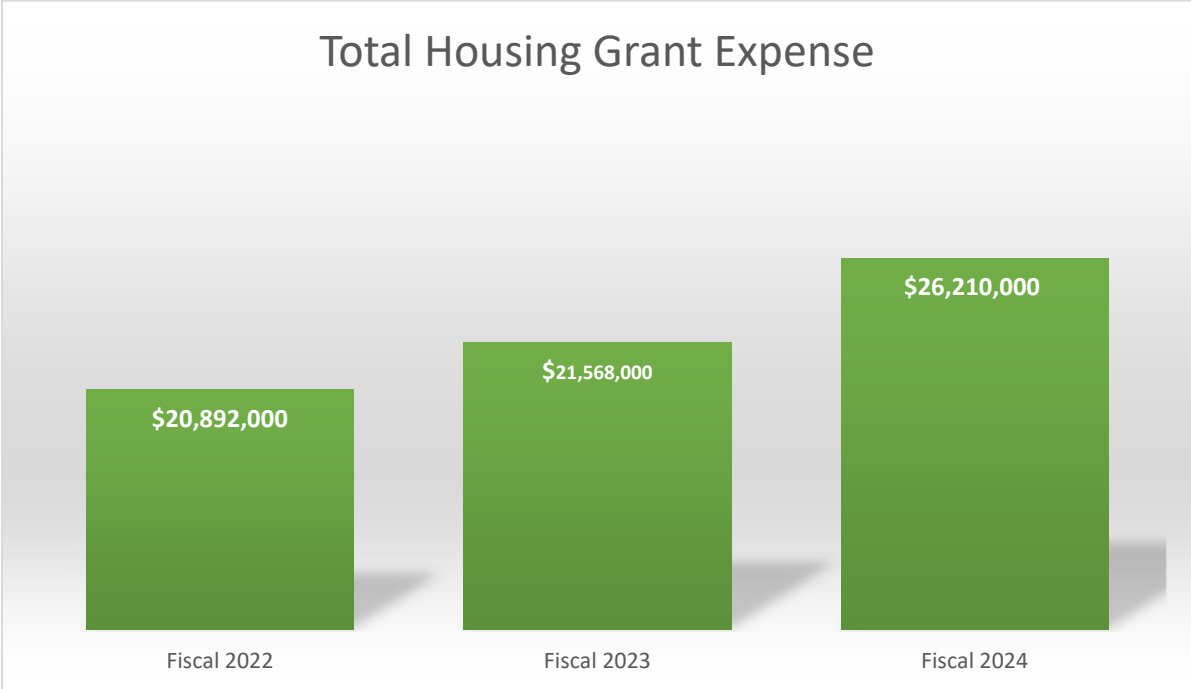
Operating Expenses

Housing Grants Expense

Housing grants expense represents the amount of awarded funds paid during the fiscal year. The awarded funds are not approved for payment until such funds are required by the individual grantees. Since the disbursement of individual awarded funds can overlap fiscal years, there are timing differences between grants awarded and housing grant expenses.

Housing grant expenses fluctuate from year to year resulting from the timing of the payment of awarded funds to grantees. Housing grant expenses increased from \$21.6 million in fiscal 2023 to \$26.2 million in fiscal 2024, an increase of approximately \$4.6 million or 22%. This compares with an increase from \$20.9 million in fiscal 2022 to \$21.6 million in fiscal 2023, an increase of approximately \$676 thousand or 3%.

See the charts below for details:



The Buffalo Emergency Repair Program (BEHIP)

BEHIP is funded with \$10 million from the Corporation’s funds, supplemented by \$5 million from HTFC funds, which was received in fiscal 2023. During fiscal year 2024 and 2023, the Corporation disbursed \$5.5 million and \$1.5 million, respectively, to BEHIP awarded grantees.

Salaries and Other Operating Expenses

Salaries and other expenses allocated to the Corporation increased from \$3.2 million in fiscal 2023 to \$4.2 million in fiscal 2024, an increase of approximately \$1 million or 33%. This compares with an increase from \$3.0 million in fiscal 2022 to \$3.2 million in fiscal 2023, an increase of approximately \$200 thousand or 8%. This increase is mainly due to increases in employee salaries.

NEW YORK STATE AFFORDABLE HOUSING CORPORATION
(A Component Unit of the State of New York)

STATEMENTS OF NET POSITION

	March 31,	
	<u>2024</u>	<u>2023</u>
	(in thousands)	
Assets		
Current assets		
Cash and cash equivalents	\$ <u>6,549</u>	\$ <u>16,186</u>
Total current assets	<u>6,549</u>	<u>16,186</u>
Total assets	<u>6,549</u>	<u>16,186</u>
Liabilities		
Current liabilities		
Payable to the New York State Housing Finance Agency	3,075	2,091
Accrued expenses	<u>55</u>	<u>24</u>
Total liabilities	<u>3,130</u>	<u>2,115</u>
Net position		
Restricted for program grants	<u>\$ 3,419</u>	<u>\$ 14,071</u>

See notes to financial statements.

NEW YORK STATE AFFORDABLE HOUSING CORPORATION
(A Component Unit of the State of New York)

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

	Fiscal Year Ended March 31,	
	<u>2024</u>	<u>2023</u>
	(In thousands)	
Operating revenues		
State Appropriation funds received for:		
Housing grants	\$ 19,367	\$ 26,935
BEHIP Program	-	5,000
Repayment funds received from homeowners	2,468	4,095
Recaptured funds returned by grantees	16	14
Investment income	210	31
	<u>22,061</u>	<u>36,075</u>
Operating expenses		
Housing grants	26,210	21,568
BEHIP Program	5,467	1,500
Administrative salaries	4,100	3,192
Other administrative expenses	148	-
	<u>35,925</u>	<u>26,260</u>
Operating (loss) income	<u>(13,864)</u>	<u>9,815</u>
Transfer from the New York State Housing Finance Agency	<u>3,212</u>	<u>2,063</u>
Change in net position	(10,652)	11,878
Total net position - beginning of fiscal year	<u>14,071</u>	<u>2,193</u>
Total net position - end of fiscal year	<u>\$ 3,419</u>	<u>\$ 14,071</u>

See notes to financial statements.

NEW YORK STATE AFFORDABLE HOUSING CORPORATION

(A Component Unit of the State of New York)

STATEMENTS OF CASH FLOWS

	Fiscal Year Ended March 31,	
	<u>2024</u>	<u>2023</u>
	(in thousands)	
Cash flows from operating activities		
State Appropriation funds received for Housing grants	\$ 19,367	\$ 26,935
Housing grants	(26,210)	(22,499)
State funds received for BEHIP Program	-	5,000
Expenditures of Funds received from State for:		
BEHIP Program	(5,467)	(1,500)
Repayment and Recaptured funds received by homeowners and returned by grantees	2,484	4,109
Net administrative expenses paid	(21)	(273)
Net cash (used in) provided by operating activities	<u>(9,847)</u>	<u>11,772</u>
Cash flows from investing activities		
Investment income	210	31
Net cash provided by investing activities	<u>210</u>	<u>31</u>
Net (decrease) increase in cash	(9,637)	11,803
Cash at beginning of fiscal year	16,186	4,383
Cash at end of fiscal year	<u><u>\$ 6,549</u></u>	<u><u>\$ 16,186</u></u>
Reconciliation of operating (loss) income to net cash (used in) provided by operating activities		
Operating (loss) income	\$ (13,864)	\$ 9,815
Adjustments to reconcile operating (loss) income to net cash (used in) provided by operating activities:		
Transfer from the New York State Housing Finance Agency	3,212	2,063
Investment income	(210)	(31)
Changes in Assets and Liabilities:		
Payable/receivable to the New York State Housing Finance Agency	984	841
Housing Grants Payable	0	(931)
Accrued expenses	31	15
Net cash (used in) provided by operating activities	<u><u>\$(9,847)</u></u>	<u><u>\$ 11,772</u></u>

See notes to financial statements.

New York State Affordable Housing Corporation
(A Component Unit of the State of New York)
NOTES TO FINANCIAL STATEMENTS
FISCAL YEARS ENDED MARCH 31, 2024, AND 2023

1. THE CORPORATION

The New York State Affordable Housing Corporation (the "Corporation") was established under the provisions of the New York State (the "State") Private Housing Finance Law, as amended in 1985, and began operations on April 1, 1985. The Corporation is a public benefit Corporation of the State of New York and a subsidiary of the New York State Housing Finance Agency (the "Agency"). The Corporation does not have financial accountability to the Agency under the criteria set forth in Governmental Accounting Standards Board ("GASB") Statement No. 61, *The Financial Reporting Entity: Omnibus* ("GASB No. 61"). Accordingly, it is not a component unit of the Agency and therefore, the financial activities of the Corporation are not included in the Agency's financial statements, but instead is included in the State's financial statements as a component unit for reporting purposes.

The purpose of the Corporation is to promote homeownership by providing financial assistance, leveraged by other public and private investments, for the acquisition, construction, rehabilitation, and improvement of owner-occupied housing. Funding is provided through appropriations received from the State. From inception through March 31, 2024, the State has appropriated in excess of \$1 billion for the Corporation's purposes.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting - The Corporation utilizes the accrual basis of accounting wherein revenues are recognized when earned and expenses when incurred. The financial statements are prepared in accordance with generally accepted accounting principles as prescribed by GASB.

Investment Income - Investment income is accrued and recognized as revenue when earned.

Revenue and Expense Classification - Operating revenue consists primarily of funds appropriated by the State for housing grants, repayment funds received from homeowners, recaptured funds returned by grantees, investment income, and flood relief dollars received from the State. Revenue is accrued and recognized when earned. Operating expenses include housing grants, flood relief expenses, administrative salaries, and other administrative expenses.

3. SERVICE AGREEMENT

The Corporation has an agreement with the Agency whereby the Agency provides managerial, administrative, and financial services to the Corporation. Pursuant to this agreement, the

Corporation was charged approximately \$4.2 million for various expenses, including salaries, in fiscal year 2024 and \$3.2 million in fiscal year 2023. As the Corporation has not had sufficient funds to repay the accumulated amount due to the Agency, the Agency contributed \$3.2 million and \$2.1 million for the years ended March 31, 2024, and 2023, respectively, to fund such costs.

4. DEPOSITS

On March 31, 2024, and 2023, collateralized deposits amounted to \$6.5 million and \$16.2 million, respectively. All the Corporation's deposits above the FDIC limit are collateralized with securities.

5. RETIREMENT BENEFITS

Retirement Benefits and Other Postemployment Benefits ("OPEB") - The Corporation's State employees' retirement system costs and health care costs are billed directly to the Agency. As a result, the Agency's actuarial valuations include the Corporation's obligation for these benefits. The Agency's annual pension and OPEB expense includes the portion allocated to the Corporation. The service agreement between the Agency and the Corporation provides for an allocation of these costs to the Corporation, representing its share of the billed amount. The Corporation is not allocated a portion of liabilities associated with these benefits as the plans are sponsored by the Agency.

6. COMMITMENTS

As of March 31, 2024, and 2023, the Corporation was committed to fund approximately \$99 million and \$89 million, respectively, under approved grant agreements. The grants will be funded over the next several years through appropriations approved by the State but not yet drawn down by the Corporation together with funds on deposit as of March 31, 2024.

7. CONTINGENCIES

In the ordinary course of business, the Corporation is party to various administrative and legal proceedings. While the ultimate outcome of these matters cannot presently be determined, it is the Corporation's opinion that the resolution of these matters will not have a material effect on its financial condition.

8. SUBSEQUENT EVENTS

Subsequent to March 31, 2024, there were no transactions that require disclosure or recognition in the Corporation's financial statements.

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Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Management and Members of the Board

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the New York State Affordable Housing Corporation (the Corporation), a component unit of the State of New York, which comprise the statement of net position as of March 31, 2024, and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated June 28, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements, on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Ernst + Young LLP

June 28, 2024



Kathy Hochul, Governor

RuthAnne Visnauskas, Commissioner/CEO

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