



Homes and  
Community Renewal

**2020**

**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 Year Ended March 31, 2020

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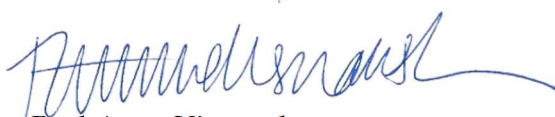
# RESPONSIBILITY FOR FINANCIAL REPORTING

The financial statements of the New York State Affordable Housing Corporation (the “Corporation”), for the fiscal years ended March 31, 2020 and 2019, 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 U.S. generally accepted auditing standards 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  
President/Chief Executive Officer



Sheila Robinson  
Senior Vice President/Chief Financial Officer

June 26, 2020



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## Report of Independent Auditors

Management and Members of the Board  
New York State Affordable Housing Corporation  
New York, New York

### **Report on the Financial Statements**

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, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in conformity with U.S. generally accepted accounting principles; this includes 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.

### ***Auditor's Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits 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. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation as of March 31, 2020 and 2019, and the changes in its financial position and its cash flows for the years then ended in conformity with U.S. generally accepted accounting principles.

### ***Required Supplementary Information***

U.S. generally accepted accounting principles require that Management's Discussion and Analysis, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which 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 auditing standards generally accepted in the United States, 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 Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we also have issued our report dated June 26, 2020 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 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.

*Ernst & Young LLP*

June 26, 2020

# **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, 2020 and 2019**

**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, 2020 ("fiscal 2020") and 2019 ("fiscal 2019") with selected comparative information for the fiscal year ended March 31, 2018 ("fiscal 2018"). 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 2020 compared to the fiscal 2019 and fiscal 2018. 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 and other information 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 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 \$26 million for fiscals 2020, 2019 and 2018.

### **Grant Awards**

In fiscal 2020, using the funds appropriated in the State Budget, the Corporation approved awards totaling approximately \$27 million to create or renovate 1,077 units of affordable housing for low-and moderate-income households. The awards were made possible by combining the Corporation's current and previous year's annual budgeted appropriation along with available recaptured funds from previous grants that were not used. The fiscal 2020 awards were made in 40 counties across the State.

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 \$40,000 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 \$27 million in fiscal 2020 as compared to \$38.3 million in fiscal 2019, a decrease of approximately \$11.3 million, or 30%. The decrease in fiscal 2020 was primarily attributable to timing differences between appropriation approval and award year.

| <u>Region</u>    | <u>Fiscal Year 2020</u> |               | <u>Fiscal Year 2019</u> |               |
|------------------|-------------------------|---------------|-------------------------|---------------|
|                  | <u>Units</u>            | <u>Awards</u> | <u>Units</u>            | <u>Awards</u> |
| New York City    | 216                     | \$ 8,082,500  | 433                     | \$ 6,922,500  |
| Finger Lakes     | 137                     | 3,160,000     | 372                     | 7,488,500     |
| Western New York | 61                      | 940,000       | 313                     | 5,413,000     |
| Central New York | 269                     | 4,858,334     | 105                     | 2,688,800     |
| Long Island      | 85                      | 3,395,000     | 236                     | 6,760,000     |
| Southern Tier    | 39                      | 740,000       | 139                     | 2,607,833     |
| North Country    | 29                      | 900,166       | 33                      | 670,000       |
| Mid-Hudson       | 147                     | 3,360,000     | 75                      | 2,071,000     |
| Capital Region   | 94                      | 1,565,000     | 97                      | 2,885,333     |
| Mohawk Valley    | 0                       | 0             | 38                      | 763,334       |
| Total            | 1,077                   | \$ 27,001,000 | 1,841                   | \$ 38,270,300 |

### **The Lake Ontario Homeowner Recovery Assistance Program**

The Lake Ontario Homeowner Recovery Assistance 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 2020 fiscal year, \$90.2 million has been set aside for the Flood Recovery Program. This was comprised of \$83.2 million funded by the State, combined with \$7 million in accumulated repayment funds held by the Corporation.

Through the end of the fiscal year, the Corporation has expended a total of \$86.2 million for the Flood Recovery Program.



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

|  | March 31, |          |          | % Change |         |
|--|-----------|----------|----------|----------|---------|
|  | 2020      | 2019     | 2018     | 2020-19  | 2019-18 |
| Assets:  |           |          |          |          |         |
| Cash   | \$ 8,893  | \$ 4,973 | \$ 5,886 | 78%      | (15%)   |
| Administrative Fee Receivable  | 750       | -        | -        | N/A      | N/A     |
| Liabilities:   |           |          |          |          |         |
| Payable to the New York State<br>Housing Finance Agency, Housing<br>Grants Payable, and Accrued Expenses | 2,705     | 1,848    | 1,557    | 46%      | 19%     |
| Total Restricted Net Position  | \$ 6,938  | \$ 3,125 | \$ 4,329 | 122%     | (28%)   |

**Assets**

**Cash**

As of March 31, 2020 and 2019, no investments were held. As of March 31, 2020 and 2019, cash held amounted to approximately \$8.9 million and \$5 million, respectively, representing an increase of approximately \$3.9 million, or 78%. This increase is due to timing differences between receipt and disbursement of grant funds. This compares with a decrease from approximately \$5.9 million as of March 31, 2018 to approximately \$5 million as of March 31, 2019, a decrease of approximately \$900 thousand, or 15%. The decline was a result of timing differences between receipt and disbursement of grant funds.

**Administrative Fee Receivable**

As of March 31, 2020, the annual administration fee in the amount of \$750 thousand had not been received, which resulted in an accounts receivable balance of \$750 thousand.

**Liabilities**

**Payable to the New York State Housing Finance Agency**

The payable to the Agency increased from \$815 thousand in fiscal 2019 to \$2.4 million in fiscal 2020, an increase of approximately \$1.5 million or 188%. This compares with a decrease from \$1.4 million in fiscal 2018 to \$815 thousand in fiscal 2019. Pursuant to the service agreement with the Agency, expenses of the Corporation are paid by the Agency and a corresponding payable is established on 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 \$2.8 million and \$2.3 million, respectively, during fiscal 2020 and fiscal 2019, to the Corporation to cover a portion of the accumulated payable.

### Housing Grants Payable

Due to the timing of the disbursement of approved housing grants, housing grants payable decreased from \$978 thousand in 2019 to \$281 thousand in 2020, a decrease of approximately \$697 thousand or 71% as compared with an increase from \$142 thousand in fiscal 2018 to \$978 thousand in fiscal 2019, an increase of approximately \$836 thousand or 589%. Housing grants payable represents approved payments due to grantees at the end of the fiscal year but not paid prior to the beginning of the subsequent fiscal year.

### 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>2020</u>                 | <u>2019</u>       | <u>2018</u>       | <u>2020-19</u> | <u>2019-18</u> |
| <b>Operating Revenues:</b>  |                             |                   |                   |                |                |
| State Appropriation funds received for Housing Grants and Administrative Fees | \$ 29,275                   | \$ 28,264         | \$ 29,613         | 3%             | (5%)           |
| State funds received for Flood Relief Program                                 | 17,240                      | 48,000            | 18,000            | (64%)          | 167%           |
| Repayment and Recaptured Funds Received from Homeowners and Grantees          | 3,180                       | 2,940             | 2,436             | 8%             | 21%            |
| Transfer from the New York State Housing Finance Agency                       | 2,782                       | 2,313             | 1,809             | 20%            | 28%            |
| Investment Income and Net Change in the Fair Value of Investments             | 24                          | 14                | 20                | 71%            | (30%)          |
| <b>Operating Expenses:</b>  |                             |                   |                   |                |                |
| Housing Grants  | (28,344)                    | (30,313)          | (32,824)          | (6%)           | (8%)           |
| Flood Relief Program  | (17,650)                    | (49,825)          | (18,675)          | (64%)          | 167%           |
| Salaries and Other Operating Expenses   | (2,694)                     | (2,597)           | (2,653)           | 4%             | (2%)           |
| <b>Increase (Decrease) in Restricted Net Position</b>                         | <b>\$ 3,813</b>             | <b>\$ (1,204)</b> | <b>\$ (2,274)</b> | <b>417%</b>    | <b>(47%)</b>   |

## **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 increased from \$28.3 million in fiscal 2019 to \$29.3 million in fiscal 2020, an increase of approximately \$1 million or 3%, primarily as a result of timing of disbursements to grantees. This compares with a decrease from \$29.6 million in fiscal 2018 to \$28.3 million in fiscal 2019, a decrease of approximately \$1.3 million or 5%.

### **State Appropriation funds received for Flood Recovery Program**

During the current fiscal year, the Corporation received \$17.2 million in flood relief funds 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, a 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 increased from \$2.9 million in fiscal 2019 to \$3.2 million in fiscal 2020, an increase of approximately \$240 thousand or 8%. This compares with an increase from \$2.4 million in fiscal 2018 to \$2.9 million in fiscal 2019, an increase of approximately \$500 thousand or 20%.

### **Transfer from the New York State Housing Finance Agency**

During fiscal 2020, 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 \$2.8 million in fiscal 2020 compared with \$2.3 million in fiscal 2019, an increase of approximately \$500 thousand or 20% covering the accumulated payable as of the end of the Agency's most recent fiscal year ends, October 31, 2020 and

2019. The increase was a result of increased personnel costs. This compares with an increase from \$1.8 million in fiscal 2018 to \$2.3 in fiscal 2019 an increase of approximately \$500 thousand or 28%.

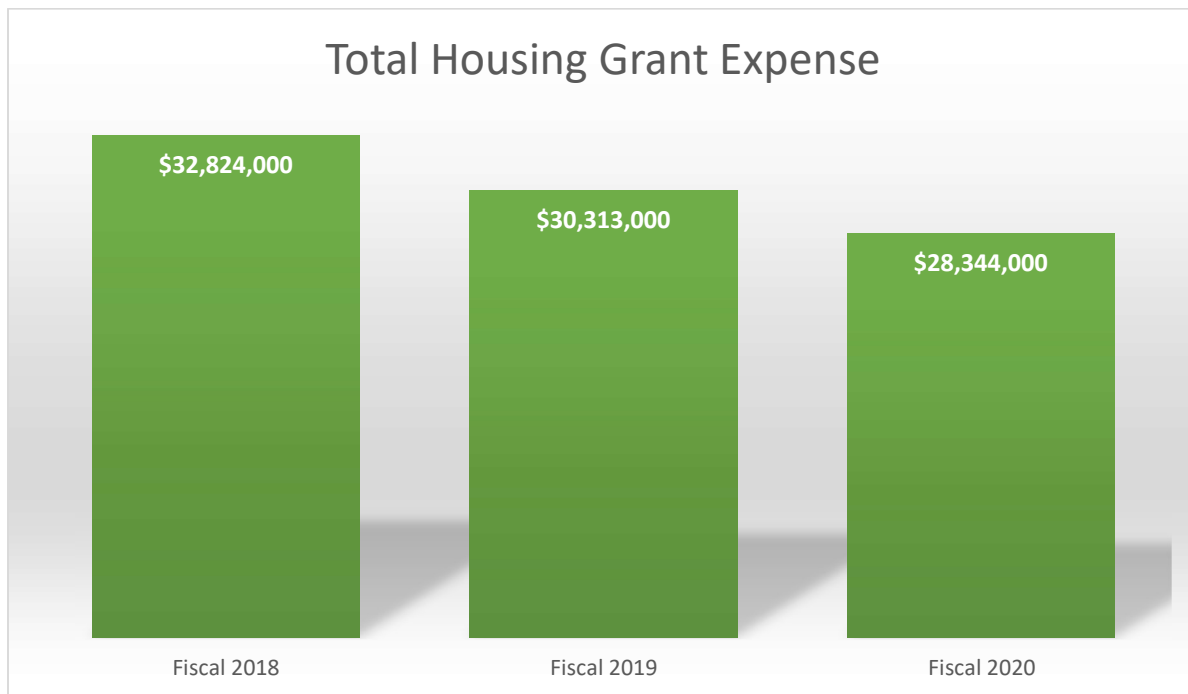
## Operating Expenses

### 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 expense fluctuates from year to year resulting from the timing of the payment of awarded funds to grantees. Housing Grant Expense decreased from \$30.3 million in fiscal 2019 to \$28.3 million in fiscal 2020, a decrease of approximately \$2 million or 6%. This compares with a decrease from \$32.8 million in fiscal 2018 to \$30.3 million fiscal 2019, a decrease of approximately \$2.5 million or 8%.

See the charts below for details:



### Flood Recovery Program

During fiscal 2020, \$17.7 million was expended towards the Flood Recovery Program. This represents a decrease of approximately \$31.1 million as compared with fiscal year 2019 disbursements that amounted to \$49.8 million.

**Salaries and Other Operating Expenses**

Salaries and other expenses allocated to the Corporation increased from \$2.6 million in fiscal 2019 to \$2.7 million in fiscal 2020, an increase of approximately \$100 thousand or 4%. This is primarily due to staffing previously vacant positions in the agency. This compares with a decrease from \$2.7 million in fiscal year 2018 to \$2.6 million in fiscal year 2019, a decrease of approximately \$100 thousand or 4%.

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

**STATEMENTS OF NET POSITION**

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|   | March 31,       |                 |
|---|-----------------|-----------------|
|   | <u>2020</u>     | <u>2019</u>     |
|   | (in thousands)  |                 |
| <b>Assets</b>   |                 |                 |
| <b>Current assets</b>                                   |                 |                 |
| Cash  | \$ 8,893        | \$ 4,973        |
| Administrative fee receivable                           | 750             | -               |
| Total current assets                                    | <u>9,643</u>    | <u>4,973</u>    |
| <b>Total assets</b>                                     | <u>9,643</u>    | <u>4,973</u>    |
| <b>Liabilities</b>                                      |                 |                 |
| <b>Current liabilities</b>                              |                 |                 |
| Payable to the New York State Housing<br>Finance Agency | 2,350           | 815             |
| Housing grants payable                                  | 281             | 978             |
| Accrued expenses  | 74              | 55              |
| <b>Total liabilities</b>                                | <u>2,705</u>    | <u>1,848</u>    |
| <b>Net position</b>                                     |                 |                 |
| Restricted for program grants                           | <u>\$ 6,938</u> | <u>\$ 3,125</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>2020</u>                 | <u>2019</u>            |
|   | (In thousands)              |                        |
| <b>Operating revenues</b>                               |                             |                        |
| State Appropriation funds received for:                 |                             |                        |
| Housing grants  | \$ 29,275                   | \$ 27,514              |
| Flood Relief Program                                    | 17,240                      | 48,000                 |
| Administrative fees                                     | -                           | 750                    |
| Repayment funds received from homeowners                | 3,033                       | 2,442                  |
| Recaptured funds returned by grantees                   | 147                         | 498                    |
| Investment income                                       | <u>24</u>                   | <u>14</u>              |
| <b>Total operating revenues</b>                         | <b><u>49,719</u></b>        | <b><u>79,218</u></b>   |
| <b>Operating expenses</b>                               |                             |                        |
| Housing grants  | 28,344                      | 30,313                 |
| Flood Relief Program                                    | 17,650                      | 49,825                 |
| Administrative salaries                                 | 2,644                       | 2,547                  |
| Other administrative expenses                           | <u>50</u>                   | <u>50</u>              |
| <b>Total operating expenses</b>                         | <b><u>48,688</u></b>        | <b><u>82,735</u></b>   |
| <b>Operating gain (loss)</b>                            | <b><u>1,031</u></b>         | <b><u>(3,517)</u></b>  |
| Transfer from the New York State Housing Finance Agency | <u>2,782</u>                | <u>2,313</u>           |
| <b>Change in net position</b>                           | <b>3,813</b>                | <b>(1,204)</b>         |
| Total net position - beginning of fiscal year           | <u>3,125</u>                | <u>4,329</u>           |
| <b>Total net position - end of fiscal year</b>          | <b><u>\$ 6,938</u></b>      | <b><u>\$ 3,125</u></b> |

*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>2020</u>                 | <u>2019</u>            |
|  | (in thousands)              |                        |
| <b>Cash flows from operating activities</b>  |                             |                        |
| State Appropriation funds received for   |                             |                        |
| Housing grants, flood and administrative fees  | \$ 29,275                   | \$ 28,264              |
| Housing grants   | (29,041)                    | (29,477)               |
| State funds received for Flood Relief Program  | 17,240                      | 48,000                 |
| Expenditures of Funds received from State for Flood Relief Program                                     | (17,650)                    | (49,825)               |
| Repayment and Recaptured funds received  |                             |                        |
| by homeowners and returned by grantees   | 3,180                       | 2,940                  |
| Net administrative expenses paid   | 892                         | (829)                  |
| <b>Net cash provided by (used in) operating activities</b>   | <u><u>3,896</u></u>         | <u><u>(927)</u></u>    |
| <b>Cash flows from investing activities</b>  |                             |                        |
| Investment income  | 24                          | 14                     |
| <b>Net cash provided by investing activities</b>   | <u>24</u>                   | <u>14</u>              |
| <b>Net increase (decrease) in cash</b>   | 3,920                       | (913)                  |
| <b>Cash at beginning of fiscal year</b>  | 4,973                       | 5,886                  |
| <b>Cash at end of fiscal year</b>  | <u><u>\$ 8,893</u></u>      | <u><u>\$ 4,973</u></u> |
| <b>Reconciliation of operating gain (loss) to net cash used in operating activities</b>                |                             |                        |
| Operating gain (loss)  | \$ 1,031                    | \$ (3,517)             |
| Adjustments to reconcile operating gain (loss) to net cash provided by (used in) operating activities: |                             |                        |
| Transfer from The New York State Housing Finance Agency  | 2,782                       | 2,313                  |
| Investment income  | (24)                        | (14)                   |
| Changes in Assets and Liabilities:   |                             |                        |
| Administrative fee receivable  | (750)                       | -                      |
| Payable to the New York State Housing Finance Agency   | 1,535                       | (544)                  |
| Housing grants payable   | (697)                       | 835                    |
| Accrued expenses   | 19                          | -                      |
| <b>Net cash provided by (used in) operating activities</b>   | <u><u>\$ 3,896</u></u>      | <u><u>\$ (927)</u></u> |

See notes to financial statements.



NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2020 AND 2019

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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, 2020, the State has appropriated in excess of \$972.8 million 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.

**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, the administrative fee, and flood recovery dollars received from the State. Revenue is accrued and recognized when earned. Operating expenses include housing grant, and flood recovery 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 \$2.6 million for various expenses, including salaries, in both fiscal years 2020 and 2019. As the Corporation has not had sufficient funds to repay the

accumulated amount due to the Agency, the Agency contributed \$2.8 million and \$2.3 million for the years ended March 31, 2020 and 2019, respectively, to fund such costs.

**4. DEPOSITS**

At March 31, 2020 and 2019, collateralized deposits amounted to \$8.9 million and \$5 million, respectively. All of 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, 2020 and 2019, the Corporation was committed to fund approximately \$63.7 million and \$65.4 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, 2020.

**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.

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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 the Financial Statements Performed in Accordance with *Government Auditing Standards*

Management and Members of the Board  
New York State Affordable Housing Corporation  
New York, New York

We have audited, 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, 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, 2020, 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 26, 2020.

### **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) to determine the 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 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 may exist that have not been identified.

### **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 determination of financial statement amounts. 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 result of that testing, and not to provide an opinion on the effectiveness of the Corporation'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 Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Ernst + Young LLP*

June 26, 2020



## Homes and Community Renewal

Andrew M. Cuomo, Governor

RuthAnne Visnauskas, Commissioner/CEO

### **New York State Homes & Community Renewal**

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