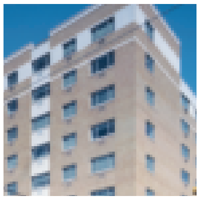
2007 ANNUAL REPORT



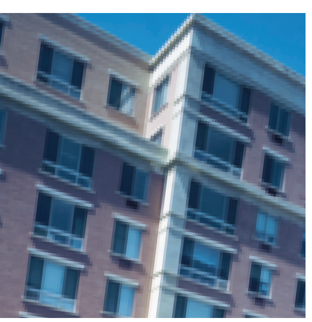


TRANSFORMING NEIGHBORHOODS, TRANSFORMING LIVES,
ONE NEIGHBORHOOD AT A TIME.

NYC HDC

NEW YORK CITY
HOUSING DEVELOPMENT
CORPORATION

Larkspur West 117th Street
304 West 117th Street
Harlem
94 Units, New HOP financing



07

Satallite Photo of Larkspur site before construction.

Since Mayor Michael R. Bloomberg launched his New Housing Marketplace Plan in 2003, the New York City Housing Development Corporation (HDC) has responded by financing the preservation or new construction of 32,563 affordable apartments. In the last three years alone, HDC has issued more than $4 billion in bonds. This, coupled with Liberty Bonds and other activity, made HDC the number one issuer of tax exempt multi-family housing bonds in the country.

TRANSFORMING NEIGHBORHOODS, TRANSFORMING LIVES, ONE NEIGHBORHOOD AT A TIME.

However, success in a venture such as this can't be measured simply in terms of bonds issued, mortgages closed or apartments built. That's because the benefits to our city extend beyond brick and mortar. Success can be seen written on the faces of hard working New Yorkers who don't have to leave their neighborhood or the city to find affordable housing for themselves or their families. It can be seen in retail businesses, drawn to neighborhoods that were once abandoned. Success is ultimately measured in terms of the transformation and revival of major parts of New York City…one neighborhood at a time.

Report of the President Marc Jahr, *and Chair-person of the Board of Directors* Shaun Donovan

Transforming Neighborhoods Through Public-Private Partnerships

On behalf of the Members and the staff of the New York City Housing Development Corporation (HDC), we are pleased to submit this Annual Report. Here we describe the milestones reached and successes achieved, along with the hopes and dreams of this organization for New Yorkers in the years to come.

Success for the Corporation has come largely through collaboration with several City, State and Federal agencies, as well as with financial institutions and both nonprofit and for-profit private developers. Most notably, HDC's relationship with the New York City Department of Housing Preservation and Development (HPD) has been critical in meeting the challenges of Mayor Bloomberg's New Housing Marketplace Plan.

For many years, the City's focus was on reclaiming abandoned, dilapidated and poorly managed buildings and vacant land for subsidized housing. Its remarkable success in this effort has created new challenges as the stock of city-owned buildings and land has been restored to productive use and the real estate markets in previously forsaken communities have been dramatically revived. In turn, the City has pivoted and focused upon preserving existing affordable housing jeopardized by the strong real estate market and promoting the construction of new affordable housing.

> "the benefits to our city go beyond brick and mortar."

HDC, with its access to the bond markets, has helped make this shift possible by providing, in concert with HPD, attractive affordable housing finance packages. Under programs such as the Low Income Affordable Marketplace Program (LAMP), the New Housing Opportunities Program (New HOP) and our Mitchell-Lama preservation programs, developers have been provided with the incentives needed to spur the construction of new affordable housing and preserve existing affordable housing. The more than 32,000 apartments financed so far by HDC under the Mayor's plan include numerous developments using HPD resources and/or City-owned land. Additionally, in 2007 alone, HDC and HPD have jointly contributed over $287 million in subsidy financing beyond HDC's bond financing to support these developments, which have contributed to rebuilding the landscape of the City's neighborhoods.

2007 Posed Many Economic Challenges

In many real estate circles, 2007 will be remembered as the year the housing bubble popped. Single-family mortgages went into default; lending institutions trembled and some crashed; and the nation's economy wavered. To residents in communities from the South Bronx to Harlem and to East New York in Brooklyn, the bursting bubble represents a real threat to all the gains made over the past two decades. Despite having emerged from the economic and housing turmoil since the 1970's, entire communities remain vulnerable to an uncertain economic future.

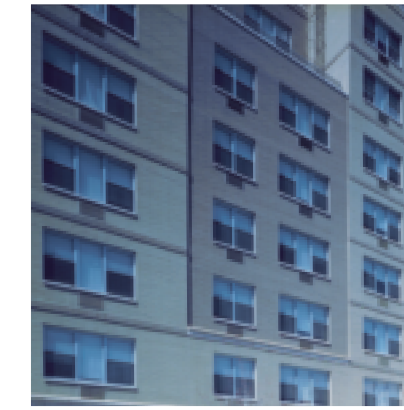
A Plan for Transformation Is Put In Place

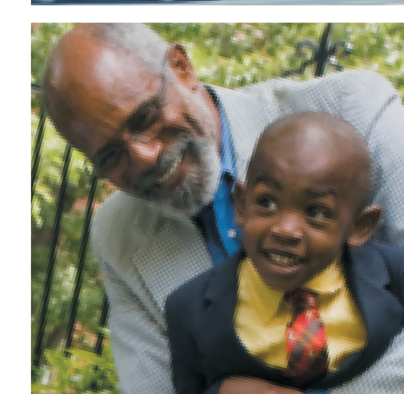
Fortunately, in this, the fourth year since the launch of Mayor Bloomberg's New Housing Marketplace Plan we continue to see promise for these once distressed communities. In 2003, the Mayor's original plan called for building or preserving 65,000 units of affordable housing within five years. HDC was charged with financing 17,000 of these units. But barely halfway through the plan, HDC had already produced 17,200 units. As a result, the Mayor expanded the initiative in 2006 to build or preserve 165,000 units and HDC pledged to finance 42,000 through its programs. This made the Mayor's plan the most ambitious municipal housing plan in U.S. history. The plan will provide affordable housing for half a million New Yorkers by the end of 2013.

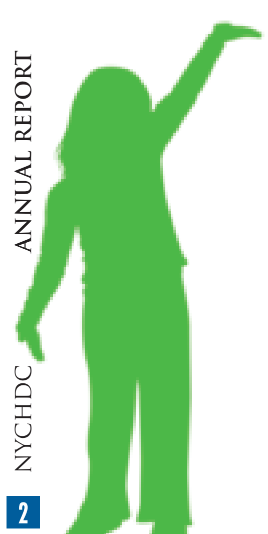
Innovative Financing Is Key

In 2007 alone, HDC provided $1.05 billion in bond financing for the new construction or preservation of 9,984 affordable apartments–nearly a 39% increase over 2006. But gaps in project financing still remained. So HDC continued its unprecedented, creative use of its corporate reserves, providing approximately $172 million in subordinate debt at 1% interest rates to deepen the affordability of projects. This second mortgage activity represented a 168% increase over FY 2006. This was accomplished in a marketplace confronted by significant challenges including rising land costs, the continued escalation of construction costs, and increasing volatility in the financial markets.

Two of HDC's innovative programs, LAMP and the mixed-income New HOP, showed remarkable strength in 2007. The LAMP program provided financing for 37 projects containing 5,307 apartments. The New HOP program, which finances affordable housing for middle, moderate and low-income households, also demonstrated strong growth, providing financing for 14 developments containing 1,725 apartments.







Report of the President Marc Jahr, *and Chair-person of the Board of Directors* Shaun Donovan

Building Affordable Housing, Reviving Neighborhoods

Both of these programs made critical contributions to the revitalization of the City's low and moderate income neighborhoods. In the South Bronx's Melrose neighborhood, in Harlem and in other communities throughout the city, projects financed under HDC's LAMP and New HOP programs, among others, are making a difference in the lives of New Yorkers.

Looking To The Future

In the near future, HDC will be challenged to continue to meet its mandate for providing affordable housing in the face of volatile real estate and capital markets and a challenging economy. Despite the obstacles, the need for affordable housing has never been greater.

Confronting that challenge is imperative. New York City's greatest asset is its diverse, enormously industrious population. New Yorkers who come from every social, ethnic and racial background make the City what it is and always has been–a global economic, cultural and intellectual capital. Creating and preserving housing for individuals and families of all incomes is HDC's contribution to this rich tapestry of talent and energy.

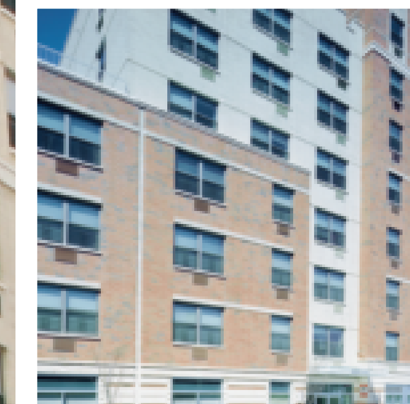
Before closing we would like to acknowledge the contributions of the HDC staff. These people have displayed tremendous dedication and ingenuity to make the vision and plans of this organization come true. Attached to this Annual Report is a list of HDC employees. We extend our thanks and appreciation to each of them.

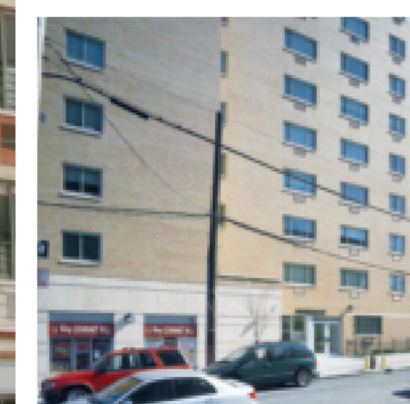
Marc Jahr
President

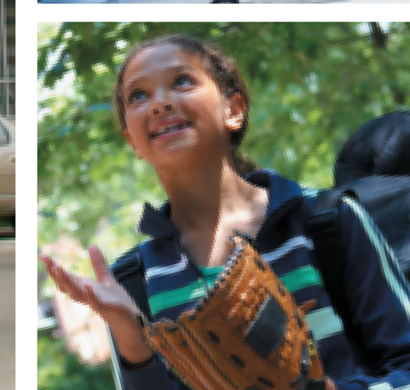
Shaun Donovan
Chairperson

"success is ultimately measured in terms of the transformation and revitalization..."

Parkview II
406-420 East 161st Street
The Bronx
88 Units, LAMP financing







414 Equities LLC

Maintaining Momentum for Mayor Bloomberg's New Housing Marketplace Plan

HDC's challenge in 2007 was to help maintain momentum for the Mayor's housing plan in the face of rising construction costs and an increasingly volatile economic climate. HDC pledged to finance 42,000 units of affordable housing through new construction or preservation by the year 2013. Since the beginning of the Mayor's plan in 2003, HDC has financed 32,653 new or preserved apartments, nearly 78% of the Corporation's goal less than halfway through plan. Underpinning this goal are two objectives: to produce significant numbers of affordable apartments but also, through strategic real estate investments, to spur the revitalization of neighborhoods throughout the City.

Maintaining this kind of momentum in today's economic environment requires cooperation with other Federal, State and City agencies, the efficient use of available resources, some out-of-the-box thinking, and a lot of hard work. It will take more of the same to sustain our momentum in 2008 and through the remaining years of the Mayor's plan.

Manhattan Court
444 Manhattan Avenue
Harlem
123 Units, New HOP financing

transforming communities

Drawing on HDC's Corporate Reserves to Make the Difference

In the early days of Mayor Bloomberg's New Housing Marketplace Plan, city officials earmarked more than $511 million in HDC corporate reserves for subordinate, 1% loans that would be packaged with tax-exempt and taxable bonds issued by HDC. This pivotal decision provided for-profit and nonprofit developers with the type of relatively inexpensive financing that would allow them to develop sustainable affordable housing.

As the cost of land and construction continued to rise during 2007, HDC found it necessary to draw upon its corporate reserves for 1% loans at an unprecedented rate. As a result, in 2007 alone, HDC provided nearly $172 million in subordinate debt to finance projects, a 168% increase over the prior year. But the results were worth it: combined with approximately $1 billion in HDC bond financing, 9,984 affordable apartments went into construction, and new life and hope emerged on blocks throughout the City.

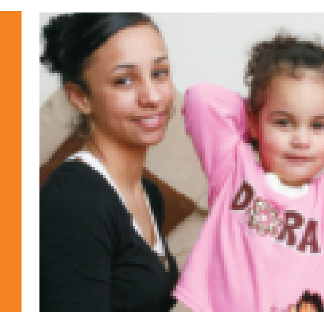
Following is a description of the results accomplished under HDC's key programs–the apartments financed, the neighborhoods bolstered, the lives of residents changed.

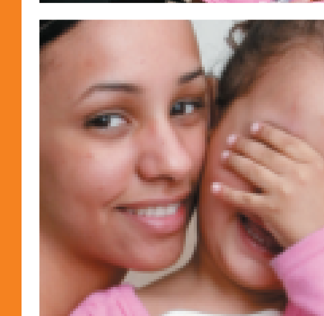
Reyna and Hailey Martinez

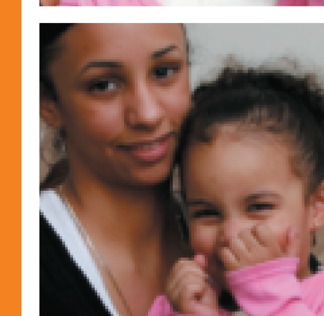
■ 22 year old Reyna, who cares for her three year old daughter Hailey, is a student at Long Island University, works as an Administrative Assistant for an architectural firm, and aspires to be a journalist one day. Granted the pressures of motherhood, work and school can be daunting. Now consider the fact that up until two years ago, Reyna and her daughter lived in a 3 bedroom Brooklyn apartment with an aunt and her five children.

■ Fortunately for Reyna and her daughter, they found affordable housing at Manhattan Court, an HDC financed mixed income building in Harlem. 71% of Manhattan Court apartments are reserved for middle income families, 21% for low income households, while 8% are market rate units. "I don't know what we would have done if we hadn't found this apartment…we couldn't continue living in Brooklyn that way, and I could never afford an apartment for me and my daughter AND continue school."

■ Today, Reyna and Hailey share an ample two-bedroom apartment. "I love it. There are a lot of families in the building with kids…there's a playground just outside where Hailey can play on the swings with other kids." Reyna also tells us that she loves living in Harlem. "There are all kinds of people living here, African-Americans, Hispanic, Asian, white and everyone seems friendly and helpful." But this part of Harlem was not always so bright and cheerful. Over the course of several decades, many buildings were abandoned and, eventually, demolished; others were neglected. More than a third of the neighborhood's residents were forced to move. But projects like Manhattan Court have helped jump start the area's revival, allowing Harlemites, as well as lower and middle income New Yorkers, like Reyna, to stay in the City and help transform communities. Convenient to shopping and transportation, Reyna finds her living situation "busy but manageable." And her future looks just as bright as her new two-bedroom apartment.







Peter Cintron Apartments
415 East 157th St.
The Bronx
165 Units, LAMP financing

NEW CONSTRUCTION

Low-Income Affordable Marketplace Program – LAMP

LAMP finances the new construction and rehabilitation of low-income rental housing. LAMP's power resides in HDC's flexible application of the program; the creativity and entrepreneurialism of New York City's real estate community; and its strategic deployment in the City's neighborhoods to produce not just apartments but also communities. By the numbers, using tax-exempt bond financing coupled with 1% subordinate loans, the LAMP program supported the development of 5,307 affordable apartments in 37 different projects in 2007 alone. Some of these were new construction and some were designed to preserve existing Section 202 elderly housing projects or Section 8 low-income projects. But the program also served as the catalyst for the creation of new communities and the preservation of old ones.

Courtlandt Avenue Apartments

For instance, in the South Bronx's Melrose neighborhood, LAMP financing has played a central role in rebuilding the neighborhood from the ground up. Parkview Commons, a 110 unit project was completed in 2006, with a second phase, Parkview II, containing 88 units, completed nearby in 2007. A couple of blocks away, HDC also financed the Peter Cintron Apartments, Palacio del Sol and the Courtlandt Avenue Apartments. All of these developments were built on formerly City-owned land. And, taken as a whole, HDC financing has supported the development of 654 apartments in the area, infusing the neighborhood with new residents, new neighbors and a burst of new energy.

preserving apartments

Nearby, Boricua Village is rising out of the rubble and ashes of the old South Bronx. Drawing upon LAMP and New HOP financing, Boricua Village's initial four apartment buildings will include 217 new low-income units and 236 moderate and middle-income apartments, as well as an administrative and classroom buildings for Boricua College. And, in 2008, three more buildings will be financed by HDC and go into construction to complete the build-out of the site and the remarkable transformation of this area of Melrose into a new mixed-income community.

Meanwhile, on Manhattan's Lower East Side, LAMP financing was combined with HPD funding, New York State Homeless Housing Assistance Program funds (HHAP), Manhattan Borough President funds, City Council Resolution A monies, and a small energy efficiency rebate, to construct a new building on Pitt Street developed by Common Ground. This complex mix of financing is supporting the construction of 263 apartments, all reserved for low-income New Yorkers, with 60% set aside for previously homeless individuals and 21 apartments earmarked as Single Room Occupancy (SRO) units, in a neighborhood where affordable housing is increasingly hard to come by.

The Douglass

New Housing Opportunity Program - New HOP

Using taxable bonds and 1% subordinate loans from HDC's corporate reserves, New HOP is an effective financing tool for the creation of mixed-income housing. In 2007, HDC financed 14 projects containing 1,725 units under the program, helping to promote economic diversity in the buildings and in the neighborhoods.

HDC financing has played a critical role in Harlem's second renaissance. In the Bradhurst section of Harlem, HDC financing has been instrumental in the creation of a series of affordable cooperatives. Further south, along Manhattan Avenue and Frederick Douglass Boulevard, a series of HDC-financed New HOP projects have provided new housing opportunities for low-income families and helped create an economically diverse community.

Manhattan Court, located at 444 Manhattan Avenue, is a 123 unit mixed-income building, developed by Artimus Construction, with approximately 20% of its units affordable to low-income families, 70% to moderate income households and the balance available at market rates. Next door to it is a mixed-income condominium project also developed by Artimus and built on formerly city-owned land, while across the street, the developer went into construction on 454 Manhattan Avenue, another HDC-financed mixed-income project, and a mixed-income 54 unit condominium is nearing completion on an adjoining piece of city-owned land. Two blocks away The Douglass, at 117th Street and Frederick Douglass Boulevard, is a 138-unit New HOP developed by Strategic Construction. Close by, HDC financing enabled Larkspur LLC to develop the 116 apartment "Larkspur I & II" and another three sites comprising 41 units developed are nearby. Again, taken as a whole, these mixed income New HOP projects financed by HDC as well as other HPD-supported developments have played a catalytic role in reviving this area of Harlem and contributed to what many are calling Harlem's Second Renaissance.

strengthening existing communities

Iris DeJesus & Christina Sanchez

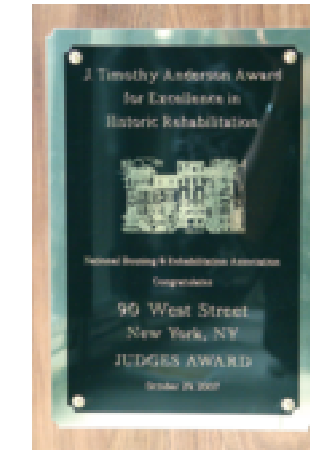
■ Iris and her daughter Christina moved into their new apartment at 444 Manhattan Avenue in Harlem two years ago. Born in Puerto Rico, Iris and her family moved to the Bronx when she was just six months old. And that's where she lived her whole life until making the trip to Harlem with her daughter. Living with Iris' mother on Jerome Avenue became understandably cramped for Christina and her mother, until one day Iris saw a notice in the paper announcing the marketing of the brand new Manhattan Court apartments.

■ Manhattan Court is a mixed-income building. Financed under HDC's mixed income program, Manhattan Court provides affordable housing for low and middle-income New Yorkers like Iris and Christina. "We would still be living with my mother" says Iris when asked where she would be without her affordable apartment. As a Dental Assistant, Iris's income disqualifies her from low income subsidized housing, but she still can't afford enough space for herself and Christina in the city without the help of HDC-financed housing like Manhattan Court.

■ Iris and Christina share a two-bedroom, two-bath apartment on the sunny fourth floor. She says she loves the fact that the building is bright and new, with people of every race and nationality "...they keep the building nice, everyone is respectful... good neighbors. I love it."

Palacio del Sol
760 Melrose Avenue
The Bronx
124 Units, LAMP financing

Liberty Bonds



The Liberty Bond program was enacted by Congress in July of 2002 to encourage the rebuilding of Lower Manhattan in the aftermath of September 11, 2001. The program enabled New York State and City to issue $8 billion in tax-exempt bonds, of which $1.6 billion was split between the City and the State for housing development in the Liberty Zone (below Canal Street). HDC was the issuer for the City's $800 million share of Liberty Bonds, and in 2007 HDC was awarded the J. Timothy Anderson Award for Excellence in Housing Preservation for financing the renovation of the landmarked building at 90 West Street.

The Liberty Bond program's impact on affordable housing has been felt beyond the triangle below Canal Street. In a bit of innovative financing, HDC stipulated that developers who use Liberty Bond financing pay a 3% fee and the proceeds of the fee are applied to the development of affordable housing elsewhere in the City. In this way Liberty Bond capital has been leveraged to help fund other projects. In fact, fees from the Liberty Bond program have amounted to $31.4 million and helped support the development of 467 units of affordable housing in neighborhoods throughout New York City.

encourage rebuilding

Joey, Lucy and Ciara Sotomayer

■ Joey Sotomayer was born and raised in the Bronx. But finding affordable housing on a janitor's salary was difficult, and finding a place where he could raise a family was nearly impossible. So Joey lived with his mother in the Melrose section of the Bronx, while his wife Lucy lived with her aunt up on 200th Street in the Bedford area. But when Joey saw a new apartment building going up at 760 Melrose Avenue (just six blocks from his mother's place), he quickly put in his application for an apartment. And, when the building opened in 2005, Joey's name was number 54 on the list of accepted tenants. He and Lucy were among the first people to move into the building.

■ Joey and Lucy love everything about their apartment. "Everything is new and clean and in good shape." The police station is across the street, there's a supermarket downstairs and the bus stop to his job is on the corner. But perhaps the most pleasant aspect of living at 760 Melrose is the neighborhood. "There's lots of different kinds of people. Africans, Black Americans, Colombians (next door)…we all try to get along…it's friendly and everybody says 'hi' or 'good morning.'"

■ It wasn't always like this along Melrose. Joey knew from growing up in the neighborhood. "I remember when it was in shambles. Like half the buildings were burnt-out…infested with drugs." The neighborhood has changed, with the help of housing programs like HDC's Low-Income Affordable Marketplace Program (LAMP) that financed Joey's building.

■ As a result, entire communities are being transformed throughout New York City, into places where people like the Sotomayer's can live, work, raise families and invest in their own neighborhoods. It's this kind of investment in our communities that give people like Joey's family hope for a fulfilling future right here in New York City.

PRESERVATION

New York City Housing Authority - NYCHA

NYCHA is the largest public housing system in the country, with over 2,600 buildings, 179,000 apartments and 408,000 residents. With more than one half of its budget coming from the Federal Government's Department of Housing and Urban Development (HUD), the Housing Authority has been hit hard by continuing cuts in federal subsidies. Since 2001, the Housing Authority has lost a total of $611 million in federal financing.

HDC has partnered with the New York City Department of Housing Preservation and Development (HPD) and NYCHA to help fill this gap in financing. In 2004 HDC issued tax-exempt bonds to finance $300 million in needed capital improvements that will preserve this indispensable source of affordable housing.

However HDC's relationship with NYCHA extends beyond this financial initiative. In recent years, HDC has financed several NYCHA-related projects including:

- University Macombs in the Bronx: Financed under the LAMP program and developed by Bronx Pro, the development closed in 2004. The 210 apartment project consists of four rehabilitated buildings and one newly constructed 7-story building.
- Unimac II or MONTMAC located in the Morris Heights section of the Bronx and also developed by Bronx Pro closed in 2006 and involved the moderate rehabilitation of 111 units in three buildings under the LAMP Program; the project also included a 10% set aside for formerly homeless households.
- And, most recently Fabria Houses on Manhattan's Lower East Side closed in 2007. This 65 apartment project in three substantially renovated buildings and two new structures was developed by the city-wide nonprofit organization, Phipps Houses.

Mitchell-Lama

Palacio del Sol

HDC's mission to finance housing for middle and low-income New Yorkers goes beyond the construction of new buildings. In the case of Mitchell-Lama apartments, HDC's goal is to preserve the affordability of apartments that are at great risk of being converted to market-rate units.

The Mitchell-Lama program has been in existence since 1955. Under the program, tens of thousands of affordable apartments throughout the five boroughs of New York City have been created. However, a sunset clause built into the program's regulations gives owners the opportunity to convert their apartments to market-rate housing after a building is 20 years old and all government debt has been satisfied. Upon conversion, many of these apartments significantly increase the rent on long-time occupants. Not surprisingly, in the strong New York City real estate market, some owners have chosen to pursue this option. The impact on low- and middle-income tenants is obvious.

In order to stem the erosion of Mitchell-Lama apartments from the City's affordable housing stock, HDC launched the Mitchell-Lama Mortgage Restructuring and Repair Loan Programs in 2004. These programs provide attractive refinancing terms for building owners, including Cooperative Boards of Directors, as well as grants and low-interest loans for building repairs and upgrades. The results speak for themselves. During 2007, HDC financed the preservation of 4 projects containing 3,009 units, and since its inception, HDC has preserved 34 Mitchell-Lama projects containing 15,123 apartments. This represents more affordable housing stock than constructed or preserved by any other HDC program.

Charlene, Roger & Kaiara McGirt

■ Charlene McGirt was raised on College Avenue in the Bronx. She says she loves the Bronx and loved growing up there. But on a childcare worker's salary, her family had to live with her mother and her sister's family. Eventually, there were nine people sharing a four bedroom apartment on College Avenue. Something had to give.

■ Luckily, Charlene saw an ad in the paper for new, affordable housing in the Melrose section of the Bronx. She filled out an application form and was one of the first tenants selected to live in the "Palacio del Sol" development at 760 Melrose Avenue.

■ Palacio del Sol was developed by a joint venture comprised of Nos Quedamos, a strong neighborhood-based, nonprofit community development corporation and three for-profit partners, L & M Equity Participants, Procida Realty & Construction and Magnusson Architecture and Planning. The project was financed through HDC's Low-Income Affordable Marketplace Program (LAMP), with additional subsidies provided by the New York State Division of Housing and Community Renewal (DHCR). LAMP projects use the proceeds from tax-exempt bonds and 1% subsidy loans to finance first and second mortgages on the buildings. Low-interest financing like this enables private developers to construct affordable housing in the City's neighborhoods.

■ Today, Charlene and her husband Roger share a comfortable two bedroom apartment with their two year old daughter Kaiara. "We love it here… everything's new. There's a supermarket downstairs… we're close to transportation with the 4, 5, 2 and the D trains. There's new construction going on all around the Palacio del Sol. "The whole neighborhood's just…nice. I especially like the playground. Little Kaiara loves the slides."

■ And so this Bronx tale has come full circle, with a whole new generation being given the opportunity to live, work, play and grow in the Bronx.

Courtlandt Avenue Apartments

Section 8 Preservation

HDC, in collaboration with the U.S. Department of Housing and Urban Development (HUD), continued its ambitious efforts to preserve the stock of Section 8 projects. Continuing its partnership with Omni Capital LLC, it provided $30,000,000 in tax-exempt financing to support the acquisition and rehabilitation of the troubled 385-apartment Noble Drew Ali Plaza project located in Brownsville, Brooklyn. The package of financing also included a low-interest loan through HPD's HUD Multifamily Preservation Loan Program, proceeds from the sale of low-income housing tax credits and "Reso A" funds provided by the Brooklyn Borough President. It will allow the developers to significantly renovate the project giving new hope to its tenants and transform a neighborhood eyesore into a community asset.

Section 202 Elderly Housing Preservation Program

Federally funded Section 202 projects provide decent, affordable housing for our most vulnerable citizens, the City's low-income elderly population. Many of these projects were initially financed during a period of relatively high interest rates. Over the past several years, the low interest rate environment has provided HDC with a unique opportunity to refinance these projects. Changes in federal law and HUD regulations have also allowed the projects' nonprofit sponsors to syndicate these projects and, as a result, reduce their debt service, undertake critically needed repairs and generate capital for reserves and social services.

To date, HDC's 202 Preservation Program has provided over $180 million for the refinancing of 22 projects containing 2,450 units, and additional projects are in the Corporation's pipeline. In 2007, a $9,950,000 loan from HDC enabled a Harlem nonprofit, West Harlem Group Assistance, to refinance the Mannie L. Wilson Tower, a 102 unit Section 202 project that was formerly Sydenham Hospital. The financing enabled the owner to make needed capital improvements and strengthen its social services program for the building's senior citizens.

Strong Fiscal Management Insures HDC's Future

2007 once again found HDC ranked among the leading housing bond issuers in the nation. Despite the strains of a softening economy and an increasingly volatile mortgage financing industry, HDC continued to maintain its excellent credit rating. In 2007, HDC's creditworthiness was affirmed by ratings of AA and Aa2 from S&P and Moody's respectively. With $5.897 billion in outstanding bonds by the end of fiscal year 2007, HDC maintained its strong financial position, with positive cash flow and net assets covering 38% of bonds outstanding. We attribute this solid foundation to aggressive portfolio management, talented staff and prudent investments. And, with this strong foundation, we are poised to meet the challenges of fulfilling Mayor Bloomberg's New Housing Marketplace vision of transforming New York City… one neighborhood at a time.

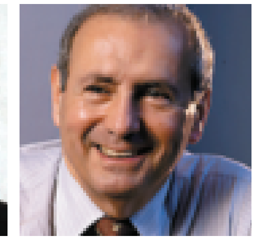
Frederick Douglass 117, LLC
279 West 117th Street
Harlem
138 Units, New HOP financing

Governing Board

Shaun Donovan
Commissioner, New York City Department of Housing Preservation and Development
Chairperson and Ex-Officio Member

Martha E. Stark
Commissioner, New York City Department of Finance
Ex-Officio Member

Mark Page
Director, New York City Office of Management and Budget
Ex-Officio Member

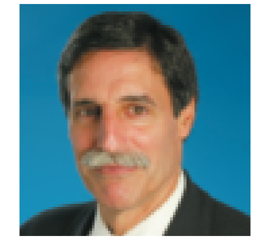


Harry Gould
Mayoral Appointee

Michael W. Kelly
Gubernatorial Appointee

Charles O. Moerdler
Gubernatorial Appointee

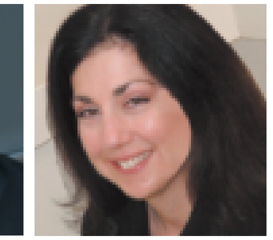
Executive Leadership



Marc Jahr
President

Richard Froehlich
Executive Vice President for Capital Markets and General Counsel

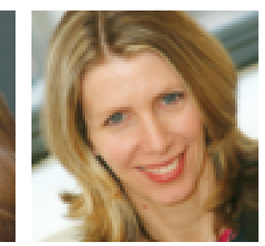
Mathew Wambua
Executive Vice President for Real Estate and External Relations



Terry Gigliello
Senior Vice President, Portfolio Management

Urmas Naeris
Chief Credit Officer

Eileen O' Reilly
Senior Vice President and Chief Financial Officer



Joan Tally
Senior Vice President for Development

Executive Photos Courtesy Lucille Messina

Dedicated Staff

Antao, Michelle
Bacchus, Simon
Barkan, Melissa
Bascom, Polly
Baumann, Cathleen A.
Belic, Denis A.
Bhuiyan, Zenaida
Bojceniuk, Helen
Brian, Matthew
Brown, Claudine R.
Brown, Geraldine
Brusch, Clytie
Burress, Stacey
Carpio, Maria Louisa
Chan, Mei Kit
Choi, Ping
Cocker, Farina
Coleman, Samantha
Culbertson, Margaret
Daniels, Dwan Anne
Dealissia, Keith M.
Deamorin, Anthony
Deane-Yhap, Rhoda
DeLuca, Louis
DeNoia, Nicole
DeVito, Jeffrey R.
Durytska, Nataliya
Eckerle, Aaron
Estrella, Loharina
Fagan, John L.
Farnen, Clare M.
Fils-Aime, Clarissa Anne
Fleesler, Faith B.
Froehlich, Richard M.
Fung, Serena
Garcia, Norman
Garraway, Keon
Gigliello, Teresa A.
Glenn, Yvonne
Greene-Deshong, Sara
Guglietta, Vincent A.
Guillermo, Angela C.
Hoang, Anyu
Hom, Mary
Ignatiou, Steven
Jahr, Marc
Jarvis, Shirley M.
John, Mary C.
Joseph, Peggy F.
Kar, Shibaji
Kendrick, Darryl
Knudson, Carrie
Kulkarni, Madhavi
La Torre, Armando C.
Lam, Chiang
Lance, Charlena
LaSalle, Israel
Lau, Delia L.
Lau, Jackie C.
Laurel, Heather Anita
Lee, Jonah M.
Levi, Laura
Lipsyte, Susannah
Loiacono, Denise
Luna, Marisol
Luu, Uyen V.
Malecki, Z. Peter
Mariconda, Pellegrino
Martinez, Carlos A.
Martinez, Jose
Martinez, Sylvia
McConnell, Mary
Medina, Alejandro
Medina, Sonia
Mendez, Sandra Noemi
Messina, Lucille M.
Mok, Michelle
Mondelli, Stephen
Moore, Kevin
Morales, Ana Maria
Moreira, Ruth A.
Morrison, Anne Neujahr
Morrison, Joan
Naeris, Urmas
Nagy, Stephen I.
Ogoke, Patrick N.
Oldak, Yaffa
O'Neill, Susan M.
O'Reilly, Eileen M.
Ortiz, Omega
Payamps, Ana I.
Pelham, Paris A.
Perez, Doris
Perry, Chantay A.
Phan, Son Minh
Philpott, Virginia L.
Piekarski, Thaddeus F.
Pugacz, Diane J.
Quinlivan, James P.
Ramirez, Roberto
Ricketts, June M.
Rivera, Jose
Roberts, Joanne
Roberty, Violine
Russell, Ruth
Salacheep, Sithichai
Sanchez, Christina Marie
Santiago, Karen Ann
Santiago, Sylvia
Saunders, Mary
Scarlett, Betty
Schmidt, Robert
Schwartz, Frieda
Shah, Bharat C.
Shyti, Adelina
Simons, John Michael
Spector, Karyn
Sprung, Bonnie
Stewart, Kenton
Stone, Jeffrey B.
Tafuro, James
Tally, Joan
Tang, Irene
Taylor, Shirell
Todman, Paulette V.
Vega, Edwin
Waller, Patricia
Wambua, Mathew Muthini
Wang, Mei Ping
Watts, Micah S.
Wolf, Nancy E.
Yee, Henry
Yeung, Winnie
Yiu, Annie
Yu, Cheuk Kin
Zaman, Mohammed

HDC Projects and Loans (by Development Prog. Type)

Report as of 10/31/07

PROGRAM NAME / **BOROUGH** / Project Name	Senior Loan Amount	Subordinate Loan Amount	Loan Category	Project Units
501(c)(3)				
BROOKLYN				
55 Pierrepont St	6,100,000	0	MORTGAGE LOAN	189
MANHATTAN				
Lotts Residence (de Sales)	20,665,000	960,000	MORTGAGE LOAN	127
Village Care	9,790,000	2,000,000	CONSTRUCTION LOAN	85
Animal Medical Center	10,140,000	0	MORTGAGE LOAN	80
TOTAL:	**46,695,000**	**2,960,000**		**481**
80/20 PROGRAM				
BROOKLYN				
Atlantic Court Apartments	104,500,000	0	CONSTRUCTION LOAN	320
MANHATTAN				
1 Columbus Pl Dev	142,300,000	0	MORTGAGE LOAN	730
Carnegie Park	66,800,000	0	MORTGAGE LOAN	460
Columbus Apartments	22,570,000	0	MORTGAGE LOAN	166
Jane St	16,450,000	0	MORTGAGE LOAN	148
West End Towers	135,000,000	0	MORTGAGE LOAN	1,000
Related Monterey E96 St	104,600,000	0	MORTGAGE LOAN	522
Related Tribecca Towers	55,000,000	0	MORTGAGE LOAN	440
W 43 St Refunding	51,900,000	0	MORTGAGE LOAN	375
York Ave Development	57,000,000	0	MORTGAGE LOAN	272
Sagamore - W 89 St	53,000,000	0	MORTGAGE LOAN	265
520 West 48th Street	20,000,000	0	CONSTRUCTION LOAN	109
Related - The Lyric	91,000,000	0	MORTGAGE LOAN	285
Related - Westport	0	0	CONSTRUCTION LOAN	371
Chelsea Centro	86,900,000	1,420,000	MORTGAGE LOAN	355
James Tower Refund	22,200,000	0	MORTGAGE LOAN	201
The Foundry	60,400,000	0	MORTGAGE LOAN	222
400 W 55th St (Gotham)	65,000,000	0	CONSTRUCTION LOAN	150
Related Sierra	56,000,000	0	MORTGAGE LOAN	213
92nd & First Residential Tower	0	0	CONSTRUCTION LOAN	196
Related Upper East	70,000,000	0	CONSTRUCTION LOAN	261
155 West 21st Street	0	0	CONSTRUCTION LOAN	109
Avalon Morningside	100,000,000	0	CONSTRUCTION LOAN	296
QUEENS				
Barclay Ave.	5,620,000	0	MORTGAGE LOAN	66
Queenswood Apartments	10,800,000	0	MORTGAGE LOAN	296
TOTAL:	**1,397,040,000**	**1,420,000**		**7,828**
AFFORDABLE HOUSING PERMANENT LOAN PROGRAM (AHPLP)				
BRONX				
1296 Sheridan Avenue	0	2,537,000	MORTGAGE LOAN	59
Freeman Simpson	1,230,000	0	MORTGAGE LOAN	67
1038-1077 Boston Road	911,334	6,407,467	MORTGAGE LOAN	149
1740 Grand Ave	1,107,738	1,107,738	MORTGAGE LOAN	93
1985-1995 Creston Ave	987,383	1,542,984	MORTGAGE LOAN	84
240 East 175 Street	0	2,891,530	MORTGAGE LOAN	120
302 Willis Ave.	373,000	1,074,509	MORTGAGE LOAN	36
309 Alexander Ave.	222,000	273,000	MORTGAGE LOAN	11
651 Southern Blvd.	167,250	1,731,909	MORTGAGE LOAN	41
675 Coster Street	297,823	439,474	MORTGAGE LOAN	33
887 & 889 Hunts Point Ave	1,237,161	1,129,654	MORTGAGE LOAN	46
889-890 Dawson Street	1,120,000	4,238,000	MORTGAGE LOAN	96
988-992 Boston Rd	122,800	1,175,432	MORTGAGE LOAN	30
1189 Sheridan Ave	455,000	1,183,000	MORTGAGE LOAN	48
750 E 169 St, 1227 Boston Rd	456,000	2,164,000	MORTGAGE LOAN	40
Tremont-Anthony	1,207,706	0	MORTGAGE LOAN	32
Morris Heights Cluster	1,896,000	3,171,000	MORTGAGE LOAN	203
Longfellow Hall	915,000	1,850,886	MORTGAGE LOAN	111
1002 Garrison Avenue	487,000	344,009	MORTGAGE LOAN	20
4673 Park Avenue	185,000	114,553	MORTGAGE LOAN	8
982 Prospect Avenue	240,732	0	MORTGAGE LOAN	21
865 East 167th Street	903,652	0	MORTGAGE LOAN	52
1203 Fulton Av & 575 E 168th St	538,754	0	MORTGAGE LOAN	37
BROOKLYN				
1615 St Johns Place	788,000	0	MORTGAGE LOAN	34
141-3 5 Ave 5th Ave Corridor	631,000	1,454,590	MORTGAGE LOAN	36
1544 Park Ave Assoc	460,000	460,000	MORTGAGE LOAN	34
201 Pulaski & 335 Franklin Ave	590,712	144,000	MORTGAGE LOAN	9
236 Greene Ave	645,124	417,280	MORTGAGE LOAN	16

HDC Projects and Loans (continued)

480 Nostrand Ave	250,000	1,042,075	MORTGAGE LOAN	25
5201 Snyder Ave.	318,278	1,347,969	MORTGAGE LOAN	33
709-715 Lafayette Ave	815,000	260,640	MORTGAGE LOAN	24
753 Greene Ave.	164,000	1,795,426	MORTGAGE LOAN	41
932 Eastern Parkway	814,000	422,000	MORTGAGE LOAN	24
Clarkson Gardens	2,000,000	4,025,000	MORTGAGE LOAN	105
171 Rockaway Blvd	98,000	1,699,808	MORTGAGE LOAN	44
Van Buren St Hope Equities	502,500	2,383,674	MORTGAGE LOAN	65
530 Herzl St	120,931	1,210,713	MORTGAGE LOAN	44
455 Decatur Street	255,850	227,000	MORTGAGE LOAN	8
340 South Third Street	129,230	543,932	MORTGAGE LOAN	40
218 St. James Place	250,000	232,306	MORTGAGE LOAN	12
36 Crooke Avenue	1,108,869	899,588	MORTGAGE LOAN	71
270 Rochester Avenue	387,000	124,089	MORTGAGE LOAN	16
MANHATTAN				
2006 Amsterdam Ave.	691,514	358,000	MORTGAGE LOAN	21
Broadway Terrace	651,895	100,000	MORTGAGE LOAN	51
110 W 111 St 111-13 DevAssoc	550,080	1,896,192	MORTGAGE LOAN	48
128-136 Edgecombe Ave	1,000,000	2,680,114	MORTGAGE LOAN	62
1572 Lexington Ave.	540,039	540,039	MORTGAGE LOAN	13
1,5,7 & 9 W 137 St	872,329	2,418,798	MORTGAGE LOAN	68
205-213 W 145 St	1,512,431	2,550,477	MORTGAGE LOAN	62
21-23 &29-31 East 104 Street	1,144,000	1,144,000	MORTGAGE LOAN	70
2245 2259 2285 2289 A C Powell	406,086	1,288,704	MORTGAGE LOAN	27
229-31 E 105 St 307-9 Pleasant	2,635,000	1,175,000	MORTGAGE LOAN	54
2492-94 & 2502 Frederick Douglass Blvd.	152,000	1,175,747	MORTGAGE LOAN	27
2733 Frederick Douglass Blvd.	406,000	515,000	MORTGAGE LOAN	12
328 & 340 Pleasant Ave	629,500	354,900	MORTGAGE LOAN	10
36 West 131 Street	430,885	436,215	MORTGAGE LOAN	14
466-470 W 150 St	760,314	203,277	MORTGAGE LOAN	62
530 Audubon Ave	757,800	757,800	MORTGAGE LOAN	46
54 Vermilyea Ave	233,075	200,000	MORTGAGE LOAN	20
557 Academy Street	0	321,360	MORTGAGE LOAN	50
630 West 135 St	234,262	337,738	MORTGAGE LOAN	31
Two Bridges	7,541,997	700,000	MORTGAGE LOAN	99
2038 5th Ave	195,000	58,419	MORTGAGE LOAN	7
215 Audubon Ave	265,735	363,943	MORTGAGE LOAN	47
270 St Nicholas Ave	369,950	1,058,318	MORTGAGE LOAN	77
CATCH OTP Cluster - 234 Bradhurst, etc.	959,444	798,887	MORTGAGE LOAN	73
160-66 Morningside Ave	694,871	680,029	MORTGAGE LOAN	29
30-32 Bradhurst Ave	1,070,000	1,700,000	MORTGAGE LOAN	25
1860-62 Lexington Av	475,000	124,109	MORTGAGE LOAN	15
80, 88-90 Edgecombe Ave	885,224	1,251,832	MORTGAGE LOAN	66
201 West 146th Street	133,650	184,350	MORTGAGE LOAN	12
520 Audubon Avenue	1,264,700	471,300	MORTGAGE LOAN	46
540 Audubon Avenue	859,300	614,700	MORTGAGE LOAN	46
252 Wadsworth Avenue	405,924	0	MORTGAGE LOAN	26
70 Post Avenue	1,001,451	0	MORTGAGE LOAN	40
83 Post Avenue	142,915	0	MORTGAGE LOAN	20
HP Plaza LP	2,900,000	0	MORTGAGE LOAN	86
45 W. 125th Street	1,495,970	0	MORTGAGE LOAN	22
2653, 2697 Frederick Douglass Blvd (Azoic I)	919,850	0	CONSTRUCTION LOAN	18
308 W. 147th Street (Azoic II)	1,209,676	0	MORTGAGE LOAN	25
Action Housing TPT MN05	1,999,978	0	MORTGAGE LOAN	45
QUEENS				
334 Beach 54th Street	393,232	0	MORTGAGE LOAN	32
TOTAL:	**64,180,904**	**78,525,483**		**3,722**

GENERAL HOUSING

BROOKLYN				
Linden Plaza	50,301,388	0	MORTGAGE LOAN	1,527
MANHATTAN				
Knickerbocker Plaza	24,232,719	0	MORTGAGE LOAN	578
TOTAL:	**74,534,106**	**0**		**2,105**

HOSPITAL STAFF HOUSING (HOSP)

BRONX				
Montefiore Medical Center	8,400,000	0	MORTGAGE LOAN	116
MANHATTAN				
Royal Charter (NY Hospital)	0	0	MORTGAGE LOAN	519
TOTAL:	**8,400,000**	**0**		**635**

LOW-INCOME AFFORDABLE MARKETPLACE PROGRAM (LAMP)

BRONX				
1046-1050 Hoe Ave	900,000	420,000	MORTGAGE LOAN	42
Brook Avenue Gardens	2,750,000	0	MORTGAGE LOAN	79
678 (aka 638) Sagamore Street (C-2)	3,400,000	0	MORTGAGE LOAN	84
Nelson Senior Houses (C-2)	3,380,000	0	CONSTRUCTION LOAN	82
2035 Marmion Avenue (Perm)	3,300,000	0	MORTGAGE LOAN	90

HDC Projects and Loans (continued)

1314 Nelson Ave	4,830,000	0	CONSTRUCTION LOAN	115
900 Ogden Avenue (Perm)	4,600,000	0	CONSTRUCTION LOAN	120
La Fontaine E-2	3,100,000	0	CONSTRUCTION LOAN	74
1240 Washington Avenue	5,025,000	3,350,000	CONSTRUCTION LOAN	100
Palacio del Sol	7,420,000	3,150,000	CONSTRUCTION LOAN	124
600 Concord Avenue	3,890,000	3,630,000	CONSTRUCTION LOAN	83
1001 MLK Blvd (a/k/a University)	4,480,000	3,960,000	CONSTRUCTION LOAN	89
East 165th St Development	0	1,100,000	CONSTRUCTION LOAN	136
Aldus Street Apartments	0	0	CONSTRUCTION LOAN	164
Hoe Avenue Apartments	0	0	CONSTRUCTION LOAN	136
Peter Cintron Apartments	0	0	CONSTRUCTION LOAN	165
Freeman Gardens	1,305,000	1,980,000	CONSTRUCTION LOAN	36
ABEKEN Apartments	6,315,000	5,400,000	CONSTRUCTION LOAN	120
Silverleaf	5,120,000	6,490,000	CONSTRUCTION LOAN	118
Claremont Park Apartments	7,331,298	5,390,000	CONSTRUCTION LOAN	98
Parkview Apartments	5,935,000	4,950,000	CONSTRUCTION LOAN	110
Louis Nine Blvd Apt	7,300,000	0	CONSTRUCTION LOAN	95
Courtlandt Ave Apt	7,905,000	0	CONSTRUCTION LOAN	167
1434 Ogden Avenue	10,500,000	0	CONSTRUCTION LOAN	130
University Macombs Apts	13,675,000	0	CONSTRUCTION LOAN	210
Thessalonica Court Apartments	19,500,000	0	MORTGAGE LOAN	191
Brookhaven Apartments	9,100,000	0	MORTGAGE LOAN	95
Morris Avenue Apartments	22,700,000	385,000	CONSTRUCTION LOAN	209
Vyse Avenue Apartments	4,335,000	0	CONSTRUCTION LOAN	96
West Tremont Ave Apt	3,490,000	0	CONSTRUCTION LOAN	84
2007 LaFontaine Ave Apts	3,825,000	0	CONSTRUCTION LOAN	88
Casa del Sol Apts	12,800,000	9,245,091	CONSTRUCTION LOAN	114
Jacob's Place	7,365,000	3,835,000	CONSTRUCTION LOAN	63
Westchester Ave	9,650,000	6,376,369	CONSTRUCTION LOAN	70
15 East Clarke Place	11,600,000	5,610,000	CONSTRUCTION LOAN	102
Ogden Avenue Apartments II	5,300,000	0	CONSTRUCTION LOAN	59
White Plains Courtyard	9,900,000	0	CONSTRUCTION LOAN	100
Highbridge Apartments	32,500,000	4,070,000	CONSTRUCTION LOAN	296
Urban Horizons II	19,600,000	10,640,000	CONSTRUCTION LOAN	128
1090 Franklin Ave	0	0	CONSTRUCTION LOAN	60
Parkview II	10,900,000	3,960,000	CONSTRUCTION LOAN	88
1068 Gerard Avenue	11,920,000	4,510,000	CONSTRUCTION LOAN	82
Morrisania Terrace	5,175,000	2,545,874	CONSTRUCTION LOAN	42
270 East Burnside Ave Apt	13,000,000	605,000	CONSTRUCTION LOAN	114
Prospect Avenue	15,200,000	9,588,777	CONSTRUCTION LOAN	124
Rev Ruben Diaz Gardens (950 Westch Av)	13,300,000	0	CONSTRUCTION LOAN	111
Villa Avenue Apartments	13,700,000	0	CONSTRUCTION LOAN	111
Brook Willis Apartments	7,460,000	0	CONSTRUCTION LOAN	123
830 Fox Street	7,500,000	3,190,000	CONSTRUCTION LOAN	58
1211 Southern Blvd	17,000,000	9,482,054	CONSTRUCTION LOAN	123
St. Peter's Avenue Apartments	10,155,000	6,056,634	CONSTRUCTION LOAN	58
East Tremont Avenue Apts	9,700,000	4,015,000	CONSTRUCTION LOAN	73
Target V	7,200,000	670,000	CONSTRUCTION LOAN	83
Cedars Project	14,305,000	5,170,000	CONSTRUCTION LOAN	95
MONTMAC (Unimac II)	7,200,000	4,200,000	CONSTRUCTION LOAN	111
Bathgate Avenue Apartments	12,500,000	0	CONSTRUCTION LOAN	89
Granite Terrace	9,300,000	0	CONSTRUCTION LOAN	77
Intervale Gardens	8,100,000	0	CONSTRUCTION LOAN	66
500 East 165th Street	17,810,000	7,040,000	CONSTRUCTION LOAN	128
New Hope Project (Walton)	8,100,000	3,465,000	CONSTRUCTION LOAN	63
Monterey Phipps Apartments	13,180,000	5,335,000	CONSTRUCTION LOAN	96
Crotona Parkway Apartments	14,400,000	0	CONSTRUCTION LOAN	95
550 East 170th Street	14,300,000	0	CONSTRUCTION LOAN	98
Dorado Apartments (Melrose Site D)	8,750,000	3,190,000	CONSTRUCTION LOAN	58
1085 Washington Avenue	13,600,000	4,950,000	CONSTRUCTION LOAN	90
3035 White Plains Road	9,809,000	0	CONSTRUCTION LOAN	74
Melrose Commons Site 5 Apartments	8,400,000	3,465,000	CONSTRUCTION LOAN	63
Boricua Village Site A-2	11,000,000	0	CONSTRUCTION LOAN	85
Boricua Village Site C	17,300,000	385,000	CONSTRUCTION LOAN	131
450-2 E 148 St (Brook East) (C-2)	1,000,000	0	CONSTRUCTION LOAN	34
St. Ann's Apartments (Perm)	1,449,229	2,468,000	MORTGAGE LOAN	58
725 & 737 Fox St. (Perm)	3,000,000	0	MORTGAGE LOAN	106
BROOKLYN				
Linden Mews (Perm)	1,230,000	0	MORTGAGE LOAN	36
Spring Creek IV (Perm)	2,620,000	0	MORTGAGE LOAN	83
Dr. Betty Shabazz Houses	7,000,000	0	CONSTRUCTION LOAN	160
Medgar Evers Houses	6,815,000	0	CONSTRUCTION LOAN	308
Kings County Senior Residence	0	0	CONSTRUCTION LOAN	173
45 Malta Street	4,850,000	2,640,000	CONSTRUCTION LOAN	48
Progress of Peoples Dev (POP 202)	83,400,000	0	CONSTRUCTION LOAN	999
Grace Towers	11,300,000	0	MORTGAGE LOAN	168
Granville Payne	12,250,000	0	CONSTRUCTION LOAN	103
David Chavis Senior Apartments	12,500,000	0	CONSTRUCTION LOAN	153
609 Metropolitan Avenue	3,900,000	0	CONSTRUCTION LOAN	65
Monsignor Vetro Apartments	4,200,000	0	CONSTRUCTION LOAN	45
Spring Creek Apartments I & II	24,000,000	0	CONSTRUCTION LOAN	583
YWCA Third Avenue	13,250,000	4,620,000	CONSTRUCTION LOAN	84
The Plaza (Noble Drew)	30,000,000	0	CONSTRUCTION LOAN	385
Restore Housing	0	0	CONSTRUCTION LOAN	138

HDC Projects and Loans (continued)

Magnolia Plaza	7,160,000	0	CONSTRUCTION LOAN	102
1825 Atlantic Avenue	20,350,000	9,335,000	CONSTRUCTION LOAN	150
Ocean Gate Apartments	48,500,000	0	CONSTRUCTION LOAN	542
1120-1122 Madison Street	670,000	349,000	MORTGAGE LOAN	16
500 Nostrand Ave.	3,212,000	1,589,000	MORTGAGE LOAN	46
1469-71 Bedford Ave	956,725	1,080,000	MORTGAGE LOAN	27
56 Sullivan Street	626,418	960,000	MORTGAGE LOAN	20
219 Sackman St (Perm)	939,000	1,634,000	MORTGAGE LOAN	38
Schermerhorn, L.P.	30,000,000	0	CONSTRUCTION LOAN	217
MANHATTAN				
Tony Mendez Apartments	6,890,000	0	MORTGAGE LOAN	130
203-15 W 148 St - Site 15 (C-2)	3,440,000	3,480,000	MORTGAGE LOAN	87
Harmony House (Perm)	2,200,000	0	MORTGAGE LOAN	55
8th Ave (Madame CJ Walker) E-2	2,200,000	0	CONSTRUCTION LOAN	41
Clinton Parkview	11,295,000	0	CONSTRUCTION LOAN	96
Olga Mendez Apartments	4,070,000	2,850,000	CONSTRUCTION LOAN	74
228-238 Nagle Avenue	9,000,000	0	CONSTRUCTION LOAN	99
Phelps House	12,645,000	0	CONSTRUCTION LOAN	169
Two Bridges Senior Apartments	0	0	CONSTRUCTION LOAN	109
Logan Gardens	4,230,000	0	CONSTRUCTION LOAN	104
Fania Gersham Apartments	2,050,000	0	CONSTRUCTION LOAN	29
West 153rd Street	9,960,000	4,675,000	CONSTRUCTION LOAN	85
Lenox Powell Apartments	6,100,000	3,245,000	CONSTRUCTION LOAN	59
Casabe House	8,800,000	0	CONSTRUCTION LOAN	125
110 Fulton Street	12,000,000	0	CONSTRUCTION LOAN	28
All Saints Project	13,000,000	5,445,000	CONSTRUCTION LOAN	99
Fabria Houses	11,560,000	3,575,000	CONSTRUCTION LOAN	65
Friendly Hands Apartments	11,205,000	4,180,000	CONSTRUCTION LOAN	76
Mannie Wilson	9,950,000	0	CONSTRUCTION LOAN	102
144 W 144 St Malcolm X -Z	675,000	426,000	MORTGAGE LOAN	16
216 & 224 W 141 St	1,342,000	626,000	MORTGAGE LOAN	31
542-48 & 552-58 W 149 St	1,659,000	732,000	MORTGAGE LOAN	36
55 W 129 St	1,818,000	811,000	MORTGAGE LOAN	40
349-359 Lenox LLC	761,000	1,207,000	MORTGAGE LOAN	26
55 E 130 St	968,000	496,000	MORTGAGE LOAN	25
253-257 West 152/57-60 Macombs Pl	1,103,600	2,784,000	MORTGAGE LOAN	58
70-74 East 116th Street	712,532	1,104,000	MORTGAGE LOAN	23
Pitt Street Development	31,000,000	0	CONSTRUCTION LOAN	263
QUEENS				
Wavecrest II	5,600,000	0	MORTGAGE LOAN	123
Selfhelp Houses	0	0	CONSTRUCTION LOAN	150
Linden Boulevard Apartments	14,000,000	0	CONSTRUCTION LOAN	300
Astoria Senior Residence	21,700,000	10,120,000	CONSTRUCTION LOAN	184
Selfhelp (K4) Apartments	12,200,000	0	CONSTRUCTION LOAN	159
STATEN ISLAND				
Markham Gardens Apartments	25,000,000	0	CONSTRUCTION LOAN	240
TOTAL:	**1,208,702,802**	**232,235,799**		**15,324**

LIBERTY BOND PROGRAM

MANHATTAN				
90 Washington Street	74,800,000	0	CONSTRUCTION LOAN	398
2 Gold Street	217,000,000	0	CONSTRUCTION LOAN	650
63 Wall Street	143,800,000	0	CONSTRUCTION LOAN	476
90 West Street	112,000,000	0	CONSTRUCTION LOAN	410
20 Exchange Place	210,000,000	0	CONSTRUCTION LOAN	366
201 Pearl Street	90,000,000	0	CONSTRUCTION LOAN	189
TOTAL:	**847,600,000**	**0**		**2,489**

LIMITED EQUITY COOPS

BRONX				
Daly Ave	1,888,304	160,000	MORTGAGE LOAN	32
Tremont-Vyse 1	1,416,228	120,000	MORTGAGE LOAN	24
Tremont Vyse II	1,062,171	90,000	MORTGAGE LOAN	18
Tremont Vyse III	1,770,285	150,000	MORTGAGE LOAN	30
BROOKLYN				
South Williamsburg	6,645,000	0	MORTGAGE LOAN	105
MANHATTAN				
Maple Ct	11,863,627	0	MORTGAGE LOAN	135
Maple Plaza Coop	16,750,000	2,260,000	MORTGAGE LOAN	155
TOTAL:	**41,395,615**	**2,780,000**		**499**

LOAN SALE

BRONX				
Mount Hope	0	2,400,000	MORTGAGE LOAN	62
Crotona Park East- CDGB	0	400,000	MORTGAGE LOAN	19
Crotona Park-CAP	0	160,000	MORTGAGE LOAN	20
Marcy/Wythe	0	1,500,000	MORTGAGE LOAN	136
Evergreen Ave	5,270,000	0	MORTGAGE LOAN	355
1422 Nelson Ave	0	1,209,528	MORTGAGE LOAN	72

HDC Projects and Loans (continued)

643/47 Cauldwell Ave	0	961,267	MORTGAGE LOAN	84
21 W Mosholu Pkwy No	0	961,348	MORTGAGE LOAN	37
1765/67 Davidson Ave	0	633,657	MORTGAGE LOAN	49
Bronx 6D	5,414,000	0	MORTGAGE LOAN	126
818-862 Beck Street	1,105,000	0	MORTGAGE LOAN	85
Bronx 8C	3,567,080	0	MORTGAGE LOAN	82
Bronx 7C	0	2,151,661	MORTGAGE LOAN	58
Bronx 7D	0	4,567,000	MORTGAGE LOAN	100
Bronx 11F	0	1,505,634	MORTGAGE LOAN	42
1021-27 Avenue St. John	430,752	0	MORTGAGE LOAN	77
1121-1125 Bryant Avenue	0	121,484	MORTGAGE LOAN	38
1125-27 Sheridan Ave	0	1,040,334	MORTGAGE LOAN	49
115 E 169 St	0	811,131	MORTGAGE LOAN	37
1175-77-85 Anderson Ave	1,006,655	0	MORTGAGE LOAN	111
1307-15 Merriam Ave	0	840,643	MORTGAGE LOAN	70
1420-1424 Grand Concourse	0	1,364,006	MORTGAGE LOAN	138
1473-75 Montgomery Avenue	0	300,052	MORTGAGE LOAN	56
1510 St.Pete's Ave.	0	118,884	MORTGAGE LOAN	28
1560 Silver Street	0	243,448	MORTGAGE LOAN	69
1574 Beach Ave	0	1,437,540	MORTGAGE LOAN	89
1652 Popham Ave.	0	396,091	MORTGAGE LOAN	49
1755 Jarvis Ave.	0	124,950	MORTGAGE LOAN	31
1770 Walton Avenue	379,396	0	MORTGAGE LOAN	38
1820 Harrison Ave	0	625,367	MORTGAGE LOAN	75
1890-92 Andrews Ave	167,323	0	MORTGAGE LOAN	55
1898 Longfellow Ave	0	69,274	MORTGAGE LOAN	18
1950 Hutchinson River Pkwy	0	355,500	MORTGAGE LOAN	159
1955 Grand Concourse	0	833,728	MORTGAGE LOAN	59
2025 Valentine Ave	327,272	0	MORTGAGE LOAN	36
2120 Mapes Ave	28,218	0	MORTGAGE LOAN	29
216 East Tremont Ave	0	45,000	MORTGAGE LOAN	11
225 West 232nd Street	0	635,509	MORTGAGE LOAN	96
2400 Dorsey Street	80,578	0	MORTGAGE LOAN	12
2406 Walton Ave	0	540,910	MORTGAGE LOAN	38
2410 Barker Ave	0	356,346	MORTGAGE LOAN	171
2410 Walton Ave	0	611,225	MORTGAGE LOAN	38
2477 Grand Ave	0	115,204	MORTGAGE LOAN	30
2609 Briggs Ave	0	785,347	MORTGAGE LOAN	55
2670 Valentine Ave	38,683	0	MORTGAGE LOAN	10
2698 Valentine Ave	54,300	0	MORTGAGE LOAN	10
282 Gun Hill Rd	0	904,920	MORTGAGE LOAN	52
2922 Barnes Ave	942,094	0	MORTGAGE LOAN	132
2969-73 Briggs Avenue	0	353,500	MORTGAGE LOAN	42
3315 Cruger Avenue	0	759,770	MORTGAGE LOAN	40
3379-81 Hull Avenue	192,325	0	MORTGAGE LOAN	50
3511 Barnes Ave	0	508,050	MORTGAGE LOAN	127
3555 Olinville Ave	0	759,234	MORTGAGE LOAN	142
365 East 209 Street	0	55,925	MORTGAGE LOAN	20
38-40 E 169th St.	0	150,409	MORTGAGE LOAN	42
571 Southern Blvd.	643,308	0	MORTGAGE LOAN	39
601 W 167th St.	0	415,530	MORTGAGE LOAN	45
664-72 Beck Street	0	626,650	MORTGAGE LOAN	86
670 Barreto Street	103,655	0	MORTGAGE LOAN	35
685 East 183rd Street	202,475	0	MORTGAGE LOAN	45
700 Oakland Pl	144,858	0	MORTGAGE LOAN	31
741 Jennings Street	118,435	0	MORTGAGE LOAN	15
756 South Oak Dr	0	39,934	MORTGAGE LOAN	6
801-25 Tilden Street	0	1,004,974	MORTGAGE LOAN	266
810 E. 178th St.	438,332	61,500	MORTGAGE LOAN	20
83 West 188th Street	0	617,043	MORTGAGE LOAN	39
834 East 155th Street	59,962	0	MORTGAGE LOAN	20
84 West 188th Street	0	542,034	MORTGAGE LOAN	38
906 Summit Ave	0	69,686	MORTGAGE LOAN	16
916-18 Faile Street	389,592	0	MORTGAGE LOAN	59
950-955 Evergreen Ave	0	1,495,627	MORTGAGE LOAN	357
98 Van Cortlandt South	0	3,187,364	MORTGAGE LOAN	1,487
1793 Sedgwick Avenue	771,935	0	MORTGAGE LOAN	35
2444 Marion Avenue	0	824,078	MORTGAGE LOAN	654
3162 Bainbridge Avenue	0	1,085,945	MORTGAGE LOAN	65
BROOKLYN				
359 E 21 St Escrow A/C Yuko	360,154	0	MORTGAGE LOAN	8
Caton Ave-Modified	0	335,766	MORTGAGE LOAN	58
BR 8 St	0	375,000	MORTGAGE LOAN	43
Third Ave & 67th St - Mod	0	187,118	MORTGAGE LOAN	24
Ave T	1,642,000	0	MORTGAGE LOAN	124
Contello Towers II	4,976,700	0	MORTGAGE LOAN	321
North 5th Street	1,158,000	0	MORTGAGE LOAN	41
2255 Bedford Ave	0	1,648,575	MORTGAGE LOAN	45
10 Argyle Rd	0	587,500	MORTGAGE LOAN	53
90 Fifth Ave	0	100,673	MORTGAGE LOAN	4
613 Warren St	0	75,529	MORTGAGE LOAN	3
650 Warren St.	0	75,529	MORTGAGE LOAN	3
680 Warren St	0	75,529	MORTGAGE LOAN	3
465-483 17th St	0	1,089,013	MORTGAGE LOAN	52

HDC Projects and Loans (continued)

Brooklyn 12G	0	1,677,485	MORTGAGE LOAN	39
477 Third St	0	0	MORTGAGE LOAN	20
SPARC Project	0	900,000	MORTGAGE LOAN	72
Howard Avenue	0	345,000	MORTGAGE LOAN	23
103 59th Street	0	60,000	MORTGAGE LOAN	6
110 & 112 Lee Ave	87,360	0	MORTGAGE LOAN	16
110-116 Cambridge Pl	499,808	0	MORTGAGE LOAN	40
1212 Ocean Ave	52,635	0	MORTGAGE LOAN	48
1263 Decatur Street	0	221,525	MORTGAGE LOAN	24
1314 Dean Street	120,391	0	MORTGAGE LOAN	6
1347 44th Street	0	60,000	MORTGAGE LOAN	6
1372 Putnam Ave	60,000	0	MORTGAGE LOAN	6
2 Doscher Street	0	120,368	MORTGAGE LOAN	18
2-12 Webster Ave	182,350	0	MORTGAGE LOAN	30
2016 Union Street	0	88,219	MORTGAGE LOAN	23
241 South 3rd Street	220,000	0	MORTGAGE LOAN	22
2675 West 36th Street	0	626,610	MORTGAGE LOAN	148
2740 Cropsey Ave.	0	1,996,722	MORTGAGE LOAN	321
284 New York Ave	25,035	0	MORTGAGE LOAN	3
2880 West 12th Street	0	2,235,000	MORTGAGE LOAN	1,576
299 Adelphi Street	0	428,572	MORTGAGE LOAN	72
309 Lafayette Ave	0	618,825	MORTGAGE LOAN	329
323-325 Bedford Avenue	51,600	0	MORTGAGE LOAN	24
333 Lafayette Ave	0	1,900,430	MORTGAGE LOAN	326
384 St. Johns Place	43,655	0	MORTGAGE LOAN	8
394 Montgomery Street	0	209,827	MORTGAGE LOAN	43
418 61st Street	0	83,325	MORTGAGE LOAN	17
425-431 61st Street	0	190,515	MORTGAGE LOAN	48
475-81 Linden Blvd	0	120,000	MORTGAGE LOAN	24
4901 14th Ave	0	209,330	MORTGAGE LOAN	45
639 President Street	69,145	0	MORTGAGE LOAN	10
749 Driggs Ave	0	29,250	MORTGAGE LOAN	8
88-90 Adelphi St	357,578	0	MORTGAGE LOAN	25
952 St Marks Avenue	60,500	0	MORTGAGE LOAN	40
2149 Pacific Street	193,102	0	MORTGAGE LOAN	24
MANHATTAN				
W 50 St Coops	0	805,450	MORTGAGE LOAN	55
Capitol Hall-Modification	0	2,023,926	MORTGAGE LOAN	201
Lenox Ave	2,571,000	0	MORTGAGE LOAN	159
Manhattan 6A	0	5,891,711	MORTGAGE LOAN	138
Manhattan-8A	0	956,170	MORTGAGE LOAN	20
Manhattan-8D	0	1,279,383	MORTGAGE LOAN	32
1 West 126th St	105,905	0	MORTGAGE LOAN	48
1090 St. Nicholas Avenue	0	319,940	MORTGAGE LOAN	42
111 West 71st Street	0	1,949,196	MORTGAGE LOAN	11
113-115 East 101st Street	0	56,246	MORTGAGE LOAN	7
116 Mott Street	0	341,569	MORTGAGE LOAN	35
135-137 West 115th Street	0	69,889	MORTGAGE LOAN	21
1486 5th Ave	222,218	0	MORTGAGE LOAN	10
150-160 West 96th Street	0	448,924	MORTGAGE LOAN	208
156-20 Riverside Dr	0	363,165	MORTGAGE LOAN	432
157 West 123rd.Street	662,600	0	MORTGAGE LOAN	51
157-161 West 105th Street	0	220,043	MORTGAGE LOAN	40
17-33 Montgomery Street	0	500,000	MORTGAGE LOAN	389
176 West 94th Street	0	401,362	MORTGAGE LOAN	121
200 Claremont Ave	248,663	0	MORTGAGE LOAN	41
205-207 East 124th Street	82,485	0	MORTGAGE LOAN	20
208-209 West 119th Street	0	1,761,292	MORTGAGE LOAN	157
24-32 Arden Street	0	441,180	MORTGAGE LOAN	68
263 West 113 Street	0	89,742	MORTGAGE LOAN	10
2707 8th Avenue	0	391,305	MORTGAGE LOAN	21
280 Mott Street	90,000	0	MORTGAGE LOAN	9
302 Convent Ave	180,232	0	MORTGAGE LOAN	42
327 East 3rd Street	199,335	0	MORTGAGE LOAN	25
348-50 Lenox Ave	0	161,886	MORTGAGE LOAN	18
350 West 24th Street	0	3,772,404	MORTGAGE LOAN	2,820
351 West 114th Street	426,955	0	MORTGAGE LOAN	36
368 East 8th Street	0	229,772	MORTGAGE LOAN	30
400 Convent Ave	0	56,000	MORTGAGE LOAN	39
404 East 10th Street	0	170,839	MORTGAGE LOAN	11
408 West 25th Street	101,405	0	MORTGAGE LOAN	20
485 Lenox Ave	0	386,915	MORTGAGE LOAN	161
503-05 West 141st Street	90,625	0	MORTGAGE LOAN	28
512 East 11th Street	28,740	0	MORTGAGE LOAN	20
517-519 West 167th Street	0	105,005	MORTGAGE LOAN	43
525 E. 6th Street	67,075	0	MORTGAGE LOAN	8
544 West 157 Street	351,163	0	MORTGAGE LOAN	39
59-61 Morningside Avenue	759,016	0	MORTGAGE LOAN	31
60 Edgecombe Ave	0	63,391	MORTGAGE LOAN	8
617 West 170th Street	206,250	0	MORTGAGE LOAN	100
62-64 East 3rd Street	68,250	0	MORTGAGE LOAN	9
625 East 6th Street	0	100,000	MORTGAGE LOAN	10
800 Riverside Dr	0	800,000	MORTGAGE LOAN	80
870 Riverside Dr	397,371	0	MORTGAGE LOAN	37

HDC Projects and Loans (continued)

9 East 118th Street	150,495	0	MORTGAGE LOAN	30
90-92 Wadsworth Ave	268,779	0	MORTGAGE LOAN	41
QUEENS				
96 St -Modification	0	755,246	MORTGAGE LOAN	69
47th Ave - "Big Six"	0	13,631,772	MORTGAGE LOAN	982
162-11 89 Ave	0	270,000	MORTGAGE LOAN	45
12-11 Frisco Ave	0	49,562	MORTGAGE LOAN	6
131-16 Rockaway Beach Blvd	42,950	0	MORTGAGE LOAN	12
22-17 19th Street	0	66,570	MORTGAGE LOAN	43
32-16 32nd Street	0	293,978	MORTGAGE LOAN	51
TOTAL:	**39,357,753**	**97,579,309**		**18,626**

MIXED-INCOME RENTAL PROGRAM (MIRP)

BRONX				
1212 MLK, L.P.	0	2,538,000	CONSTRUCTION LOAN	54
1138 Washington, L.P. (MIRP)	0	1,500,000	CONSTRUCTION LOAN	51
MANHATTAN				
Bradhurst Apartments LLC	0	0	CONSTRUCTION LOAN	23
Salem House (MIRP)	0	2,126,000	CONSTRUCTION LOAN	48
QUEENS				
Greater Allen Affordable Housing LP	0	1,828,689	CONSTRUCTION LOAN	54
TOTAL:	**0**	**7,992,689**		**230**

MITCHELL-LAMA PROGRAM

BRONX				
Albert Einstein	8,918,472	35,121,202	MORTGAGE LOAN	635
Carol Gardens Apart	3,046,070	7,284,562	MORTGAGE LOAN	315
Corlear Gardens Coop.	972,100	0	MORTGAGE LOAN	118
Keith Plaza	6,814,687	7,981,000	MORTGAGE LOAN	310
Kelly Towers	4,525,363	5,438,100	MORTGAGE LOAN	302
Kingsbridge Apart	1,997,900	1,040,645	MORTGAGE LOAN	91
Kingsbridge Arms	781,967	1,547,621	MORTGAGE LOAN	105
Montefiore Hospital II	7,007,537	12,776,566	MORTGAGE LOAN	399
Scott Tower	2,792,548	5,098,129	MORTGAGE LOAN	352
Stevenson Commons	29,012,737	0	CONSTRUCTION LOAN	947
Woodstock Terrace	2,248,769	4,546,700	MORTGAGE LOAN	319
BROOKLYN				
Atlantic Plaza	5,458,050	22,231,532	CONSTRUCTION LOAN	716
Brighton House Coop	1,499,656	1,972,447	MORTGAGE LOAN	193
Cadman Plaza N Coop	2,114,473	3,719,571	MORTGAGE LOAN	251
Cadman Tower Coop	9,487,100	0	MORTGAGE LOAN	422
Crown Gardens Coop	8,241,952	2,696,460	CONSTRUCTION LOAN	238
Essex Terrace Apart	1,749,100	317,421	MORTGAGE LOAN	104
First Atlantic Terminal	1,010,000	0	MORTGAGE LOAN	201
Second Atlantic Terminal	10,809,667	5,164,401	CONSTRUCTION LOAN	305
Tivoli Towers	8,098,200	5,040,111	MORTGAGE LOAN	314
MANHATTAN				
Village East	4,219,371	7,882,246	MORTGAGE LOAN	434
Phipps Plaza South	30,098,700	0	CONSTRUCTION LOAN	404
1199 Plaza	58,530,903	25,326,809	MORTGAGE LOAN	1,594
Beekman Staff Residence	1,226,300	0	MORTGAGE LOAN	90
Bethune Tower	0	1,660,243	MORTGAGE LOAN	135
Clinton Towers	12,651,477	3,415,846	MORTGAGE LOAN	396
Columbus Park Tower	1,467,900	0	MORTGAGE LOAN	163
Confucius Plaza Coop	28,663,900	2,848,501	MORTGAGE LOAN	762
East Midtown	17,157,400	0	MORTGAGE LOAN	746
Esplanade Gardens	14,668,007	34,095,060	CONSTRUCTION LOAN	1,872
Goddard Riverside	2,419,560	4,603,763	CONSTRUCTION LOAN	194
Gouverneur Gardens	6,085,757	11,581,093	MORTGAGE LOAN	782
Hamilton Housing	3,552,085	2,599,800	CONSTRUCTION LOAN	176
Jefferson Towers	1,644,805	2,482,118	CONSTRUCTION LOAN	190
Lincoln Amsterdam	7,490,187	0	CONSTRUCTION LOAN	186
Riverbend Coop.	8,399,679	4,848,014	MORTGAGE LOAN	626
RNA House	1,870,978	3,047,286	CONSTRUCTION LOAN	208
Rosalie Manning	0	0	CONSTRUCTION LOAN	109
Ruppert House Coop	16,778,000	9,322,000	MORTGAGE LOAN	652
St Martins Tower	2,865,500	0	MORTGAGE LOAN	179
Stryckers Bay	1,821,496	4,994,156	MORTGAGE LOAN	234
Tower West	3,996,100	0	MORTGAGE LOAN	217
Tri Faith House	1,518,666	2,673,205	MORTGAGE LOAN	148
Trinity House	2,540,500	0	MORTGAGE LOAN	200
Washington Square SE	1,935,618	3,750,779	MORTGAGE LOAN	175
QUEENS				
Bay Towers	5,475,544	8,943,600	MORTGAGE LOAN	375
Bridgeview III	1,950,900	0	MORTGAGE LOAN	171
Forest Park Crescent	1,756,900	0	MORTGAGE LOAN	240
Goodwill Terrace	3,606,100	835,000	MORTGAGE LOAN	208
Seaview Towers	32,000,000	1,160,000	CONSTRUCTION LOAN	460

HDC Projects and Loans (continued)

STATEN ISLAND				
North Shore Plaza	16,977,913	1,967,776	CONSTRUCTION LOAN	536
TOTAL:	**409,956,596**	**260,013,762**		**19,499**

MODERN REHABILITATION PROGRAM (MODREHAB)

BRONX				
B&L Grand Concourse	0	0	MORTGAGE LOAN	102
BROOKLYN				
285 Development	1,800,000	0	MORTGAGE LOAN	58
MANHATTAN				
Kamol Apartments	0	578,265	MORTGAGE LOAN	50
Revive 103 North	978,600	884,400	MORTGAGE LOAN	30
QUEENS				
Astoria Apartments	2,193,200	3,951,500	MORTGAGE LOAN	62
TOTAL:	**4,971,800**	**5,414,165**		**302**

NEW HOUSING OPPORTUNITIES PROGRAM (NEW HOP)

BRONX				
3815 Putnam Avenue W 238 St	8,290,000	1,820,000	MORTGAGE LOAN	91
Palmer Ave	12,068,769	3,034,170	MORTGAGE LOAN	135
Beechwood at Needham	4,400,000	1,600,000	CONSTRUCTION LOAN	47
Putnam Deegan II	4,310,000	1,430,000	CONSTRUCTION LOAN	44
Orloff Avenue	10,740,000	4,545,000	CONSTRUCTION LOAN	101
1514 Sedgwick Avenue	10,185,000	4,320,000	CONSTRUCTION LOAN	96
Twin Pines Apartments	2,965,000	1,440,000	CONSTRUCTION LOAN	28
Cliffside Properties	5,370,000	5,750,000	CONSTRUCTION LOAN	84
Grant Avenue Coop	250,000	10,530,000	CONSTRUCTION LOAN	162
Boricua Village Site A-1	16,860,000	11,560,000	CONSTRUCTION LOAN	136
Boricua Village Site B	12,575,000	8,500,000	CONSTRUCTION LOAN	100
BROOKLYN				
167 Clermont Ave Armory	10,340,000	2,200,000	MORTGAGE LOAN	111
287 Prospect Ave	4,740,000	886,000	MORTGAGE LOAN	52
421 Degraw St	7,713,000	1,710,000	MORTGAGE LOAN	90
471 Vanderbilt Ave	2,330,000	520,000	MORTGAGE LOAN	26
79 Clifton Place	3,800,000	720,000	MORTGAGE LOAN	40
Knox Place 369 St Marks AKA 597 Grand Av	3,617,000	1,462,000	MORTGAGE LOAN	52
139 Emerson Place	4,000,000	1,250,000	MORTGAGE LOAN	50
50 Greene Ave	3,619,000	1,322,100	MORTGAGE LOAN	39
800 Bergen St	1,570,000	1,280,000	MORTGAGE LOAN	32
64 West 9th Street	3,060,000	725,000	CONSTRUCTION LOAN	26
893-895 Pacific Street	1,490,000	200,000	CONSTRUCTION LOAN	16
227 Gates Ave	2,500,000	875,000	CONSTRUCTION LOAN	35
Ralph Avenue	9,190,000	2,330,000	CONSTRUCTION LOAN	72
221 Parkville Ave	4,550,000	1,600,000	CONSTRUCTION LOAN	41
Ft. Hamilton Military Housing	47,545,000	0	CONSTRUCTION LOAN	228
Ralph Avenue Ph. II	9,810,000	2,952,000	CONSTRUCTION LOAN	72
State Renaissance Court	35,200,000	3,510,000	CONSTRUCTION LOAN	158
Bushwick Gardens Cooperative Apt	0	3,960,000	CONSTRUCTION LOAN	88
Williamsburg Edge	25,690,000	15,615,000	CONSTRUCTION LOAN	347
266 Gates Avenue Coop	750,000	2,210,000	CONSTRUCTION LOAN	34
Atlantic Terrace Coop Apartments	0	3,687,500	CONSTRUCTION LOAN	80
Bergen Street Coop	550,000	3,120,000	CONSTRUCTION LOAN	48
MANHATTAN				
Central Harlem Plaza	31,615,000	6,935,000	MORTGAGE LOAN	241
351 E 4 St	3,460,000	869,000	MORTGAGE LOAN	33
394 E 8 St	4,047,000	1,619,427	CONSTRUCTION LOAN	38
Frederick Douglass Blvd (Triangle Court)	3,820,000	2,204,831	MORTGAGE LOAN	51
Harlem Gateway I	4,570,000	1,530,000	MORTGAGE LOAN	50
Triangle Court II	3,440,000	1,060,000	MORTGAGE LOAN	40
Madison Park Apartments	7,500,000	0	CONSTRUCTION LOAN	129
Harriet Tubman Gardens	5,920,000	0	CONSTRUCTION LOAN	74
2232 First Ave, et. al.	1,910,000	630,000	CONSTRUCTION LOAN	21
202-18 W 148 St - Site 13 (C-2)	6,550,000	3,300,000	MORTGAGE LOAN	100
W Guerrero and Assoc	1,530,000	250,000	MORTGAGE LOAN	17
1400 Fifth Avenue Condominium	0	1,920,000	CONSTRUCTION LOAN	129
Azure Holdings II, LP	5,820,000	3,800,000	CONSTRUCTION LOAN	110
235-47 East 105th Street	3,800,000	1,800,000	CONSTRUCTION LOAN	48
Larkspur West 117th Street	17,600,000	3,720,000	CONSTRUCTION LOAN	94
The Hamilton (Site 7)	6,080,000	0	CONSTRUCTION LOAN	77
Madison Plaza	7,360,000	0	CONSTRUCTION LOAN	92
The Washington (Site 14)	6,760,000	0	CONSTRUCTION LOAN	104
Fred-Doug 117, L.L.C.	18,770,000	3,492,000	CONSTRUCTION LOAN	138
Bradhurst Court	10,000,000	0	CONSTRUCTION LOAN	128
The Aspen	44,000,000	2,750,000	CONSTRUCTION LOAN	231
Triangle III	14,000,000	3,152,500	CONSTRUCTION LOAN	97
Lenox (Shabazz) Gardens	4,590,000	0	CONSTRUCTION LOAN	51
Strivers Gardens	0	3,380,000	CONSTRUCTION LOAN	170
210-214 East 118th Street	3,400,000	1,012,500	CONSTRUCTION LOAN	27
138 East 112th Street	6,210,000	1,612,500	CONSTRUCTION LOAN	43
Manhattan Court	0	4,237,500	CONSTRUCTION LOAN	123

HDC Projects and Loans (continued)

Bethany Place	2,435,000	725,000	CONSTRUCTION LOAN	28
130-136 West 112th Street	5,450,000	1,845,000	CONSTRUCTION LOAN	41
201 West 148th Street	1,785,000	1,125,000	CONSTRUCTION LOAN	25
East 119th Street Cooperative	5,100,000	4,995,000	CONSTRUCTION LOAN	111
15-21 West 116th Street	0	0	CONSTRUCTION LOAN	38
Cassiopeia Apts (250 W 116th St)	0	0	CONSTRUCTION LOAN	32
West 61st St Apartments	0	0	CONSTRUCTION LOAN	211
The Sutton Cooperative Apt	10,580,000	0	CONSTRUCTION LOAN	135
89 Murray St	49,800,000	0	CONSTRUCTION LOAN	163
Little Larkspur	3,445,000	825,000	MORTGAGE LOAN	22
116 West 116th Street	2,575,000	945,000	CONSTRUCTION LOAN	21
Beacon Towers (Coop)	0	2,430,000	CONSTRUCTION LOAN	73
Beacon Mews	23,500,000	5,625,000	CONSTRUCTION LOAN	125
Ellington on the Park	0	6,600,000	CONSTRUCTION LOAN	134
1405 Fifth Avenue Apts	14,190,000	6,075,000	CONSTRUCTION LOAN	81
Casablanca Houses	6,495,000	3,600,000	CONSTRUCTION LOAN	48
Susan's Court (454 Manhattan Avenue)	24,000,000	4,940,000	CONSTRUCTION LOAN	125
414 Equities LLC	3,020,000	1,470,000	CONSTRUCTION LOAN	41
QUEENS				
136-43 37 Ave DC Colonade	6,685,000	480,000	MORTGAGE LOAN	60
58-12 Queens Blvd	12,825,000	2,250,000	MORTGAGE LOAN	122
Austin Street	12,000,000	2,250,000	MORTGAGE LOAN	132
Bayside Gardens	2,092,000	500,000	MORTGAGE LOAN	26
32-08 Union St	2,770,000	642,500	MORTGAGE LOAN	25
137-02 Northern Blvd	7,200,000	1,775,000	MORTGAGE LOAN	71
140-26 Franklin Ave	5,451,000	1,415,000	MORTGAGE LOAN	54
136-14 Northern Blvd	7,000,000	1,950,000	MORTGAGE LOAN	60
46-19 88th Street	1,320,000	475,000	MORTGAGE LOAN	17
14-56 31st Drive	7,400,000	1,450,000	MORTGAGE LOAN	60
Beach 94 St (Shoreview)	7,640,000	2,240,000	CONSTRUCTION LOAN	92
99-22 67th Road	3,390,000	1,010,000	MORTGAGE LOAN	29
84th Drive	6,760,000	1,470,000	CONSTRUCTION LOAN	49
90-05 161st Street (Yorkside I)	9,100,000	2,925,000	CONSTRUCTION LOAN	90
9501 Rockaway Blvd	5,380,000	2,880,000	CONSTRUCTION LOAN	72
Yorkside Towers II	10,065,000	3,375,000	CONSTRUCTION LOAN	90
Queens Family Courthouse Apartments	120,000,000	10,790,000	CONSTRUCTION LOAN	277
QFC Co-op	0	4,485,000	CONSTRUCTION LOAN	69
STATEN ISLAND				
Celebration Townhouses - Permanent	8,768,000	1,030,000	MORTGAGE LOAN	74
TOTAL:	**881,050,769**	**240,531,528**		**8,140**

NEW YORK CITY HOUSING AUTHORITY CAPITAL IMPROVEMENT PROGRAM

MANHATTAN				
NYCHA Securitization	299,998,414	0	CONSTRUCTION LOAN	
TOTAL:	**299,998,414**	**0**		

SECTION 8 PROGRAM

BRONX				
Clinton Arms	4,962,700	0	MORTGAGE LOAN	86
Woodycrest II	3,199,800	0	MORTGAGE LOAN	58
BROOKLYN				
1650 President Street	2,411,200	0	MORTGAGE LOAN	48
Borough Park Court	0	0	MORTGAGE LOAN	131
Crown Heights I	2,197,400	0	MORTGAGE LOAN	36
Crown Heights II	1,744,700	0	MORTGAGE LOAN	32
Fulton Park 7&8	13,780,700	0	MORTGAGE LOAN	209
La Cabana	9,603,700	0	MORTGAGE LOAN	167
TOTAL:	**37,900,200**	**0**		**767**

SERVICING ONLY

BRONX				
Hoe Byrant	0	0	CONSTRUCTION LOAN	117
Park Lane Apartments	0	1,985,115	MORTGAGE LOAN	352
MANHATTAN				
Henry Phipps Plaza East	0	2,984,134	MORTGAGE LOAN	104
Tanya Towers	0	3,010,815	MORTGAGE LOAN	137
TOTAL:	**0**	**7,980,064**		**710**
GRAND TOTAL:	**5,361,783,959**	**937,432,799**		**81,357**

FINANCIAL REVIEW 2007

MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ended October 31, 2007

INTRODUCTION

The New York City Housing Development Corporation ("HDC" or the "Corporation") is a State public benefit corporation that finances affordable housing in New York City. HDC issues tax-exempt and taxable debt and uses the proceeds along with other monies of the Corporation to make loans to finance new residential construction and rehabilitation of existing multi-family housing. HDC, which is financially self-supporting, also lends its own internally-generated funds for these purposes. All of these activities are reported in the financial statements under the heading "Housing Development Corporation."

HDC currently has two active subsidiaries that are discretely presented as component units in the financial statements. The Residential Mortgage Insurance Corporation ("REMIC") insures residential mortgages in New York City. The Housing Assistance Corporation ("HAC") made mortgage loans for affordable housing in the 1980s and provides rental subsidy assistance to a small number of residential developments.

The Corporation's annual financial report consists of three parts: *management's discussion and analysis* (this section), the basic *financial statements*, and *required supplementary information* which is the schedule of funding progress and follows directly after the notes to the financial statements.

This section of the Corporation's annual financial report presents our discussion and analysis of the Corporation's financial performance during the fiscal year that ended on October 31, 2007. This period is also referred to as Fiscal Year 2007. Data is presented for the primary governmental entity HDC only. Figures have been rounded to facilitate reading.

FINANCIAL HIGHLIGHTS

- Significant growth in assets and liabilities due to ongoing financing activities.
- Thirty-seven bond series sold, totaling $1.08 billion, to create and preserve affordable housing. Of the total issued, $991.1 million was new money and $86.9 million was refinancing of previously issued debt.
- Total assets of $8.2 billion, an increase of $853.4 million or 11.6% from 2006 as a result of borrowing activities noted above and related mortgages.
- Total liabilities of $7.14 billion, an increase of $778.0 million or 12.2% from 2006 as a result of the bonds issued and noted above.
- Total net assets of $1.06 billion, an increase of $75.4 million or 7.7% from 2006 due to normal operating activities.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Corporation is a self-supporting entity and follows enterprise fund reporting. An enterprise fund reports activity that is financed with debt that is secured solely by a pledge of the net revenue from that activity as well as activity that is not supported by taxes or similar revenues. HDC's financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. The accrual basis of accounting matches revenues and expenses to the time period in which they are earned or attributable, respectively, which may differ from the period in which the associated cash is received or expended.

Enterprise fund statements offer short-term and long-term financial information about the Corporation's activities. While detailed sub-fund information is not presented in the Corporation's financial statements, separate accounts are maintained for each bond issue and component unit, as well as the Corporation's general operating fund, known as the Corporate Services Fund. In addition, HDC also services construction and permanent loans on behalf of New York City's Department of Housing Preservation and Development ("HPD"). These sub-funds permit HDC to control and manage money for particular purposes and to demonstrate that the Corporation is properly using specific resources.

HDC'S Assets and Liabilities

The balance sheet in the financial statements presents the Corporation's assets, liabilities, and net assets as of October 31, 2007. The following table represents the changes in the primary entity HDC's net assets between October 31, 2006 and 2007 and should be read in conjunction with the financial statements. All amounts are in thousands of dollars.

	2007	2006	Change	Percent Change
Assets				
Cash and Investments	$ 2,121,929	$ 1,710,341	$ 411,588	24.0%
Mortgage Loans	5,397,654	4,995,116	402,538	8.1
Other	684,699	645,375	39,324	6.1
Total Assets	8,204,282	7,350,832	853,450	11.6
Liabilities				
Bonds Payable (net)	5,897,268	5,149,414	747,854	14.5
Payable to New York City	781,576	795,736	(14,160)	(1.8)
Other	465,295	420,943	44,352	10.5
Total Liabilities	7,144,139	6,366,093	778,046	12.2
Net Assets				
Restricted for bond obligations	425,043	417,997	7,046	1.7
Unrestricted	635,100	566,742	68,358	12.1
Total Net Assets	$ 1,060,143	$ 984,739	$ 75,404	7.7%

Assets of the Corporation consist largely of the following: mortgage loans; cash and investment for bond proceeds, debt service and other reserves; funds designated for various housing programs; and other assets, which include participation interests in cash flows from pools of mortgage loans, housing-related notes receivable and purpose investments, and working capital. Total assets grew 11.6% or $853.4 million from 2006 due to the Corporation's ongoing debt issuance and lending activities. In the prior fiscal year, total assets increased $713.0 million or 10.7%.

As noted above the growth in total assets in 2007 was due primarily to the Corporation's ongoing debt issuance and lending activities. When HDC sells bonds, the bond proceeds are an investment asset until converted to a loan asset once disbursed. The asset value is generally offset by the related bond liability.

Liabilities of the Corporation can be grouped into three main categories. By far the largest is HDC bonds outstanding, which totaled $5.9 billion at October 31, 2007. The second largest category is "Payable to New York City" (the "City"). This includes construction loan funds administered on behalf of HPD and other assets which will ultimately revert to the City under various loan participation and other agreements. These include loan assets which are currently held by HDC and pledged to pay HDC bonds, but transfer to the City when the related bonds are retired. The last category, "Other," includes payable to mortgagors and deferred income. Payable to mortgagors are funds held and administered by HDC but are the property of others, such as escrows held by HDC in the course of its loan servicing functions. When HDC receives certain mortgage- and bond-related fee income as cash, but as a result of using the accrual method of accounting only recognizes the income when earned over the appropriate time period, this is classified as deferred income and is shown as a liability.

Total liabilities of the Corporation were $7.14 billion at October 31, 2007. Liabilities grew 12.2% or $778.0 million from the prior year, principally as a result of HDC issuing 37 new bond series during Fiscal Year 2007, net of bond redemptions and retirements. Although there was a net decrease in the Payable to the City as a whole, three separate transactions primarily impacted the payable during the year. First, the aforementioned origination or purchase of a participation interest with HPD in the Mitchell-Lama second loans caused an increase of $10.4 million in Payable to the City. At the same time this declined by $18.1 million due to the prepayment of a few loans in Mitchell-Lama loan programs. Second, a decline of $10.3 million in the participation loan program with HPD due to the receipt of non-operating revenues and bond credit facility fees. And third, an increase of $4.9 million in the administration of construction and permanent loans on behalf of the City (HPD).

Net assets of the Corporation are the excess of assets over liabilities, and totaled $1.06 billion for the Corporation as of October 31, 2007. This represents an increase of $75.4 million or 7.7% over the prior year. In 2006 total net assets increased $183.1 million or 22.8%. The significant increase in 2006 reflects the one-time transaction of loan participation agreement resecuritization proceeds from 2006 Series A bonds. Without this one time transaction, the Corporation earned $85.0 million due to its normal operating activities. The growth in net assets of $75.4 million in 2007 is a result of revenues in excess of expenses in fiscal year 2007 and is discussed below.

Net assets are classified as restricted or unrestricted, with restricted assets being committed by law or contract to specific purposes. HDC's most significant restricted assets include debt service reserves for HDC bond issues and undisbursed bond proceeds held prior to construction advances. Unrestricted assets may be classified as designated or undesignated. Designated assets are those allocated by HDC Member's action or policy for specific purposes, such as rating agency reserves (to support the Corporation's general obligation rating), specific housing loan programs to which the Corporation has committed resources under the Mayor's New Housing Marketplace Program, and working capital. Virtually all of the Corporation's net assets are either restricted or designated.

HDC'S Revenues and Expenses

The Statement of Revenues, Expenses and Changes in Fund Net Assets in the financial statements presents revenues recognized in and expenses attributed to the fiscal year ended October 31, 2007. The table below summarizes the primary entity HDC's revenues and expenses and presents comparative data. It should be read in conjunction with the financial statements. All amounts are in thousands of dollars.

	2007	2006	Change	Percent Change
Revenues				
Interest on Loans and Participation Interests	$ 240,954	$ 227,635	$ 13,319	5.8%
Investment Earnings	81,750	64,287	17,463	27.2
Fees and Charges	23,796	27,988	(4,192)	(15.0)
Other Revenues	690	396	294	74.2
Total Revenues	347,190	320,306	26,884	8.4
Expenses				
Bond Interest	250,772	217,843	32,929	15.1
Operating Expense	28,423	29,115	(692)	(2.4)
Other (Revenues) Expenses	(7,409)	(11,630)	4,221	(36.3)
Total Expenses	271,786	235,328	36,458	15.5
Special Item				
Loan Participation Agreement Resecuritization Proceeds	—	98,154	(98,154)	—
Change in Net Assets	75,404	183,132	(107,728)	(58.8)
Net Assets, Beginning of year	984,739	801,607	183,132	22.8
Net Assets, End of Year	$ 1,060,143	$ 984,739	$ 75,404	7.7%

Revenues of the Corporation are classified as operating and non-operating. Interest income from mortgage and other loan-related interests represents the Corporation's major source of operating revenue, which also includes various loan and bond program fees such as commitment, financing, and mortgage insurance and servicing fees. The Corporation's non-operating revenues consist mostly of earnings on investments including purpose investments. Investment income accrues to the benefit of the program for which the underlying sources of funds are utilized.

HDC's expenses are also classified as operating and non-operating. Operating expenses are led by interest on bonds, which accounted for 89.8% of operating expenses in Fiscal Year 2007. Other operating expenses include corporate operating expenses (salaries, overhead, and depreciation) and fees. Non-operating expenses are relatively minor and consist largely of amortization of the capitalized value of a purchased cash flow.

HDC's change in net assets for Fiscal Year 2007 was positively or negatively affected as described below:

- Interest on loans rose $13.3 million or 5.8% mainly due to an increase in loan balances and a minimal increase in variable interest rates, as well as income from prepayment of non-participating loans in the Mitchell-Lama Program. In 2006, interest on loans increased by $75.1 million or 49.2% from the previous year due to higher variable interest rates, higher loan balances and the prepayment of loans in the Mitchell-Lama Program.
- Earnings on investments grew by $17.5 million or 27.2% due to higher invested balances and a marginal increase in short-term rates. In 2006, earnings on investments increased $21.6 million or 50.8% from the previous year due to higher investment balances and higher short-term rates.
- Interest expense grew from $217.8 million to $250.8 million or 15.1% mainly due to HDC bond issuance and marginal rising variable interest rates. In 2006, interest expense increased by $73.7 million or 51.1% from the previous year due to more bond issuance and higher variable interest rates.
- Other operating expenses declined by $0.7 million or 2.4% primarily as a result of a reduction in bond related operating costs. All other operating costs increased related to the growth in HDC's volume of business and costs related to Other Post Employment Benefits ("OPEB") for FY 2007. In 2006, other operating expenses increased by $2.3 million or 8.5% from the previous year for similar reasons.
- As a result of the factors above, the Corporation's growth in net assets resulting from revenues in excess of expenses is $75.4 million, a decline of $107.7 million from 2006. In 2006, net assets increased by $183.1 million, which included a one-time transaction of loan participation agreement resecuritization proceeds of $98.1 million from the 2006 Series A bonds. Without the one-time transaction, the decline in net assets would be $9.6 million or 11.3%.

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

DEBT ADMINISTRATION

At year-end, the Corporation had $5.9 billion of bond principal outstanding, net of deferred bond refunding costs, discount and premium, an increase of 14.5% over the prior year. The following table summarizes the changes in bonds payable between October 31, 2006 and October 31, 2007. All amounts are in thousands of dollars.

	2007	2006	Change	Percentage Increase FY 2006 to 2007
Bonds Payable	$ 5,897,268	5,149,414	837,854	14.5%

Additional information on the Corporation's long-term debt can be found in Note 9 to the financial statements: "Bonds Payable."

NEW BUSINESS

During Fiscal Year 2007, the Corporation issued 37 new taxable and tax-exempt bond series totaling $1.08 billion. Included in this total were 14 series of Housing Revenue Bond Program bonds totaling $464.9 million, 20 series of Multi-Family Mortgage Revenue Bonds Rental Projects Program bonds amounting to $518.5 million, one series of Multi-Family Secured Mortgage Revenue Bonds for $4.5 million and two series of Liberty Bonds totaling $90.0 million. All of these funds are being used to provide mortgage and loan financing. In further support of its affordable housing mission, the Corporation also made low interest loans from its net assets. Between the end of Fiscal Year 2007 and December 31, 2007, HDC issued seven additional series of bonds in the aggregate amount of $200.5 million.

The Corporation adopted in fiscal year 2006 Government Accounting Standard Board ("GASB") No. 45 for Other Post Employment Benefits ("OPEB") and recognized an annual cost of $1.6 million for fiscal year 2007. The actuarial accrued liability for benefits was $15,391,000 as of October 31, 2007, all of which is unfunded.

CONTACTING THE CORPORATION'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the Corporation's finances and to demonstrate the Corporation's accountability for the resources at its disposal. If you have questions about this report or need additional financial information, contact the Public Information Officer, New York City Housing Development Corporation, 110 William Street, New York, NY 10038. The Corporation also maintains information at www.nychdc.com.

REPORT OF INDEPENDENT AUDITORS

To the Members of the New York City Housing Development Corporation:

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the New York City Housing Development Corporation (the Corporation), a component unit of the City of New York, as of and for the year ended October 31, 2007, which collectively comprise the Corporation's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the Corporation's management. Our responsibility is to express an opinion on these financial statements based on our audit. The prior year summarized comparative information has been derived from the Corporation's 2006 financial statements and, in our report dated January 26, 2007 we expressed an unqualified opinion on those financial statements.

We conducted our 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. We were not engaged to perform an audit of the Corporation's internal control over financial reporting. Our audit included 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, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

As discussed in Note 13 to the financial statements, effective October 31, 2006, the Corporation adopted the provisions of Governmental Accounting Standards Board Statement No. 45, *Accounting and Financial Reporting by Employer's for Postretirement Benefits Other Than Pensions.*

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Corporation as of October 31, 2007, and the respective changes in financial position and where applicable, cash flows, thereof for the year then ended in conformity with accounting principles generally accepted in the United States.

In accordance with *Government Auditing Standards*, we have also issued our report dated January 22, 2008 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 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Management's discussion and analysis and the schedule of funding progress on pages 31 to 34 and page 64 are not a required part of the basic financial statements but are supplementary information required by the Government Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding methods of measurement and presentation of this required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purposes of forming an opinion on the basic financial statements taken as a whole. The supplementary information included in Schedule 2 on pages 65 to 66 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Ernst & Young LLP

January 22, 2008

BALANCE SHEETS

At October 31, 2007 (with comparative summarized financial information as of October 31, 2006) (in thousands)

		Discretely Presented Component Units		Total	
	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	2007	2006
Assets					
Current Assets:					
Cash and cash equivalents (note 3)	$ 218,545	—	—	218,545	224,082
Investments (note 3)	264,123	—	—	264,123	267,132
Receivables:					
Mortgage loans (note 4)	174,353	—	—	174,353	152,607
Accrued interest	21,558	12	—	21,570	18,737
Other (note 7)	747	—	9	756	1,138
Total Receivables	196,658	12	9	196,679	172,482
Other assets	171	—	15	186	355
Total Current Assets	**679,497**	**12**	**24**	**679,533**	**664,051**
Noncurrent Assets:					
Restricted cash and cash equivalents (note 3)	511,658	7,937	1,820	521,415	289,656
Restricted investments (note 3)	1,127,603	16,794	51,323	1,195,720	1,003,293
GNMA securities held as purpose investment (note 3)	190,129	—	—	190,129	198,590
Restricted receivables:					
Mortgage loans (note 4)	5,223,301	30,457	—	5,253,758	4,875,583
Accrued interest	37,586	2,259	—	39,845	48,811
Loan participation interests (note 6)	189,397	—	—	189,397	217,150
Notes (note 5)	190,540	—	—	190,540	110,469
Total Restricted Receivables	5,640,824	32,716	—	5,673,540	5,252,013
Other (note 7)	8,555	—	—	8,555	8,761
Total Receivables	5,649,379	32,716	—	5,682,095	5,260,774
Unamortized issuance costs	39,872	—	—	39,872	35,177
Primary government/component unit receivable (payable)	(3,946)	3,952	(6)	—	—
Capital assets	1,764	—	—	1,764	1,781
Other assets (note 8)	8,326	—	—	8,326	11,053
Total Noncurrent Assets	**7,524,785**	**61,399**	**53,137**	**7,639,321**	**6,800,324**
Total Assets	**$ 8,204,282**	**61,411**	**53,161**	**8,318,854**	**7,464,375**

See accompanying notes to the basic financial statements.

BALANCE SHEETS (continued)

At October 31, 2007 (with comparative summarized financial information as of October 31, 2006) (in thousands)

		Discretely Presented Component Units		Total	
	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	2007	2006
Liabilities and Net Assets					
Current Liabilities:					
Bonds payable (net) (note 9)	$ 193,131	—	—	193,131	180,809
Accrued interest payable	59,277	—	—	59,277	53,267
Payable to The City of New York (note 11)	1,835	—	—	1,835	1,599
Payable to mortgagors	69,409	—	—	69,409	59,105
Restricted earnings on investments	8,105	—	—	8,105	2,983
Accounts and other payables	4,670	—	—	4,670	4,451
Deferred fee and mortgage income	96	—	—	96	3,074
Due to the United States Government (note 14)	515	—	—	515	3,862
Total Current Liabilities	**337,038**	**—**	**—**	**337,038**	**309,150**
Noncurrent Liabilities:					
Bonds payable (net) (note 9)	5,704,137	—	—	5,704,137	4,968,605
Payable to The City of New York (note 11)	779,741	61,412	—	841,153	858,220
Payable to mortgagors	198,250	143	—	198,393	191,191
Accounts and other payables (note 13)	3,199	—	—	3,199	1,590
Deferred fee and mortgage income	119,097	—	—	119,097	101,497
Due to the United States Government (note 14)	2,677	—	—	2,677	66
Total Noncurrent Liabilities	**6,807,101**	**61,555**	**—**	**6,868,656**	**6,121,169**
Total Liabilities	**7,144,139**	**61,555**	**—**	**7,205,694**	**6,430,319**
Net Assets:					
Restricted for bond obligations (note 17)	425,043	(144)	30,834	455,733	448,713
Unrestricted (note 17)	635,100	—	22,327	657,427	585,343
Total Net Assets	**1,060,143**	**(144)**	**53,161**	**1,113,160**	**1,034,056**
Total Liabilities and Net Assets	**$ 8,204,282**	**61,411**	**53,161**	**8,318,854**	**7,464,375**

See accompanying notes to the basic financial statements.

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS

Year ended October 31, 2007 (with comparative summarized financial information for the year ended October 31, 2006) (in thousands)

		Discretely Presented Component Units		Total	
	New York City Housing Development Corporation	New York City Housing Assistance Corporation	New York City Residential Mortgage Insurance Corporation	2007	2006
Operating Revenues					
Interest on loans (note 4)	$ 216,100	—	—	216,100	189,265
Fees and charges (note 7)	23,796	—	1,094	24,890	28,886
Income on loan participation interests (note 6)	24,854	—	—	24,854	38,370
Other	540	—	—	540	246
Total Operating Revenues	**265,290**	**—**	**1,094**	**266,384**	**256,767**
Operating Expenses					
Interest and amortization of bond premium and discount (note 9)	250,772	—	—	250,772	217,843
Salaries and related expenses	15,874	—	—	15,874	14,557
Trustees' and other fees	3,371	—	25	3,396	2,621
Amortization of debt issuance costs	4,244	—	—	4,244	7,092
Corporate operating expenses (note 10)	4,934	—	—	4,934	4,870
Total Operating Expenses	**279,195**	**—**	**25**	**279,220**	**246,983**
Operating Income (Loss)	**(13,905)**	**—**	**1,069**	**(12,836)**	**9,784**
Non-operating Revenues (Expenses)					
Earnings on investments (note 3)	81,750	(137)	2,918	84,531	64,629
Loss on early retirement of debt, net	—	—	—	—	(1,457)
Non-operating revenues (expenses), net (note 11)	7,409	—	—	7,409	13,087
Payments to HDC Corporate Services Fund	—	—	(150)	(150)	(150)
Payments from REMIC Subsidiary	150	—	—	150	150
Total Non-operating Revenues (Expenses), net	**89,309**	**(137)**	**2,768**	**91,940**	**76,259**
Income (Loss) before Special Item	**75,404**	**(137)**	**3,837**	**79,104**	**86,043**
Loan participation agreement resecuritization proceeds	—	—	—	—	98,154
Change in Net Assets	**75,404**	**(137)**	**3,837**	**79,104**	**184,197**
Total net assets - beginning of year	984,739	(7)	49,324	1,034,056	849,859
Total Net Assets - End of Year	**$ 1,060,143**	**(144)**	**53,161**	**1,113,160**	**1,034,056**

See accompanying notes to the basic financial statements.

NEW YORK CITY HOUSING DEVELOPMENT CORPORATION STATEMENT OF CASH FLOWS

Year ended October 31, 2007 and 2006 (in thousands)

	2007	2006
Cash Flows From Operating Activities		
Mortgage loan repayments	$ 453,522	492,883
Receipts from fees and charges	9,938	10,243
Mortgage escrow receipts	53,801	49,445
Reserve for replacement receipts	26,052	32,651
Mortgage loan advances	(613,089)	(773,297)
Escrow disbursements	(49,668)	(52,473)
Reserve for replacement disbursements	(36,777)	(40,487)
Payments to employees	(14,129)	(12,795)
Payments to suppliers for corporate operating expenses	(4,438)	(4,604)
Project contributions and funds received from NYC	116,837	169,351
Advances and other payments for NYC	(118,268)	(160,022)
Bond cost of issuance	(808)	(2,787)
Other receipts (payments)	(29,905)	(6,682)
Net Cash Used in Operating Activities	**(206,932)**	**(298,574)**
Cash Flows From Non Capital Financing Activities		
Proceeds from sale of bonds	1,077,913	1,564,310
Retirement of bonds	(329,566)	(1,020,043)
Interest paid	(244,033)	(197,746)
Cash transfers between programs	150	4,650
Net Cash Provided by Non Capital Financing Activities	**504,464**	**351,171**
Cash Flows From Capital and Related Financing Activities		
Purchase of capital assets	(364)	(41)
Net Cash Used in Capital and Related Financing Activities	**(364)**	**(41)**
Cash Flows From Investing Activities		
Sale of investments	32,858,465	26,547,560
Purchase of investments	(33,014,858)	(26,733,910)
Interest and dividends collected	84,661	70,557
Net Cash Used in Investing Activities	**(71,732)**	**(115,793)**
Increase (decrease) in cash and cash equivalents	225,436	(63,237)
Cash and cash equivalents at beginning of year	504,767	568,004
Cash and cash equivalents at End of Year	**$ 730,203**	**504,767**

See accompanying notes to the basic financial statements.

NEW YORK CITY HOUSING DEVELOPMENT CORPORATION
STATEMENT OF CASH FLOWS (continued)

Year ended October 31, 2007 and 2006 (in thousands)

		2007	2006
Reconciliation of Operating Income (Loss) to Net Cash Used in Operating Activities:			
Operating Income (Loss)	**$**	**(13,905)**	**8,911**
Adjustments to reconcile operating income to net cash used in operating activities:			
Depreciation expenses		381	395
Amortization of bond discount and premium		(1,425)	(1,421)
Amortization of deferred bond refunding costs		1,165	3,092
Amortization of bond issuance costs		3,079	4,000
Net cash provided by nonoperating activities		244,033	197,746
Changes in Assets & Liabilities:			
Mortgage loans		(406,601)	(569,551)
Accrued interest receivable		5,740	(13,509)
Other receivables		(50,325)	(31,510)
Bond issuance costs		(5,352)	(8,773)
Primary government/component unit receivable (payable)		5,878	34,208
Other assets		2,193	17,104
Payable to The City of New York		(5,296)	49,397
Payable to mortgagors		2,346	(10,165)
Accounts and other payables		1,772	2,564
Due to the United States Government		—	865
Restricted earnings on investments		(2,690)	(2,604)
Deferred fee and mortgage income		6,065	9,480
Accrued interest payable		6,010	11,197
Net Cash Used in Operating Activities	**$**	**(206,932)**	**(298,574)**
Non Cash Investing Activities:			
Increase in fair value of investments	$	2,389	1,373

See accompanying notes to the basic financial statements.

NOTES TO THE FINANCIAL STATEMENTS

October 31, 2007

Note 1: Organization

The New York City Housing Development Corporation (the "Corporation" or "HDC") is a corporate governmental agency constituting a public benefit corporation organized and existing under the laws of the State of New York (the "State"). The Corporation is also a tax exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, (the "Code"). The Corporation was established in 1971 under the provisions of Article XII of the Private Housing Finance Law (the "Act") of the State and is to continue in existence for at least as long as bonds, notes or other obligations of the Corporation are outstanding.

The Corporation was created to encourage the investment of private capital through low-interest mortgage loans in order to increase the supply of safe and sanitary dwelling accommodations for families and persons whose need for housing accommodations cannot be provided by unassisted private enterprise. To accomplish its objectives, the Corporation is empowered to finance housing through new construction or rehabilitation and to provide permanent financing for multi-family residential housing. The Corporation finances significant amounts of its activities through the issuance of bonds and notes. The bonds and notes of the Corporation are not debts of either the State or the City of New York (the "City").

Pursuant to Governmental Accounting Standards Board Statement ("GASB") No. 14, "The Financial Reporting Entity," the Corporation's financial statements are included in the City's financial statements as a component unit for financial reporting purposes.

Primary Government Entity

For the purpose of these financial statements, the Corporation is the primary government entity. Financial activity in HDC's bond and loan programs and in its Corporate Services Fund are aggregated and reported in the financial statements under Housing Development Corporation. The Corporation sells bonds, administers bond proceeds and manages bond revenues and repayments in accordance with bond resolutions adopted by its Board Members (see Note 9: "Bonds Payable"). Bond proceeds are used to make loans and provide for related costs and reserves, and loan repayments are applied to pay principal and interest on the related bonds (see Note 4: "Mortgage Loans"; Note 5: "Notes Receivable"; and Note 6: "Loan Participation Interests Receivable"). Corporation resources that are not pledged under or governed by a bond resolution are managed in the Corporate Services Fund. This fund accounts for (1) fees and earnings transferred from the bond and loan programs; (2) Section 8 administrative fees; (3) fees earned on loans serviced for HDC and for the City; (4) income from Corporate Services Fund investments; (5) payment of the Corporation's operating expenses; and (6) loan assets made with corporate funds.

The Corporation currently has two active subsidiaries that are reported as Discretely Presented Component Units in the financial statements, and two inactive subsidiaries.

The Housing Assistance Corporation ("HAC") and the New York City Residential Mortgage Insurance Corporation ("REMIC") represent active subsidiaries and together with the Housing New York Corporation ("HNYC") and the Real Estate Owned Corporation ("REO") comprise the reporting entity. HAC and REMIC have been included in the Corporation's financial statements as discretely presented component units of HDC. All of these entities have been reported as component units because HDC's Members comprise all or a controlling majority of the Board for each entity and HDC's staff provides all services for each entity.

Discretely Presented Component Units

(A) Housing Assistance Corporation

The Housing Assistance Corporation is a public benefit corporation established pursuant to Section 654-b of the Act as a subsidiary of the Corporation.

HAC is empowered to receive monies from any source, including, but not limited to, the Corporation, the City or the State, for the purpose of assisting rental developments to maintain rentals affordable to low and moderate-income persons for whom the ordinary operation of private enterprise cannot supply safe, sanitary and affordable housing accommodations. In order to accomplish this objective, HAC may transfer, lend, pledge or assign these monies to any rental development or assist the Corporation in financing such developments. As a subsidiary of HDC, HAC's functions are administered by the Corporation and its Board Members substantially overlap with HDC's Board Members, so it is reported as a discretely presented component unit in HDC's financial statements.

(B) New York City Residential Mortgage Insurance Corporation

The New York City Residential Mortgage Insurance Corporation is a public benefit corporation established pursuant to Section 654-d of the Act as a subsidiary of HDC. REMIC is the successor entity to the New York City Rehabilitation Mortgage Insurance Corporation ("Old REMIC"), which was dissolved on January 27, 1993. REMIC has the authority to insure residential mortgage loans throughout the City in order to promote the preservation of neighborhoods which are blighted, are becoming blighted or may become blighted, to discourage divestment and encourage the investment of mortgage capital in such neighborhoods and to provide safe, sanitary and affordable housing accommodations to persons and families for whom the ordinary operations of private enterprise cannot supply such accommodations.

REMIC is required to maintain three reserves. The Housing Insurance Fund can be used as a revolving fund solely for the payment of liabilities arising from housing insurance contracts issued by REMIC. The Housing Insurance Fund requirement as of any particular date is established by statute and must be in an amount equal to the aggregate of (i) one hundred percent of the insured amounts due and payable pursuant to housing insurance contracts, plus (ii) twenty percent of the insured amounts under housing insurance contracts other than insured amounts which are due and payable pursuant to (i) above, plus (iii) twenty percent of the amounts to be insured under REMIC's commitments to insure. The Housing Insurance Fund requirement at October 31, 2007 is $30,547,000.

REMIC must also maintain a Mortgage Insurance Fund which shall be used solely for the payment of liabilities arising from mortgage insurance contracts of the Old REMIC. The Mortgage Insurance Fund requirement at October 31, 2007 is $442,000, which constitutes one hundred percent of Old REMIC's insured mortgage loans.

Any income or interest earned on these two reserves in excess of their respective requirements is transferred at least annually to the Premium Reserve Fund. The Premium Reserve Fund must also be maintained to provide for the payment of REMIC's liabilities arising from its operations, including liabilities arising from housing and mortgage insurance contracts. REMIC also maintains an Operating Fund for operation purposes. As a subsidiary of HDC, REMIC functions are administered by the Corporation. Hence there are no additional operating expenses other than administrative fees paid to HDC. The Premium Reserve Fund and Operating Fund have a combined balance of $14,713,000 at October 31, 2007. REMIC's Board Members substantially overlap with HDC's Board Members, so it is reported as a discretely presented component unit in HDC's financial statements

(C) Housing New York Corporation

The Housing New York Corporation is a public benefit corporation established pursuant to Section 654-c of the Act as a subsidiary of the Corporation. Authorization for the funding of the Housing New York Program ended on July 1, 1995. Consequently, HNYC can no longer issue bonds or notes to fund the Housing New York Program.

Upon repayment of all of the outstanding HNYC bonds on November 3, 2003, HNYC became an inactive subsidiary of the Corporation and its remaining funds were transferred out of HNYC. However, HNYC is not expected to be dissolved.

Blended Component Unit

(D) Real Estate Owned Corporation

The NYC HDC Real Estate Owned Corporation ("REO Subsidiary Corporation"), was established under Section 654-a of the Act on September 20, 2004. The REO Subsidiary Corporation has the power to hold property whenever, in the sole discretion of the Corporation, it has become necessary to acquire a project in the case of sale under foreclosure or in lieu of foreclosure to effectuate the purposes of the Act. There was no activity by this subsidiary during the last fiscal year and it is treated as a blended component unit of HDC.

Note 2: Summary of Significant Accounting Policies

The Corporation follows the principles of fund accounting, with a sub-fund for each bond series, for the Corporate Services Fund, and for each component unit. Each fund's assets, liabilities and net assets are accounted for as separate entities and follow enterprise fund reporting. Certain individual funds are aggregated into larger categories for the purpose of financial reporting. The accompanying financial statements are presented using the economic resources measurement focus and the accrual basis of accounting wherein revenues are recognized when earned and expenses when incurred.

In its accounting and financial reporting, the Corporation follows the pronouncements of GASB. Private-sector standards of accounting and financial reporting issued prior to December 1, 1989 are followed by the Corporation to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. The Corporation has elected not to follow subsequent private-sector guidance.

Other significant accounting policies are:

A. Revenue and Expense Recognition

The Corporation's operating revenue consists of earnings on loans and loan participation interests, fees and charges associated with both financing and servicing mortgages and loans, and other revenues that are received to cover the costs of raising capital. All other revenue, which is primarily investment income, is considered non-operating. Revenues are recognized when earned; commitment and financing fees are recognized over the life of the related mortgage.

Operating expenses include bonding costs, expenses for administering the various bond resolutions, personnel expenses, corporate operating expenses, amortization of capitalized issuance and financing costs, and depreciation expense. The Corporation reports all other expenses, including distributions of first mortgage earnings to the City in connection with loan participations and the payment, if necessary, of mortgage loan principal receipts on bond interest payments, as non-operating expenses. Expenses are recognized as incurred. Virtually all resources are either restricted or designated. Net assets have been restricted in accordance with terms of an award, agreement or by state law. Designated assets are committed for specific purposes pursuant to HDC policy and/or Board directives. Please see Footnote 17 for more detailed information.

B. Cash Equivalents and Investments

Short-term bank deposits and investments with stated maturities of 90 days or less are reported as Cash and Cash Equivalents and recorded at cost. All investments with maturities longer than 90 days are reported as investments and are carried at fair value, except for investment agreements. The Corporation's investment agreements, which can take the form of open time deposits or fixed repurchase agreements, are reported at an amount equal to principal and accrued interest.

Generally Accepted Accounting Principles ("GAAP") generally require that restricted assets be reported as non-current assets. In the case of cash equivalents and investments, this treatment generally causes restricted investments with maturities less than one year to be reported as non-current. However, to more accurately report the alignment of HDC's current liability for payment of bond principal and interest with funds available to satisfy these liabilities, HDC has included in Current Assets the cash, cash equivalents and investments held as of October 31, 2007 for payment of bond principal and interest due in the following year.

C. Earnings on Investments

Earnings on investments include interest income and changes in fair value. Investment earnings on monies held for the City, project reserves for replacement and certain other project escrows are not reported as revenues; rather, they are reported as payable to the City or payable to mortgagors, respectively.

D. Debt Issuance Costs, Bond Discount and Other Bond Related Costs

Debt issuance costs and bond discount and premium are amortized over the life of the related bond issues using the effective interest method. Premiums paid in connection with interest rate cap agreements are amortized and reported as interest expense over the life of the respective agreements. Deferred Bond Refunding Costs are amortized to expenses over the shorter of the life of the refunding bonds or the refunded bonds.

E. Allowance for Credit Losses

HDC's loans are underwritten according to standards the Corporation believes prudent and are closely monitored for payment and for management of the associated housing developments. In addition, many of the Corporation's mortgages have credit enhancements through letters of credit, mortgage insurance and other supports. As such, HDC believes that the likelihood of experiencing material credit losses relating to its bonded mortgage programs is unlikely. Management has determined that current charges against income are not required.

F. Summarized Financial Information

The financial statements include summarized comparative information for the year ended October 31, 2006 in total but not by reporting unit. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Corporation's financial statements for the year ended October 31, 2006.

Note 3: Investments and Deposits

The Corporation is authorized to engage in investment activity pursuant to the Act and the Corporation's respective bond resolutions. Investment policies are set for the Corporation by the Members of the Corporation on an annual basis, through the annual adoption of written Investment Guidelines. Investments are reviewed on a periodic basis by the Corporation's Audit Committee. Day-to-day investment decisions are made by the Corporation's Investment Committee, whose members include the Chief Financial Officer, the Deputy Chief Financial Officer, the Controller, and the Vice President for Cash Management. The Corporation principally invests in securities of the United States and its agencies, highly rated commercial paper, open time deposits ("OTDs") in the form of investment agreements, demand accounts, and repurchase agreements. The Corporation did not enter into any reverse repurchase agreements during the year ended October 31, 2007. According to management, the Corporation is not in violation of any provisions of the foregoing policies.

All securities, other than securities held by the respective trustees for the benefit of the bondholders, are held by the Corporation or its agents in the Corporation's name. Bond program investments are held by the trustee of the applicable program. All investment transactions are recorded on a delivery basis. As of October 31, 2007, the Corporation had the following investments.

		Investment Maturities at October 31, 2007 (in Years)			
Investment Type	Fair Value 2007	Less than 1	1-5	6-10	More than 10
(in thousands)					
Open Time Deposits	$ 950,022	195,931	710,445	11,188	32,458
Fixed Repurchase Agreements	445,385	445,385	—	—	—
FHLB	199,655	142,715	16,743	—	40,197
GNMA	190,129	12,296	—	—	177,833
U.S. Treasury	173,525	169,705	—	—	3,820
FHLMC	128,061	10,078	102,869	15,114	—
Commercial Paper	70,000	70,000	—	—	—
FNMA	68,671	35,227	33,444	—	—
Term Repurchase Agreements	33,461	—	32,271	—	1,190
Money Market and NOW Accounts	29,964	154	29,810	—	—
Federal Farm Credit Bond	15,030	—	15,030	—	—
Total	$ 2,303,903	1,081,491	940,612	26,302	255,498

In addition to the investments identified above, as of October 31, 2007, the Corporation held $8,155,000 uninvested as cash in various trust and escrow accounts. As of October 31, 2006, this amounted to $5,310,000.

As part of its financing activities, HDC has made five housing development loans that are secured by GNMA certificates rather than mortgages on the properties. The GNMA certificates provide payments at such times and in such amounts as to fully repay the respective HDC loans, and are the only source of repayment for these loans. As such, the GNMA certificates are treated under U.S. Treasury regulations as acquired program obligations. The GNMA certificates are classified in the financial statements as purpose investments and identified separately from other investments and restricted investments in the financial statements. However, interest earned on the GNMA certificate is included in investment income.

Interest Rate Risk: As a means of limiting its exposure to fair value losses arising from rising interest rates, the Corporation's Investment Guidelines charge the Investment Committee with "…determining appropriate investment instruments…based on…length of time funds are available for investment purposes…" among other factors. Thus, maturities are matched to the Corporation's liquidity needs.

Credit Risk: The Corporation's investment guidelines and policies are designed to protect principal by limiting credit risk. This is accomplished through ratings, collateral, and diversification requirements that vary according to the type of investment.

As of October 31, 2007, investments in Federal National Mortgage Association ("FNMA" or "Fannie Mae"), Federal Home Loan Mortgage Corporation ("FHLMC" or "Freddie Mac"), Federal Farm Credit Bond and Federal Home Loan Bank ("FHLB") were rated in the highest long-term or short-term ratings category (as applicable) by Standard & Poor's and/or Moody's Investors Service. These ratings were AAA and A-1+ by Standard & Poor's and Aaa and P-1 by Moody's for long-term and short-term instruments, respectively. Some investments were not rated by Fitch Ratings. Of the investments that were rated by Fitch Ratings, they carried ratings from AAA to BBB+. Investments in commercial paper were rated in the highest short-term category by at least two major rating agencies (A-1+ by Standard & Poor's, P-1 by Moody's). Money Market and NOW accounts, OTDs and Repurchase Agreements in the form of OTDs are not rated, however, the providers are rated.

Custodial Credit Risk: For investments, custodial credit risk is the risk that in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party. Investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the Corporation, and are held by either the counterparty or the counterparty's trust department or agent but not in the name of the Corporation.

The Corporation manages custodial credit risk by limiting its investments to highly rated institutions and/or requiring high quality collateral be held by the counterparty in the name of the Corporation. At October 31, 2007, the Corporation was not exposed to custodial credit risk on its investment securities.

As of October 31, 2007, open time deposits in the amount of $182,395,000, $478,846,000 of repurchase agreements, and demand accounts in the amount of $29,907,000 were collateralized by high quality instruments such as US Treasury Notes, US Treasury Bills and Agency investments held by the Corporation's agent in the name of the Corporation. All such investments are not subject to custodial credit risk.

For deposits, custodial credit risk is the risk that in the event of a bank failure, the Corporation's deposit may not be returned to it. HDC bank deposits amounted to $12,371,000 at October 31, 2007, of which $11,871,000 was uninsured and uncollateralized.

Concentration of Credit Risk: The Corporation reviews its credit concentration monthly and under current policy limits exposure to any one commercial paper provider to $10 million. Effective December 17, 2007, the Corporation's Investment Committee increased this limit to $25 million. However, the Corporation's Credit Risk unit monitors concentration risk amongst issuers and reports to the Members of the Corporation's Audit Committee. At October 31, 2007, 8.70% or $199.7 million of the Corporation's investments were in FHLB, 8.20% or $190.1 million were in GNMA and 5.60% or $128.1 million were in FHLMC.

Note 4: Mortgage Loans

The Corporation has outstanding, under various loan programs, mortgage loans of $5,397,654,000 and $4,995,116,000 as of October 31, 2007 and 2006, respectively. These amounts represent the portion of mortgage loans for which the Corporation has advanced monies. The portion of mortgage loans that has not yet been advanced is recorded as investments and this amounted to $1,093,718,000 and $719,637,000 at October 31, 2007 and October 31, 2006, respectively. (See Note 15: "Commitments").

Changes in Mortgage Loans

The changes in Mortgage Loans are as follows:

Mortgage loans outstanding at October 31, 2005	$4,450,301,000
Mortgage Advances	839,299,000
Principal Collections	(294,595,000)
Discount/Premium Amortized	111,000
Mortgage loans outstanding at October 31, 2006	4,995,116,000
Mortgage Advances	623,456,000
Principal Collections	(220,933,000)
Discount/Premium Amortized	15,000
Mortgage loans outstanding at October 31, 2007	$5,397,654,000

(A) New York City Housing Development Corporation
The HDC mortgage loans listed above were originally repayable over terms of 1.5 to 50 years and bear interest at rates from 1% to 10.36% per annum. Almost all mortgage loans receivable are collateralized by first or second mortgages on the property of the housing sponsors and contain exculpatory clauses with respect to the liability of the principals of such housing sponsors. The table above does not include loans which are not secured by mortgages, which include a military housing loan and a loan to the New York City Housing Authority ("NYCHA"), each secured by notes (see Note 5: "Notes Receivable") and loans secured by GNMA certificates (see Note 3: "Investments and Deposits"). Of the total HDC mortgages held as of October 31, 2007, 81% are first mortgages and 19% are subordinate loans.

(B) Housing Assistance Corporation
The Housing Assistance Corporation financed construction and capitalized interest costs for eight affordable housing projects during the period of 1986 to 1990. These loans, funded by the City, accrue interest at the rate of 0-1% per annum, and in most cases the interest is deferred until approximately twenty years after origination. None of the loans are amortizing. All funds received by HAC are applied to its corporate purpose. As of October 31, 2007, there were five loans remaining and the total outstanding loan balance was $30,457,000.

Note 5: Notes Receivable

HDC has two loans outstanding that are secured by notes and pledged revenues. Military Housing Notes Receivable of $47,545,000 were received in connection with the 2004 Series A Class I & II Military Housing Revenue Bond (Fort Hamilton LLC Project) issuance. The notes are secured by pledged revenues of the development under a Master Trust Indenture.

In addition, notes receivable from New York City Housing Authority ("NYCHA") in connection with the Corporation's 2005 Series A Capital Fund Program Revenue Bond issuance was $142,995,000 at October 31, 2007. This note is secured under a Master Trust Indenture by NYCHA's pledge of HUD's annual appropriation of public housing capital funds to NYCHA.

Note 6: Loan Participation Interests Receivable

The Corporation has acquired interests in two real estate mortgage investment trusts in connection with its housing activities.

First, in each of fiscal years 2002 and 2003, HDC used bond proceeds from its Multi-Family Housing Revenue Bonds, "2002 Series D" and Multi-Family Housing Revenue Bonds, "2003 Series D" bond issues to purchase a subordinate position 100% participation interest in a portion of the cash flows from a pool of mortgage loans the City had previously securitized in 1996. This pool is known as the Sheridan Trust II and HDC's purchased asset is the Class B Certificate. Upon completion of the 2003 transaction, HDC's participation interest covered all the cash flows of the Sheridan Trust II, subject to the prior lien of the senior interest holder. Because HDC's ownership interest in the asset was subordinate to that of another owner, with no rights to revenues from the asset until the senior holder was retired, the related loan asset was not recorded when purchased. In September, 2005 the senior lien interests were satisfied and HDC became the primary beneficiary of the Trust. At that time, therefore, the loan asset was added to HDC's balance sheet and was valued at its principal amount.

At issuance, the 2002 Series D and 2003 Series D bonds were substantially over collateralized by their respective total loan assets. This presented the Corporation with an opportunity to recapitalize the underlying loan portfolio. In April 2006, the Corporation issued its Multi-Family Housing Revenue Bonds, "2006 Series A" bonds to refinance the 2002 Series D and 2003 Series D bonds. At the time, the principal amount of the Sheridan Trust II had a balance of $211,455,000 that was transferred to the 2006 Series A bond program. At October 31, 2007, this principal amount was $182,154,000.

Second, in fiscal year 2005, HDC used bond proceeds to acquire from the City a 100% participation interest in the cash flows payable to the City as owner of the Class B Certificate of the NYC Mortgage Loan Trust, also created by the City in 1996. Class A Certificates of this trust remain outstanding and HDC's interest is subordinate to scheduled and make-whole payments to the Class A Certificate holders, but it does receive unscheduled revenue from this participation interest. The Class B Certificate does not have a stated principal amount and is valued at its purchase price, as adjusted for the return of capital. At October 31, 2007, this amount was $7,243,000.

In each case, the loan participation interests are pledged to the associated bonds but revert to the City when such bonds are retired. See Note 11: "Payable to The City of New York".

Note 7: Other Receivables

Other Receivables of $9,302,000 represent unamortized commitment and financing fees, servicing fees receivable, Reserve for Replacement loans and Corporate Services Fund loans not secured by mortgages on the properties, and interest receivable on HPD loans serviced (but not owned) by HDC.

Note 8: Other Non-Current Assets

Other non-current assets totaled $8,326,000 at October 31, 2007, and consist of (a) various interest rate caps purchased by the Corporation in connection with certain bond issuances; and (b) the value of purchased cash flows related to the 223(f) Program and the Multi-Family Housing Revenue Bonds, 2001 Series B.

Interest rate caps are used to mitigate the Corporation's exposure to rising interest rates on its variable rate debt. Three interest rate caps were purchased from the New York City Transitional Finance Authority ("TFA") in connection with the Corporation's issuance of its 2002 Series C and 2002 Series D Multi-Family Housing Revenue Bonds. These caps were carried at their amortized value. On December 2, 2005, by mutual agreement between the Corporation and the TFA, these interest rate caps were cancelled. As a condition of cancellation, TFA delivered, at its expense, three new interest rate caps from Goldman Sachs Mitsui Marine Derivative Products with substantially the same terms and conditions as the original caps. At that time, the combined balances of the interest rate caps had an amortized value of $16,088,000 and a fair value of $7,275,000 and accordingly, the Corporation recorded a fair market value adjustment of $8,813,000 in fiscal year 2006.

On April 28, 2006, the Corporation issued the 2006 Series A bonds to refinance both the 2002 Series D and 2003 Series D bonds, and the related interest rate caps on these bonds were transferred to the 2006 Series A bond program. At October 31, 2007, the value of the interest rate caps for 2006 Series A and 2002 Series C were $4,253,000 and $150, respectively.

On May 25, 2005, the Corporation purchased two interest rate caps from Goldman Sachs Mitsui Marine Derivative Products in connection with the Corporation's issuance of its Multi-Family Housing Revenue Bonds, 2005 Series A-2 and 2005 Series B bonds. On March 22, 2006, the 2005 Series A-2 bonds were redeemed and the remaining amounts of its interest rate caps were written off. As of October 31, 2007, the value of the interest rate caps for the 2005 Series B was $13,000.

The purchased cash flows are revenue streams consisting of (a) the excess of mortgagors' payments over bond debt service payments, trustee fees and servicing fees to the Corporation and (b) the earnings on certain restricted funds (which earnings are excluded from the Combined Statement of Revenues and Expenses), relating to the 223(f) program and Multi-Family Housing Revenue Bonds, 2001 Series B. These cash flows were purchased by the Corporation from the City of New York in fiscal year 1996. The purchase price amounts, representing the discounted value of the future cash flows, were recorded as an asset and have been amortized over the remaining mortgage life. During fiscal year 2007, $742,000 was amortized and is reported as a non-operating expense. The unamortized value of these purchased cash flows is $4,059,000 at October 31, 2007.

Note 9: Bonds Payable

The Corporation's authority to issue bonds and notes for any corporate purpose is limited by the Act to the extent that (i) the aggregate principal amount outstanding may not exceed $7.75 billion, exclusive of refunding bonds or notes, and (ii) the maximum Capital Reserve Fund requirement may not exceed $30 million. No bonds are currently subject to the Capital Reserve Fund requirement. These limits may be changed from time to time through State legislation. During the year ended October 31, 2007, the limit on aggregate principal amount outstanding was raised from $6.25 billion to $7.75 billion.

Bond Programs

The Corporation issues bonds and notes to fund mortgage loans for multi-family residential developments under the bond programs described below. As of October 31, 2007, the Corporation had bonds outstanding in the aggregate principal amount of $5,897,116,000. All of the bonds are separately secured, except for the bonds issued under the General Resolution which are equally and ratably secured by the assets pledged under the General Resolution (see "B. Housing Revenue Bond Program" below). None of the bonds under the bond programs described in "A. Multi-Family Bond Program", "C. Liberty Bond Program", and "D. Section 223(f) Refinancing Bond Program" provide security under the General Resolution, and none of the bonds under these programs is secured by the General Resolution.

A. Multi-Family Bond Program. The Corporation established its Multi-Family Bond Program to develop privately-owned multi-family housing, all or a portion of which is reserved for low income tenants. The following describes the Corporation's activities under its Multi-Family Bond Program.

(1) Rental Projects; Fannie Mae or Freddie Mac Enhanced: The Corporation has issued tax-exempt and/or taxable bonds which either (i) are secured by mortgage loan payments, which payments are secured by obligations of Fannie Mae under various collateral agreements, (ii) are secured by a Direct Pay Credit Enhancement Instrument issued by Fannie Mae or (iii) are secured by a Direct Pay Credit Enhancement Agreement with Freddie Mac.

(2) Rental Projects; Letter of Credit Enhanced: The Corporation has issued tax-exempt and/or taxable bonds to finance a number of mixed income projects and entirely low income projects, which bonds are secured by letters of credit issued by investment-grade rated commercial lending institutions.

(3) Rental Projects; FHA-Insured Mortgage Loan: The Corporation has issued bonds to finance a number of mixed income projects with mortgages insured by the Federal Housing Administration ("FHA").

(4) Hospital Staff Housing; Credit Enhanced: The Corporation has issued bonds to provide financing for residential facilities for hospital staff, which are secured by bond insurance or letters of credit issued by investment-grade rated institutions.

(5) Cooperative Housing; SONYMA-Insured Mortgage Loan: The Corporation has issued tax-exempt obligations in order to fund underlying mortgage loans to cooperative housing developments. Each mortgage loan in this program is insured by the State of New York Mortgage Agency ("SONYMA").

(6) Rental Project; REMIC-Insured Mortgage Loan: The Corporation has issued tax-exempt bonds to finance a mortgage loan for a residential facility, and this mortgage loan is insured by REMIC.

(7) Senior Housing; Letter of Credit Enhanced: The Corporation has issued tax-exempt obligations to finance a mortgage loan for low-income senior housing, which obligations are secured by letters of credit issued by investment-grade rated commercial lending institutions.

(8) Military Housing Revenue Bond Program: The Corporation has issued taxable bonds to fund a loan for the development of housing for military personnel at a federal military base.

(9) Capital Fund Revenue Bond Program; FGIC-Insured Bonds: The Corporation has issued tax-exempt obligations in order to fund a loan to NYCHA to provide funds for modernization and to make improvements to numerous public housing projects owned by NYCHA. Scheduled payment of bond principal and interest is guaranteed by a municipal bond insurance policy issued by Financial Guaranty Insurance Company ("FGIC").

B. Housing Revenue Bond Program. Under its Housing Revenue Bond Program, the Corporation may issue bonds payable solely from and secured by the assets held under its General Resolution, adopted in 1993 and, as amended and supplemented, used for the ongoing issuance of bonds. Assets pledged to bondholders under the General Resolution include a pool of mortgage loans, some of which are construction loans (which pool contains FHA-insured mortgage loans, REMIC-insured mortgage loans, securities, other mortgage loans and participation interests in mortgage loans); the revenues received on account of all such loans and securities; and other assets pledged under such resolution and any supplemental resolution for a particular series of bonds. Certain of the projects, which secure a portion of the mortgage loans, receive the benefits of subsidy payments.

C. Liberty Bond Program. In accordance with Section 301 of the Job Creation and Worker Assistance Act of 2002, as amended, the Corporation has issued tax-exempt and taxable bonds, each secured by a letter of credit or Freddie Mac or Fannie Mae Credit Enhancement, to finance the development of multifamily housing within an area of lower Manhattan designated in such legislation as the "Liberty Zone".

D. Section 223(f) Refinancing Bond Program. Under this program, the Corporation acquired mortgages originally made by the City, obtained Federal insurance thereon and either sold the insured mortgages or issued its obligations secured by these insured mortgages and paid the net proceeds of the sale of such mortgages or issuance of obligations to the City. Each series of bonds issued under this program is secured by a mortgage loan insured by FHA pursuant to Section 223(f) of Title II of the National Housing Act of 1934. Debt service on each series of bonds is paid only from monies received on account of the applicable mortgage loan securing such series, including, with respect to certain projects, interest reduction subsidy payments received by the Corporation pursuant to Section 236 of the National Housing Act.

Changes in Bonds Payable

The summary of changes in Bonds Payable was as follows:

Bonds Payable outstanding at October 31, 2005	$4,607,370,000
Bond Issued	1,564,310,000
Bond Principal Retired	(1,020,043,000)
Deferred Bond Refunding Costs	(803,000)
Net Premium/Discount on Bonds Payable	(1,420,000)
Bonds Payable outstanding at October 31, 2006	5,149,414,000
Bond Issued	1,077,980,000
Bond Principal Retired	(329,566,000)
Deferred Bond Refunding Costs	933,000
Net Premium/Discount on Bonds Payable	(1,493,000)
Bonds Payable outstanding at October 31, 2007	**$5,897,268,000**

NOTES TO THE FINANCIAL STATEMENTS (continued)

Details of changes in HDC bonds payable for the year ended October 31, 2007 were as follows:

Description of Bonds as Issued	Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
(in thousands) *(variable rates cover fiscal year 2007)*					
MULTI-FAMILY BOND PROGRAM:					
Multi-Family Rental Housing Revenue Bonds - Rental Projects; Fannie Mae or Freddie Mac Enhanced					
1997 Series A Related-Carnegie Park Project—3.24% to 3.94% Variable Rate Bonds due upon demand through 2019	$ 66,800	—	—	66,800	—
1997 Series A Related-Monterey Project—3.40% to 3.94% Variable Rate Bonds due upon demand through 2019	104,600	—	—	104,600	—
1997 Series A Related-Tribeca Tower Project—3.32% to 4.04% Variable Rate Bonds due upon demand through 2019	55,000	—	—	55,000	—
1998 Series A Jane Street Development—3.25% to 3.99% Variable Rate Bonds due upon demand through 2028	16,450	—	—	16,450	—
1998 Series A One Columbus Place Project—3.25% to 4.00% Variable Rate Bonds due upon demand through 2028	142,300	—	—	142,300	—
1999 Series A & B West 43rd Street Project—3.25% to 5.27% Variable Rate Bonds due upon demand through 2029	52,020	—	(120)	51,900	—
1999 Series A Brittany Development Project—3.25% to 3.99% Variable Rate Bonds due upon demand through 2029	57,000	—	—	57,000	—
2000 Series A Related West 89th Street Development—3.32% to 3.94% Variable Rate Bonds due upon demand through 2029	53,000	—	—	53,000	—
2001 Series A Queenswood Refunding—3.18% to 3.90% Variable Rate Bonds due upon demand through 2031	10,800	—	—	10,800	—
2001 Series A & 2001 Series B (Federally Taxable) Related Lyric Development—3.25% to 5.60% Variable Rate Bonds due upon demand through 2031	89,500	—	(500)	89,000	—
2002 Series A James Tower Development—3.20% to 3.90% Variable Rate Bonds due upon demand through 2032	21,520	—	(215)	21,305	235
2002 Series A & 2002 Series B (Federally Taxable) The Foundry—3.25% to 5.60% Variable Rate Bonds due upon demand through 2032	56,500	—	(600)	55,900	600
2003 Series A Related-Sierra Development—3.25% to 4.00% Variable Rate Bonds due upon demand through 2033	56,000	—	—	56,000	—
2004 Series A West End Towers—3.25% to 4.00% Variable Rate Bonds due upon demand through 2034	135,000	—	—	135,000	—
2004 Series A & 2004 Series B (Federally Taxable) Related—Westport Development—3.55% to 5.60% Variable Rate Bonds due upon demand through 2034	124,000	—	—	124,000	600

Description of Bonds as Issued (in thousands) (variable rates cover fiscal year 2007)	Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
2005 Series A & 2005 Series B (Federally Taxable) Atlantic Court Apartments-3.25% to 5.70% Variable Rate Bonds due upon demand through 2035	$ 104,500	—	(700)	103,800	700
2005 Series A & 2005 Series B (Federally Taxable) The Nicole Development-3.28% to 5.60% Variable Rate Bonds due upon demand through 2035	65,000	—	(300)	64,700	500
2005 Series A & B Progress of People Development—3.30% to 4.00% Variable Rate Bonds due upon demand through 2008 and 3.50% to 4.95% Serial and Term Bonds maturing in varying installments through 2036	83,400	—	(735)	82,665	775
2006 Series A & B (Federally Taxable) Rivereast Apartments - 3.32% to 6.00% Variable Rate Bonds due upon demand through 2036	—	56,800	—	56,800	300
2006 Series A Seaview Towers - 3.70% to 4.75% Serial & Term Bonds maturing in varying installments through 2039	—	32,000	(395)	31,605	700
2007 Series A & 2007 Series B Ocean Gate Development—3.30% to 3.98% Variable Rate Bonds due upon demand through 2040 and 4.80% to 5.35% Term Bonds maturing in varying installment through 2025	—	48,500	—	48,500	605
Multi-Family Mortgage Revenue Bonds—Rental Projects; Fannie Mae or Freddie Mac Enhanced					
1995 Series A Columbus Apartments Development—3.24% to 3.94% Variable Rate Bonds maturing in varying installments through 2025	21,870	—	—	21,870	—
2001 Series A West 48th Street—3.25% to 3.99% Variable Rate Bonds due upon demand through 2034	20,000	—	—	20,000	—
2002 Series A First Ave Development—3.25% to 3.99% Variable Rate Bonds due upon demand through 2035	44,000	—	—	44,000	—
2004 Series A State Renaissance Court—3.32% to 4.00% Variable Rate Bonds due upon demand through 2037	35,200	—	—	35,200	—
2005 Series A 89 Murray Street Development—3.25% to 3.99% Variable Rate Bonds due upon demand through 2039	49,800	—	—	49,800	—
2006 Series A Linden Boulevard Apartments—3.90% to 4.75% Serial and Term Bonds maturing in varying installments through 2039	—	14,000	—	14,000	—
Multi-Family Mortgage Revenue Bonds—Rental Projects; Letter of Credit Enhanced					
2003 Series A (AMT) & 2003 Series B (Federally Taxable) 92nd & First Residential Tower—3.43% to 5.29% Variable Rate Bonds due upon demand through 2036	56,800	—	(56,800)	—	—
2003 Series A (AMT) & 2003 Series B (Federally Taxable) Related-Upper East—3.26% to 5.65% Variable Rate Bonds due upon demand through 2036	70,000	—	—	70,000	—
2004 Series A Manhattan Court Development—3.33% to 4.01% Variable Rate Bonds due upon demand through 2036	17,500	—	—	17,500	300
2004 Series A East 165th Street Development —3.33% to 4.01% Variable Rate Bonds due upon demand through 2036	7,665	—	—	7,665	—

Description of Bonds as Issued (in thousands) (variable rates cover fiscal year 2007)	Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
2004 Series A Aldus Street Apartments—3.43% to 3.93% Variable Rate Bonds due upon demand through 2037	$ 14,200	—	(6,100)	8,100	—
2004 Series A 941 Hoe Avenue Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2037	11,900	—	(5,240)	6,660	—
2004 Series A Peter Cintron Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2037	14,400	—	(6,560)	7,840	—
2004 Series A Parkview Apartments—3.30% to 4.00% Variable Rate Bonds due upon demand through 2036	12,605	—	(6,670)	5,935	—
2004 Series A Louis Nine Boulevard Apartments—3.30% to 4.00% Variable Rate Bonds due upon demand through 2037	9,500	—	(2,200)	7,300	—
2004 Series A Courtlandt Avenue Apartments—3.30% to 4.00% Variable Rate Bonds due upon demand through 2037	15,000	—	(7,095)	7,905	—
2004 Series A Ogden Avenue Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2037	10,500	—	(5,500)	5,000	—
2004 Series A Nagle Courtyard Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2037	9,000	—	(4,800)	4,200	—
2004 Series A Thessalonica Court Apartments —3.27% to 4.03% Variable Rate Bonds due upon demand through 2036	19,500	—	—	19,500	—
2004 Series A Brookhaven Apartments—3.27% to 4.03% Variable Rate Bonds due upon demand through 2036	9,100	—	—	9,100	—
2004 Series A Marseilles Apartments—3.19% to 3.96% Variable Rate Bonds due upon demand through 2034	13,325	—	(200)	13,125	200
2004 Series A West 61st Street Apartments—3.43% to 4.00% Variable Rate Bonds due upon demand through 2038	54,000	—	—	54,000	54,000
2005 Series A Morris Avenue Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2038	22,700	—	—	22,700	—
2005 Series A Vyse Avenue Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2038	9,650	—	(5,315)	4,335	—
2005 Series A 33 West Tremont Avenue Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2038	8,450	—	(4,960)	3,490	—
2005 Series A (AMT) & 2005 Series B (FederallyTaxable) 155 West 21 Street Apartments—3.30% to 5.82% Variable Rate Bonds due upon demand through 2038	42,700	—	—	42,700	42,700

NOTES TO THE FINANCIAL STATEMENTS (continued)

Description of Bonds as Issued *(in thousands)* *(variable rates cover fiscal year 2007)*		Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
2005 Series A 2007 LaFontaine Avenue Apartments—3.34% to 4.02% Variable Rate Bonds due upon demand through 2037	$	8,500	—	(4,675)	3,825	—
2005 Series A La Casa del Sol Apartments—3.27% to 4.03% Variable Rate Bonds due upon demand through 2037		12,800	—	—	12,800	—
2005 Series A 15 East Clarke Place Apartments—3.26% to 3.95% Variable Rate Bonds due upon demand through 2037		11,600	—	—	11,600	—
2005 Series A Ogden Avenue Apartments II—3.27% to 3.99% Variable Rate Bonds due upon demand through 2038		5,300	—	(2,800)	2,500	—
2005 Series A White Plains Courtyard Apartments—3.25% to 3.99% Variable Rate Bonds due upon demand through 2038		9,900	—	—	9,900	5,000
2005 Series A Highbridge Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2039		32,500	—	—	32,500	—
2005 Series A Urban Horizons II Development—3.27% to 4.03% Variable Rate Bonds due upon demand through 2038		19,600	—	—	19,600	—
2005 Series A The Schermerhorn Development—3.33% to 4.01% Variable Rate Bonds due upon demand through 2038		30,000	—	—	30,000	—
2005 Series A 1090 Franklin Avenue Apartments—3.25% to 4.01% Variable Rate Bonds due upon demand through 2037		6,200	—	(3,880)	2,320	—
2005 Series A Parkview II Apartments—3.25% to 4.00% Variable Rate Bonds due upon demand through 2037		10,900	—	—	10,900	—
2005 Series A Grace Towers Development—3.27% to 4.03% Variable Rate Bonds due upon demand through 2037		11,300	—	—	11,300	—
2005 Series A 270 East Burnside Avenue Apartments—3.26% to 3.95% Variable Rate Bonds due upon demand through 2039		13,000	—	—	13,000	—
2006 Series A Reverand Ruben Diaz Gardens Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2038		13,300	—	—	13,300	—
2006 Series A Villa Avenue Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2039		13,700	—	—	13,700	—
2006 Series A Granville Payne Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2039		12,250	—	—	12,250	—
2006 Series A Target V Apartments—3.27% to 4.03% Variable Rate Bonds due upon demand through 2038		7,200	—	—	7,200	—
2006 Series A Beacon Mews Development—3.26% to 3.95% Variable Rate Bonds due upon demand through 2039		23,500	—	—	23,500	—

Description of Bonds as Issued *(in thousands)* *(variable rates cover fiscal year 2007)*		Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
2006 Series A Bathgate Avenue Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2039	$	—	12,500	—	12,500	—
2006 Series A Granite Terrace Apartments—3.34% to 4.02% Variable Rate Bonds due upon demand through 2038		—	9,300	—	9,300	—
2006 Series A Intervale Gardens Apartments—3.34% to 4.02% Variable Rate Bonds due upon demand through 2038		—	8,100	—	8,100	—
2006 Series A Spring Creek Apartments I & II—3.25% to 3.99% Variable Rate Bonds due upon demand through 2039		—	24,000	—	24,000	—
2006 Series A 500 East 165th Street Apartments—3.25% to 3.99% Variable Rate Bonds due upon demand through 2039		—	17,810	—	17,810	—
2006 Series A 1405 Fifth Avenue Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2039		—	14,190	—	14,190	—
2006 Series A Pitt Street Residence—3.33% to 4.01% Variable Rate Bonds due upon demand through 2040		—	31,000	—	31,000	—
2006 Series A Markham Gardens Apartments—3.27% to 3.99% Variable Rate Bonds due upon demand through 2040		—	25,000	—	25,000	—
2007 Series A 550 East 170th Street Apartments—3.33% to 4.01% Variable Rate Bonds due upon demand through 2042		—	14,300	—	14,300	—
2007 Series A Susan's Court—3.25% to 3.95% Variable Rate Bonds due upon demand through 2039		—	24,000	—	24,000	—
2007 Series A The Dorado Apartments—3.25% to 3.92% Variable Rate Bonds due upon demand through 2040		—	8,750	—	8,750	—
2007 Series A The Plaza—3.33% to 4.01% Variable Rate Bonds due upon demand through 2039		—	30,000	—	30,000	—
2007 Series A Queens Family Courthouse Apartments—3.26% to 3.94% Variable Rate Bonds due upon demand through 2042		—	120,000	—	120,000	—
2007 Series A Boricua Village Apartments Site A-2 & Site C—3.30% to 3.95% Variable Rate Bonds due upon demand through 2042		—	28,300	—	28,300	—
Multi-Family Rental Housing Revenue Bonds—Rental Projects; Letter of Credit Enhanced						
2002 Series A (Federally Taxable) Chelsea Centro—4.80% to 5.60% Variable Rate Bonds due upon demand through 2033		81,400	—	(1,600)	79,800	1,600
Residential Revenue Bonds—Hospital Staff Housing; Letter of Credit Enhanced						
1993 Series A East 17th Street Properties—3.61% Variable Rate Term Bonds maturing in varying installments through 2023		29,000	—	(29,000)	—	—

Description of Bonds as Issued (in thousands) (variable rates cover fiscal year 2007)	Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
1993 Series A Montefiore Medical Center—3.23% to 3.90% Variable Rate Term Bonds maturing in varying installments through 2030	$ 8,000	—	(200)	7,800	200
2003 Series A The Animal Medical Center—4.25% to 5.50% Serial and Term Bonds maturing in varying installments through 2033	10,140	—	—	10,140	—
2005 Series A & 2005 Series B (Federally Taxable) Royal Charter Properties—3.40% to 5.70% Serial and Term Bonds maturing in varying installments through 2035	96,875	—	(1,425)	95,450	1,400
Mortgage Revenue Bonds—Cooperative Housing; SONYMA-Insured Mortgage Loan					
1994 Series A Maple Court Cooperative—6.22% Term Bonds maturing in varying installments through 2027	10,735	—	(240)	10,495	255
1996 Series A Maple Plaza Cooperative—6.08% Term Bonds maturing in varying installments through 2029	15,195	—	(295)	14,900	315
Multi-Family Mortgage Revenue Bonds—Rental Project; REMIC-Insured Mortgage Loan					
1996 Series A Barclay Avenue Development—5.75% to 6.60% Term Bonds maturing in varying installments through 2033	5,135	—	(75)	5,060	80
Multi-Family Mortgage Revenue Bonds—Senior Housing; Letter of Credit Enhanced					
2000 Series A 55 Pierrepont Development—3.25% to 3.93% Variable Rate Bonds due upon demand through 2031	4,700	—	(100)	4,600	—
Sub-Total Multi-Family Bond Program	**$ 2,395,485**	**518,550**	**(159,295)**	**2,754,740**	**111,065**
MILITARY HOUSING REVENUE BOND PROGRAM					
2004 Series A Class I & II Fort Hamilton Housing LLC Project—5.60% to 6.72% Term Bonds maturing in varying installments through 2049	47,545	—	—	47,545	125
Total Multi-Family Bond Program	**$ 2,443,030**	**518,550**	**(159,295)**	**2,802,285**	**111,190**
HOUSING REVENUE BOND PROGRAM					
Multi-Family Housing Revenue Bonds - Under the Corporation's General Resolution, assets pledged to bondholders include a pool of mortgage loans.					
1995 Series A Multi-Family Housing Revenue Bond Program—3.50% to 5.60% Serial Bonds maturing in varying installments through 2007	265	—	(240)	25	25
1996 Series A Multi-Family Housing Revenue Bond Program—3.60% to 5.625% Serial and Term Bonds maturing in varying installments through 2012	11,755	—	(1,710)	10,045	10,045
1997 Series C (Federally Taxable) Multi-Family Housing Revenue Bond Program—6.73% Term Bonds maturing in varying installments through 2011	15,250	—	(2,660)	12,590	4,955

Description of Bonds as Issued (in thousands) (variable rates cover fiscal year 2007)	Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
1998 Series A (Federally Taxable) Multi-Family Housing Revenue Bond Program—6.84% Term Bonds maturing in varying installments through 2030	$ 53,300	—	(1,000)	52,300	1,100
1998 Series B Multi-Family Housing Revenue Bond Program—3.75% to 5.25% Serial and Term Bonds maturing in varying installments through 2031	19,850	—	(375)	19,475	395
1999 Series A-1 Multi-Family Housing Revenue Bond Program—5.83% to 6.06% Term Bonds maturing in varying installments through 2022	33,300	—	(3,000)	30,300	3,100
1999 Series B-2 (Federally Taxable) Multi-Family Housing Revenue Bond Program—6.83% to 7.32% Term Bonds maturing in varying installments through 2022	26,000	—	(1,000)	25,000	1,100
1999 Series C Multi-Family Housing Revenue Bond Program—4.40% to 5.70% Serial and Term Bonds maturing in varying installments through 2031	3,320	—	(95)	3,225	100
1999 Series D Multi-Family Housing Revenue Bond Program—3.75% to 5.50% Serial and Term Bonds maturing in varying installments through 2019	6,470	—	(6,470)	—	—
1999 Series E Multi-Family Housing Revenue Bond Program—4.40% to 6.25% Serial and Term Bonds maturing in varying installments through 2036	9,720	—	(110)	9,610	115
2000 Series B (Federally Taxable) Multi-Family Housing Revenue Bond Program—7.79% Term Bonds maturing in varying installments through 2032	23,900	—	(300)	23,600	400
2001 Series A Multi-Family Housing Revenue Bond Program—3.70% to 5.60% Serial and Term Bonds maturing in varying installments through 2042	29,410	—	(255)	29,155	265
2001 Series C-2 Multi-Family Housing Revenue Bond Program—2.85% to 5.40% Serial and Term Bonds maturing in varying installments through 2033	16,965	—	(290)	16,675	305
2002 Series A (AMT) Multi-Family Housing Revenue Bond Program—2.20% to 5.50% Serial and Term Bonds maturing in varying installments through 2034	34,745	—	(570)	34,175	595
2002 Series B (AMT) Multi-Family Housing Revenue Bond Program—2.20% to 5.50% Serial and Term Bonds maturing in varying installments through 2032	6,790	—	(125)	6,665	135
2002 Series C (Federally Taxable) Multi-Family Housing Revenue Bond Program—5.558% to 5.579% Variable Rate Term Bonds maturing in varying installments through 2034	48,315	—	(545)	47,770	585
2002 Serial E-2 (AMT) Multi-Family Housing Revenue Bond Program—2.00% to 5.20% Serial and Term Bonds maturing in varying installments through 2034	18,675	—	(325)	18,350	335
2002 Series F (AMT) Multi-Family Housing Revenue Bond Program—2.00% to 5.20% Serial and Term Bonds maturing in varying installments through 2032	4,435	—	(85)	4,350	90
2003 Series A (Auction Rate) Multi-Family Housing Revenue Bond Program—3.20% to 4.25% Variable Rate Term Bonds maturing in varying installments through 2025	20,095	—	(6,050)	14,045	525

Description of Bonds as Issued (in thousands) (variable rates cover fiscal year 2007)	Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
2003 Series B-1 & B-2 (AMT) Multi-Family Housing Revenue Bond Program—2.00% to 4.6% Serial and Term Bonds maturing in varying installments through 2036	$ 32,685	—	(3,600)	29,085	720
2003 Series E-2 (AMT) Multi-Family Housing Revenue Bond Program—2.25% to 5.05% Serial and Term Bonds maturing in varying installments through 2036	28,690	—	(200)	28,490	405
2004 Series A Multi-Family Housing Revenue Bond Program—1.85% to 5.25% Serial and Term Bonds maturing in varying installments through 2030	142,490	—	(3,220)	139,270	3,320
2004 Series B-1 & B-2 (AMT) Multi-Family Housing Revenue Bond Program—2.00% to 5.30% Serial and Term Bonds maturing in varying installments through 2036	35,945	—	(13,590)	22,355	115
2004 Series C-2 (Federally Taxable) Multi-Family Housing Revenue Bond Program—5.52% to 6.34% Serial and Term Bonds maturing in varying installments through 2036	47,910	—	(20)	47,890	25
2004 Series E-1 (Non-AMT) Multi-Family Housing Revenue Bond Program—4.95% Term Bonds maturing in 2033	39,595	—	—	39,595	—
2004 Series E-2 (Federally Taxable) Multi-Family Housing Revenue Bond Program—5.75% Term Bonds maturing in 2024	8,980	—	—	8,980	—
2004 Series F (Federally Taxable) Multi-Family Housing Revenue Bond Program—3.68% to 5.70% Serial and Term Bonds maturing in varying installments through 2035	33,970	—	(910)	33,060	1,835
2004 Series G (Federally Taxable) Multi-Family Housing Revenue Bond Program—5.63% Term Bonds maturing in 2029	10,560	—	(55)	10,505	60
2004 Series H (AMT) Multi-Family Housing Revenue Bond Program—2.70% to 5.25% Serial and Term Bonds maturing in varying installments through 2046	9,360	—	(85)	9,275	85
2004 Series I-1 & I-2 (AMT) Multi-Family Housing Revenue Bond Program—2.50% to 5.20% Serial and Term Bonds maturing in varying installments through 2038	26,440	—	(535)	25,905	310
2004 Series J (Federally Taxable) Multi-Family Housing Revenue Bond Program—2.95% to 5.70% Serial and Term Bonds maturing in varying installments through 2038	26,895	—	(970)	25,925	1,005
2005 Series A-1 (Non-AMT) Multi-Family Housing Revenue Bond Program—4.50% to 4.60% Term Bonds maturing in 2027 and 2035, respectively	9,735	—	—	9,735	—
2005 Series B (Federally Taxable) (Auction Rate) Multi-Family Housing Revenue Bond Program—4.92% to 5.807% Variable Rate Bonds due upon demand through 2037	48,825	—	(300)	48,525	300
2005 Series C & D (AMT) Multi-Family Housing Revenue Bond Program—3.10% to 4.80% Serial and Term Bonds maturing in varying installments through 2047	30,160	—	—	30,160	7,500
2005 Series E (AMT) Multi-Family Housing Revenue Bond Program—2.90% to 4.75% Serial and Term Bonds maturing in varying installments through 2035	3,900	—	(130)	3,770	180
2005 Series F-1 (Non-AMT) Multi-Family Housing Revenue Bond Program—4.65% to 4.75% Term Bonds maturing in 2025 and 2035, respectively	65,410	—	—	65,410	—

Description of Bonds as Issued (in thousands) (variable rates cover fiscal year 2007)	Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
2005 Series F-2 (Federally Taxable) Multi-Family Housing Revenue Bond Program—4.66% to 5.43% Term Bonds maturing in 2010 and 2017, respectively	$ 78,730	—	(5,290)	73,440	5,545
2005 Series G (Non-AMT) Multi-Family Housing Revenue Bond Program—3.35% to 4.35% Serial and Term Bonds maturing in varying installments through 2018	4,840	—	(220)	4,620	325
2005 Series H (AMT) (Auction Rate) Multi-Family Housing Revenue Bond Program—3.60% to 4.25% Variable Rate Term Bonds maturing in 2040	30,100	—	(30,100)	—	—
2005 Series I (Federally Taxable) (Auction Rate) Multi-Family Housing Revenue Bond Program—5.197% to 5.80% Variable Rate Term Bonds maturing in 2036	3,445	—	(50)	3,395	45
2005 Series J-1 (Non-AMT) Multi-Family Housing Revenue Bond Program—4.65% to 4.85% Term Bonds maturing in 2036	20,495	—	—	20,495	—
2005 Series K (AMT) Multi-Family Housing Revenue Bond Program—3.60% to 5.00% Serial and Term Bonds maturing in varying installments through 2037	12,730	—	—	12,730	60
2005 Series L (AMT) Multi-Family Housing Revenue Bond Program—3.85% to 5.05% Serial and Term Bonds maturing in varying installments through 2039	37,145	—	—	37,145	—
2006 Series A (Federally Taxable) Multi-Family Housing Revenue Bond Program—6.42% Term Bonds maturing in 2027	306,100	—	(56,860)	249,240	10,730
2006 Series B (AMT) Multi-Family Housing Revenue Bond Program—5.35% Term Bonds due upon demand through 2049	—	31,900	—	31,900	—
2006 Series C (AMT) Multi-Family Housing Revenue Bond Program—4.15% to 5.125% Serial and Term Bonds maturing in varying installments through 2040	81,635	—	(1,960)	79,675	3,100
2006 Series D-1 (Non-AMT) & 2006 Series D-2 (Federally Taxable) (Auction Rate) Multi-Family Housing Revenue Bond Program—5.20% to 5.80% Periodic Auction Rate Term Bonds and 4.95% Term Bonds maturing in 2026 and 2036, respectively	10,005	—	(175)	9,830	7,320
2006 Series E (Federally Taxable) (Auction Rate) Multi-Family Housing Revenue Bonds Program—5.20% to 5.85% Periodic Auction Rate Term Bonds maturing in 2036	27,685	—	—	27,685	140
2006 Series F (Federally Taxable) (Auction Rate) Multi-Family Housing Revenue Bonds Program—5.20% to 5.80% Periodic Auction Rate Term Bonds maturing in 2040	2,655	—	—	2,655	10
2006 Series G-1 (AMT) & 2006 Series G-2 (AMT) (Auction Rate) Multi-Family Housing Revenue Bonds Program—3.55% to 4.90% Periodic Auction Rate Term Bonds and 3.80% to 4.875% Serial and Term Bonds maturing in varying installments in 2011 and 2039, respectively	—	43,390	—	43,390	—
2006 Series H-1 (AMT) & 2006 Series H-2 (AMT) Multi-Family Housing Revenue Bonds Program—3.85% to 4.70% Serial and Term Bonds and 3.95% Serial Bonds maturing in varying installments in 2040 and 2010, respectively	—	80,185	—	80,185	—

Description of Bonds as Issued (in thousands) (variable rates cover fiscal year 2007)		Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
2006 Series I (Federally Taxable) Multi-Family Housing Revenue Bonds Program—5.33% to 5.96% Term Bonds maturing in varying installments through 2040	$	—	6,700	—	6,700	—
2006 Series J-1 (AMT) (Auction Rate) Multi-Family Housing Revenue Bonds Program—3.80% to 4.80% Auction Rate Term Bonds maturing in 2040		—	100,000	—	100,000	—
2006 Series J-2A (AMT), J-2B (AMT, Auction Rate) & J-2C (AMT) Multi-Family Housing Revenue Bonds Program—J-2A & J-2C with 3.95% to 5.20% Serial and Term bonds and 3.80% to 4.90% J-2B Periodic Auction Rate Term Bonds all maturing in varying installments through 2040		—	54,475	—	54,475	—
2007 Series A (Federally Taxable) Multi-Family Housing Revenue Bonds Program—5.26% to 5.52% Term Bonds maturing in varying installments through 2041		—	25,690	—	25,690	—
2007 Series B-1 (AMT) & 2007 Series B-2 (AMT) (Auction Rate) Multi-Family Housing Revenue Bonds Program—4.40% to 5.25% Serial And Term Bonds and 3.80% to 4.75% Auction Rate Term Bonds maturing in varying installments through 2045 and 2015, respectively		—	88,950	—	88,950	—
2007 Series C (Federally Taxable) Multi-Family Housing Revenue Bonds—6.02% to 6.56% Term Bonds maturing in varying installments through 2040		—	5,370	—	5,370	—
2007 Series D (Federally Taxable) Multi-Family Housing Revenue Bonds—5.95% Terms Bonds maturing in varying installment through 2039		—	28,265	—	28,265	—
Multi-Family Secured Mortgage Revenue Bonds						
2005 Series A-1 Multi-Family Secured Mortgage Revenue Bonds Program—5.65% Term Bonds due upon demand through 2031		6,165	—	(40)	6,125	45
2005 Series A-2 Multi-Family Secured Mortgage Revenue Bonds Program—6.32% Term Bonds due upon demand through 2037		—	4,505	—	4,505	40
Total Housing Revenue Bond Program	**$**	**1,605,840**	**469,430**	**(143,515)**	**1,931,755**	**67,390**
LIBERTY BOND PROGRAM						
Multi-Family Mortgage Revenue Bonds						
2005 Series A 90 Washington Street—3.45% to 4.00% Variable Rate Bonds due upon demand through 2035		74,800	—	—	74,800	—
2005 Series A & B (Federally Taxable) The Crest—3.23% to 5.60% Variable Rate Bonds due upon demand through 2036		143,800	—	(100)	143,700	300
2006 Series A & B (Federally Taxable) 90 West Street—3.23% to 5.75% Variable Rate Bonds due upon demand through 2036		112,000	—	—	112,000	—
2006 Series A & B (Federally Taxable) 2 Gold Street—3.50% to 6.00% Variable Rate Bonds due upon demand through 2036		216,700	—	(800)	215,900	900

Description of Bonds as Issued (in thousands) (variable rates cover fiscal year 2007)		Balance at Oct. 31, 2006	Issued	Retired	Balance at Oct. 31, 2007	Amount Due Within 1 Year
2006 Series A & B (Federally Taxable) 20 Exchange Place—3.25% to 5.65% Variable Rate Bonds due upon demand through 2039	$	210,000	—	—	210,000	—
2006 Series A & B (Federally Taxable) 201 Pearl Street—3.23% to 5.82% Variable Rate Bonds due upon demand through 2041		—	90,000	—	90,000	—
Total Liberty Bond Program	**$**	**757,300**	**90,000**	**(900)**	**846,400**	**1,200**
SECTION 223(f) REFINANCING BOND PROGRAM						
Multi-Family Housing Bond Program—6.50% to 7.25% Bonds maturing in varying installments through 2019		67,737	—	(16,871)	50,866	4,017
Total Section 223(f) Refinancing Bond Program	**$**	**67,737**	**—**	**(16,871)**	**50,866**	**4,017**
CAPITAL FUND PROGRAM REVENUE BOND [New York City Housing Authority ("NYCHA")]						
2005 Series A Capital Fund Program—3.00% to 5.00% Serial and Term Bonds maturing in varying installments through 2025		274,795	—	(8,985)	265,810	9,355
Total Capital Fund Program Revenue Bonds	**$**	**274,795**	**—**	**(8,985)**	**265,810**	**9,355**
Total Bonds Payable Prior to Net Premium (Discount) on Bonds Payable and Deferred Bond Refunding Costs		5,148,702	1,077,980	(329,566)	5,897,116	193,152
Net Premium (Discount) on Bonds Payable		16,216	—	(1,493)	14,723	(21)
Deferred Bond Refunding Costs		(15,504)	—	933	(14,571)	—
Total Bonds Payable (Net)	**$**	**5,149,414**	**1,077,980**	**(330,126)**	**5,897,268**	**193,131**

Interest on the Corporation's variable rate debt is based on the Securities Industry and Financial Markets Association ("SIFMA") rate, and is reset daily and weekly.

BONDS ISSUED IN FISCAL YEAR 2007

(A) New York City Housing Development Corporation

On November 1, 2006, 2006 Series G-1 & G-2 Multi-Family Housing Revenue Bonds were issued. The fixed rate 2006 Series G-1 (AMT) bonds and 2006 Series G-2 (Auction Rate) bonds were issued in the amounts of $25,665,000 and $17,725,000 respectively. The bonds are being issued to finance construction and/or permanent mortgage loans for the acquisition and rehabilitation or construction of certain developments.

On November 14, 2006, the variable rate 2006 Series A & B (Federally Taxable) Multi-Family Mortgage Revenue Bonds were issued in the amount of $90,000,000 to finance a mortgage loan in the borough of Manhattan, New York to pay a portion of the costs of construction and equipping a multi-family rental housing facility.

On November 21, 2006, the variable rate 2006 Series A Multi-Family Mortgage Revenue Bonds were issued in the amount of $12,500,000 to finance a mortgage loan for construction costs in the borough of the Bronx, New York.

On December 1, 2006, the variable rate 2006 Series A Multi-Family Mortgage Revenue Bonds (Granite Terrace Apartments) were issued in the amount of $9,300,000 to finance a mortgage loan in order to refinance a project located in the Bronx, New York.

On December 1, 2006 variable rate 2006 Series A Multi-Family Mortgage Revenue Bonds (Intervale Gardens Apartments) were issued in the amount of $8,100,000 to finance a mortgage loan in order to refinance a project in the borough of the Bronx, New York.

On December 7, 2006, the variable rate 2006 Series A & B (Federally Taxable) Multi-Family Rental Housing Revenue Bonds (Rivereast Apartments) were issued in the amount of $56,800,000 to finance a mortgage loan to refinance a project located in Manhattan, New York.

On December 12, 2006, the variable rate 2006 Series A Multi-Family Mortgage Revenue Bonds (Spring Creek Apartments I and II) were issued in the amount of $24,000,000 to finance a mortgage loan for a project located in Brooklyn, New York, and to pay certain other related costs.

On December 14, 2006, the variable rate 2006 Series A Multi-Family Mortgage Revenue Bonds (500 East 165th Street Apartments) were issued in the amount of $17,810,000 to finance a mortgage loan for the purpose of acquiring, constructing and equipping a multi-family rental housing development in the Bronx, New York.

On December 20, 2006 the fixed rate 2006 Series A Multi-Family Rental Housing Revenue Bonds (Seaview Towers) were issued in the amount of $32,000,000 to finance a mortgage loan for a portion of the cost of the acquisition and rehabilitation of a project located in the borough of Queens, New York.

On December 21, 2006, the fixed rate 2006 Series H-1, H-2 & I (Federally Taxable) Multi-Family Housing Revenue Bonds were issued in the amount of $86,885,000 to finance construction and/or permanent loans for the acquisition and rehabilitation or construction of certain developments.

On December 21, 2006, the variable rate 2006 Series J-1 (AMT) Multi-Family Housing Revenue Bonds were issued in the amount of $100,000,000 to finance a construction and permanent mortgage loan for the construction of a certain development.

On December 21, 2006, 2006 Series J-2 Multi-Family Housing Revenue Bonds were issued in the amount of $54,475,000. These Bonds were remarketed and delivered on three issues. On April 26, 2007, the 2006 Series J-2A (AMT) bonds in the amount of $10,900,000 and the 2006 Series J-2B (AMT) (Auction Rate) bonds in the amount of $25,650,000 were remarketed. On June 27, 2007, the 2006 Series J-2C (AMT) bonds in the amount of $17,925,000 were remarketed. These bonds were issued to finance construction and/or permanent mortgage loans for the acquisition and rehabilitation or construction of certain developments.

On December 28, 2006, the variable rate 2006 Series A Multi-Family Mortgage Revenue Bonds (1405 Fifth Avenue Apartments) were issued in the amount of $14,190,000 to finance a mortgage loan for a project located in Manhattan, New York, and to pay certain other related costs.

On December 28, 2006, the variable rate 2006 Series A Multi-Family Mortgage Revenue Bonds (Pitt Street Residence) were issued in the amount of $31,000,000 to finance a construction mortgage loan to pay a portion of the costs of acquiring, constructing and equipping a multi-family housing facility in Manhattan, New York.

On December 28, 2006, the fixed rate 2006 Series A Multi-Family Mortgage Revenue Bonds (Linden Boulevard Apartments) were issued in the amount of $14,000,000 to finance a mortgage loan for a portion of the costs of acquiring, rehabilitating and equipping a multi-family rental housing facility located in Queens, New York.

On December 28, 2006, the variable rate 2006 Series A Multi-Family Mortgage Revenue Bonds (Markham Gardens Apartments) were issued in the amount of $25,000,000 to finance a mortgage loan to pay certain other related costs for a project located in the borough of Staten Island, New York.

On March 22, 2007, the fixed rate 2007 Series A (Federally Taxable) Multi-Family Housing Revenue Bonds were issued in the amount of $25,690,000 to finance construction and permanent mortgage loans for the construction of certain developments.

On May 11, 2007, the variable rate 2007 Series A Multi-Family Mortgage Revenue Bonds (550 East 170th Street Apartments) were issued in the amount of $14,300,000 to finance a mortgage loan to pay a portion of the costs of acquiring, constructing and equipping a multi-family rental housing development located in the Bronx, New York and to pay certain other related costs.

On May 16, 2007, the variable rate 2007 Series A Multi-Family Mortgage Revenue Bonds (Susan's Court) were issued in the amount of $24,000,000 to finance a mortgage loan to pay a portion of the costs of acquiring, constructing and equipping a multi-family rental housing facility located in Manhattan, New York and to pay certain other related costs.

On June 7, 2007, the variable rate 2007 Series A Multi-Family Mortgage Revenue Bonds (The Dorado Apartments) were issued in the amount of $8,750,000 to finance a mortgage loan to pay a portion of the costs of acquiring, constructing and equipping a multi-family rental housing development located in the Bronx, New York and to pay certain other related costs.

On June 20, 2007, the variable rate 2007 Series A Multi-Family Mortgage Revenue Bonds (The Plaza) were issued in the amount of $30,000,000 to finance a mortgage loan to pay a portion of the costs of acquiring and rehabilitating multi-family rental housing facilities located in Brooklyn, New York, and to pay certain other related costs.

On June 26, 2007, the variable rate 2007 Series A Multi-Family Mortgage Revenue Bonds (Queens Family Courthouse Apartments) were issued in the amount of $120,000,000 to finance a mortgage loan to pay a portion of the costs of constructing and equipping a multi-family rental housing facility, retail space and certain related facilities, all located in Queens, New York, and to pay certain other related costs.

On June 27, 2007, three Multi-Family Housing Revenue Bonds series were issued in the amount totaling $94,320,000. The 2007 Series B-1 (AMT) (Fixed Rate) bonds in the amount of $34,610,000, the 2007 Series B-2 (AMT) (Auction Rate) bonds in the amount of $54,340,000 and the 2007 Series C (Federally Taxable) (Fixed Rate) in the amount of $5,370,000 were issued. These bonds were issued and combined with other available monies to finance construction and/or permanent mortgage loans for the acquisition and rehabilitation and/or construction of certain developments.

On June 28, 2007, the fixed rate 2006 Series B (AMT) Multi-Family Housing Revenue Bonds were issued in the amount of $31,900,000 to refund the Corporation's 2005 Series H Multi-Family Housing Revenue Bonds, and the proceeds were used to finance a mortgage loan.

On August 1, 2007, the fixed rate 2005 Series A-2 Multi-Family Secured Mortgage Revenue Bonds were issued in the amount of $4,505,000 to finance permanent mortgage loans for certain newly constructed developments.

On August 22 2007, the variable rate 2007 Series A and the fixed rate 2007 Series B Multi-Family Rental Housing Revenue Bonds (Ocean Gate Development) were issued in the amount of $48,500,000. The 2007 Series A in the amount of $32,530,000 and the 2007 Series B in the amount of $15,970,000 were used to finance a mortgage loan to pay a portion of the costs of acquiring and rehabilitating a certain multi-family rental housing development located in Brooklyn, New York.

On September 28, 2007, the variable rate 2007 Series A Multi-Family Mortgage Revenue Bonds were issued in the amount of $28,300,000. Both the 2007 Series A (Boricua Village Apartments Site A-2) in the amount of $11,000,000 and the 2007 Series A (Boricua Village Apartments Site C) in the amount of $17,300,000 were issued to finance a mortgage loan for a project located in the Bronx, New York and to pay certain other related costs.

On September 28, 2007, the fixed rate 2007 Series D (Federally Taxable) Multi-Family Housing Revenue Bonds were issued in the amount of $28,265,000 to finance construction and permanent mortgage loans for the construction of certain developments.

All the bonds of the programs listed above are subject to redemption. Certain issues are also subject to special redemption provisions. The parameters under which the redemptions may occur are set forth in the respective bond resolutions.

The Corporation sold several series of bonds in fiscal year 2005 and one bond series in fiscal year 2006 for future delivery. These bonds are not legally issued until the delivery date. The $4,505,000 Multi-Family Secured Mortgage Revenue Bonds, 2005 Series A-2, were contracted to be delivered on August 1, 2007 and were so delivered. The $3,465,000 Multi-Family Secured Mortgage Revenue Bonds, 2005 Series B, are contracted to be delivered on January 14, 2008 or a later date to be determined. During fiscal year 2006, the Corporation sold $31,900,000 of its Multi-Family Housing Revenue Bonds, 2006 Series B (AMT) bonds. The bonds were contracted to be delivered on June 28, 2007 and were so delivered. Under certain limited circumstances, if the Corporation fails to make such deliveries, financial penalties may be incurred.

Since fiscal year 2005, the Corporation has defeased several series of bonds. The table below lists those series as well as the amount outstanding as of October 31, 2007. These bonds are held with an escrow agent.

Detail of Defeased Bonds Outstanding

as of October 31, 2007:

Bond issues	Date Defeased	Amount Defeased	Bonds Outstanding 10/31/07
2003 Series C Multi-Family Housing Revenue Bond	April 3, 2006	$ 4,175,000	$ 3,685,000
2004 Series D Multi-Family Housing Revenue Bond	October 24, 2006	18,000,000	18,000,000
2004 Series E-2 Multi-Family Housing Revenue Bond	October 24, 2006	19,720,000	19,720,000
Total		**$ 41,895,000**	**$ 41,405,000**

Future Debt Service

Required debt payments by the Corporation for the next five years and thereafter are as follows:

Year Ending October 31, *(in thousands)*	Principal	Interest	Total
2008	$ 193,152	243,804	436,956
2009	101,004	240,928	341,932
2010	120,849	236,273	357,122
2011	115,216	230,817	346,033
2012	81,806	225,966	307,772
2013 - 2017	430,418	1,070,170	1,500,588
2018 - 2022	633,571	939,553	1,573,124
2023 - 2027	455,485	815,175	1,270,660
2028 - 2032	1,200,915	587,066	1,787,981
2033 - 2037	1,376,140	366,449	1,742,589
2038 - 2042	1,156,765	112,557	1,269,322
2043 - 2047	21,845	6,480	28,325
2048 - 2052	9,950	821	10,771
Total	**$ 5,897,116**	**5,076,059**	**10,973,175**

Changes in Long Term Liabilities

Long term liability activities for the year ended October 31, 2007, are as follows

Descriptions *(in thousands)*	Balance at Oct. 31, 2006	Additions	Deductions	Balance at Oct. 31 2007	Due Within 1 Year
Bonds Payable, (net)	$ 5,149,414	1,077,980	(330,126)	5,897,268	193,131
Payable to The City of New York	795,736	101,397	(115,557)	781,576	1,835
Payable to Mortgagors & Restricted Earnings	253,136	196,005	(173,377)	275,764	77,514
Other	167,807	292,132	(270,408)	189,531	64,558
Total	**$ 6,366,093**	**1,667,514**	**(889,468)**	**7,144,139**	**337,038**

Note 10: Consultant's Fees

The fees paid by the Corporation for legal, accounting and consulting services in fiscal year 2007 for HDC include $60,737 to the Law Offices of Epstein, Becker & Green and $29,903 to Anderson Kill & Olick. Auditing fees of $162,500 were paid to Ernst & Young LLP. Fees of $36,800 for actuarial services were paid to Buck Consultant LLC. The Corporation paid consulting fees in the amount of $107,700 to Quest America Inc.; $101,940 to Deepa Goel; $59,912 to Grubard Marketing; $58,867 to Carlton Architecture PC; $57,065 to Irene Yau; $44,867 to Hawkins Delafield & Wood LLP; $28,211 to Cristo Rey New York High School; $10,730 to the Law Offices of Allen E. Kayes PC; $8,539 to Maria Guarascio; $7,440 to Nadia Wilkinson; $2,400 to Insurance Advisors LLC; $1,500 to Larry Raccioppo; $1,230 to Accurint; $1,200 to the Law Offices of Arnold N. Kriss; $517 to Kelly Ricciardi; $236 to MetroProof, and $95 to Coloredge Visual.

In addition, the Corporation paid legal, accounting and consulting fees for services provided in connection with bond financings which have been reimbursed either from bond proceeds or from project developers. Fees of $1,747,746 to Hawkins Delafield & Wood LLP; $70,750 to Dorsey & Whitney LLP; $58,000 to Ernst & Young LLP; $17,745 to Goldman Sachs; $13,424 to Merrill Lynch, Pierce, Fenner & Smith; $10,000 to LeBoeuf, Lamb, Greene & Macrae; $7,214 to B.C. Zeigler & Company and $1,500 to Samuel Klein & Company.

Note 11: Payable to The City of New York

(A) New York City Housing Development Corporation

Since fiscal year 2002, the Corporation has entered into various agreements with the City whereby HDC sold bonds and used the bond proceeds to purchase from the City interests in various mortgage loans and pools of mortgage loans, and, in fiscal years 2005 and 2006, HDC originated second mortgage loans in which it sold a residual interest to the City. Cash flow derived from these loan interests is pledged to the repayment of the related HDC bonds. At such time as these HDC bonds are retired, ownership of the associated loan interests transfers to the City. Therefore, to the extent to which such interests exceed the amount of the related bonds, the excess is reported as payable to the City.

In fiscal years 2002 and 2003, the Corporation issued its Multi-Family Mortgage Revenue Bonds, 2002 Series D and Multi-Family Mortgage Revenue Bonds, 2003 Series D. In each case, HDC used the bond proceeds to purchase from the City a 100% participation interest in the cash flow of a portfolio of mortgage loans and a 100% participation interest in the cash flows of a loan pool securitized by the City in 1996 and known as the Sheridan Trust II. As noted in Note 6: "Loan Participation Interest Receivable", the 2002 Series D and 2003 Series D bonds were substantially over-collateralized by their respective total loan assets. Due to over-collateralization of these bonds, to recapitalize the underlying loan portfolio, in April 2006, by mutual agreement with the City, the Corporation issued the 2006 Series A bonds to refinance the 2002 Series D and 2003 Series D bonds. At October 31, 2007, the Corporation's payable to the City relating to its 2006 Series A bonds was $320,868,000.

The Corporation has completed numerous transactions as part of its Mitchell-Lama Restructuring Program, an affordable housing preservation program. During fiscal years 2005 and 2006, through the issuance of Multi-Family Housing Revenue Bonds, 2004 Series D, 2004 Series E-1, 2004 Series E-2, 2005 Series A-1, 2005 Series A-2, 2005 Series F-1, 2005 Series F-2, 2005 Series J-1, 2005 Series J-2, 2006 Series D-1 and 2006 Series D-2 (collectively, "Mitchell-Lama Restructuring Bonds"), HDC funded, in addition to various new first and second mortgage loans, the acquisition of participation interests in City-owned second mortgages and associated cash flows. As long as any Mitchell-Lama Restructuring Bonds are outstanding, all cash flows from the purchased interests must be applied to debt service on such bonds. Once all such bonds are retired, HDC's participation interests revert to the City. HDC also sold to the City a residual interest in the second mortgage loans the Corporation originated. These loans also transfer to the City when the bonds are retired. At October 31, 2007, the Corporation's payable to the City under the Mitchell-Lama Restructuring Bonds program was $307,309,000.

In fiscal year 2007, the Corporation issued the Multi-Family Rental Housing Bond (Seaview Towers), 2006 Series A. The Corporation entered into a Purchase and Sale Agreement with the City in which HDC had paid $10,315,000 to acquire a second mortgage loan from the City and the City paid HDC $156,000 for the residual interest in the second mortgage loan. Upon retirement of all of the Mitchell-Lama Restructuring bonds, the residual interest in the second mortgage loan will revert back to the City of New York. At October 31, 2007, the Corporation's payable to the City under this agreement was $10,404,000.

The City's Department of Housing Preservation and Development ("HPD") acts as the regulatory agency for the Multi-Family Housing Revenue Bond 1996 Series A program mortgage, and as such, receives servicing fees from HDC. At October 31, 2007, the servicing fees payable to HPD under the 1996 Series A Housing Revenue Bond Program were $5,000.

The Corporation also administers construction loans on behalf of HPD, using funds provided by HPD. All such funds are the property of HPD and are thus reported as due to the City in the Corporation's financial statements. At October 31, 2007, the related payable to the City was $142,990,000.

(B) Housing Assistance Corporation

Funding for HAC was received through the City in 1985. All of HAC's assets, after repayment of HDC advances to HAC and if unused for HAC purposes, will revert back to the City. At October 31, 2007, total resources payable to the City amounted to $61,412,000. The resources held for the City are primarily the mortgage loans described in Note 4, "Mortgage Loans," and the investments held to fund tenant assistance payments.

Note 12: Retirement Programs

The Corporation is a participating employer in the New York City Employees' Retirement System ("NYCERS"), a cost sharing multi-employer plan, of which 67 employees of the Corporation are members. The Corporation made contributions to NYCERS of $573,453, $332,088 and $377,110 during fiscal years 2007, 2006 and 2005, respectively. Copies of NYCERS' financial statements can be obtained by writing to 335 Adams Street, Suite 2300, Brooklyn, NY 11201-3751.

The Corporation also offers its employees the option of participating in a Tax Sheltered Annuity Plan which prior to July 1, 2007 was managed by The Equitable Life Assurance Society of the United States. Effective July 1, 2007, this plan is managed by Wachovia Bank, N.A. as an alternate or supplemental retirement plan under Section 403(b) of the Internal Revenue Code. The Internal Revenue Service has approved the Corporation as an entity which can provide this type of plan to its employees. The majority of the Corporation's employees participate in this plan.

Note 13: Postemployment Benefits Other Than Pension

The Corporation sponsors a single employer health care plan that provides postemployment medical benefits for eligible retirees and their spouses. The Corporation does not issue a publicly available financial report for the plan.

Benefit provisions for the plan are established and amended by actions taken by HDC's Members and there is no statutory requirement for HDC to continue this plan for future HDC employees. The plan is a non-contributory plan with all payments for plan benefits being funded by HDC on a pay-as-you-go-basis.

During 2006, HDC adopted the accounting provisions of GASB Statement No. 45, "Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions." This statement establishes guidelines for reporting costs associated with "other postemployment benefits" ("OPEB"). HDC's annual OPEB cost for the plan is calculated based on the annual required contribution ("ARC"), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal costs each year and to amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. HDC's annual OPEB cost for the current year and the related information for the plan are as follows (dollar amounts in thousands):

Annual required contribution	$ 1,617
Contributions made	(8)
Increase in net OPEB obligation	1,609
Net OPEB obligation-beginning of year	1,590
Net OPEB obligation-end of year	$ 3,199

HDC's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal years 2007 and 2006 were as follows (dollar amounts in thousands):

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
10/31/07	$ 1,617	0.53%	$ 3,199
10/31/06	$ 1,595	0.34%	$ 1,590

As of October 31, 2007, the actuarial accrued liability for benefits was $15,391,000, all of which was unfunded. The covered payroll (annual payroll of active employees covered by the plan) was $9,871,000 and the ratio of the unfunded actuarial accrued liability to the covered payroll was 156%.

The actuarial valuation date was October 31, 2006. Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events in the future. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. The required schedule of funding progress presented as required supplementary information provides multi-year trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

Projections of benefits are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits in force at the valuation date and the pattern of sharing benefit costs between HDC and the plan members to that point. Actuarial calculations reflect a long-term perspective and employ methods and assumptions that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets.

For the actuarial valuation, the frozen entry age actuarial cost method was used. The actuarial assumptions included a 4% discount rate, 3% wage inflation rate and an annual healthcare cost trend rate of 10% medical and grading down to an ultimate rate of 5%. The unfunded actuarial accrued liability is being amortized over 30 years as a level percentage of projected payroll on an open basis. The remaining amortization period was 28 years.

Note 14: Due to the United States Government

The amount reported in this classification is made up of two major components.

A. Due to HUD

The Corporation has entered into contracts with the United States Department of Housing and Urban Development ("HUD") to administer housing assistance payment contracts with housing projects occupied by tenants qualifying for Section 8 housing assistance payments. Pursuant to the contracts, HUD makes annual contributions to the Corporation in an amount equal to the annual assistance payments plus an administrative fee, if applicable, for the Corporation.

The Corporation receives the annual contract contributions periodically during the year and disburses funds monthly for the benefit of the covered projects. As of October 31, 2007, the Corporation held $57,000 in prefunded annual contributions. Related fees earned during fiscal year 2007 amounted to $3,626,000 and are included in operating income. The Corporation also holds $31,000 which represents excess 236 interest reduction subsidies.

B. Rebate Fund

In order to maintain the exemption from federal income tax of interest on bonds issued subsequent to January 1, 1986, the Corporation established a separate fund, the Rebate Fund, into which amounts required to be rebated to the Federal Government pursuant to Section 148 of the Code are deposited. In general, the Code requires the payment to the U. S. Treasury of the excess of the amount earned on all non-purpose obligations over the amount that would have been earned if the gross proceeds of the issue were invested at a rate equal to the yield on the issue. Project or construction funds, debt service funds or any other funds or accounts funded with proceeds of such bonds, including earnings, or pledged to or expected to be used to pay interest on such bonds are subject to this requirement. Issues with respect to which all gross proceeds are expended for the governmental purpose of the issue within the required time period after the date of issue and debt service funds with annual gross earnings of less than $100,000 are exempt from this requirement. Payment is to be made after the end of the fifth bond year and after every fifth bond year thereafter, and within 60 days after retirement of the bonds. At October 31, 2007, HDC had set aside $3,104,000 to make future rebate payments when due.

NOTES TO THE FINANCIAL STATEMENTS (continued)

Note 15: Commitments

(A) New York City Housing Development Corporation

The Corporation is committed under one operating lease for office space for minimum annual rentals for the next five years and thereafter as follows:

Year Ending October 31,		
2008	$	1,476,000
2009		1,476,000
2010		1,599,000
2011		1,640,000
2012		1,640,000
2013– 2015		3,690,000
Total	**$**	**11,521,000**

For fiscal year 2007, the Corporation's rental expense amounted to $1,850,000.

HDC's practice is to close loans only when all the funds committed to be advanced have been made available through bonds proceeds or a reservation of corporate funds. Funds are invested prior to being advanced as described in Note 3: "Investments and Deposits" and are reported as restricted assets. The portion of closed construction loans that had not yet been advanced is as follows at October 31, 2007:

Program:		
Multi-Family Bond Programs		
Housing Revenue	$	380,086,000
80/20		639,000
Liberty Bond		133,804,000
New Housing Opportunity Program (NEW HOP)		172,748,000
Loans Secured by GNMA Certificates		13,669,000
Low-Income Affordable		225,248,000
Mitchell-Lama Repair Loans		21,010,000
NYCHA		141,204,000
Mixed Income Rental Program (MIRP)		1,849,000
Corporate Services Fund Loans		146,410,000
Unadvanced Construction Loans (closed loans)	**$**	**1,236,667,000**

As of October 31, 2007 the Corporation had executed commitment letters for several loans that had not yet closed. Ultimate funding of these loans is conditioned on various factors.

Corporate Services Fund Loans	$	14,390,000
Total Signed Commitments	**$**	**14,390,000**

The Corporation has made a programmatic funding commitment in support of the City's housing initiatives. HDC has reserved funds to fulfill these commitments, but the timing and amount of remaining loan closings cannot be determined. The programmatic commitment is as follows:

- The Corporation entered into a Memorandum of Understanding ("MOU") with HPD dated as of May 5, 2004 that outlines the Corporation's obligations to purchase participations totaling up to $55,632,000 in affordable housing loans for various HPD programs during fiscal years 2004 to 2006, and HPD's commitment to purchase these loans extend back to that period with accrued interest in 2007 and 2008. As of October 31, 2007, loans totaling $27,208,000 had been closed and $25,359,000 had been advanced. An unadvanced portion of $1,849,000 for the closed loans is included in the chart above. The Corporation's commitment to purchase loans under the MOU has expired.

(B) New York City Residential Mortgage Insurance Corporation

As of October 31, 2007, REMIC insured loans with coverage totaling $121,632,000 and had outstanding commitments to insure loans with a maximum insurance coverage of $31,104,000.

Note 16: Contingencies

In the normal conduct of the Corporation's business, it is involved in litigation matters. In the opinion of management and the Corporation's legal counsel, the ultimate disposition of such litigation should not have a material adverse effect on the combined financial position of the Corporation.

Note 17: Net Assets

The Corporation's Net Assets represent the excess of assets over liabilities and consist largely of mortgage loans and investments. HDC's net assets are categorized as follows:

- Restricted Net Assets are net assets that have been restricted in use in accordance with the terms of an award, agreement or by State law. This includes loan assets, bond proceeds and reserve funds that are pledged to bondholders, funds held pursuant to contractual obligations with HPD and HUD, and REMIC reserves that are required by statute, among other items (see chart below).
- Unrestricted Net Assets are the remaining net assets, which can be further categorized as Designated or Undesignated. Designated Assets are not governed by statute or contract but are committed for specific purposes pursuant to HDC policy and/or Board directives. Designated Assets include funds and assets committed to various housing initiatives, reserves to maintain HDC's credit ratings, and working capital.

Changes in Net Assets

The changes in Net Assets are as follows:

		Restricted	Unrestricted	Total
Net assets at October 31, 2005	$	388,148,000	413,459,000	801,607,000
Income		64,602,000	20,376,000	84,978,000
Loan participation agreement resecuritization proceeds		—	98,154,000	98,154,000
Transfers		(34,753,000)	34,753,000	—
Net assets at October 31, 2006	$	417,997,000	566,742,000	984,739,000
Income		49,646,000	25,758,000	75,404,000
Transfers		(42,600,000)	42,600,000	—
Net assets at October 31, 2007	**$**	**425,043,000**	**635,100,000**	**1,060,143,000**

Summary of Restricted Net Assets		2007		2006
Multi-Family Bond Programs	$	408,796,000	$	398,826,000
Corporate Debt Service Reserve for HPD Loan Purchase Bonds		12,462,000		15,305,000
Claim Payment Fund for 223(f) Program		3,785,000		3,866,000
Total Restricted Net Assets	**$**	**425,043,000**	**$**	**417,997,000**

Of the total Unrestricted Net Assets listed below, $315,851,000 is existing mortgages and other loans. An additional $252,234,000 has been designated by the Members of the Corporation for future mortgage advances pursuant to housing programs established by the Corporation. The Corporation also has $1,764,000 in capital assets.

Summary of Unrestricted Net Assets		2007		2006
Designated Assets:				
Housing Programs	$	252,234,000	$	183,190,000
Loan participation agreement resecuritization proceeds		—		98,154,000
Existing Mortgages		315,851,000		231,816,000
Working Capital		11,192,000		7,000,000
Rating Agency Reserve Requirement		50,000,000		40,000,000
Total Designated Assets		**629,277,000**		**560,160,000**
Undesignated Assets:				
Loan spread purchased from New York City		4,059,000		4,801,000
Capital Assets		1,764,000		1,781,000
Total Undesignated Assets		**5,823,000**		**6,582,000**
Total Unrestricted Net Assets	**$**	**635,100,000**	**$**	**566,742,000**

Note 18: Subsequent Events

Subsequent to October 31, 2007 and through December 31, 2007, seven new bond series totaling $200,550,000 were issued in the course of the Corporation's normal business activities. Additionally, the 2005 Series B bonds delivery mentioned in Note 9 "Bonds Payable" is now expected to occur by June 30, 2008.

REQUIRED SUPPLEMENTARY INFORMATION

October 31, 2007

Schedule 1

The following schedule is being presented to provide information on the funding progress of the OPEB Plan.

Schedule of Funding Progress for the Retiree Healthcare Plan

(in thousands)

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Level Dollar (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll (b-a)/c
10-31-2006	$ 0	$ 13,779	$ 13,779	0%	$ 9,097	151%

OTHER INFORMATION

October 31, 2007

Schedule 2

The following schedule is being presented to provide detail information on a program basis for the owners of the Housing Revenue Bond program's obligations.

Housing Revenue Bond Program

Schedule of Balance Sheet Information

October 31, 2007 and 2006 (in thousands)

		2007	2006
Assets			
Current Assets:			
Cash, cash equivalents and investments	$	107,586	137,855
Mortgage loan receivable		62,467	65,788
Accrued interest receivable		8,200	7,701
Other receivables		349	342
Other assets		23	15
Total Current Assets	**$**	**178,625**	**211,701**
Noncurrent Assets:			
Restricted cash and investments		537,407	263,712
GNMA Securities held as purpose investment		190,129	198,590
Mortgage loan receivable		1,871,932	1,760,333
Accrued interest receivable		37,586	46,188
Loan participation interest receivable		189,397	217,150
Unamortized issuance costs		12,348	9,641
Primary government/component unit receivable (payable)		(15,528)	(12,707)
Other assets		4,267	6,253
Total Noncurrent Assets	**$**	**2,827,538**	**2,489,160**
Total Assets	**$**	**3,006,163**	**2,700,861**
Liabilities			
Current Liabilities:			
Bonds payable (net)		67,284	81,349
Accrued interest payable		41,956	37,627
Due to mortgagors		1,996	1,515
Deferred fee and mortgage income		40	191
Due to the United States		484	3,862
Total Current Liabilities	**$**	**111,760**	**124,544**
Noncurrent Liabilities:			
Bonds payable (net)		1,848,909	1,512,778
Payable to The City of New York		628,177	657,664
Due to mortgagors		4,226	3,958
Deferred fee and mortgage income		26,276	19,148
Due to the United States		2,673	30
Total Noncurrent Liabilities	**$**	**2,510,261**	**2,193,578**
Total Liabilities	**$**	**2,622,021**	**2,318,122**
Net Assets			
Restricted		384,142	382,739
Total Net Assets	**$**	**$384,142**	**382,739**
Total Liabilities and Net Assets	**$**	**3,006,163**	**2,700,861**

OTHER INFORMATION (continued)

Schedule 2: (Continued)

Housing Revenue Bond Program
Schedule of Revenues, Expenses and Changes in Fund Net Assets
Fiscal Years ended October 31, 2007 and 2006 (in thousands)

		2007	2006
Operating Revenues			
Interest on loans	$	81,668	79,713
Fees and charges		5,999	10,754
Income on loan participation interests		24,854	38,370
Other		-	4
Total Operating Revenues	**$**	**112,521**	**128,841**
Operating Expenses			
Interest and amortization of bond premium and discount		96,932	91,271
Trustees' and other fees		766	516
Amortization of debt issuance costs		1,921	3,460
Total Operating Expenses	**$**	**99,619**	**95,247**
Operating Income	**$**	**12,902**	**33,594**
Non-Operating Revenues (Expenses)			
Earnings on investments		35,119	25,939
Gain (Loss) on early retirement of debt, net		-	(1,457)
Non-operating expenses, net		8,151	13,582
Total Non-Operating Revenues (Expenses)	**$**	**43,270**	**38,064**
Income before Distributions and Transfers		**56,172**	**71,658**
Operating transfers to Corporate Services Fund		(6,896)	(7,215)
Capital transfers		(47,873)	(31,426)
Change in Net Assets	**$**	**1,403**	**33,017**
Total net assets - Beginning of year		382,739	349,722
Total Net Assets - End of Year	**$**	**384,142**	**382,739**

VISIT WWW.NYCHDC.COM FOR MORE INFORMATION ON THE NEW YORK CITY HOUSING DEVELOPMENT CORPORATION

NYC HDC

NEW YORK CITY
HOUSING DEVELOPMENT
CORPORATION