



Federal Home Loan Bank
NEW YORK

Opening Doors: Working with the Federal Home Loan Bank

Presentation from the FHLBNY to:



March 24, 2026

Today's Objectives

- Federal Home Loan Bank (FHLBank) System
- FHLBank Debt Franchise
- CDFIs in the FHLBank System
- FHLBNY Business with CDFIs
- FHLBNY Products and Services
- Urban Institute Study

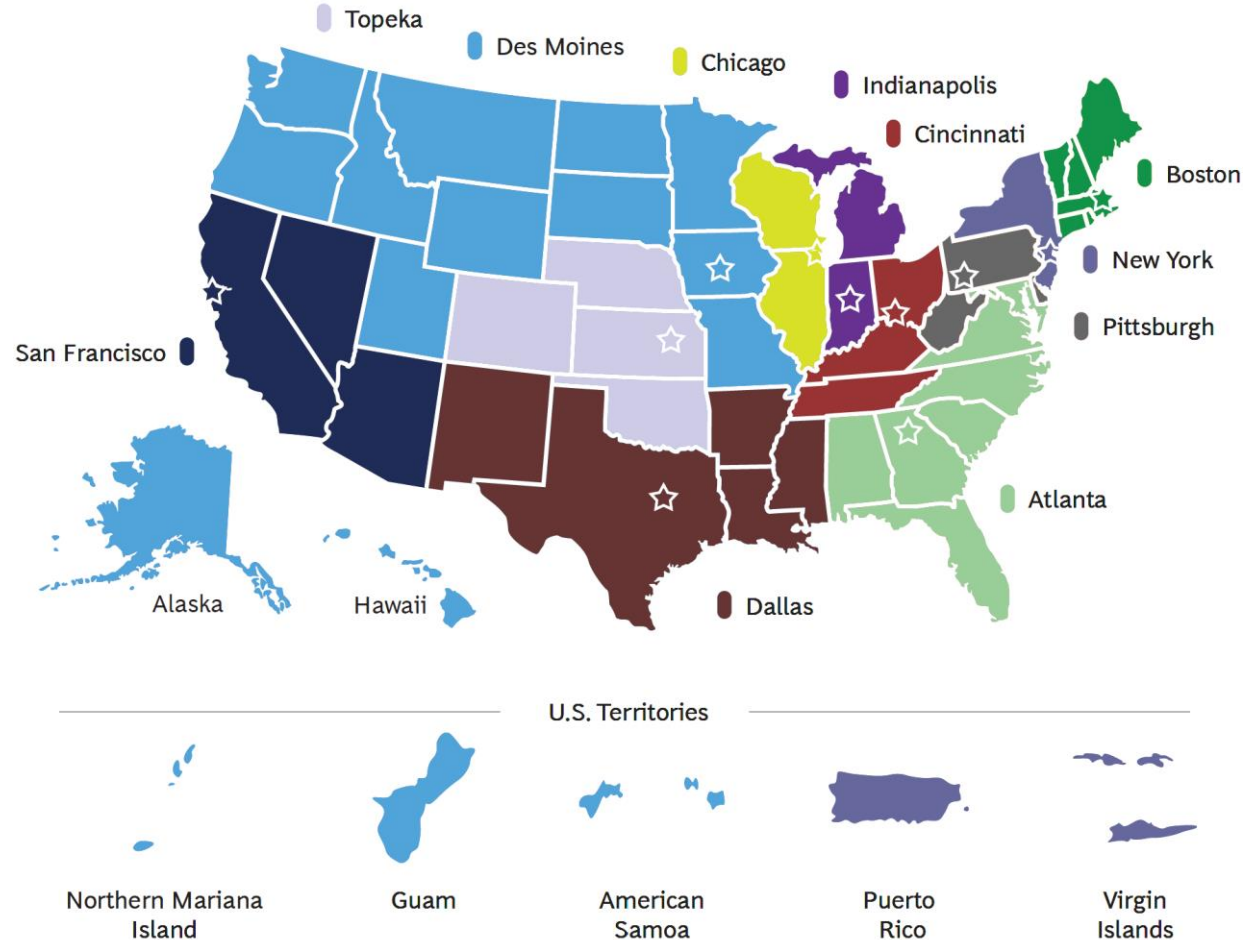


FHLBANK SYSTEM



The Federal Home Loan Bank (FHLBank) System

Primary business is extending credit to banks, thrifts, credit unions, insurance companies, housing associates and community development financial institutions. Each FHLBank is an independent cooperative, owned by its members, who purchase stock in the FHLBank.



In 94 years, no FHLBank has ever taken a credit loss on an advance...ever!

ESTABLISHED IN

1932

Government-Sponsored Enterprise (GSE) created by Congress as a result of the Great Depression and its effects on the housing market.

NUMBER OF FHLBANKS

11

Federal Home Loan Banks across the United States all registered with the SEC and regulated by the Federal Housing Finance Agency (FHFA).

TOTAL MEMBERSHIP INSTITUTIONS

6,459

As of December 31, 2025

TOTAL ADVANCES TO MEMBERS

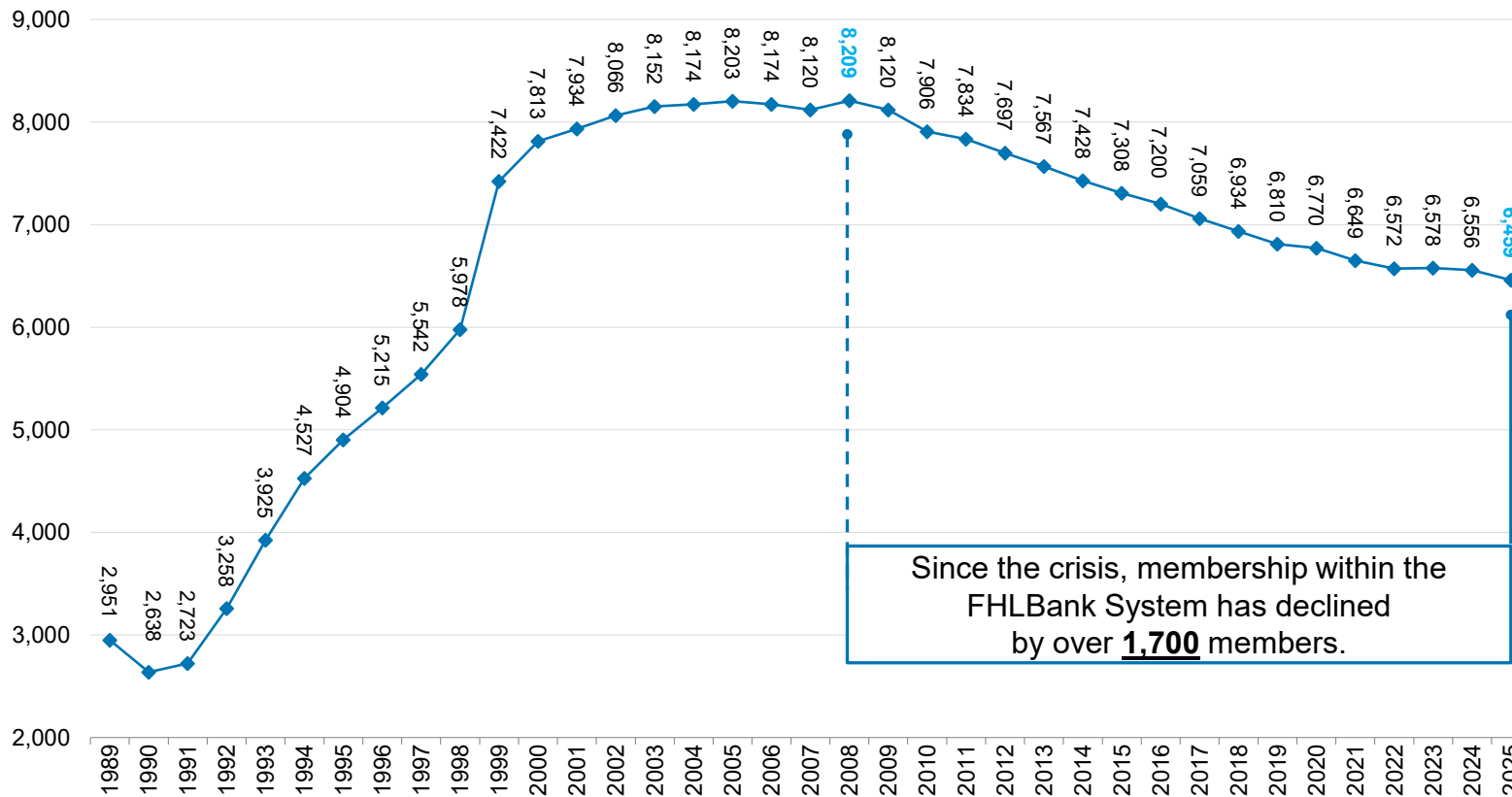
\$677.1 B

As of December 31, 2025

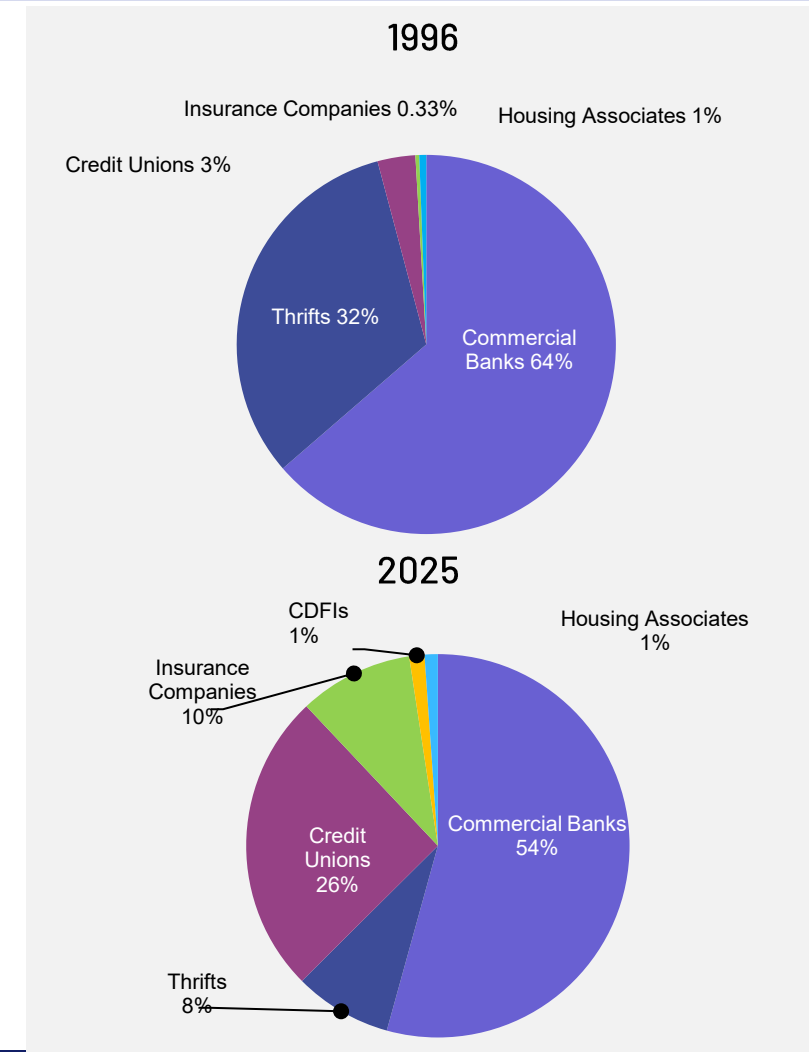
FHLBank System Analysis

Since 2008, membership across the System has declined but has stabilized since post Covid. The composition has also changed with banks and thrifts representing a smaller percentage of membership while credit unions and insurance companies have grown.

FHLBanks' Number of Members



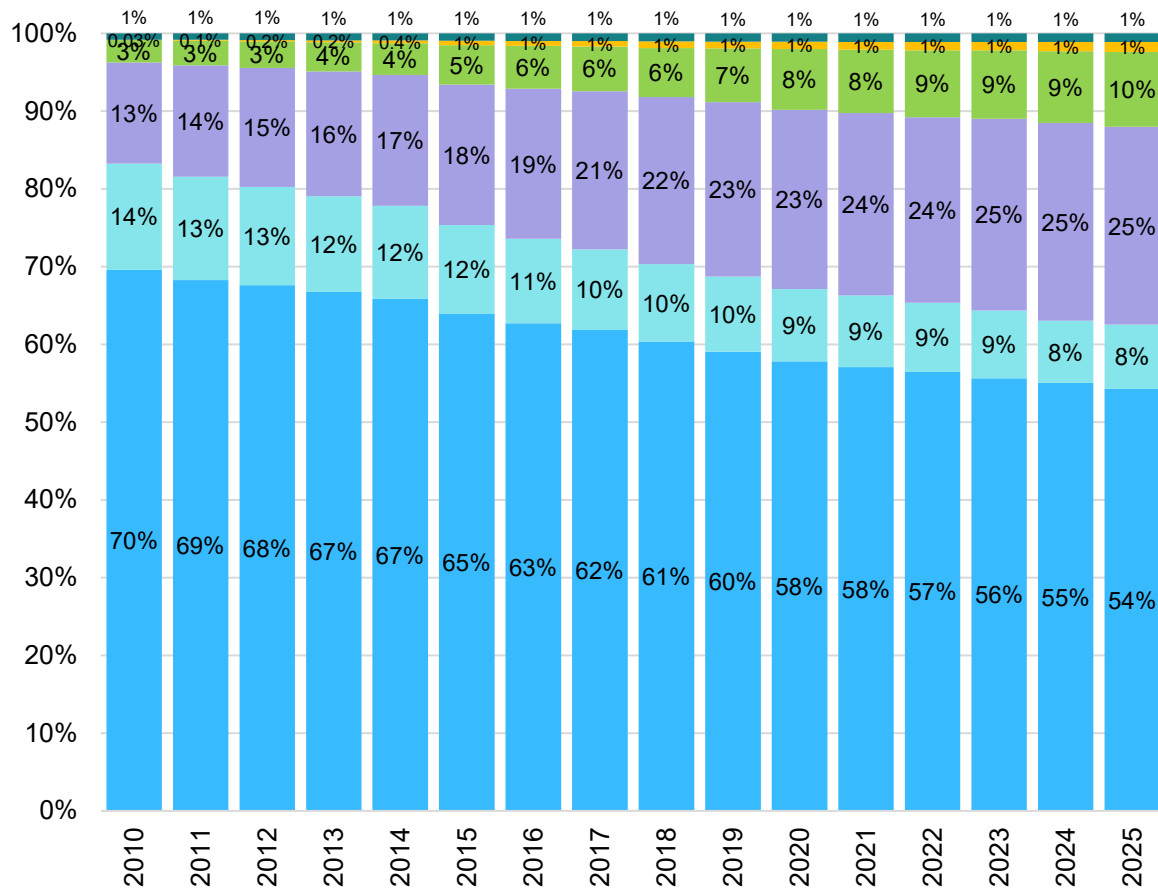
Since the crisis, membership within the FHLBank System has declined by over **1,700** members.



FHLBank System and FHLBNY Membership Composition

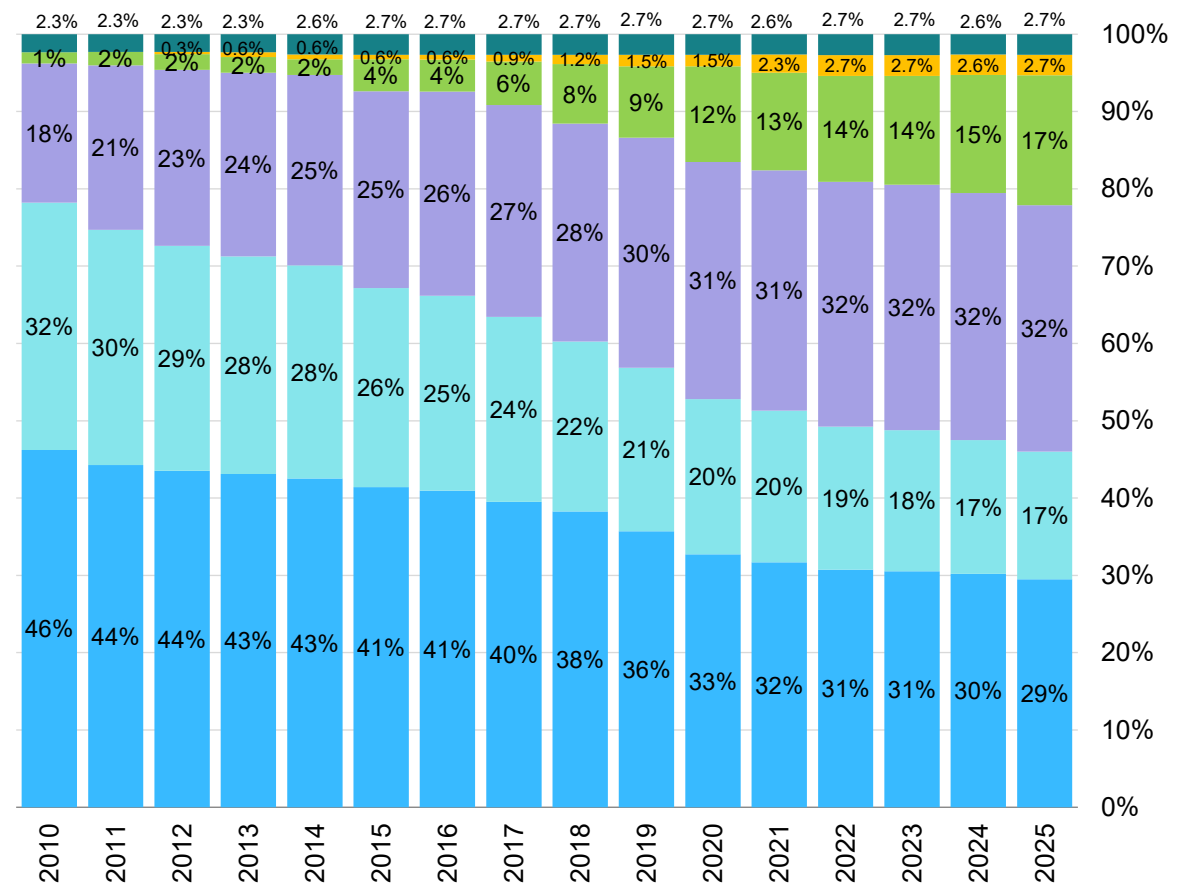
FHLBank System

Commercial Banks Thrifts Credit Unions Insurance Companies CDFIs Housing Associates



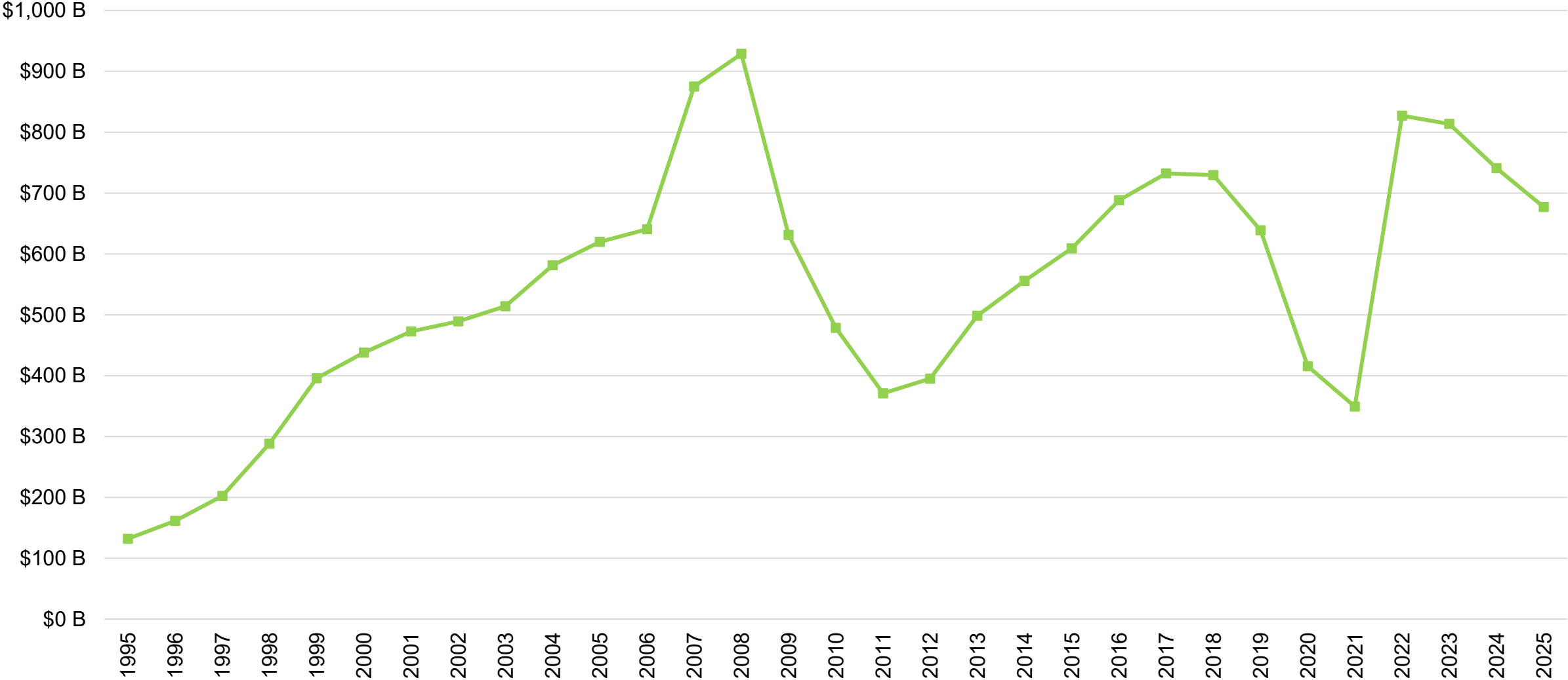
FHLBNY

Commercial Bank Thrift Credit Union Insurance Company CDFI Housing Associates



FHLBank System Advances

1995 - 2025

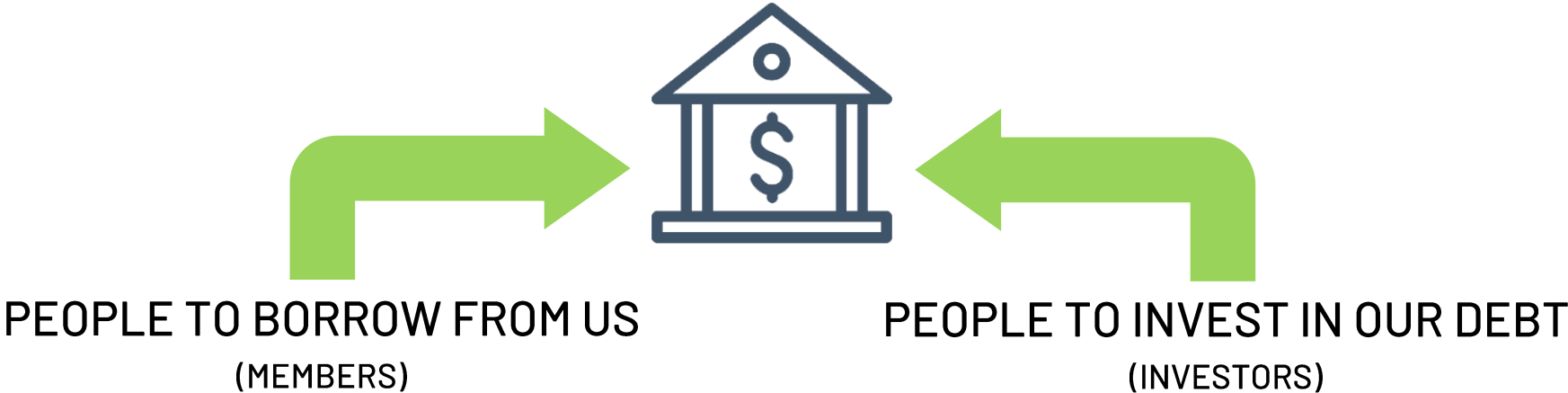




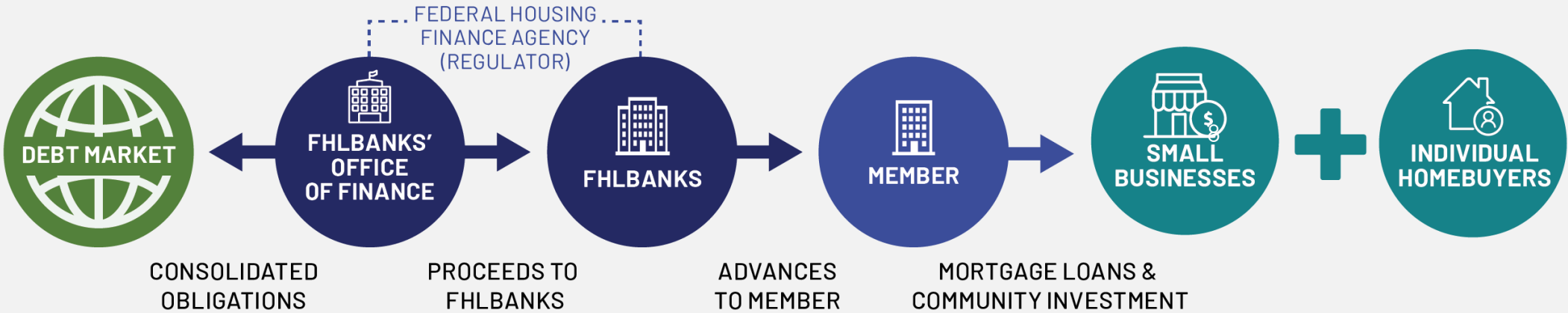
FHLBANK DEBT FRANCHISE



Two Parties Needed to Make FHLBanks Work



CONNECTING INVESTORS WITH HOMEOWNERS & BUSINESS OWNERS



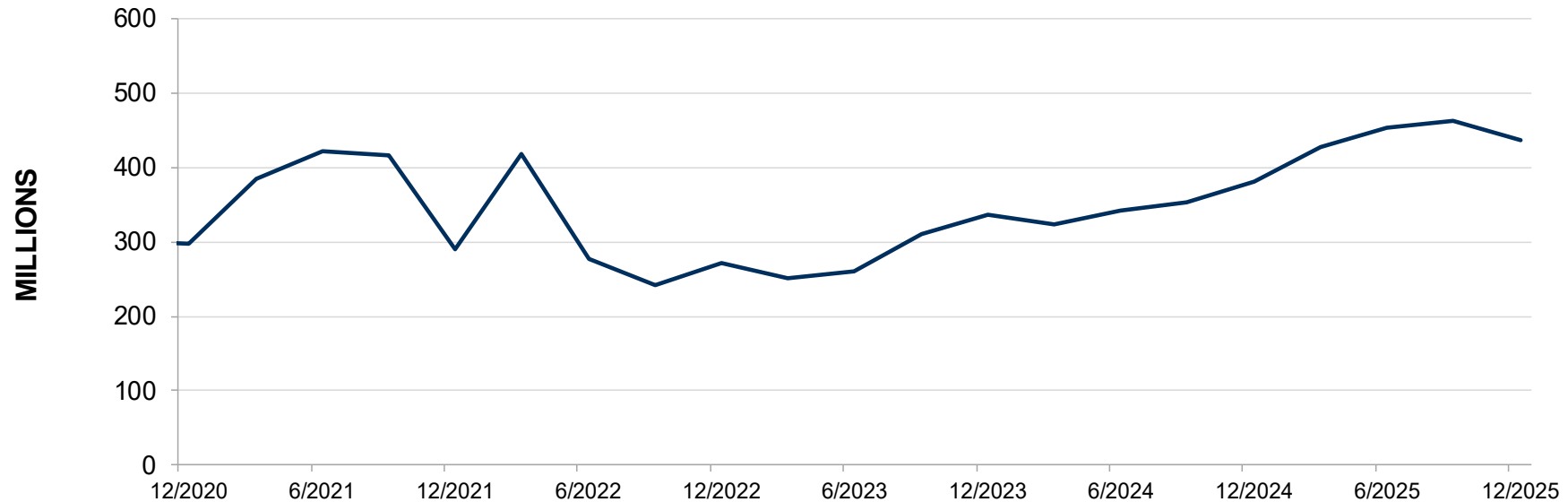
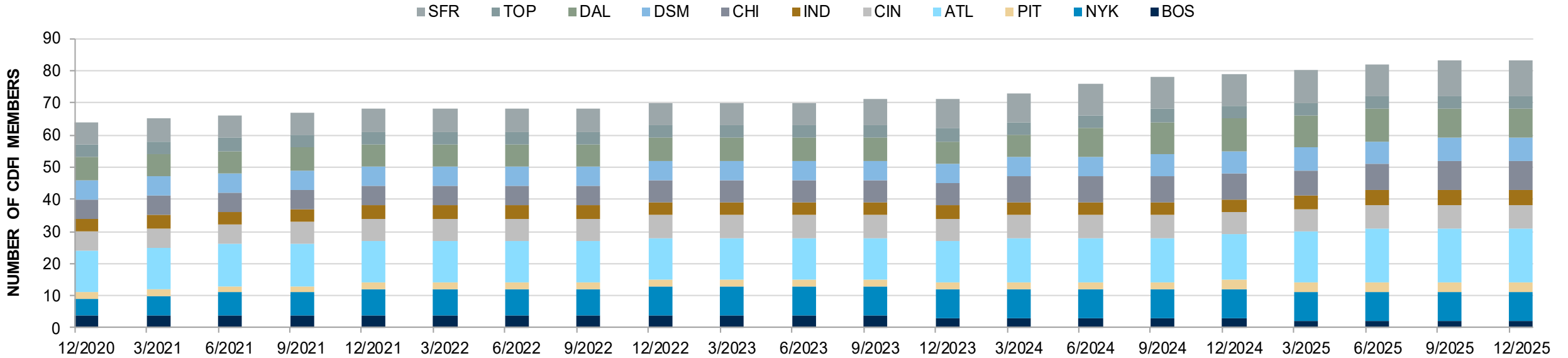
The Resiliency of FHLBank Debt

- Our debt has historically performed well during periods of crisis, as robust demand enabled the FHLB system to issue debt on a daily basis across a wide variety of tenors.
- Implicit backing from the U.S. government results in less volatility in FHLBank debt than in the corporate sector.
- As market conditions improve, the types of bonds offered, frequency of issuances, size of issuances, investor base, and dealer inventorying of debt, all improve in the markets every trading day!



CDFIS IN THE FHLBANK SYSTEM

FHLBank CDFI History



Top 10 Borrowing CDFIs in the FHLBank System

DISTRICT	CDFI NAME	TOTAL ASSETS	ADVANCES (4Q2025)	MEMBERSHIP DATE
San Francisco	Clearinghouse Community Development Financial Inst	\$903,344,000	\$105,596,000	3/4/2011
Chicago	IFF	\$748,597,630	\$41,500,000	6/2/2011
San Francisco	Century Housing Corporation	\$827,345,000	\$25,000,000	4/28/2011
Atlanta	Capital Impact Partners	\$899,401,000	\$24,000,000	1/30/2015
Chicago	Community Investment Corporation	\$393,367,348	\$17,780,313	2/1/2016
Topeka	Midwest Housing Development Fund, Inc.	\$96,418,000	\$17,386,655	1/2/2019
Dallas	Affordable Homes of South Texas, Inc.	\$120,905,000	\$16,137,465	5/8/2018
Boston	Massachusetts Housing Investment Corporation	\$105,759,000	\$15,305,135	6/13/2014
San Francisco	Raza Development Fund, Inc.	\$378,931,000	\$15,000,000	7/23/2013
Atlanta	Community Housing Capital, Inc.	\$196,714,000	\$13,793,919	3/26/2014
TOTAL		\$4,670,781,978	\$291,499,486	



URBAN INSTITUTE STUDY



Why the Urban Institute Study Matters

Independent research on the value of the FHLBank System

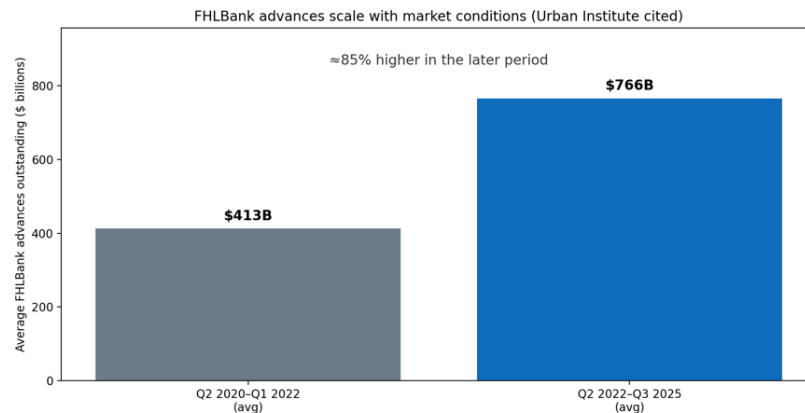
- Conducted by the Urban Institute (nonpartisan)
- First comprehensive data-driven evaluation of the System
- Examines liquidity, stability, and lending impacts
- Covers multiple stress periods (2008, COVID, 2023)

Liquidity & Financial Stability Findings

The FHLBank System as a stabilizing force

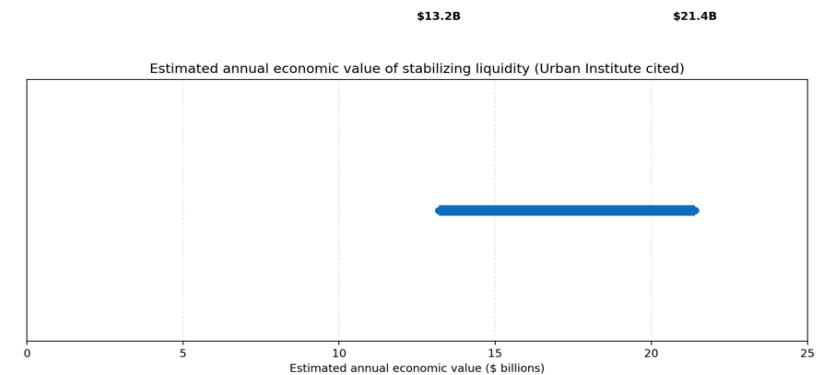
- Provides reliable, counter-cyclical liquidity
- Acts as a "silent stabilizer" during market stress
- Economic benefits extend beyond members
- Benefits increase during periods of volatility
- What this means for CDFIs: counter-cyclical funding capacity when other sources retreat.

Liquidity scales when markets tighten



Urban-cited averages show advances rising from ~\$413B to ~\$766B between periods.
Source: [MortgagePoint](#) interview summary citing Urban Institute findings.

Stabilizing liquidity: estimated annual economic value

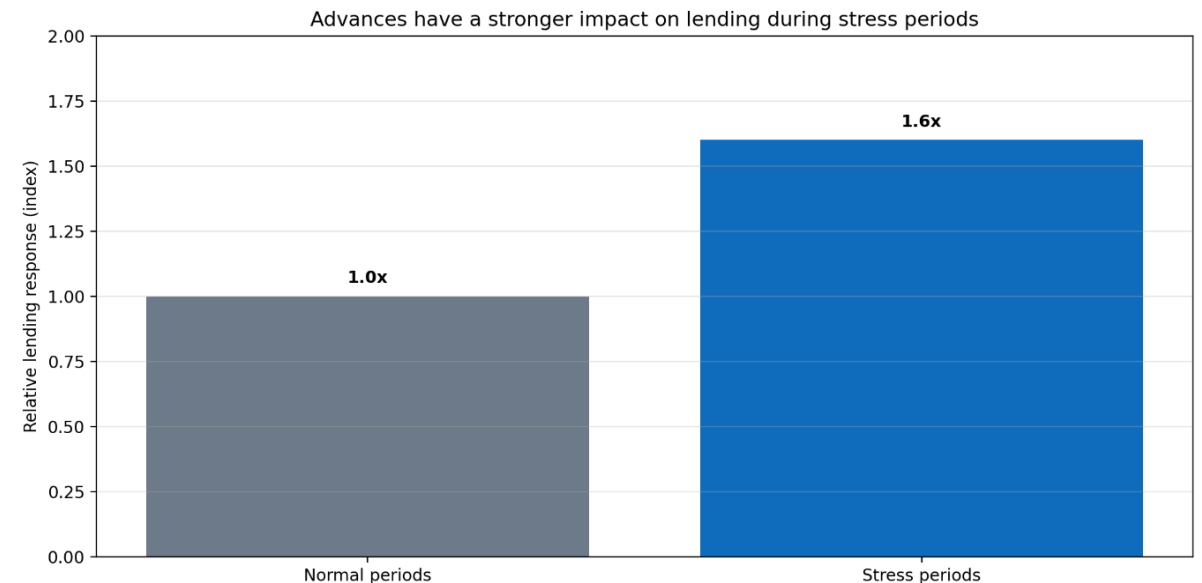
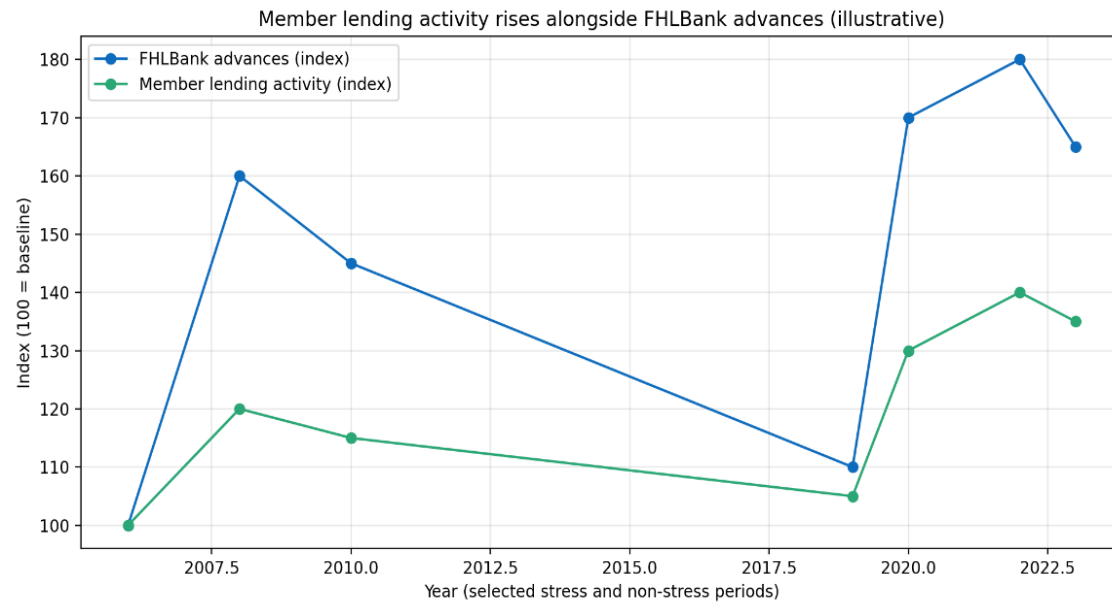


Urban Institute estimates \$13.2B–\$21.4B in annual economic value from stabilizing liquidity.
Range reflects different stress assumptions/scenarios.
Source: Internal summary of Urban Institute study shared by Government Relations.

Impact on Lending Activity

How advances translate into real-world lending

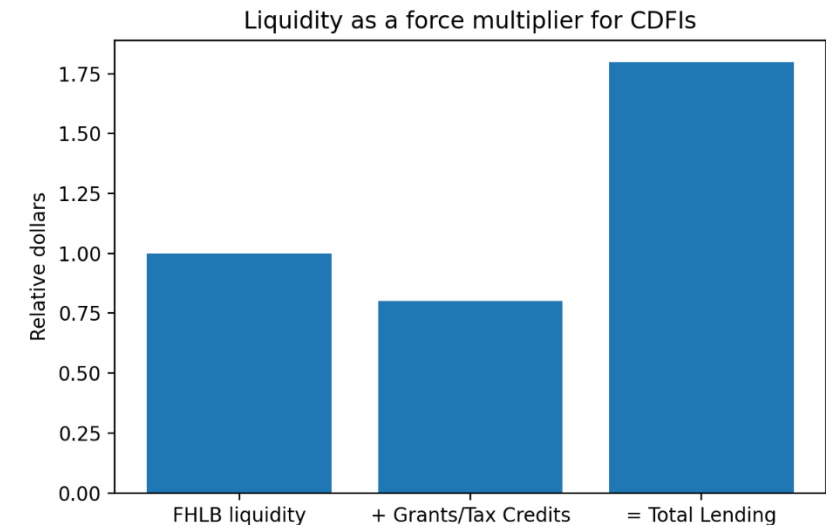
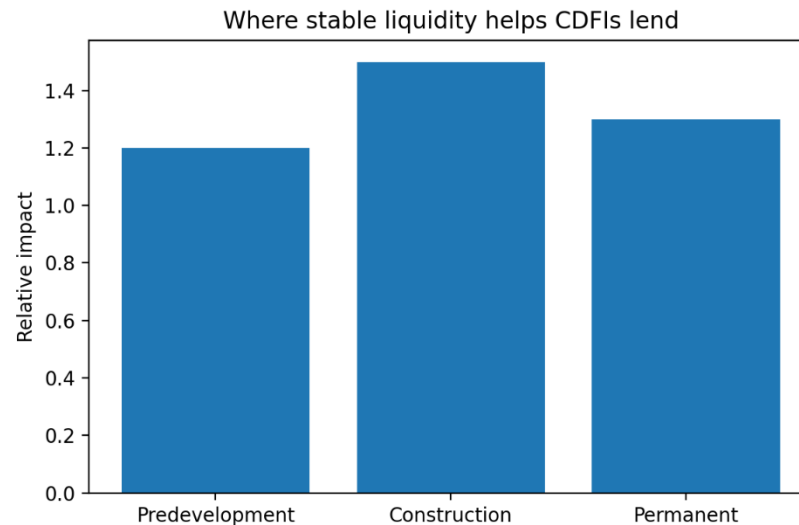
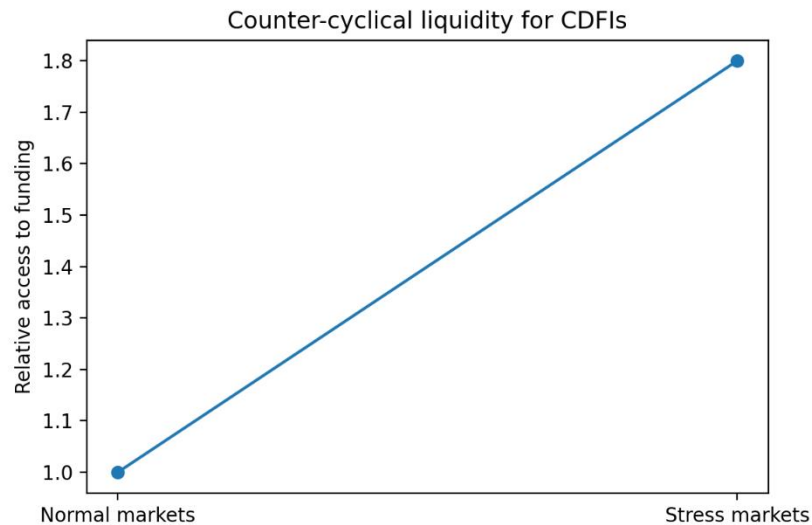
- Advances associated with higher lending activity. Clear amplification during stress periods (2008, 2020 and 2023).
- Supports housing, small business, and community lending
- Relationship strongest during stress periods. When deposits, capital markets and correspondent lines pull back, FHLBank funding matters more.
- Urban study essentially finds that advances become loans, they are not just idle liquidity. It also reinforces the idea that FHLBs provide countercyclical liquidity



What This Means for CDFIs

Why these findings matter for mission lenders

- Enables counter-cyclical lending – FHLBank liquidity expands when markets tighten.
- Supports long-term, mission-driven assets. Bridges predevelopment, construction, and permanent financing.
- Complements grants and public funding. Liquidity is what turns subsidies into scale.
- CDFIs are able to continue to lend when others pull back, mirroring exactly how CDFIs deploy capital. This is the difference between mission continuity and mission interruption.



From Research to Action at FHLBNY

Applying Urban Institute findings at the district level

- 2026 Targeted Community Lending Plan
- Expanded subsidized liquidity (ZDA, HDA)
- Continued focus on housing and community investment
- Emphasis on flexibility, transparency, and partnership

2026 Targeted Community Lending Plan

In 2026, FHLBNY published its Targeted Community Lending Plan, which outlines how we align liquidity, grants, and advances to address persistent housing and community development challenges. For CDFIs, this complements programs like CIP, UDA, RDA, and disaster relief advances, alongside our housing grant programs.

- Aligns FHLBNY's liquidity, advance products, and grant programs with persistent housing and credit challenges
- Incorporates member, housing partner, and Affordable Housing Advisory Council input
 - Highlights potential solutions to challenges faced by:
 - Homebuyers
 - Low-income households
- Underserved communities
- Reinforces FHLBNY's mission to provide reliable liquidity in support of housing and community development
- The plan explicitly ties together:
 - Grant programs (AHP General Fund, HDP®, HDP Plus®, HDP Wealth Builder)
 - Community Lending Programs (CIP, UDA, RDA, DRF)
 - Ongoing district-level engagement with members and housing partners

2026 Targeted Community Lending Plan – Applying Urban Institute Findings

Urban Institute finding: Stable, counter-cyclical liquidity supports lending and reduces stress

2026 Plan response: Prioritize flexible, low-cost advances and grant programs that scale during market stress

Urban Institute finding: Advances are associated with higher housing and community lending

2026 Plan response: Expand Community Lending Programs (CIP, UDA, RDA, DRF) and subsidized liquidity tools (ZDA, HDA)

Urban Institute finding: Benefits are strongest for underserved and lower-income communities

2026 Plan response: Target AHP, HDP®, HDP Plus®, and HDP Wealth Builder resources toward LMI and first-time homebuyers

Urban Institute finding: System-level stability enables long-term, mission-driven lending

2026 Plan response: Align district programs with member and housing partner feedback via the Affordable Housing Advisory Council



FHLB NY BUSINESS WITH CDFI MEMBERS



The Federal Home Loan Bank of New York

Mission:

To provide members with prompt, on-demand liquidity in support of housing, local community development and financial stability.

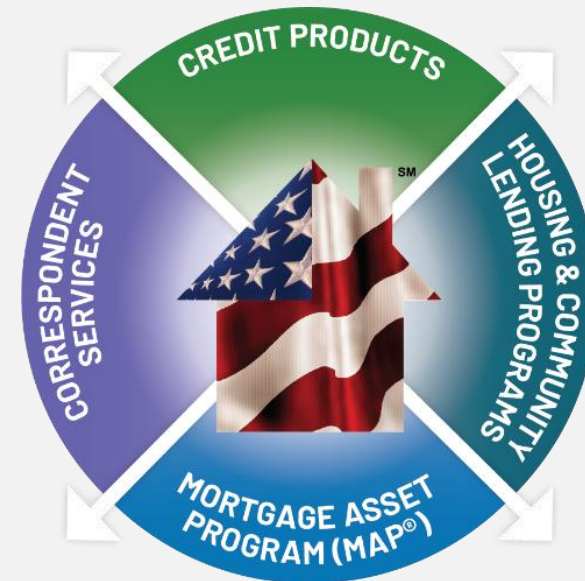
Vision:

To be a balanced provider delivering flexible liquidity solutions to members, focusing on safety and soundness.

Our Strategic Objectives:

- 1. Membership:**
Safeguard and protect the par value of member stock, enhancing member value, member service and member experience.
- 2. Housing & Community Development:**
Support housing and local community development through diverse funding and grant options to support our District's community needs through our members.
- 3. Liquidity:**
Maintain robust liquidity, strong balance sheet management capabilities, flexible funding solutions and support for the System's debt franchise.
- 4. Safety & Soundness:**
Maintain strong Risk Management practices supporting the cooperative.
- 5. Human & Technology Resources:**
Enhance opportunities to advance our culture and improve technical capabilities.

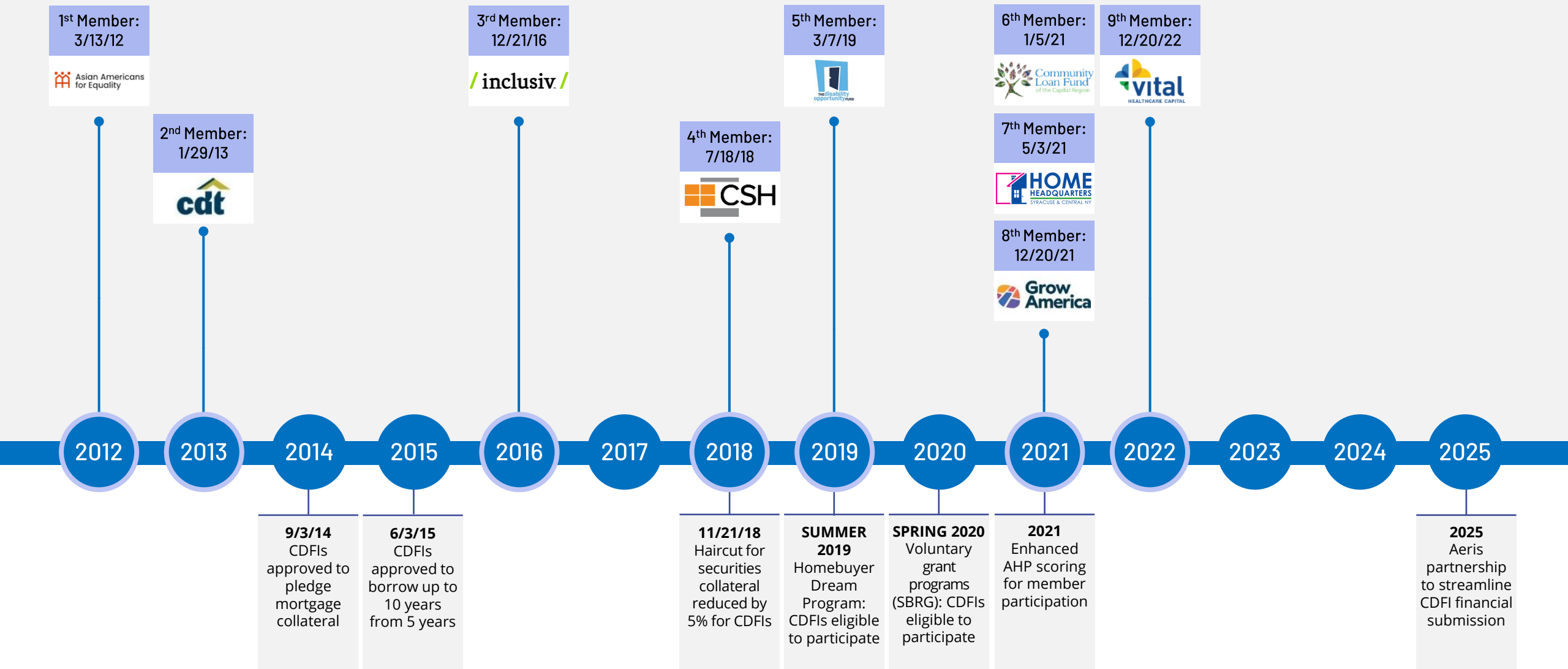
Our Business Lines:



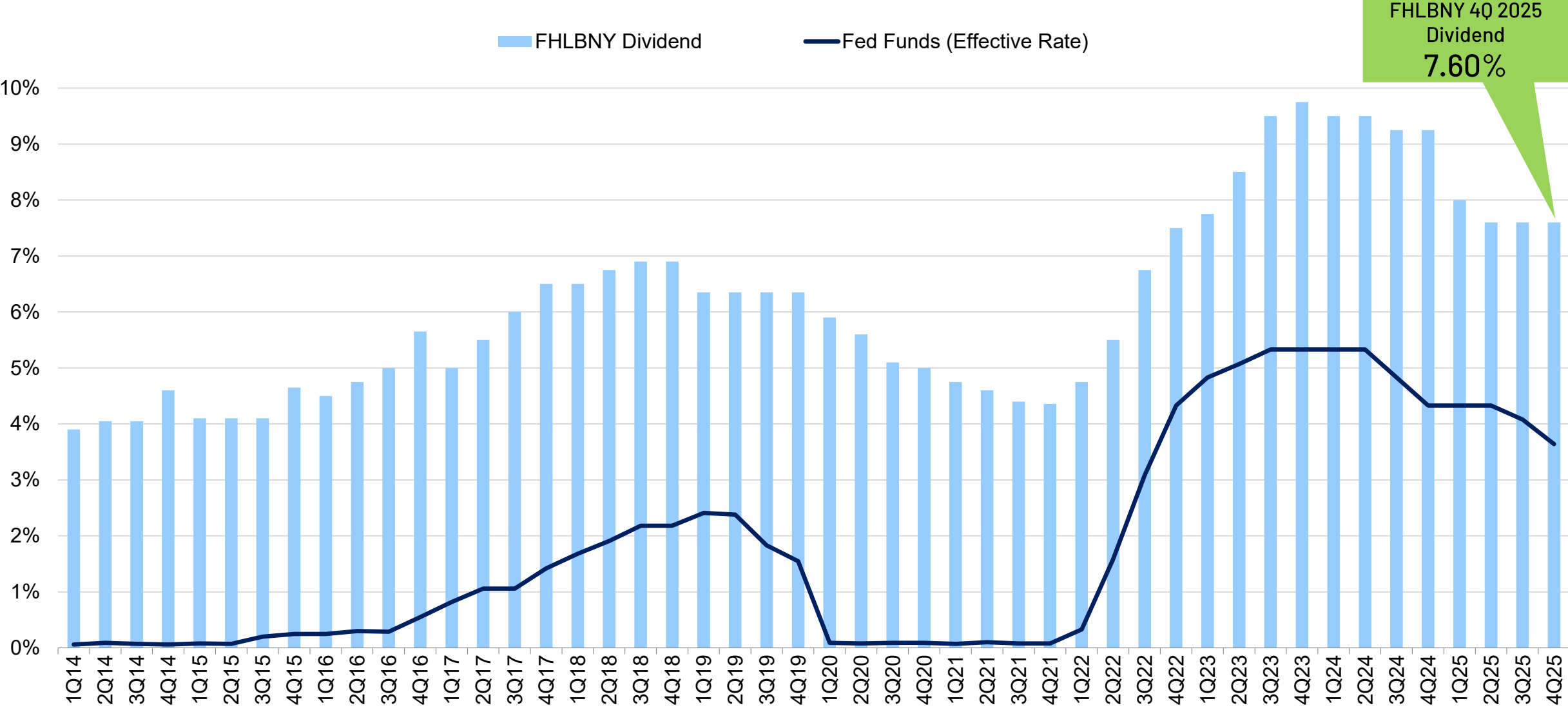
FHLBNY CDFI Members



FHLBNY Non-Depository CDFI Membership



FHLBNY Dividend History



FHLBNY 4Q 2025 Dividend 7.60%

CDFI Outreach

- Meeting with the CDFI Fund in Washington, DC
- Attend annual OFN conference and regional conference
- Attend and participate in CDFI Coalition Institute & NYS CDFI Coalition
- Continue to meet with prospective CDFI members to educate about products and services of the FHLBNY
- Active dialogue with the Federal Housing Finance Agency about membership and lending activities



FHLB NY PRODUCTS AND SERVICES



FHLBNY's Housing Finance Strategy

The FHLBNY's housing finance strategy encompasses a broad range of products and programs—including grants, charitable contributions, discounted funding, and loan acquisitions—to fulfill our mission of supporting housing and local community development beyond our regular advance products.

Housing Finance

Housing Grant Programs

Affordable Housing Program
General Fund

Homebuyer Dream Program®

*Homebuyer Dream Program®
Plus

*Homebuyer Dream Program®
Wealth Builder

Housing & Community Development

Community Lending Program
Advances (CIP, DRF, RDA, UDA)

*0% Development Advances

*Small Business Recovery Grants

*Charitable Contributions

*Housing Finance Sponsorships

Letters of Credit

HFA Bonds

Housing Mortgage Acquisition Program

Mortgage Asset
Program (MAP®)

*MAP Credit Enhancements for
Low-to-Moderate Income (LMI)
Loans

MAP Best-Efforts Delivery
Commitment for LMI Loans

*Funded by Community Support Activity Budget | CIP: Community Investment Program, DRF: Disaster Relief Funding, RDA: Rural Development Advance, UDA: Urban Development Advance

Homeownership Assistance Programs

All programs provide downpayment and closing-cost assistance to first-time homebuyers for the purchase of a primary residence.



Homebuyer Dream Program®



Homeownership Set-Aside program managed within regulatory requirements established by the Federal Housing Finance Agency benefitting households with incomes at or below 80% of area median income (“AMI”). The program is available in all US states and Territories.



Homebuyer Dream Program® Plus



Voluntary program that complements HDP, benefitting households that meet the following income thresholds:

- New York and New Jersey: Earning over 80% AMI, but not to exceed 120% AMI
- Puerto Rico and U.S. Virgin Islands: Earning over 80% AMI, but not to exceed 150% AMI

The program is only available in the FHLBNY District: NY, NJ, PR and USVI



Homebuyer Dream Program® Wealth Builder



Special Purpose Credit Program benefitting targeted populations that meet the following income thresholds:

- New York and New Jersey: Earning at or below 120% AMI
- Puerto Rico and U.S. Virgin Islands: Earning at or below 150% AMI

Grant recipients must currently reside, and purchase a home, in the FHLBNY District: NY, NJ, PR and USVI. Additional eligibility criteria applies.

Affordable Housing Program (AHP) General Fund

- Established in 1990 to promote affordable housing opportunities for households with incomes at or below 80% of area medium income in conjunction with community groups
- Funded out of FHLBNY net income (10% of FHLBNY's prior year's net income, split between the AHP General Fund and the Homebuyer Dream Program®)
- Provides grant funding to qualified affordable housing projects to support the creation and preservation of housing for lower income families and individuals

Eligible Uses of AHP Funds

Funds can be used for acquisition, construction or rehabilitation.

- Rental housing
 - At least 20% of units reserved for households earning 50% or less of area median income
- Owner-occupied housing
 - Single family, two-family, condos, co-ops
 - All units reserved for households earning 80% or less of area median income

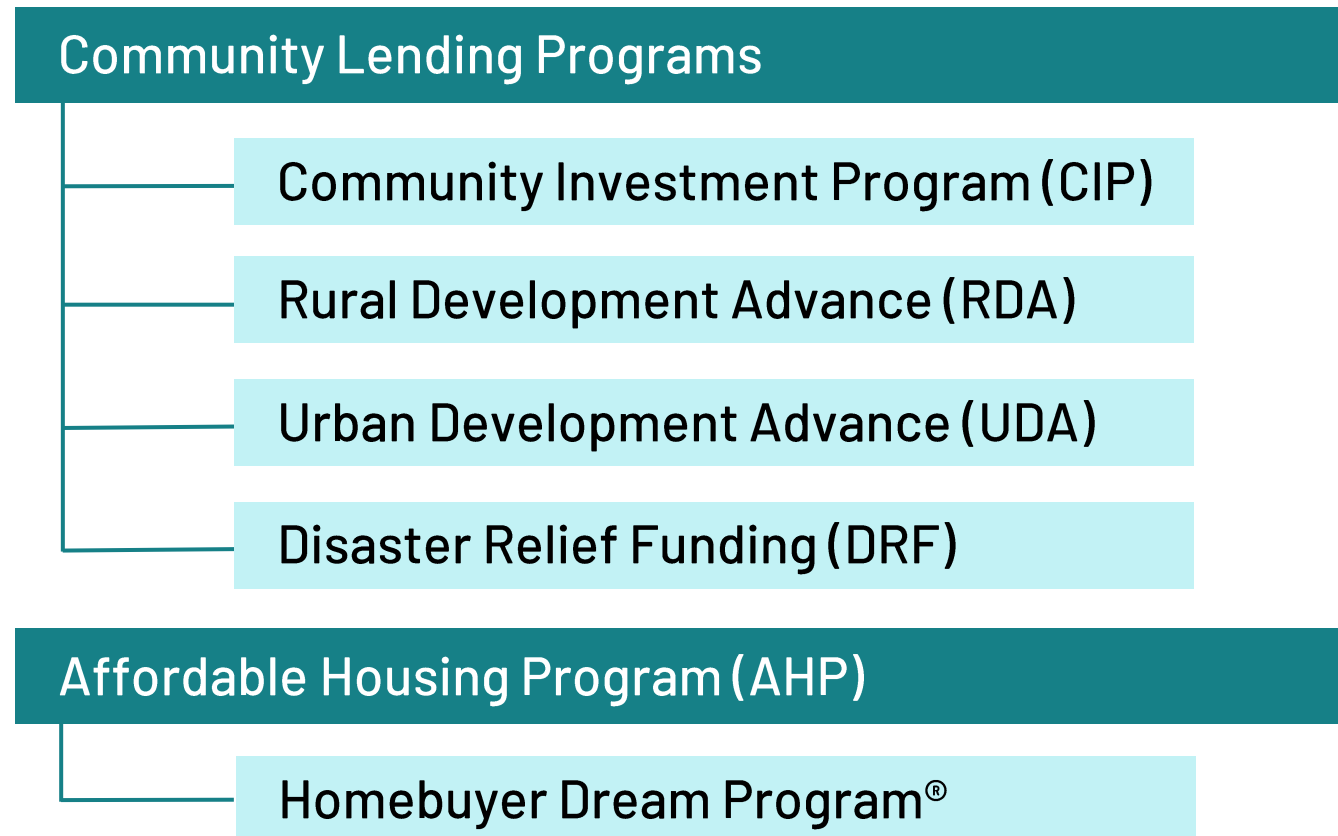
Who Can Access AHP?

- FHLBNY members
- Project sponsors in partnership with FHLBNY member:
 - Non-profit organization
 - State or local government agency
 - For profit affordable housing developers

Housing & Community Lending

Help turn home-ownership and community development dreams into reality

The FHLBNY Housing and Community Lending Programs provide affordable housing opportunities to families and communities across the District and low-cost lending for projects to strengthen communities.



Benefits of Community Lending Programs (CIP, UDA, RDA)

- Priced at the FHLBNY cost of funds
- Applicable to a wide range of community and economic development activities
- Reduce financing costs of community and economic development projects
- Flexible funding structures at favorable rates
- Long-Term Advances available
- Match terms of the end-loan
- Members lock in cost of funds for entire term of loan
- Benefits families that do not exceed 80% of the area median income
- CRA friendly

Eligible Uses of CLP Funds

Community Investment Program (CIP)	Rural Development Advance (RDA)	Urban Development Advance (UDA)
<ul style="list-style-type: none"> • Housing for families/ individuals with incomes at 115% or less of the area median income • Finance facilities that benefit low- and moderate-income households: <ul style="list-style-type: none"> – Provide services or permanent jobs for households with incomes at 80% or less of the area median income – Located in neighborhoods where at least 51% of the households have incomes at or below 80% of the area median 	<ul style="list-style-type: none"> • Finance Economic Development projects that benefit individuals or families at or below 115% of the area median income <ul style="list-style-type: none"> – Project being financed must reside in a location (unit of general local government) with a population less than 25,000 	<ul style="list-style-type: none"> • Financing for Economic Development projects that benefit individuals or families at or below 100% of the area median income <ul style="list-style-type: none"> – Project being financed must reside in a location (unit of general local government) with a population greater than 25,000

Types of CIP, UDA & RDA Commitments

Project-Specific Commitment

- Apply for funds on a project-by-project basis

Program-Specific Commitment

- Apply for funds based on a targeted lending program
- CIP-eligible multi-family or single-family residential lending (90-day look-back)
- RDA/UDA eligible economic development, commercial, industrial or small business lending (90-day look-back)

MATCH FUNDING		POOL FUNDING	
Individual Loans vs. Individual Advances/Deposits		Group Loans vs. Group Advances/Deposits <i>Loans typically have similar characteristics, i.e., type, collateral and purpose</i>	
<u>Advantages</u> <ul style="list-style-type: none"> • Easy to understand • Easy to track Prepayments 	<u>Disadvantages</u> <ul style="list-style-type: none"> • Cumbersome as portfolio grows 	<u>Advantages</u> <ul style="list-style-type: none"> • Fund in bulk • Less tracking required 	<u>Disadvantages</u> <ul style="list-style-type: none"> • Prepayment assumptions are not always correct
Predominantly used for Commercial Loans		Predominantly used for Residential Loans	
CI Opportunity: Project-Specific Loans		CI Opportunity: Program-Specific Loans	

0% Development Advance (ZDA) Program

SUBSIDIZED FUNDING IN THE FORM OF INTEREST RATE CREDITS TO ASSIST OUR MEMBERS IN SUPPORTING COMMUNITY & ECONOMIC DEVELOPMENT

- **Total Program Allocation: \$10 Million in Interest Rate Credits**
- **Member Cap: \$250 K in Interest Credits**
Provided on a first-come, first-served basis, as advances are issued.
Can be used in any combination within the (4) Advances types.

Business Development Advance (BDA)



The BDA assists members in originating or purchasing fixed-rate loans to support the funding needs of small businesses, including farms and non-profit customers.

Infrastructure Development Advance (IDA)



The IDA assists members in originating or purchasing loans and investment securities to support local infrastructure development (e.g., construction or C&I loans, Bond Anticipation Notes or Securities that give rural communities access to clean water supply, reliable energy and vital internet access).

Climate Development Advance (CDA)



The CDA assists members in originating or purchasing climate or energy efficient-oriented loans/ investments in support of environmental initiatives (e.g., loans for solar panels, farm and agricultural loans, or the purchase of green bonds or related ESG securities).

Tribal Development Advance (TDA)



The TDA assists members in originating loans or purchasing assets that support housing and community and economic development on tribal lands.

Coming Soon for 2025:
Housing Development Advance (HDA)

ZDA Program Benefits

The ZDA Program can afford members with greater flexibility to tailor their lending products to better serve their communities. Members can take advantage of the discounted liquidity through this Program to:

- Support communities by providing competitive interest rates to fund initiatives that help sustain your local economy and foster job opportunities
- Enhance relations with underserved communities and expand your reach
- Develop new and/or strengthen existing customer relationships
- Gain a competitive advantage when bidding and/or buying eligible loans

ZDA Program Attributes and Structure

- Terms¹: 1 to 3 Years
- Advance Type: Fixed-Rate Advances
- Member Cap²: \$250K in Interest Rate Credits

¹ Subject to terms at time of product offering. The maturity date of the zero percent advance(s) shall not exceed the remaining term of the qualified loans/investments. Advances are transacted in the same manner as traditional Advances, in adherence with all credit, collateral, and capital stock requirements, and are subject to lending parameters under the new Credit Risk Management Framework.

² Assessed annually and is subject to change. A member's interest rate credit cap is calculated using the interest rate of the Advance at the time of booking. Interest rate credits (subsidies) are credited back to members' accounts monthly, over the life of the Advance.

Summary of Max Lendable Values

Summary of Max Lendable Values ¹			
Collateral Types	Insured Depository Institutions	Insurance Companies	Non-depository CDFIs
Mortgage Collateral ² - Max Lendable Values are Applied to Lesser of Book or Market Value			
Residential: 1st Lien	86%	74%	74%
Residential: 2nd Lien ³	67%	n/a	n/a
Multifamily: 1st Lien	74%	72%	74%
Multifamily: 2nd Lien ³	70%	n/a	n/a
CRE: 1st Lien	70%	67%	70%
CRE: 2nd Lien ³	67%	n/a	n/a
Loan Collateral - Max Lendable Values are applied to Current Unpaid Balance			
SBA Paycheck and Protection Program (PPP) ⁴	90%	n/a	n/a
Deposits Collateral			
Demand or Term Deposits	100%	100%	100%
Securities Collateral - Max Lendable Values are Applied to Market Value			
Agency and U.S. Treasury Securities ⁵			
Agency CMO, Pools, and Guaranteed CRTs	93%	91%	93%
Agency Notes, Bonds	95%	91%	95%
Agency Strips I/O	73%	72%	73%
Agency Z Bonds	80%	80%	80%
Farmer Mac/FFCB Notes and Bonds	90%	90%	90%
FHLB Notes and Bonds	95%	91%	95%
FICO Bonds	90%	90%	90%
FNMA/FHLMC Multifamily	93%	92%	93%
GNMA HMBS	86%	86%	86%
GNMA Proj Notes, Multifamily & Commercial MBS	86%	78%	86%
Resolution Funding Corp Notes and Bonds	90%	90%	90%
SBA Notes and Bonds, Bonds and Participations	90%	82%	90%
SBA Participations	90%	83%	90%
TLGP/U.S. Treasury Bills	97%	97%	97%
TVA Notes and Bonds	90%	85%	90%
U.S. AID	90%	90%	90%
U.S. Feline/U.S. Treasury Strips	88%	81%	88%
U.S. Treasury Bonds	91%	82%	91%
U.S. Treasury Notes	96%	95%	96%
Private Label Mortgage-Backed Securities ⁶			
Prime RMBS (A- or equivalent minimum rating)	75%	75%	75%
CMBS (AAA)	85%	80%	85%
CMBS (Split-Rated: minimum AA- with at least one AAA rating)	77%	73%	77%
CMBS (Lower Rated: with minimum rating of A-)	70%	67%	70%
CMBS Strips	67%	67%	67%
Municipal Bonds ⁷			
Municipal Bonds (AAA or equivalent minimum rating)	86%	84%	85%
Municipal Bonds (AA- or equivalent minimum rating)	83%	78%	78%

Max Lendable Value Notes:

1. Max Lendable Values may decrease based on Member's financial condition.
2. An additional 10% unreviewed margin will be applied to collateral pledged where the Member has not yet undergone an on-site review.
3. Only 1st lien mortgage collateral is eligible for Insurance Companies and Non-Depository CDFIs.
4. Eligibility limited to members based on CAMELS and FHLBNY's credit ratings. PPP loans are subject to pledge limits (lower of 20% of member's pledge collateral lendable value or \$5B in PPP collateral lendable value). Any eligible members subsequently downgraded will be requested to replace PPP collateral or will be subject to deliver PPP loans as possession collateral and increased margins.
5. Securities must be either issued, insured or guaranteed by the U.S. government or agency thereof.
6. Includes private placement securities.
7. Municipal bond proceeds must be used to finance or refinance acquisition, development or improvement of real estate. Bonds that do not contain details to prove real estate nexus are prohibited from pledging. The non-real estate related portion of the municipal bond will be excluded prior to pledge.


Applicable to Private Label Securities:

- Securities Pledged for Regular and Repo Advances must have readily ascertainable pricing available from a public pricing vendor and must maintain a minimum rating of "any form of A" from all applicable NRSROs. Members are required to substitute collateral when a security has been downgraded and no longer meets rating eligibility requirements.
- Private-label MBS issued after July 10, 2007 must be accompanied by an enforceable representation and warranty from the issuer that the residential mortgages included in the underlying collateral comply with the interagency guidance for non-traditional and subprime lending.

MORTGAGE ASSET PROGRAM (MAP®)

What is MAP[®]?

The Mortgage Asset Program (MAP[®]) provides approved members the ability to sell qualified 15 to 30-year conforming conventional and government fixed-rate mortgages at a competitive rate with potential to recognize additional revenue if the loans perform well.



MAP allows
Members to sell
loans to provide
liquidity at a
premium.

*Available to Members
of all asset sizes*

KEY PROGRAM FEATURES

- Competitive execution with no loan level price adjustments
- Tiered pricing based on loan size for fixed 30-year delivery commitments
- Credit risk sharing structure that provides the potential to recognize additional revenue with strong loan performance
- A pathway to accumulate FHLBNY Stock – members purchase capital stock equal to 4.5% of what they deliver into MAP at time of funding
- Delegated underwriting: DU and LPA may be used to assist in making underwriting decision
- Member retains the servicing: servicing fees are 25 bps (0.25%) annualized, paid monthly
- Remittance options include Actual/Actual Multiple, Actual/Actual Single, Scheduled/Scheduled
- Servicing-Released sale option available
- Integrated with both ICE PPE and Optimal Blue for pricing and eligibility
- Ability to sell seasoned loans (loans >24 months are evaluated on a case-by-case basis)

Economic Summary of MAP®

Competitive Pricing

- The MAP Program offers strong up-front pricing for its members.
- Members find that MAP pricing is competitive and is often best execution especially considering that the program does not have Loan Level Price Adjustments.

Capital Stock Dividend

- MAP provides members a pathway to accumulate FHLBNY capital stock, an historically high-yielding asset.
- A member is required to purchase capital stock equal to 4.5% of the value of loans sold into MAP at time of funding.
- When present valuing the capital stock dividend over the average life of a loan, the income stream currently adds approximately 41 basis points of economic lift to MAP.

Member Performance Account (MPA)

- To protect against credit losses the FHLBNY places 150 bps of the loan amount aside into a Member Performance Account (MPA). The MPA contribution does not come out of the loan sale proceeds.
- If there are minimal loan losses, the MPA will get released back to the member over a pre-determined schedule starting in year 5 after the end of a master commitment.
- Assuming no loan losses, the MPA fund release to the member adds approximately 87 basis points of additional economic lift to the program.

Support low-to-moderate income (LMI*) families with MAP®

THE FHLBNY HAS ALLOCATED FUNDS TO HELP CREDIT ENHANCE LMI MORTGAGES SOLD INTO MAP® IN 2025

- Since LMI mortgages tend to have a higher Loss Coverage Ratio (LC)**, this supplemental funding can be used to credit enhance any qualified LMI mortgages sold into MAP® in 2025 with a LC greater than 1.50%.
- The amount needed to “buy down” or credit enhance the LMI mortgage’s LC to 1.50%, up to a maximum of 150 basis points, will be deposited into the PFI’s MPA on a first-come, first-served basis until the allocated funds have been exhausted.
- Take advantage of our more competitive MAP® pricing for lower-balance LMI loans – tiered pricing based on loan size for fixed 30-year delivery commitments was implemented in 2024.

EXAMPLE:

- \$250,000 LMI mortgage sold into MAP® with an LC of 2.11%
- 61 basis points, or \$1,525, would be credited to your MPA
- If the same mortgage had an LC of 4.0%, then the maximum credit enhancement of 150 basis points would be credited to your MPA.
- The supplemental credit for qualified LMI mortgages will be displayed in your monthly Loss Coverage Summary report.

Did you know? You can sell loans made through the Homebuyer Dream Program® (HDP®) into MAP®.

These loans may qualify for the new supplemental credit enhancement for LMI mortgages.

* “LMI” refers to primary occupancy conventional conforming loans where the qualifying income of the loan is 80% or less than the estimated Area Median Income (AMI).

** Loss Coverage Ratio is currently calculated using the S&P Global Ratings' LEVELS model.

MAP LMI* Enhancements & Initiatives

The FHLB NY has enhanced MAP to acquire more LMI loans and encourage PFI lending to low-income families and to lend in targeted underserved markets.

✓ LMI CE Supplement

Effective 1/2024 added Supplemental Loss Coverage for LMI loans with a LC > 1.5% — to credit enhance LMI loans sold to MAP up to an additional 150 bps (in addition to the 150 bp loan balance set aside requirement into the MPA)

✓ LLB Pricing

Effective 3/2024 improved Low Loan Balance pricing — to incentivize PFIs to deliver more LMI loans

✓ LMI Best-Efforts

Effective 4/2025 now accepting LMI Best-Efforts delivery at mandatory delivery pricing — to assist PFIs with managing interest rate and pull-through risk

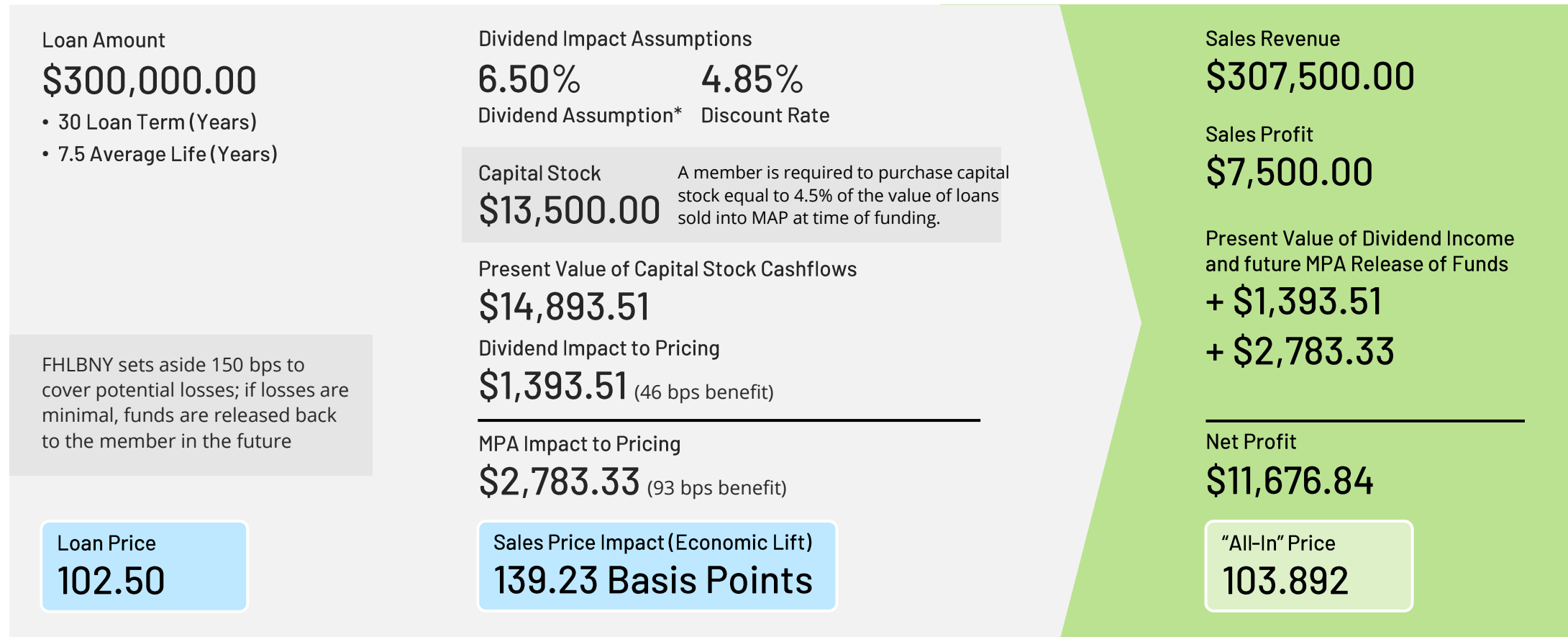
LMI Initiatives Under Evaluation:

- **Mortgage Insurance (MI) Supplement:** MI coverage requirements are reduced under certain GSE LMI programs. In addition, PFIs may originate loans >80% LTV with no MI at all for their own portfolios. Provide a reimbursement to lender for Lender-Paid MI.
- **Borrower Assistance:** Offer MAP borrower assistance for closing costs, appraisal costs and down payment assistance, structured to be competitive with GSE offerings. Assistance would be passed by the PFI through to the borrower.

*"LMI" refers to primary occupancy conventional conforming loans where the qualifying income of the loan is 80% or less than the estimated Area Median Income (AMI).

Economic Impacts of Capital Stock & Future MPA Release to MAP®

The present value of the dividend* income from capital stock over the average life of the loan sold plus the present value of the scheduled MPA release over time provides a significant 139.23 basis point 'economic lift' to the loan price.

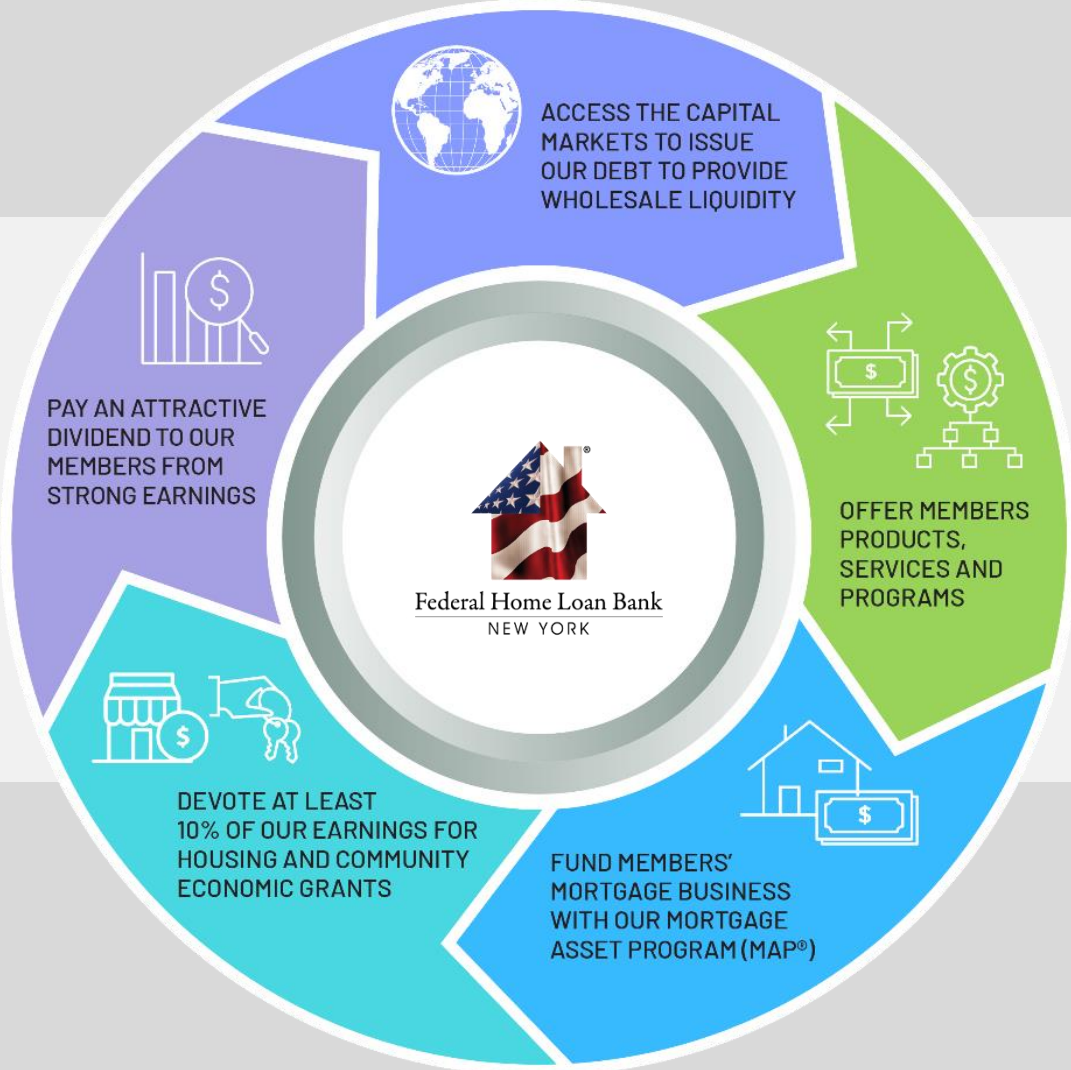


*Although the FHLBNY dividend yield has been historically strong, past performance does not guaranty future results. FHLBNY stock dividend history is available on the Investor Relations page of our website.

Member Participation Influences the Cooperative's Mission

Member Business Activity Fuels our Mission.

Utilizing the FHLBNY directly impacts our bottom line, and continued business activity ensures our resilience and enduring partnership as an essential liquidity provider and source of housing finance for years to come.





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APPENDIX

FHLBNY's Financial Performance

Fourth Quarter 2025	NET INCOME	ADVANCES	TOTAL ASSETS	TOTAL CAPITAL	4Q 2025 DIVIDEND
	\$131.3 MILLION	\$92.3 BILLION	\$156.5 BILLION	\$8.0 BILLION	7.60%

FHLBNY FINANCIAL HIGHLIGHTS

Year End 2025

Year End 2024

Year End 2023

Period End Balances (\$billion)

Advances	\$92.3	\$105.8	\$108.9
MBS Investments	20.5	19.4	19.6
Mortgage Loans	2.6	2.3	2.2
Total Assets	156.5	160.3	158.3
Consolidated Obligations	144.5	148.4	145.5
Retained Earnings	2.6	2.5	2.3
Capital Stock	5.4	6.0	6.1

Results (\$million)

Net Interest Income before provision for credit losses	\$852	\$987	\$995
Operating Expenses	219	210	188
Net Income	600	738	751